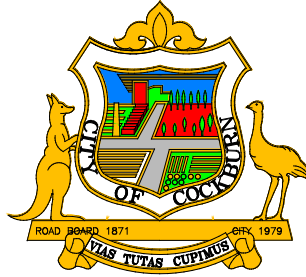


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 10 OCTOBER 2013

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 10 OCTOBER 2013 AT 7:00 PM

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CITY OF COCKBURN**AGENDA TO BE PRESENTED TO THE ORDINARY
COUNCIL MEETING TO BE HELD ON
THURSDAY, 10 OCTOBER 2013 AT 7:00 PM**

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

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

**4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF
FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding
Member)****5. APOLOGIES AND LEAVE OF ABSENCE****6. ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

7. PUBLIC QUESTION TIME**8. CONFIRMATION OF MINUTES****8.1 (OCM 10/10/2013) - ORDINARY COUNCIL MEETING 12
SEPTEMBER 2013****RECOMMENDATION**

That Council adopts the Minutes of the Ordinary Council Meeting held on Thursday 12 September 2013, as a true and accurate record.

COUNCIL DECISION

8.2 (OCM 10/10/2013) - SPECIAL COUNCIL MEETING 19 SEPTEMBER 2013

RECOMMENDATION

That Council adopts the Minutes of the Special Council Meeting held on Thursday 19 September 2013, as a true and accurate record.

COUNCIL DECISION

9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

10. DEPUTATIONS AND PETITIONS

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

Nil

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

13. COUNCIL MATTERS

Nil

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 (OCM 10/10/2013) - DEMOLITION OF HERITAGE DWELLING - LOCATION: 10 (LOT 4) EDELINE STREET SPEARWOOD - OWNER: RED BEETLE INVESTMENTS PTY LTD - APPLICANT: RED BEETLE INVESTMENTS PTY LTD (2201373) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council grant planning approval for the demolition of a heritage

dwelling at 10 (Lot 4) Edeline Street Spearwood subject to the following condition and footnote:

Condition

1. An archival record shall be submitted to and approved by the City for the place in accordance with the Heritage Council of Western Australia's 'Archival Recording of Heritage Places: Standard Brief and Standard Form (non-registered places)', prior to the lodgement of a Demolition Permit.

Footnote

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.

COUNCIL DECISION

Background

The subject site is located in Edeline Street Spearwood, is 1878m² in area and contains an existing single storey limestone dwelling. The dwelling has a tiled roof and is located towards the rear of the lot (set back approximately 40m from the street). The property is included in the City's Local Government Inventory (LGI) due to its heritage significance. According to the LGI, the dwelling, known as *Spearwood Presbytery (FMR)* or *Sumich House*, was constructed circa 1912 and has aesthetic value through its distinctive architectural features and is associated with the Catholic Church in the district and with some well-known local families.

The dwelling floor plan is typical of the period and includes four rooms on each side of a central hallway surrounded by a wide verandah which has been partially enclosed to accommodate a kitchen, bathroom and laundry. The internal and external aspects of the dwelling appear to be in fair, mostly original, condition. The distinctive front tower on the front elevation includes a façade only and is in effect

part of the front verandah. Gardens surrounding the dwelling have generally not been maintained.

The section of Edeline Street where the dwelling is located contains a variety of dwelling types constructed during different eras. These include original pre-and post-war cottages, single detached houses constructed in the 1960s, 70s and 80s, older-style grouped dwelling developments constructed in the 1970s and 80s (including a 20 unit site at No. 6 Edeline Street), older style apartment buildings (including a two storey block of 16 apartments at No.16) and new, more recently constructed grouped dwelling developments constructed as a result of the Phoenix Revitalisation strategy and associating recoding of the land. Besides the nearby old St Jeromes Church on the corner of Edeline Street and Rockingham Road and a dwelling on nearby Denham Street, there are no other buildings on the LGI surrounding or in close proximity to the subject site.

The proposal for demolition of the dwelling has been referred to Council for determination as there is no delegation for staff to approve the demolition of any heritage building.

Submission

The proposal is for full demolition of the building and the applicant has submitted a demolition report (Attachment 1) and archival record of the property. In addition, at the City's request, the applicant engaged a heritage architect (Ronald Bodycoat) to provide an expert opinion and assessment of the cultural heritage significance of the dwelling which is discussed later in the report.

Consultation

The application was advertised directly to nearby landowners and on the City's website and 20 submissions were received including 14 objections, five non-objections and one comment. It should be noted that out of the 14 objections, four of those came from people living outside the City of Cockburn and four of the objections came from two households. In addition, a petition for the conservation of the dwelling was received by the City containing approximately 260 signatures.

In summary, the submissions raised the following comments:

Objections

1. The place has classic and/or rare architecture which should be preserved.
2. The place is in sound condition and should be retained.
3. The place needs only minor restoration work.

4. The house is held in great esteem by locals and visitors to the area.
5. The place has an important history associated with it including the links to Angus Mcleod, the Sumich family and St Jerome's Church.
6. The place contributes to the character of the street and is a landmark/icon in Spearwood.
7. The proximity of the place to other heritage places including the former St Jerome's Church, Spearwood Uniting Church and Spearwood Alternative School places this dwelling in a heritage area.
8. The place should be elevated from Category C to Category A on the City's LGI.
9. The built heritage of Spearwood should be preserved.
10. There are enough apartments in the area, we don't need anymore;
11. The site should be redeveloped but retain the dwelling.
12. Regardless of their category heritage homes should be preserved.

Non-Objections

1. The building does not have significance visually or structurally.
2. Over the years the home has deteriorated and would need a lot of work to restore to its former glory.

The City also received a letter from the National Trust of Australia (WA) who recommended that due to the interest gathered in the local community, that a full heritage assessment should be undertaken by an independent heritage consultant to ascertain the significance of the place within the local context, prior to any decisions being made on the proposed demolition.

Report

Planning Framework

Zoning

The site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and Residential R40 under the City's Town Planning Scheme No.3 (TPS 3). The R40 coding provides the site with significant redevelopment potential.

City of Cockburn Inventory (LGI)

The City of Cockburn LGI identifies places within the City that have cultural heritage significance. The compilation of an LGI is a requirement of Clause 45 of the *Heritage of Western Australia Act 1990*. The subject building is place no. 57 and has a 'C – Significant' management category which states that the place:

*'Contributes to the heritage of the locality.
Conservation of the place is desirable.*

Any alterations or extensions should be sympathetic to the heritage values of the place, and original fabric should be retained wherever feasible.'

The LGI states that the place is in 'good' condition and has 'high' authenticity and integrity. The LGI was updated and adopted in November 2012 and an annual review of the LGI commenced earlier this year and advertising concluded on 3 September 2013. It should be noted that on both occasions there was no submissions or recommendations to elevate the management category of the subject place.

Local Planning Policy APD 64 Heritage Conservation Design Guidelines (APD 64)

The City's Local Planning Policy APD 64 applies to all places on the heritage list pursuant to TPS 3 and places on the LGI. Part 2 (Clause 2) of the policy states that the retention of a building is encouraged, however demolition may be supported, subject to the consideration of heritage significance together with other relevant planning issues. The policy also states that if demolition does occur then an archival record shall be prepared. Clearly, whether demolition of the dwelling is appropriate requires further consideration of the heritage significance of the place and relevant planning issues (discussed below).

Issues

Heritage Assessment

At the City's request, the applicant engaged a suitably qualified heritage architect (Ronald Bodycoat) to provide an expert opinion in relation to the heritage significance of the property (see Attachment 2). In summary Mr Bodycoat's assessment states that:

1. The place has little distinctive aesthetic value;
2. The place does have historical value as a house originating from c.1912 but with only occasional use as a Presbytery for the local Roman Catholic Church;
3. The place has some social heritage value for association with previous occupants;
4. The place has little, if any scientific value providing no relevant new information regarding style, construction methods or materials.
5. The place has little, if any scarcity value; the Federation Bungalow is common throughout suburban residential localities where

subdivisions and residential development dates from around 1900.

6. The place is in a deteriorated condition as a consequence of little if any maintenance over a long period of time.
7. The place is a representative example of the Federation Bungalow architectural style, incorporating details which do not conform to that style.
8. The place has medium only authenticity and integrity values derived from its current status.

In summary, Mr Bodycoat states that 'the place has little if any relevant cultural heritage significance'.

As the Ronald Bodycoat assessment was commissioned by the applicant, the City engaged Palassis Architects to provide an independent review of the Bodycoat assessment (Attachment 3).

The opinion of the Palassis Architect is that:

1. The place has some distinctive architectural features that set it apart from the typical dwellings of similar style constructed in the area.
2. The place has historic value as a cottage dating from the Federation period and for later, its association with the Catholic Church.
3. The place has social value for its association with a number of well-known local families, and is of value to the current community as evidenced by opposition to its demolition.
4. The place has little research value.
5. The place may have rarity value if, as Mr Bodycoat states 'there are no surviving stone houses'.
6. The place appears to be in deteriorated condition but this does not detract from the stated values in the Local Government Inventory.
7. The place has high integrity as it continues to be used in its original function as a residence.
8. The place has moderate authenticity.

In conclusion, the Palassis Architect opinion, states that the place is of sufficient cultural heritage to warrant its inclusion on the Municipal Inventory at its current level (C).

The two heritage opinions differ with regards to the level of heritage significance of the place with the Palassis opinion placing more heritage value than the Bodycoat opinion. However importantly, the Palassis opinion confirms that the current management category (C) is appropriate and based on this and Council's LPP APD64, demolition can be contemplated. If either of the heritage opinions had recommended that the place be elevated to Category A or B, which

have a clear presumption against demolition, then further consideration would be required.

State Heritage Office

The City received notification that as a result of this planning application, the place was nominated to the State Heritage Office with respect to the *Heritage of Western Australia Act 1990*. A preliminary review of the place was considered at the 30 August 2013 meeting of the Heritage Council's Register Committee. The Committee resolved at this meeting that the place did not warrant inclusion on the State Heritage Register.

Development Potential

The site is zoned Residential R40 which occurred as part of the recoding associated with the Phoenix Revitalisation program in 2010. The R40 density means that the site has significant redevelopment potential (regardless of whether the dwelling is demolished or retained). Whilst the applicant has not indicated their development plans, a cleared site could accommodate a number of different options including grouped dwellings, multiple dwellings or a combination of the two. The exact number of dwellings that a cleared site can accommodate will depend on whether the site is developed with grouped or multiple dwellings (apartments) the size of each dwelling, number of storeys, vehicle car parking numbers and the layout of the dwellings across the site. Council should treat the demolition and future development as two very separate issues as the appropriateness of demolition of the dwelling cannot depend on the future development plans.

Council should however be aware that if the application for demolition is refused therefore requiring retention of the dwelling, given the position of the dwelling on the rear portion of the lot (40m setback), it is very likely that a redevelopment proposal could include dwellings constructed in front of (and to the rear of) the existing dwelling. If this likely scenario was to occur, the retained dwelling may not be clearly visible (or visible at all) from the street and would be unlikely to contribute to the public realm.

Conclusion

The subject dwelling clearly has some heritage value and contributes to the rich cultural heritage of Spearwood and the LGI and two separate heritage architects have confirmed this. It is in average condition and for some local residents, is a much loved part of the Edeline Street landscape.

However, several key factors making retention of the dwelling problematic including:

1. The original subdivision of the land resulting in the dwelling being located some 40m from the street.
2. The size of the lot and Council's rezoning of the site to R40 to accommodate medium density development.
3. The dwelling's management category in the City's LGI which does not offer the dwelling a high level of protection under the City's Town Planning Scheme.

On balance, whilst it is acknowledged that the place has some heritage significance, retention of the dwelling is impractical given its redevelopment potential under the current zoning and position of the dwelling on the lot. If retention was required, it is highly likely that redevelopment of the site would occur in front of the dwelling therefore diminishing the impact of the dwelling from the public realm.

It is therefore recommended that the application for demolition of the dwelling be approved.

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

Community & Lifestyle

- Conservation of our heritage and areas of cultural significance.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

See Community Consultation section of the report.

Attachment(s)

1. Demolition Report
2. Ronald Bodycoat Heritage Opinion
3. Palassis Architect Heritage Opinion

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 10 October 2013 Council Meeting.

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

Nil.

14.2 (OCM 10/10/2013) - RETROSPECTIVE CHANGE OF USE (INDUSTRY GENERAL (ENGINEERING SCREEN MANUFACTURE) TO INDUSTRY GENERAL (LICENCED) & ADDITIONS TO PREMISES - LOCATION: 35 (LOT 10) COOPER ROAD COCKBURN CENTRAL - OWNER: ANNA, ANTONIA, GIUSEPPE & VINCENZO MONASTRA - APPLICANT: D CARBONE (5513438) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council reconsider the application and grant planning approval for a retrospective change of use (Industry General to Industry General (Licenced)) & additions to premises at 35 (Lot 10) Cooper Road Cockburn Central, subject to the following conditions and footnotes:

Conditions

1. Development may be carried out only in accordance with the details of the application as approved herein and any approved plan. The approved development has approval to be used for Industry General (Licenced) purposes only comprising steel fabrication, metal coating and blasting and office use. In the event it is proposed to change the use of the tenancy, a further application needs to be made to the City for determination prior to any change of use occurring.
2. All waste and recycling materials must be contained within bins. These must be stored in an internal enclosure within the building(s) or within an external enclosure located and constructed to the satisfaction of the City.
3. All storm water must be contained and disposed of on-site to the satisfaction of the City.

4. Industrial liquid wastes, including wash-down wastes, are not permitted to enter any storm water system.
5. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
6. The premises must clearly display the street number at all times.
7. The hours of operation are restricted to:
 - i) Fabrication, blasting and use of the external yard area – Between 7:00am and 7:00pm Monday to Saturday and not at all on Sundays and public holidays.
 - ii) Metal coating/spray painting – between 7:00am and 10:00pm Monday to Saturday and not at all on Sundays and public holidays

Administrative/Office activities are not restricted.

8. A Drainage Plan shall be submitted to and approved by the City's Engineering Services Department no later than 3 months from the date of this approval and the approved Drainage Plan being implemented to the satisfaction of the City.
9. 52 additional car parking bay(s) shall be provided on-site and constructed (sealed, kerbed, line marked and drained) no later than 12 months from the date of this approval. A revised car parking plan shall be provided to the City for approval prior to construction of the additional bays which shall indicate in sufficient detail the location and number of new vehicle parking bays and compliance with Australian Standard AS2870, the City's Scheme and Local Planning Policy requirements.
10. 27 of the 52 additional car parking bays (the subject of Condition 9) may be used for storage purposes if all vehicles can be contained on-site within the designated car parking areas. Should the City identify vehicles associated with this site being parked on the verge area or on the street, then some or all car parking bays used for storage purposes shall be made immediately available for the purposes of car parking to the satisfaction of the City.
11. The service yard and all vehicle access and parking

areas(as marked on the approved plan) shall be fully sealed and drained in accordance with City's specifications to the satisfaction of the City no later than 12 months from the date of this approval. Details and specifications of the works shall be lodged with the City for approval prior to commencement of works.

12. A permanent masonry acoustic wall shall be constructed along the entire southern boundary of the property as shown marked in red on the approved plans no later than 12 months from the date of this approval. The acoustic wall shall be designed to ensure compliance with the Noise Regulations to protect the amenity of the adjacent residential area. The design of the wall shall be incorporated into a report prepared by a suitably qualified acoustic consultant and submitted to the City for approval prior to construction.
13. The temporary sea container wall on the southern boundary of the site shall remain in place until commencement of construction of the permanent masonry acoustic wall (required by Condition 12), at which time the temporary wall shall be removed.

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. The use of the development hereby approved is 'Industry General (Licenced)', defined in the City of Cockburn Town Planning Scheme No. 3 as *'means an industry which is a category of prescribed premises set out in Schedule 1 of the Environmental Protection Regulations, notwithstanding the production of design capacity for each category of prescribed premises specified in the Schedule, but where a prescribed premises is also included in Schedule 2 of the Health Act, the Health Act prevails, for the purpose of the Scheme.'*

In the event that the owner/tenant of the premises intends to utilise the development hereby approved for purposes which do not constitute the above definition, an application for a change of use must be submitted to, and approved

by the City.

3. With reference to Condition 2, the minimum provisions for the internal bin storage is a concrete wash-down pad of at least 1m² graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer.
4. With regards to Condition 3, all stormwater drainage shall be designed in accordance with the document entitled "Australian Rainfall and Runoff" 1987 (where amended) produced by the Institute of Engineers, Australia, and the design is to be certified by a suitably qualified practicing Engineer or the like, to the satisfaction of the City, and to be designed on the basis of a 1:100 year storm event. This is to be provided with the associated Building Permit Application.
5. With regard to Condition 9 and 11, you are advised to contact the City's Engineering Services on 9411 3554 for further information.
6. An application for a building approval certificate (BA13 Form) must be submitted to, and approved by, the City under the provisions of the building regulations. As part of the application for a building approval certificate, all information necessary for the purpose of addressing any conditions of this development approval must also be provided.
7. Any wash-down of plant, vehicles or equipment must be carried out over a wash down pad with waste water treated to remove solids and hydrocarbons prior to discharge to the environment. A Health Act application including detailed plans and specifications of the facility and the appropriate fee must be submitted together with building plans to the City's Health Services.
8. The installation of outdoor lighting shall be in accordance with the requirements of Australian Standard AS 4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
9. The development shall comply with the noise pollution provisions of the Environmental Protection Act 1986, and more particularly with the requirements of the Environmental Protection (Noise) Regulations 1997.

COUNCIL DECISION

Background

The subject application for a retrospective change of use (Industry General to Industry General (Licenced)) & additions to premises at 35 (Lot 10) Cooper Road Cockburn Central (Complete Steel) was refused by Council at its ordinary meeting held on 14 February 2013 based the following reasons:

1. *The industrial land use activities being undertaken on site are in close proximity to sensitive land uses (residential dwellings) which:*
 - a) *Do not accord with the recommended industrial separation buffers contained within the EPA Guidelines.*
 - b) *Do not accord with the objectives of the State Planning Policy 4.1 State Industrial Buffer Policy.*
 - c) *Do not constitute orderly and proper planning and therefore are contrary to part 10.2.1 of Town Planning Scheme No. 3.*
2. *The industrial land use being undertaken on site is contrary to part 10.2.1(i) of Town Planning Scheme No. 3 in that it is incompatible with nearby sensitive residential land uses.*
3. *The land use being undertaken does not comply with part 10.2.1 (n) of Town Planning Scheme No. 3 in that it does not preserve the amenity of the locality.'*

Subsequent to the refusal determination issued by Council, the applicant exercised their right to apply for a review of the decision by the State Administrative Tribunal (SAT). Participants from the City's Statutory Planning Team and several elected members have been involved in a series of mediation discussions with the applicants since March 2013.

On 9 August 2013, the SAT invited the respondent (the City of Cockburn) to reconsider its decision on or before 10 October 2013 which is the purpose of this report. Should Council choose to support the application, then the approval will be issued. Alternatively should Council resolve not to support the application, the matter will be sent back to the SAT and a full hearing will likely ensue. It is important that Council are aware that if the matter becomes subject to a full hearing in SAT, then the decision about whether the proposal is approved or

refused, whether conditions are imposed and the content of any conditions will be made by a member of the SAT and not the City.

Submission

This application seeks retrospective planning approval for:

1. Change of Use from Industry General (Engineering Screen Manufacture) to Industry General (Licenced) – incorporating general metal fabrication, metal coating - industrial spray painting and abrasive blasting.
2. The construction of a 185m² lean-to structure to allow for storage of steel between fabrication and abrasive blasting and metal coating which was constructed without planning or building approval. The structure was constructed to link the northern and southern buildings located along the western boundary.
3. The construction of a 75m² spray painting shed to undertake abrasive blasting and metal coating.
4. The construction of a mezzanine floor within the north-western building which is proposed to be used for the storage of archive folders and other documents.
5. The construction of a temporary sea container wall (stacked three containers high) along the southern boundary to provide some noise attenuation.

Report

During the mediation process, amelioration of noise and dust from the site were the two key impacts of the development discussed. In response to this, the applicant proposed the following significant changes:

1. Restrictions to the hours of operation for fabrication, blasting and use of the external yard area to between 7:00am and 7:00pm Monday to Saturday and not at all on Sundays and public holidays.
2. Restrictions to the hours of operation for metal coating/spray painting to between 7:00am and 10:00pm Monday to Saturday and not at all on Sundays and public holidays.
3. The service yard and all vehicle access and parking areas being fully sealed and drained in accordance with City's specifications to the satisfaction of the City.
4. A permanent masonry acoustic being constructed along the entire southern boundary of the property to ensure compliance with the Noise Regulations to protect the amenity of the adjacent residential area. The permanent acoustic wall would replace the existing temporary sea container wall.

Council must now decide whether these changes will significantly reduce negative impacts on the nearby residents.

Noise

The initial assessment of this proposal and the objections raised during advertising clearly identified that noise from the site was the most significant off-site impact. It was raised by nearby landowners that noise from the steel fabrication component of the business rather than the spray painting part of the business. A new masonry noise wall to replace the temporary sea container wall along the southern boundary of the property will aim to significantly reduce noise emanating from the site. A proposed noise wall which would have to contain acoustic qualities and be assessed by a suitably qualified acoustic consultant would assist in reducing noise levels from the site.

The other major change that the applicant has agreed to as listed above is restrictions to hours of operation. Many of the original objections related to noise from activities occurring at all hours of the day and weekends when a higher level of residential amenity was expected. The restricted operating hours proposed aim to ensure that the noisiest work practices (steel fabrication) occur only between 7am-7pm Monday-Saturday with the less noisy practices including spray painting to be able to occur until 10pm Monday-Saturday.

The combination of a new noise wall and restricted hours of operation are expected to significantly reduce the duration and severity of the noise to nearby landowners is considered.

Dust

Many objections referred to dust emanating from the site. Management of the dust had not been effectively undertaken on site and part of this can be attributed to the site not being sealed in accordance with the City's specifications. Vehicles traversing an unsealed site which cannot be easily swept caused dust issues. It is expected that if the site is sealed in accordance with the City's specifications, that dust from the operations could be managed effectively and reduce impact on the amenity of the nearby residents.

In addition, the spray painting and abrasive blasting buildings are required to be registered with the Department of Environment Regulation (DER) which ensure that these specific activities comply with the relevant environmental regulations.

Community Consultation

Prior to the application being determined at the 14 February 2013 Council meeting, the application was advertised to approximately 100 nearby landowners and 20 objections were received which are summarised in the minutes from the February meeting. Subsequent to the SAT mediation, a letter was sent to the same residents advising them that the matter had been discussed in mediation and that SAT had invited the Council to reconsider its decision. In response to this letter, correspondence was received from one landowner who restated their original objections and reinforced their significant opposition to the proposal.

Unapproved Building Additions

The unapproved building additions and mezzanine floor that have been constructed are considered acceptable and should be approved if Council support the retrospective change of use. The important issues relate to the use of the building additions rather than the building additions themselves.

Conclusion

The City recognises that the operation of Complete Steel has, since it commenced operating from the site, had a significant impact on the amenity of nearby residents particularly in relation to noise, odour and dust which was the basis for the previous determination of refusal. The amenity impacts have been made worse due to the lack of restriction on operating hours, lack of noise barrier and unsealed surface. It is also noted that the proximity of the nearby residential zoned land in relation to the subject industry-zoned land is not ideal.

However, during mediated discussions between the applicant and the City, the applicant has proposed to undertake key changes to their business that is considered to significantly reduce off-site impacts for nearby landowners. These key changes including restrictions to hours of operation, the construction of a permanent noise wall along the southern boundary of the site and sealing of the yard area are considered to represent a fair balance to allow Complete Steel to continue operations whilst protecting the amenity for nearby residents.

It is therefore recommended that Council reconsider the previous determination of the application for refusal and resolve to grant retrospective approval to the proposal subject to conditions.

Strategic Plan/Policy Implications

Growing City

- Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

A Prosperous City

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

Budget/Financial Implications

Costs involved in defending the decision in the State Administrative Tribunal which can be met by the Statutory Planning Operational Budget.

Legal Implications

N/A

Community Consultation

See Community Consultation section of the report above.

Attachment(s)

1. Location Plan
2. Zoning Plan
3. Aerial Photo
4. Site Plan
5. 3D View
6. Elevation Plan

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 10 October 2013 Council Meeting.

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

Nil.

14.3 (OCM 10/10/2013) - PROPOSED STRUCTURE PLAN - LOCATION: LOTS 126 WATTLEUP ROAD, HAMMOND PARK - OWNER: VARIOUS - APPLICANT: BURGESS DESIGN GROUP (110/083) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopts the Proposed Structure Plan for Lot 126 Wattleup Road, Hammond Park subject to the following modifications:
 1. The residential zoning on the Structure Plan Map be amended as follows:
 - i. The residential zoned land adjoining the area of Public Open Space to be coded R60;
 - ii. All other Residential Zoned land to be coded R30.
 2. The Structure Plan map Legend be updated to reflect (a) above.
 3. The Structure Plan text be updated to reflect the changes in the residential density codes, as outlined in (a) above.
 4. Delete the second paragraph of section 6.3 of Part 1 of the Structure Plan text.
 5. Move the Structure Plan Map to the end of Part 1 of the Structure Plan text.
- (2) in pursuance of Clause 6.2.10.1 of the Scheme, send the Structure Plan once modified to the Western Australian Planning Commission for endorsement;
- (3) endorse the schedule of submissions prepared in respect of the Structure Plan;
- (4) advise the proponent and those persons who made a submission of the Council's decision; and
- (5) advise the proponent that the site is subject to Development Contribution Area No. 13, as well as the Proposed Development Contribution Area No. 9.

COUNCIL DECISION

Background

The purpose of this report is to consider for adoption the Proposed Structure Plan for Lot 126 Wattleup Road, Hammond Park ("subject land"). The Proposed Structure Plan seeks to provide the development framework for the subject land incorporating a medium density urban outcome and accommodating an area of public open space and associated road network.

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

The Structure Plan was lodged by Burgess Design Group on behalf of the owners of Lot 126 Wattleup Road, Hammond Park.

Report

Planning Background

The subject land is 4.1379 ha in size and extends from Frankland Avenue on the northern and eastern boundaries, Wattleup Road to the south and vacant undeveloped land to the west. Existing residential development sits to the north of the site, with the remaining environs being utilised for market gardens or rural undeveloped lots. A new private primary school also exists to the north east. A location plan is shown in Attachment 1.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme ('MRS'). The subject area is zoned 'Development' under the City of Cockburn Town Planning Scheme No. 3 ('Scheme'). The subject land is also located within Development Area 9 (DA9) and is subject to the Development Contribution Area 13 (DCA13) and the proposed Development Contribution Areas No. 9 (DCA9).

The subject area is located within the boundary of the Southern Suburbs District Structure Plan Stage 3 (SSDSP3).

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.

Proposed Structure Plan

The Proposed Structure Plan as shown on Attachment 2 provides for a medium density residential development, with one area of Public Open Space ('POS') and an associated road network. Based on the design, approximately 65 dwellings (comprising single and grouped dwellings) will eventuate.

The Proposed Structure Plan satisfies density objectives, POS requirements and provides a suitable road network.

Public Open Space

The proposed Structure Plan provides for .4377 ha of POS in one park located in the northern portion of the subject area; the area of POS adjoins a similar sized area of POS on Lot 125 within the Proposed Hammond Park Town Centre Structure Plan. The proposed Structure Plan meets the requirement of 10% of the gross subdivisional area as per Element 4 of Liveable Neighbourhoods. The location of the POS allows for the retention of some remnant bushland also.

The park is provided with a high degree of visible permeability through direct lot frontage and direct street frontage.

Community Consultation

The proposed Structure Plan was advertised in the Cockburn Gazette for public comment for a period of 21 days from 6 August 2013 to 27 August 2013. The proposed Structure Plan was advertised to nearby and affected landowners and also referred to relevant government authorities.

In total 7 submissions were received for the Proposed Structure Plan, including:

- 2 from adjoining landowners
- 5 from government agencies

All of the submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 3).

The two submissions from affected landowners provided support for the proposal; with one offering suggested changes to Part 1 of the Structure Plan text. Particularly, this relates to recommendation 1 (d) of

the Council recommendation. Paragraph 2, Section 6.3 of Part 1 of the Structure Plan text refers to a cost sharing arrangement relating to the need to raise Frankland Avenue in the immediate vicinity to facilitate the provision of deep sewer. This matter is not one that is managed through the structure planning process and is a matter to be determined between affected landowners. Accordingly it is recommended for deletion from Part 1 of the Structure Plan text.

The 5 submission received from state or servicing authorities provided comment and did not object to the proposal.

Modifications

A number of minor changes are proposed to be made to the Structure Plan map to facilitate a more orderly development outcome. These (and their rationale) are outlined below:

1. Allocate specific residential zonings as opposed to a density range across the whole subject area. Currently the Structure Plan has a density of R30-60 on all residential zoned land. Such approaches, although allowable under the WAPC's Structure Plan Guidelines, are not desirable and not the preference of the City and leads to uncertainty in future planning processes and neighbourhood built-form outcomes. The densities proposed in the officer recommendation are in keeping with the non-statutory plan provided by the applicant in the Explanatory Section of the Structure Plan text.
2. Relocating the Structure Plan Map to the end of the Statutory Section of the report as per the WAPC's Structure Plan Guidelines.
3. Remove Paragraph 2, Section 6.3 of Part 1 of the Structure Plan report as outlined and explained in the Community Consultation section of this report.

Conclusion

It is recommended that the Council adopt the Structure Plan for Lot 126 Wattleup Road, Hammond Park, subject to modification and once the modifications are satisfactorily completed; pursuant to Clause 6.2.10 of the Scheme refer it to the Western Australian Planning Commission for their 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.
- Diversity of housing to respond to changing needs and expectations.

Budget/Financial Implications

The required fee was calculated on receipt of the Proposed Structure Plan and has been paid by the proponent. The site is subject to Development Contribution Area No 13 and Proposed Area No. 9. There aren't any other direct financial implications associated with the Proposed Structure Plan.

Legal Implications

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of such longer period as may be agreed by the applicant. The advertising period concluded on 27 August 2013.

Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme, the Proposed Structure Plan was advertised from 6 August 2013 to 27 August 2013. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions (Attachment 3).

Attachment(s)

1. Location Plan
2. Structure Plan
3. Schedule of 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 10 October 2013 Council Meeting.

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

Nil.

14.4 (OCM 10/10/2013) - SCHEME AMENDMENT NO. 93 AND DRAFT TWIN BARTRAM SWAMPS LOCAL STRUCTURE PLAN - LOCATION: LOT 9014 BARTRAM ROAD AND 9015 WENTWORTH PARADE, SUCCESS - OWNER: GOLD ESTATES - APPLICANT: ROBERTS DAY (109/026 & 110/079) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the Schedule of Submissions prepared in respect of Scheme Amendment No. 93 to City of Cockburn Town Planning Scheme No. 3 ("Scheme") and the Draft Twin Bartram Swamps Local Structure Plan – Pt Lot 9014 Bartram Road and Lot 9015 Wentworth Parade, Success ("Draft Structure Plan");
- (2) adopt for final approval (subject to modifications) Amendment No. 93 to the Scheme in pursuance of Section 75 of the *Planning and Development Act 2005* for the purposes:
 1. Rezoning Lot 9015 Wentworth Parade and Pt Lot 9014 Bartram Road, Success, from Residential R20 to Development Zone, and placing this within a new Development Area 36.
 2. Modifying Schedule 11 – Development Areas of the Scheme Text to include a new DA 36 – Bartram Road as follows:

"Schedule 11 – Development Areas

Ref. No.	Area	Provisions
DA 36	BARTRAM ROAD (DEVELOPMENT ZONE)	<ol style="list-style-type: none"> 1. Structure Plan/s adopted and endorsed in accordance with clause 6.2 of the Scheme to guide subdivision, land use and development. 2. To provide for residential development and associated protection and enhancement of the Conservation Category Wetland and associated natural environment on the subject land. 3. In addition to the minimum requirement of 10% Public Open Space, any proposed Structure Plan shall include the provision of an additional 7240m² of Public Open Space which represents the balance of Public Open Space required for the Thomsons Lake residential development.

		<p>The 7240m2 balance of additional POS comprises the following sites which were previously not included in the calculation of the gross subdivisible area for the Thomsons Lake residential development:</p> <ul style="list-style-type: none"> • Lot 858 Bannigan Avenue, Success which was originally zoned Local Centre and comprised a 2000m2 area of open space, which was to be dedicated free of cost as a community purposes site to coexist with the local shopping centre. In 2005, the site was rezoned from Local Centre to Residential R40 subject to the provision of the previously deducted Public Open Space contributions of 10% of the subject site being 1240m2 and 2000m2 for the area no longer provided for community purposes. • Lot 810 Wentworth Parade, Success which was 4000m2 of land originally ceded for public open space/community purposes site for a police station. The site is no longer required for a police station and therefore the previous deduction in Public Open Space attributed to the site is not applicable given its current zoning for Residential purposes. In accordance with a Deed of Covenant between the Western Australian Planning Commission, GSC Gold Pty Ltd, Gold Estates of Australia (1903) Ltd and Minister for Lands the 4000m2 is to be ceded for use as Public Open Space within DA36. <p>4. Any Proposed Structure Plan shall include a Wetland Management and Rehabilitation Plan covering the Conservation Category Wetland and portions of the adjoining transmission line area to the satisfaction of the City of Cockburn. The Wetland Management and Rehabilitation Plan shall address the following requirements:</p> <ul style="list-style-type: none"> • Delineation of management plan boundaries. • Description of existing environment and the environmental values of the management areas. • Description of proposed land ownership and management arrangements. • Description of management recommendations for the 	
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		<p>management areas such as: fencing, access, signage, fire management, weed control, revegetation and rehabilitation.</p> <ul style="list-style-type: none"> · Suitable pedestrian linkage to the western adjacent active open space. · Description of an implementation schedule detailing, timing, responsibilities, funding arrangements, for recommended actions. <p>5. Any Proposed Structure Plan shall include a Bushfire Management Plan detailing appropriate Bushfire mitigation measures and design responses in respect of the Proposed Structure Plan.</p> <p>6. Any Proposed Structure Plan shall include a Mosquito and Midge Management Plan.</p> <p>7. Any Proposed Structure Plan shall include a Local Water Management Strategy detailing appropriate urban water management and water sensitive urban design measures in respect of the Proposed Structure Plan.</p>	
	<p>3. Amending the Scheme map accordingly.</p> <p>4. Rezoning of the western portion of Lot 9014 Bartram Road where it exists between existing Reserve 45917 and the north south orientated Western Powerline Easement from 'Residential R20' to 'Parks and Recreation' Local Reserve.</p> <p>(3) in anticipation of the Hon. Minister's advice that final approval will be granted, the amendment documents be signed, sealed and forwarded to the Western Australian Planning Commission;</p> <p>(4) subject to the gazettal of Scheme Amendment No. 93, pursuant to Clause 6.2.9.1 of the Scheme, adopt the Draft Structure Plan (as shown in Attachment 2) subject to the following modifications:</p> <ol style="list-style-type: none"> 1. Finalisation of a Midge and Mosquito Management Plan and incorporation of the Plan into the Structure Plan documentation. 2. Amend Section 2.3 of Part 2 of the Structure Plan text to include a paragraph and associated figure relating to possible use of the powerline easement adjacent to the R60 site as parking for future developments proposals. 		

3. Review the Wetland Management Plan, in light of comments received from the Department of Parks and Wildlife, to the satisfaction of the City; the updated Plan to be incorporated into the Structure Plan documentation.
- (5) subject to compliance with (4) above, in pursuance of Clause 6.2.10.1 of the Scheme, the Draft Structure Plan be sent to the WAPC for endorsement;
- (6) advise the proponent that the site is subject to Development Contribution Area No. 13; and
- (7) advise the proponent and those parties that made a submission of Council's decision accordingly.

COUNCIL DECISION

Background

Council at its meeting held on 11 April 2013 resolved to initiate Amendment No. 93 to City of Cockburn Town Planning Scheme No. 3 ("Scheme") for the purposes of advertising. The amendment proposes to rezone Pt Lot 9014 Bartram Road and Lot 9015 Wentworth Parade, Success (the 'subject land') from 'Residential R20' to 'Development' and to allow appropriate Special Control Area provisions in the Scheme text to control development which is the approach taken in respect to development areas within the City.

Consistent with the provisions of Scheme Amendment No. 93, a Draft Structure Plan has been prepared for the subject land to guide future residential subdivision and development.

Both Amendment No. 93 and the Draft Structure Plan have been advertised for public comment in accordance with the Scheme which provides for concurrent advertising of these types of proposals. The purpose of this report is for Council to now consider Amendment No. 93 and the Draft Structure Plan for final adoption in light of submissions received on the proposals.

Submission

The City has prepared the Scheme Amendment documentation.

The Draft Structure Plan (as shown in Attachment 3) was also lodged by Roberts Days on behalf Gold Estates. The Draft Structure Plan has been prepared in support of the proposed urbanisation of the subject land and provides for residential development (ranging in density from R20 to R60, public open space and associated road network.

Report

Scheme Amendment No. 93

The purpose of the Scheme Amendment is to assist in the proper and orderly planning of the site through the implementation of an appropriate 'Development' zone across the entire site to be known as 'Development Area – DA36'. The new 'Development' zone will replace the existing 'Residential' zone and establish the need for a structure plan that identifies residential development and associated protection and enhancement of the Conservation Category Wetland and associated natural environment on the subject land overall land uses consistent with the Scheme. The Scheme Amendment will also facilitate the provision of additional Public Open Space above the required 10%. Any proposed Structure Plan shall include the provision of an additional 7240m² of Public Open Space which represents the balance of Public Open Space required for the Thomsons Lake residential development.

The overall intent and purpose of Scheme Amendment No. 93 is consistent with the requirements of the City and will provide conformity with the MRS. The Scheme amendment also seeks to create an appropriate zoning mechanism such that the objectives set for the land precinct can be achieved through having a performance based planning approach underpinned via a structure planning process.

Draft Twin Bartram Swamps Structure Plan

The Draft Structure Plan has been prepared generally in accordance with the WAPC's "Structure Plan Preparation Guidelines".

From a detailed assessment viewpoint, the following information is provided.

Design and Density

The Draft Structure Plan identifies that the subject area will achieve a density target of 4.89 dwelling units per gross urban hectare. This is significantly below the 15 dwelling target prescribed by the WAPC's 'Directions 2031 and Beyond'; for the reason of the site featuring a large Conservation Category Wetland and associated buffer. When

considering the density of the residential land only ('site density') the Draft Structure Plan proposed 25.11 dwellings per hectare, this is above the requirement of Liveable Neighbourhoods. Therefore, although there are considered physical barriers which reduce the effective developable land area available for residential purposes; the land that is available for development is being done so at an appropriate density.

A range of residential densities from R20 to R60 have been proposed as part of the Draft Structure Plan. Higher densities are situated close to areas of higher amenity such as public open space.

Public Open Space

The Draft Structure Plan proposes one large contiguous area of POS incorporating the Twin Bartram Swamps Conservation Category Wetland, associated buffer and a number of unrestricted POS areas outside the buffer for passive and active recreation.

The Conservation Category Wetland and its buffer account for approximately 15.66 ha of the total site and will be required to be ceded to the Crown, free of cost. The Draft Structure Plan provides for the required 10% POS provision as per Liveable Neighbourhoods. Moreover the Draft Structure Plan provides for an additional 7,240m² of POS as per Scheme Amendment 93, taking the total POS provision to 1.56 ha.

Midge and Mosquito

A report provided by the WA Department of Health (DoH) in September 2012 highlighted the elevated risk of Ross River Virus (RRV) infection from mosquitoes in the proximity of Thomsons Lake. The report outlines a likely link between the large number of RRV cases and the kangaroos in the Thomsons Lake reserve because they act as hosts and reservoirs of the virus. DoH recommend that new residential developments should not occur or be approved within 2 km of recognised breeding sites including Thomsons Lake unless the proponent can demonstrate that human exposure to nuisance and/or disease vector mosquitoes can be permanently maintained at acceptable levels. The subject land lies within this 2km buffer to Thompsens Lake.

DOH raised an important issue which must be considered in land use planning for this area. Noting the land is already approved for residential development, the most appropriate way of addressing this issue is to include a Mosquito and Midge Management Plan as part of the structure plan, as well as a memorial on title to alert landowners through the subdivision process.

Scheme Amendment No. 93 requires that any Structure Plan within Development Area 36 is required to be accompanied by a Midge and Mosquito Management Plan. The applicant has undertaken this work and has lodged it with the City; this was undertaken after the commencement of advertising. It is proposed that the Draft Structure Plan not be forwarded to the WAPC until the Midge and Mosquito Management Plan is finalised and incorporated into the Structure Plan documentation.

Community Consultation Outcomes

Scheme Amendment No. 93 and the Draft Twin Bartram Swamps Structure Plan were concurrently advertised for public comment for a period of 42 days from 23 July to 3 September 2013. A total of 11 submissions were received, with no submissions objecting to either proposal. One submission by the applicant, on behalf of the subject site's landowner, has requested a minor amendment to the Non-Statutory section of the Structure Plan text; this has been supported. One submission was received from the Department of Parks and Wildlife noted a number of issues with the Wetland Management Plan. The Council recommendation has been worded to require the applicant to address these points prior to the forwarding of the Scheme Amendment and Structure Plan to the WAPC.

The remaining submissions are addressed in detail in the Schedule of Submissions (Attachment 4) and raise no material matters which impact on the consideration of this proposal.

As a result of the advertising process and discussions with the applicant, one minor modification is required to affect the intended POS allocation under the Structure Plan. This relates to the the western portion of Lot 9014 Bartram Road where it exists between the existing Reserve 45917 and the north south orientated Western Powerline Easement. This land will be ceded as part of Public Open Space, in order to affect the required POS contribution under the Scheme and Structure Plan. By rezoning this to the equivalent local reserve under the Scheme, it will be appropriately designated as part of the POS which exists adjoining to the west. This is shown in Attachment 5.

Conclusion

It is recommended that Council adopt Amendment No. 93 for the purposes of providing a suitable framework and provision for the future subdivision and development of the subject area.

The associated Draft Structure Plan is generally consistent with the requirements of the City however relevant minor modifications are

required prior to approval as outlined in this report. It is therefore recommended that Council, subject to the gazettal of Amendment No. 93, approve the Draft Structure Plan subject to a modification.

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.

Budget/Financial Implications

The required fee was calculated on receipt of the Proposed Structure Plan and has been paid by the proponent. There are no other direct financial implications associated with the proposed structure plan.

Legal Implications

Planning and Development Act 2005
City of Cockburn Town Planning Scheme No. 3
Town Planning Regulations 1967

Community Consultation

Community consultation was carried out for a period of 42 days. The proposals were advertised in the Cockburn Gazette, 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 11 submissions were received. Analysis of the submissions has been undertaken within the attached Schedule of Submissions.

Attachment(s)

1. Location Plan
2. Scheme Amendment No.93 Map
3. Twin Bartram Swamps Structure Plan
4. Map showing rezoning western portion of Lot 9014
5. Schedule of 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 10 October 2013 Council Meeting.

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

Nil.

14.5 (OCM 10/10/2013) - PROPOSED STRUCTURE PLAN - LOCATION: LOTS 114, 123, 124 & 125 WATTLEUP ROAD, HAMMOND PARK - OWNER: VARIOUS - APPLICANT: RPS (110/078) (C HOSSEN) (ATTACH):

RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopts the Proposed Structure Plan for Lots 114, 123, 124 and 125 Wattleup Road, Hammond Park (as shown in Attachment 2) subject to the following modifications:
 1. The Structure Plan map be modified in accordance with the plan shown in Attachment 3 of this report.
 2. Section 5 of Part 1 of the Structure Plan text be amended to include the land use 'office' as a 'D' use on land zoned 'residential' where the density is shown as 'R60' or 'R80' on the Structure Plan map.
 3. Section 5 of Part 1 of the Structure Plan text be amended to include the land use 'House - Single (R-Code)' as an 'X' use on land zoned 'local centre'.
 4. The Structure Plan text be updated to reflect the changes in zoning and the residential density codes, as outlined above.
- (2) in pursuance of Clause 6.2.10.1 of the Scheme, send the Structure Plan once modified to the Western Australian Planning Commission for endorsement;
- (3) endorse the schedule of submissions prepared in respect of the Structure Plan;
- (4) advise the proponent and those persons who made a submission of the Council's decision; and

- (5) advise the proponent that the site is subject to Development Contribution Area No. 13 and new Contribution Area No. 9 in the process of being approved by the WAPC.

COUNCIL DECISION

Background

The purpose of this report is to consider for adoption the Proposed Structure Plan for Lot 114, 123, 124 and 125 Wattleup Road, Hammond Park ("subject land"). The Proposed Structure Plan seeks to provide the development framework for the subject land incorporating the future Hammond Park Town Centre, a range of densities and accommodating a multiple areas of public open space and associated road network.

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

The Structure Plan was lodged by RPS on behalf of the owners of Lot 123 Wattleup Road, Hammond Park. It does provide the planning for a logical town centre precinct cell, consistent with the guidance provided under the Southern Suburbs District Structure Plan (Stage 3) which encourages logical structure planning cells to be submitted for consideration.

Report

Planning Background

The subject land is 16.44 ha in size and extends from Franklin Avenue on the northern and eastern boundaries, Wattleup Road to the south and the future Hammond Road extension to the west. Existing residential development sits to the north of the site, with the remaining environs being utilised for market gardens or rural undeveloped lots. A location plan is shown in Attachment 1.

The majority of the subject area is zoned 'Urban' under the Metropolitan Region Scheme ('MRS'). The western portion of Lot 114

reserved for 'Other Regional Roads' (being the extension of Hammond Road along the alignment of the Frankland Avenue reservation) and a narrow strip of 'Parks and Recreation' reserve (former Baldivis Tramway). The subject area is zoned 'Development' under the City of Cockburn Town Planning Scheme No. 3 ('Scheme'). The subject land is also located within Development Area 9 (DA9) and is subject to the Development Contribution Area 13 (DCA13) and the proposed Development Contribution Areas No. 9 (DCA9).

The subject area is located within the central precinct of the Southern Suburbs District Structure Plan Stage 3 (SSDSP3).

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

In accordance with the above, a Proposed Structure Plan has been submitted to the City by RPS on behalf of the landowner of Lot 123 Wattleup Road in conjunction with the other landowners.

Proposed Structure Plan

The Proposed Structure Plan provides for a walkable and diverse town centre precinct that will facilitate a variety of medium and high density lot sizes and housing types with approximately 384 residential lots proposed with densities of R30 and R80 and 1.43 ha of Local Centre zoned land expected to yield approximately 5,000m² of leasable floor space.

The remainder of the subject area comprises of an interconnected and permeable road network and four public open space areas that incorporate drainage, conservation and recreation functions

Future Town Centre

The City's Local Commercial and Activity Centre's Strategy (LCACS) and the SSDSP3 identify the western portion of the subject area, abutting the future Hammond Road, as forming the future Hammond Park Town Centre.

The proposed Structure Plan identifies and zones approximately 1.43 ha of land across Lot 114 and 123 as 'Local Centre' for the purposes of fulfilling the above requirement.

In respect to the subject area, the LCACS identifies scope for a 'Hammond Park Neighbourhood Centre'. The role of the future centre is identified as being for *"daily and some weekly household shopping needs, and a very small range of other convenience stores"*.

The SSDSP3 notes that the Hammond Park Neighbourhood Centre will traditionally include a supermarket, café's and small specialty shops. The total retail/commercial floor space is likely to be in the order of 5000 square metres. The centre will also provide opportunities for other (non-retail) small businesses and local employment, consistent with the aims of SPP 4.2. The design and function of the proposed Neighbourhood Centre will be based on 'main street' principles and relevant provisions of Liveable Neighbourhoods.

The proposed layout and expected form of the Local Centre zoned land in the Proposed Structure Plan is expected to allow for the establishment of a Centre of the ilk outlined in the LCACS and the SSDPS3. This will be further supported by the proposed medium and high residential zonings, to be discussed later in this report.

SSDSP3 identifies the area immediately adjacent to the Town Centre as being appropriate for 'Mixed Business' zone and also home based businesses. In consultation with the City's Statutory Planning Department it was noted that issues, particularly concerning land use permissibility, have eventuated where the 'Mixed Business' zone has been used in other parts of the City. Therefore it was determined that the 'Local Centre' zone be the sole commercial zone within the subject area. The variety of land uses permitted under 'Local Centre' will be sufficient to facilitate the type of activity node desired in the LCACS and the SSDSP3.

With regard to the facilitation of 'home-based' businesses as outlined in the SSDSP3; the advertised version of the Structure Plan does not facilitate above what is currently allowed under the Scheme. It is recommended that the Part 1, clause 5 of the Structure Plan text be modified to classify the land use 'office' as a 'D' use on all land zoned 'Residential R60' or 'Residential R80' within the Structure Plan area. Such developments would require the City to exercise its discretion by granting a planning approval, any such developments would also be regulated through Detailed Area Plans.

Residential Density

The proposed Structure Plan proposed a variety of medium and high residential densities across the subject area; concentrating the higher residential densities around the future Town Centre and areas of public open space.

As noted above the proposed Structure Plan will facilitate approximately 384 residential lots proposed with densities ranging from R30 and R80. The following table offers a breakdown of the area each density coding accounts for and expected dwelling yields.

Residential Density	Total Developable Area (ha)	Expected Dwelling yield
R30	2.376	79
R40	1.527	69
R50	2.323	129
R60	0.371	25
R80	0.696	58 single / 82 multiple

Based on the dwelling calculations above the overall density of the proposed Structure Plan is 26 dwellings per gross hectare of 'Urban' Zoned land and 53 dwellings per net hectare of residential developable land.

The SSDSP3 noted the need to concentrate high density residential development within the environs of the future Town Centre. The SSDSP3 required such areas to achieve a gross residential density of 25 dwellings per hectare; therefore the proposed Structure Plan achieves this goal. The proposed Structure Plan is also consistent with Element 1, R 17 of Liveable Neighbourhoods, which states that minimum residential densities of between 20 and 30 dwellings per hectare should be achieved within 400m of an activity centre.

Public Open Space

The proposed Structure Plan provides for 1.66 ha of Public Open Space across four (4) parks. 1.39 ha can be classified as creditable Public Open Space. Therefore the proposed Structure Plan meets the requirement of 10% of the gross subdivisional area as per Element 4 of Liveable Neighbourhoods.

The four (4) parks range in size from 3,777 m² and 4,514m² and are equitably spread across the four individual landholdings that make up the subject area. All parks are provided with a high degree of visible permeability through direct lot frontage and direct street frontage.

Community Consultation

The proposed Structure Plan was advertised in the Cockburn Gazette for public comment for a period of 21 days from 6 August 2013 to 27 August 2013. The proposed Structure Plan was advertised to nearby and affected landowners and also referred to relevant government authorities.

In total 9 submissions were received for the proposed structure plan, including:

- 3 from landowners within the subject area
- 6 from government agencies.

All of the submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 4).

The three submissions from affected landowners included; 2 submissions offering qualified support for the proposal subject to a number of conditions and 1 objection with recommended alterations and amendment to the proposal.

The objections and conditional support, which are addressed in the Schedule of Submissions, were broadly concerned with the following key points:

1. Retention of an existing dwelling on Lot 114 Wattleup Road, Hammond Park.
2. A number of Structure Plan Design issues regarding location, type and amount of commercial zoning and new road network design.
3. The need for Hammond Road to be extended past the subject area at the time of development and ramifications if this does not occur.

With regard to Point 1 above; the Structure Plan map indicates zoning. The retention of the existing dwelling, timing of development of the land is a matter to be dealt with at time of subdivision. The provision of the laneway, running parallel between the Local Centre and the existing Wattleup Road is deemed to be necessary for the orderly functioning of the proposed street network and the future Town Centre. Its removal and the identification of the existing dwelling on the proposed Structure Plan are not supported. Importantly to emphasise, the decision on whether or not to retain the dwelling is a decision driven by the owner of the land. Should the owner of the choose to retain their dwelling, then there is nothing within the Structure Plan which affects this objective taking place. Moreover the Structure Plan provides for the planning of structural elements if and when landowners choose to develop at a point into the future. The retention of the existing dwelling and how the development of Lot 114 is undertaken and timing of the development is therefore a matter for the landowner to decide.

With regard to Point 2; conflicting suggestions were received from the landowners of Lot 124 and Lot 125 regarding the road and lot layout across their existing common boundary. The owner of Lot 125 favouring the advertised outcome; the owner of Lot 124 favoured a modified outcome. The proposed changes made to the location of the street network over Lot 124 and lot 125 Wattleup Road and subsequent changes to the lot and POS layout are in keeping with the comments received from the owner of Lot 124. These changes will

assist in the orderly delivery of an urban outcome and proper and orderly planning and are supported on this basis.

A number of other changes to the proposed Structure Plan are proposed in light of the submissions received. These include:

1. Minor extension of 'Local Centre' zoned land onto Lot 124 Wattleup Road.
2. Amendment to the Structure Plan text to allow 'office' as a 'D' use on land zoned 'Residential' and coded either 'R60' or 'R80'.
3. Amendment to the Structure Plan text to disallow 'House - Single (R-Code)' on land zoned 'local centre'

These modifications and others deemed necessary are outlined in detail in the following section.

Modifications

A number of changes are proposed to be made to the Structure Plan map to facilitate a more orderly development outcome, in recognition of the multiple landholdings within the subject area. A number of these modifications flow directly from submissions from affected residents. These are outlined below:

1. The shifting of a residential cell currently on Lot 124 and 125 eight (8) metres west. This will ensure the cell is entirely within Lot 124. The proposal will ensure that land swaps will not be necessary to facilitate the creation of entire lots at subdivision stage. A number of other changes are required in response to this change, these are discussed below.
2. Addition of 624m² of Local Centre zoned land on the southern side of the realigned road within the existing Lot 124.
3. Up-coding of the 'R40' development cell adjoining POS area 4 to 'R50'. The upcoding to 'R50' is in response to the new depth of the lots and will assist in the creation of a more appropriate built form outcome.
4. Recoding of a number of development parcels to 'R40' to provide greater flexibility in the delivery of a variety of lot product.
5. Recoding of a development parcel on Lots 114 and 123 from 'R50' to 'R60' to provide greater flexibility in the delivery of home-based business in proximity to the 'local centre' zone.
6. Relocation of a portion of POS area 2 to POS area 3 caused by the shifting of the road, as described in 1 above. There is no overall reduction of the area of POS provided across the subject area.

It is proposed to make the following changes to the use class permissibility within Part 1 of the proposed Structure Plan to facilitate

the establishment of 'home-based' businesses as outlined in the SSDSP3.

It is recommended that the Part 1, clause 5 of the Structure Plan text be modified to show the land use 'office' as a 'D' use on all land zoned 'Residential R60' or 'Residential R80'. Such developments would require the City to exercise its discretion by granting a planning approval, any such developments would also be regulated through a Detailed Area Plan.

It is recommended that the Part 1, clause 5 of the Structure Plan text be modified to show the land use 'House - Single (R-Code)' as an 'X' use on all land zoned 'local centre'. The City's Scheme as of right allows the consideration of single detached dwellings on land zoned 'local centre'. Such outcomes are not conducive to creating a vibrant mixed use town centre precinct nor conducive to the intent of the zone. The City's Local Commercial and Activity Centre Strategy ('LCACS') outlines this approach to land use permissibility in the 'local centre' zone as a recommendation.

Conclusion

It is recommended that the Council adopt the Structure Plan for Lots 114, 123, 124 and 125 Wattleup Road, Hammond Park, subject to modification and once the modifications are satisfactorily completed; pursuant to Clause 6.2.10 of the Scheme refer it to the Western Australian Planning Commission for their 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.
- Diversity of housing to respond to changing needs and expectations.

Budget/Financial Implications

The required fee was calculated on receipt of the Proposed Structure Plan and has been paid by the proponent. The site is subject to Development Contribution Areas No 13 and 9. There are no other direct financial implications associated with the Proposed Structure Plan.

Legal Implications

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of such longer period as may be agreed by the applicant. The advertising period concluded on 27 August 2013.

Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme, the Proposed Structure Plan was advertised from 6 August 2013 to 21 August 2013. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

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

Attachment(s)

1. Location Plan
2. Structure Plan (as advertised)
3. Structure Plan (as modified)
4. Schedule of 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 10 October 2013 Council Meeting.

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

Nil.

14.6 (OCM 10/10/2013) - CONSIDERATION OF DRAFT WESTERN TRADE COAST INTEGRATED ASSESSMENT STUDY (110/003) (A TROSIC) (ATTACH)

RECOMMENDATION

That Council write a submission to the WTCIC based on the contents of this officer's report, and request that the Council's comments and concerns be appropriately integrated into the Study before finalisation takes place.

COUNCIL DECISION

Background

The Western Trade Coast Industries Committee (“WTCIC”) was established by the State Government in 2011. This reflected an objective to bring together the industrial precincts stretching from Rockingham, through the Kwinana Industrial Area, the new Latitude 32 and Australia’s premier ship building / oil and gas industrial hub at Henderson, to become known as the Western Trade Coast (“WTC”).

The State Government identifies the WTC as “the most important strategic industrial region in the Perth Metropolitan Area.” Local government is also clearly aware of the importance of the WTC, and from the City of Cockburn’s perspective the leadership it has shown in planning, development and regulation has (and continues) to play an important role in helping advance the WTC in conjunction with the advancement of all other matters to support the effective local governance for the community.

The City is represented on the WTCIC by the CEO, with other Executive level representation on sub committees including land use planning and infrastructure. A high level task set for the WTCIC from its foundation in 2011 was the preparation of a new Integrated Assessment Study for the region. This takes the form of an assessment looking at performance across environmental, social and economic impacts, and represents the fourth such study of its type on the WTCIC; the first study being the original Dames and Moore Study in 1990.

As the Integrated Assessment Study has now been completed, the City has been provided with the opportunity to comment. It is recommended that Council take the opportunity to comment based upon the key points contained within the officer’s recommendation.

Submission

The City has received the Integrated Assessment Study document. The City, as a member of the WTCIC and major local government in the WTC region, has been invited to comment on the report.

Report

The vision stated for the WTC is for it to be an essential, sustainable and strategic (heavy, general and special) industrial region supported

by industry, community and Government. This is setting a particular scenario for the future, whereby the WTC has been advanced to secure strategic level industrial development. This appears to elevate thoughts on issues such as industrial ecology and symbiosis; best practice industrial development and operation; pursuit for environmental excellence; supporting employment growth and knowledge in order to secure new industrial competitive advantages that may not currently exist.

This vision is supported through the WTC pursuing the following stated objectives:

1. *Setting standards for similar development across Australia.*
2. *Being highly regarded and respected by all levels of Government and industry within the area.*
3. *Being designed and constructed to the best practicable standards.*
4. *Coordinating resources and investment from all levels of Government industry within the area.*
5. *Successfully integrates with areas outside its boundaries.*
6. *Creates significant employment and economic development opportunities.*
7. *Recognised as the premier industrial area in the state.*
8. *Striving towards BATNEEC (Best Available Technology Not Entailing Excessive Cost).*
9. *Demonstrating alignment with other planning and land use including transportation initiatives in the surrounding areas.*
10. *Developing increased synergies within the core area.*
11. *Generating access to additional funding.*
12. *Definition and protection of a buffer to minimise negative impact of incompatible land use encroachment into the Core and infrastructure corridors.*

These objectives seek an advancement of the WTC, which the City carefully notes. The City however also believes (and has raised previously) that the WTC objectives should also be considering explicitly the relationship with the community, particularly as the WTC is not simply an industry trade coast in isolation. The City recognises that the coast has very important community and social based objectives (recreation, conservation and spiritual connection) which will exist in perpetuity. The City also recognises that the broader region containing the WTC has important growth priorities which are crucial to the growth of the State, and therefore need to inform (and not simply be informed by) decisions on buffers and industrial development etc. Adding to this the uncertainties of climate change makes careful balancing the future of the WTC of utmost importance. These themes influence the following comments made specific to the Integrated Assessment Study.

Integrated Assessment Study

The Study seeks to present and review environmental, social and economic performance data of WTC industries, sourced directly from these industries and supplemented by state and local government data and other published reports. Both qualitative and quantitative data has been collected, with 40 interviews conducted and 27 questionnaire responses analysed.

The Study confirms in many respects the importance of the WTC as it is recognised by the City. The Study reminds readers of this importance through findings like:

- *The WTC is a significant contributor to the Western Australian economy with direct sales of \$14.7 billion per annum;*
- *The WTC employs 11,362 people directly, of which 64% live locally within Cockburn, Kwinana or Rockingham;*
- *\$953 million in wages and salaries are paid directly to workers employed within the WTC;*
- *The WTC has indirect inter-industry flow-on effects amounting to an estimated \$10.3 billion in output, \$0.8 billion in wages and salaries paid, and 18,274 jobs.*

Officer comment: The City notes these points.

Main findings of the Study

The Study provides a list of key findings as follows regarding the WTC:

- *Has a major impact on the Western Australian economy through employment and upskilling of workers, direct sales, and value adding to primary outputs;*
- *Directly produces a larger amount of income than the wages and salaries of their employees through payments of dividends, taxes and royalties;*
- *Has significant inter-industry flow-on effects;*
- *Has a strong positive contribution to the local community by providing employment, training and development, as well as sponsorship of community activities;*
- *Continues to improve environmental performance and advance sustainability initiatives which benefit the local and broader community.*

Officer comment: The key findings are noted. Consistent with the earlier observation made about the WTC's broader relationship with the community, it is unfortunate that benefits seem largely focussed upon financial outcomes. A continuing theme from the City's perspective is that community engagement and interaction with the WTC needs to be supported, particularly to try to change community attitudes towards what has typically been a heavy/unsightly industrial area. The

engagement of the community is also taking place throughout the coastline itself, and any attempt to portray the area as exclusively a trade coast does not reflect the reality that exists. While noting the key findings, it is recommended that the fourth dot point be expanded to consider community contribution beyond financial terms.

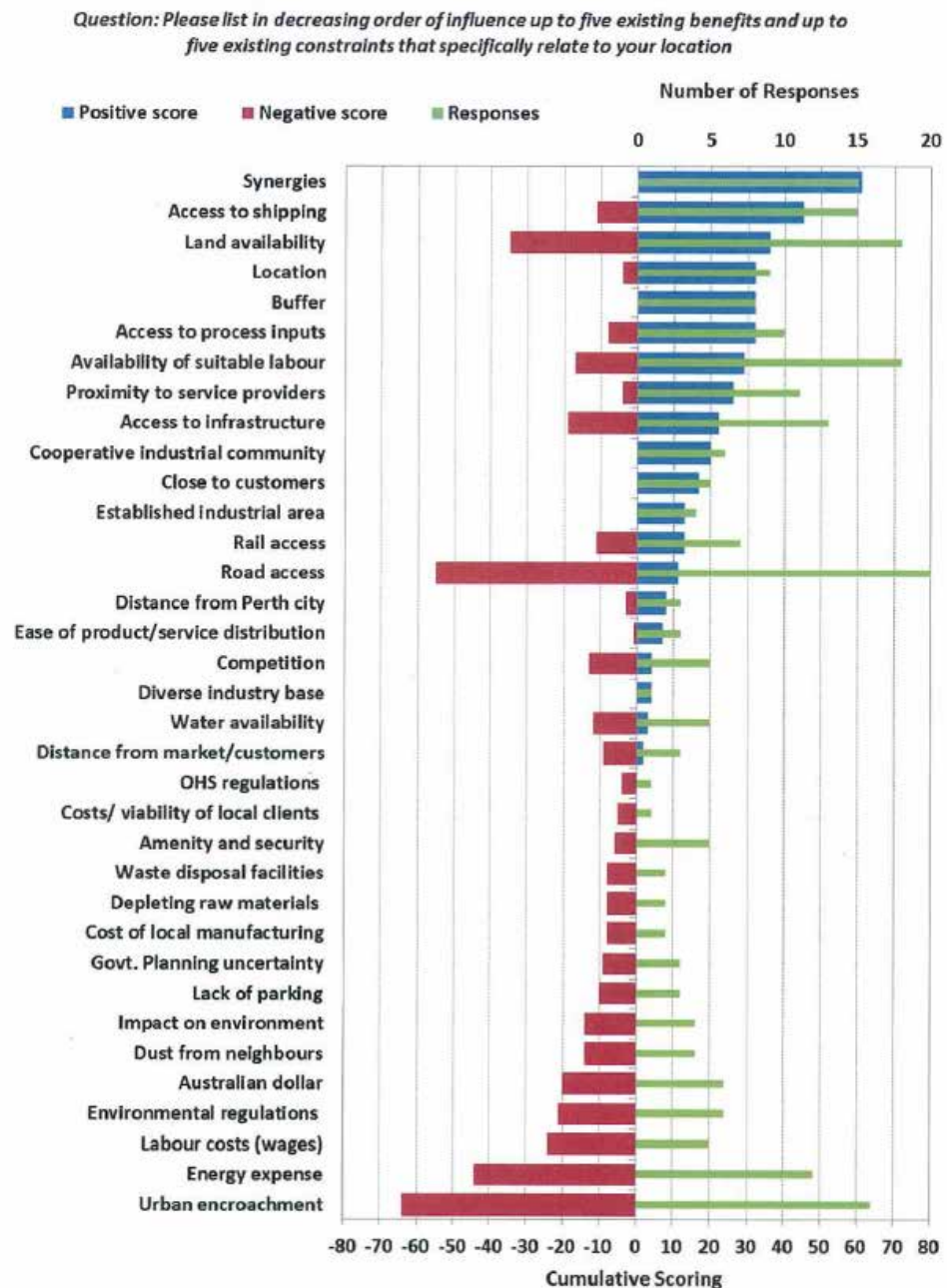
Factors identified as constraints or benefits to the operations of the WTC

The Study and its specific engagement with quantitative and qualitative research of industrial operators, identified a list of factors which were deemed important constraints or benefits to the operations of the WTC. These industrial operator interviews were supplemented by interviews with State Government agencies, particularly those active in the production / facilitation / regulation of industrial development.

The most important constraints and benefits identified by industrial operators are highlighted following:

- *The available synergies, strategic location of the WTC adjacent to port facilities, protection of a buffer zone, and availability of process inputs are key attractive factors for WTC industries;*
- *Urban encroachment is shown as a significant negative factor, along with energy costs, labour costs, level of environmental regulation and the value of the Australian dollar;*
- *The future prosperity of the WTC should be protected by enhancing the positive attributes identified and addressing the issues of most concern to industry and stakeholders in the region.*

This is supported by the following graphic which shows cumulative scoring for the responses received:



Officer comment: The City finds it remarkable that urban encroachment is listed as the most negative factor, above major issues like infrastructure backload, road access, macroeconomic environment issues such as exchange rates, as well as the growth in energy input costs. The City seeks further information on this, as there appears to be a degree of disconnect between what industry (through such avenues as the media) are saying are the major risks to operations within Australia, versus what this Study has concluded specific to the WTC.

Cumulative synergies in the WTC

Through the unique geographical isolation from other major industrial centres and major resource regions of WA, the Study finds that this has allowed the WTC to evolve a unique connectivity of heavy, fabrication, support and service industries, with utilities and infrastructure to suit. A cooperative and amicable industrial community has also developed in tandem with the growing synergies of the WTC.

The Study reveals growing pairs of interacting communities since 1990, noting that the 158 interactions identified in the course of the Study is well in-excess of the Kalundborg Eco-Industrial Estate in Denmark (30 synergies), which is often held as a global example of industrial symbiosis.

Officer comment: The industrial symbiosis is a truly competitive advantage for the WTC. The City sees this as a sustainable competitive advantage, in so much that:

- The WTC enjoys a unique market position which is unlikely to be rivalled by other industrial areas within the State and;
- The internal strengths around innovation, process integration and core competencies are inimitable. Accordingly the State Government should be focussing on the marketing of this from an international perspective, as the sustainable competitive advantage should be capable of attracting new industrial entrants.

Environmental Performance of the WTC

The Study concludes environmental performance of the WTC as follows:

- *Environmental aspects including noise, air quality, societal risk and the marine environment of Cockburn Sound are being well managed by industry and government;*
- *ISO 14001 accreditation levels in the WTC have increased since 2007, particularly so for KIA industries;*
- *WTC industry are leveraging industrial symbiosis to avoid unnecessary environmental impacts that would occur if they operated in isolation;*
- *WTC industries are continuing to make incremental capital improvements and operational changes that improve their efficiency and reduce environmental and community impacts.*

Officer comment: These findings are welcomed, especially the environmental aspects regarding noise, air quality and societal risk being effectively managed. The City again points out that the Study talks extensively about the 'danger' posed from urban encroachment, yet also talks about the effective environmental management of the

WTC. Accordingly the City requests further information regarding why statements about the effective management of environmental issues don't seem to be addressing fears held about urban communities establishing nearby.

Social benefits of the WTC

The key social benefits derived from the WTC are noted as follows:

- *While the WTC workforce is still a male dominated, gender representation has continued to improve in 2013 from 2007 and 2002, primarily in professional, trades, and production and transport roles;*
- *The average age of the WTC workforce is continuing to increase;*
- *The WTC workforce is increasingly being sourced from suburbs and areas outside the traditional catchment zone of Cockburn, Rockingham and Kwinana;*
- *Private, non-carpool vehicle use has increased in the WTC since 2007. At the same time, bicycle use is also showing signs of increase;*
- *WTC industries provide a variety of positive social services to their workforce and families, with a greater proportion of industries reported providing these services since 2007;*
- *WTC industries contributed over \$1.8 million dollars to the local community in the 2010/11 financial year, over double the donations reported in 2004/05 for the 2007 study.*

Officer comment: Similar to the previous statement made, the City sees an important responsibility for the WTC to consider how it can engage more effectively with the broader community, particularly to advance social sustainability imperatives. The coast line which exists within the notional boundaries of the WTC is not just industry focused, and in fact has a strong element of community interaction via recreation, conservation and spiritual connection. This deserves further research and reporting within the document.

Sustainability of industrial operations

The Study reports the following findings in respect of the role sustainability plays in the operation of industries and the WTC:

- *Sustainability is a real concept for all industries participating in the study, although for 33% of industries this is limited to a business sense;*
- *More than half of participating industries approach sustainability by initiating organisational and management change and by incorporating sustainability assessment into decision-making processes;*

- *Sustainability is increasing in importance to WTC businesses, with a notable increase in personnel dedicated to managing sustainability reported for 2013;*
- *More than half of WTC industries have greenhouse gas emission targets and/or strategies to reduce emissions;*
- *Resource depletion, water scarcity and carbon constraints are of reasonable concern to WTC industry, though lower than reported in 2007.*

Officer comment: The sustainability investigations are not considered to emphasise the importance of the industrial ecology which features elsewhere through the document as a key area of competitive advantage for the WTC. Industrial ecology/symbiosis seeks to examine the flows of materials and energy in products, processes and industrial sectors. This should be considering in more detail the interdependencies and relationships that have been formed, and how these have helped contributed towards sustainability of the WTC. It is also recommended that the sustainability section should report on the role of industry in reducing environmental burdens throughout the product life-cycle from extraction of raw materials, to the production of goods, to the uses of those goods and to the management of the resulting wastes. In the absent of this detailed reporting, championing true industrial ecology becomes somewhat fragile. This may provide an impetus to examine in detail the industrial ecology of the WTC, prior to embarking on global marketing efforts to attract new entrants into this unique market place.

Urban encroachment issue

The Study identifies three high priority actions framed under the heading of 'buffer zone'. These are:

- *Stabilise the buffer zone by defining and enforcing the buffer zone boundary;*
- *Manage urban encroachment to reduce risk of community impact;*
- *Investigate protection against urban encroachment or secure long-term storage option within or near the WTC for hazardous materials storage facility.*

These recommendations have accompanying text which states:

"Perceived threats to the buffer from urban encroachment were a sensitive topic for industry and some state departments during interviews for the current study. Some industry comments were to the effect that further urban encroachment could be the tipping point for certain industries to curtail production or even close doors. Other industries advised they will no longer be exploring expansion options due to the perceived risk to (and from) the residential expansions occurring near the buffer boundary."

Returning to the earlier points made in this report, the City finds it remarkable that the urban encroachment issue was more seriously affecting the future decision making of industry than other compelling issues. Such other compelling issues as viewed from the perspective of the City include the lack of decision making regarding port operations; the growth in utility costs; exchange rate fluctuations etc. It is unclear how this question was put to respondents, however the City does not agree with the term urban encroachment being used to explain the issue. This creates a false impression that urban development is attempting to 'change the goal posts', which is not the case in respect of the City of Cockburn.

The two examples mentioned in the report regard the State Government's decision making which informed an extension to an interim buffer on land within the suburb of Wattleup, which had a pre-existing approved urban zoning under the State Government's Metropolitan Region Scheme ("MRS") and pre-existing approved Structure Plans by the City of Cockburn. Portraying this situation as an example of urban encroachment is highly inappropriate, and portrays the decision making of local government in a poor light.

In terms of the area within Wattleup, the Study should appropriately reference the State Administrative Tribunal in their decision of [2011] WASAT. The Tribunal found that:

19 *The subject land has consistently been designated for residential development in strategic planning documents produced by the WAPC, the Department of Planning, City of Cockburn and landowner and their predecessors since 1987. These include:*

- *SW Corridor Structure Plan 1993*
- *Jandakot Mandogalup District Planning Study 1993*
- *Southern Suburbs District Structure Plan 1999*
- *Southern Suburbs District Structure Plan - Stage 3 Hammond Park/Wattleup*
- *Local Structure Plan - Lots 121/122/801 - Wattleup Road – 2008*

The subdivision application for Lots 121, 122 and 801 is consistent with the 2005 Southern Suburbs District Structure Plan - Stage 3 Hammond Park/Wattleup and the Local Structure Plans approved by the City of Cockburn for the subject land.

20 *The proposed subdivision is also consistent with the Development zoning of the site under TPS 3 and the Urban zoning of the site under the MRS. As noted earlier, the Urban Deferred classification was 'lifted' as recently as 30 October 2008.*

- 21 *Subject to the weight to be given to the definition of an off-site buffer under State Planning Policy No. 4.1 - State Industrial Buffer Policy (SPP 4.1) (see below), the proposed subdivision is consistent with the strategic and statutory planning framework for the site. Such a finding would usually be a powerful and compelling consideration in deciding whether to grant subdivision approval in the exercise of planning discretion. However, consistency with the strategic and statutory planning framework does not set aside environmental planning considerations in cases where they properly arise for consideration in a planning assessment. In particular, consistency with the planning framework does not negate the precautionary principle in circumstances where it applies.*

Accordingly the City should object to the way in which the Study chose to frame its discussion on this buffer point.

On the other buffer issue associated with the Woodman Point Waste Water Treatment Plant, the City's Scheme has (and continues) to be informed by the State Government's MRS. This designated land within 750m (approximate) of the WPWWTP as 'Urban Deferred', noting that future decisions on land use and development needed to be informed by issues including the proximity of the WPWWTP and its context within the broader WTC. The City's Scheme has performed effectively in this regard; withstanding previous proposals which attempted to introduce residential development on the land zoned Urban Deferred. To suggest this represents encroachment is again inappropriate, given that the statutory framework as established by the State Government via its amendment to the MRS has been appropriately followed by the City.

Overall, it is of a concern that the undertones of urban encroachment coupled with incomplete reporting may be used to inform decision making going forward. It is important that the Study emphasise more prominently the November 2012 parliamentary report by the Standing Committee on Environment and Public Affairs. This is only briefly mentioned within the study, however it is considered a very important document in terms of the expectation it sets for appropriate decision making in terms of the future WTC buffer.

Map of the WTC

The City objects to the inclusion of figures which all inaccurately portray the extent of the WTC. The document inaccurately shows the WTC in areas where it hasn't previously existed, particularly within the Wattleup urban area which is currently being proposed for residential subdivision. The lack of finalisation of the Kwinana Air Quality Buffer

document also means that the identification of the WTC area spatially is inappropriate and presumptuous at this point in time.

Naval Base

The use of the Naval Base shacks at Reserve 24308 for a holiday park has previously been discussed with the State Government, and the City understands that its existence within the WTC is sustainable in the longer term. In this respect, the letter received from the Department of Mines and Petroleum regarding safety issues on the reserve provides an important analysis of the obligation on industry to protect shack owners, and that the reserve can feasibly remain into the future given its location and the nature of the nearby Alcoa alumina refinery. Various legislation applies to secure this. The letter quotes as follows:

“In relation to public risk from industrial facilities, the existing land use of Reserve 24308 is primarily protected under the Dangerous Goods Safety Act 2004 either via the Dangerous Goods Safety (Storage and Handling of Non-Explosives) Regulations 2007, or where a major hazard facility is concerned, via the Dangerous Goods Safety (Major Hazard Facilities) Regulations 2007. Specifically, any industrial facility near the reserve that is regulated under either of these regulations is obliged to minimize the risk to people, property and the environment to a level as low as is reasonable practicable.”

“The Kwinana Alumina Refinery is a dangerous goods site regulated under the Dangerous Goods Safety (Storage and Handling of Non-Explosives) Regulations 2007. The refinery is not a major hazard facility and its operations do not pose a credible risk to occupants, other users or property at Reserve 24308. As such, the refinery does not, and will not adversely influence the continuation of either the current or any other compatible land use at the reserve.”

This should be reflected in the Study. The Study should also clarify that it does not view the Naval Base shacks as a use requiring relocation.

Key actions

There is a number of key actions mentioned relating to infrastructure. These are considered of paramount importance to the future of the WTC, especially as they concern:

- Indecision around the future port needs of the State and how these directly affect land based infrastructure investment to support operations;
- The need for upgrading road and rail infrastructure in order to improve flow both into and within the WTC;
- The need for upgrading road infrastructure specific to the AMC.

These are noted and supported, however the lack of commitment and timing to such infrastructure will not help to address situations regarding long term investment decisions by industry. This is

considered an important point needing further analysis in this Study, in order to potentially establish a business case to State Government to fund infrastructure investment. This would in turn help to de-risk a number of projects in the area, particularly Latitude 32, which has not been able to advance according to the original development targets set.

AMC Land Supply

An action associated with the AMC looks at the need to develop additional land over the short term for land supply. The City has previously mentioned to Landcorp the need for them to advance the AMC Technology Park Precinct, which is located nearby in Munster and would provide an excellent opportunity for new land to come on stream. This land is ripe for development, having been structure planned for development to take place.

Conclusion

There are a variety of concerns raised regarding this Study. It is recommended that the Council write to the WTCIC, requesting that its comments and concerns be appropriately integrated into the Study before finalisation takes 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.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

Budget/Financial Implications

There are no direct financial implications associated with the consideration of the Integrated Assessment Study for the Western Trade Coast.

Legal Implications

N/A

Community Consultation

There has been no community consultation afforded to the Study at this stage.

Attachment(s)

1. Executive Summary of document
2. Map showing WTC

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.7 (OCM 10/10/2013) - TENURE OF ALFRESCO AREA RESERVE 50535 - OCEAN DRIVE, NORTH COOGEE - APPLICANT: PETER WEBB & ASSOCIATES ON BEHALF OF PICKLED FIG CAFE (6011632) (K SIM) (ATTACH)

RECOMMENDATION

That Council

- (1) advise the operator of the Pickled Fig café that the City of Cockburn will not request the excision from Reserve 50535 land for a new lease area;
- (2) request that the Minister of Lands include a power to licence in the Management Order for Reserve 50535;
- (3) following (2) authorise the CEO to negotiate a Licence agreement with the Pickled Fig Café to cover the alfresco area on Reserve 50535 as shown on Western Australian Planning Commission Development approval dated 24 December 2010, subject to any agreement reached being in accordance with the provisions of section 3.58 of the Local Government Act 1995; and
- (4) advise the applicant accordingly.

COUNCIL DECISION

Background

Council at its meeting held on 13 December 2012 resolved to:

- (1) *undertake public consultation to determine the level of acceptance, from the community and vested interests, of a proposal to excise from Public Recreation Reserve 50535, an area of approximately 70 square metres, in order to facilitate a lease to the café on Lot 9 Strata Plan 52597 for an upgraded café alfresco area;*
- (2) *requires the public consultation in (1) above be undertaken in accordance with the 'Cabinet approved guidelines set out in the Crown Land Administration & Registration Practice Manual';*
- (3) *require the cost of the public consultation in (1) to be met by the applicant; and*
- (4) *advise the applicant accordingly.*

Submission

The public consultation consisted of on-site signage, letters to residents and owners within 400 metres of the site and a notice in the local newspaper.

Each form of engagement included details of the proposal to excise the alfresco area from Reserve 50535 so that the area could be leased to the adjoining café who could then enclose the area. The City received 7 submissions from residents in the adjoining residential complex.

The proponent's consultant Peter Webb and Associates was given a summary of the submissions and invited to provide a response.

Report

The previous Council resolution was designed to gauge the level of acceptance from the community to a proposal to excise from the public recreation reserve an area to be used exclusively by the operators of the adjoining café.

Correspondence sent to affected residents and land owners noted that the proposal if agreed would result in the alfresco area being excised from the public recreation reserve. A new reserve would be created and a lease entered into with the adjoining café. The operator of the café has indicated that an excision is required as the existing arrangement with tables and umbrellas is adversely affected by weather conditions. The café operator were advised by the Department of Lands that if they wanted to construct walls and a roof structure then this would be classified as an exclusive use. The Department of Lands advised the café operator that an exclusive use is not permitted on a public recreation reserve.

The Department has advised that a non- exclusive (Licence) use of the alfresco area is acceptable. A Licence is similar to the use of a portion of the footpath (within the road reserve) by adjoining cafés in popular entertainment precincts. A café typically sets up tables and chairs in the morning and then stacks them away at night. A licence is issued by the agency that the Department has issued the Management of the road reserve or in this case the public recreation reserve to. This would be the City of Cockburn.

The Department of Lands as the Manager of the Crown estate places a very high level of scrutiny on proposals that affect the use by the community of land reserved for their use and enjoyment. They have determined that any application to excise portion of a public recreation reserve will need to follow cabinet approved guidelines. The public consultation undertaken was in accordance with the guidelines.

No submissions received were supportive of the proposal.

Issues raised in the submissions follow with a response from the proponent's consultant:

1.	<p>A building structure will detract from a beach foreshore ambiance - the adjoining building is already close to the waterfront so why should exceptions be made.</p> <p><i>The alfresco area is located on a portion of the Reserve and is the subject of a Western Australian Planning Commission Approval. Details of a future structure will be provided in a future application.</i></p>
2.	<p>There is already insufficient parking in the general area caused in part by patrons of the café.</p> <p><i>Parking issues are not relevant to this excision</i></p>
3.	The proposed enclosed structure will increase

	<p>occupancy/patronage of the café which will in turn exacerbate problems between the residents of the residential complex and the café.</p> <p><i>The proposed excision process does not increase the capacity or occupancy of the café</i></p>
4.	<p>Objection to the area being leased and any proposal that will increase the number of patrons visiting the café.</p> <p><i>Irrelevant to the current proposal and is an operational matter</i></p>
5.	<p>Due to the many issues regarding the current operation of the café I believe any changes that result in an increase in business would further escalate these problems. Strongly oppose any further development to the existing structure.</p> <p><i>The café operators have addressed residents' concerns.</i></p>
6.	<p>Strong objection against any increase in the area for the Fig café.</p> <p><i>This is a proposal for excision of land not to change the café's operation</i></p>
7.	<p>Do not support the excision from the reserve and establishment of an enclosed structure that will potentially increase both the capacity and occupancy of the café This will exacerbate a range of problems stemming from the café.</p> <p><i>This is a proposal for excision of land not to change the café's operation</i></p>

The issues contained within these submissions are considered significant, to the point that officers do not feel convinced that the character and amenity of the locality wouldn't be adversely affected by proceeding with the reserve excision. It must be remembered that this proposal is at the absolute discretion of the City, and that a precautionary approach should carefully consider the concerns raised through public submissions. The intent of the reserve as a public reserve is a clear objective, and that there would need to be very strong reason to consider (even in a small way) excision to permit development of the reserve land.

While the proponent's consultant generally dismisses the objections as being either related to ongoing operational conflicts, or irrelevant to the proposed excision, officers must consider issues like character,

amenity and reserve purpose very carefully. It is the officer's position that the alfresco component to the café is an appropriate low magnitude use of the small part of the reserve, and should not be permitted for intensification through built form development. The lack of community support for the project means that it appears contrary to the objective that established the coastal reserve initially.

The Western Australian Planning Commission as the approval agency for regional reserves issued an approval to use the alfresco area and construction of a 2 metre high glass panel enclosure on 24 December 2010. The glass enclosure has not been constructed but the alfresco area has been utilized. The approval advised the applicant that they would need to consult with the local authority with regard to all necessary approvals and the issue of the requisite building licence. A building licence application would require the signature of the Department of Lands as owner. This has not occurred.

Conclusion

Following the public consultation it is clear that there is objection to the excision of an area from the public recreation reserve 50535. There were no submissions in favour of the proposal. It is unlikely that a request to the Minister of Lands to excise the alfresco area from the public recreation reserve would be successful.

The Officer recommendation instead pursues licencing of the alfresco area. Recommendation (2) and (3) will, if adopted, allow the use of the alfresco to continue in its current form. A licence agreement between the City of Cockburn and the café operator will be able to address the usual arrangements between a landlord and tenant. Currently there is nothing in place to address such issues as public liability, insurance, rent, rates times when the area and public access. Should this not be achieved, then the alfresco area would need to be removed.

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

The licencing of the reserve for the alfresco area would incur a licence fee.

Legal Implications

Provisions of Land Administration Act apply.

Community Consultation

This was undertaken in accordance with Council's previous resolution.

Attachment(s)

1. Cabinet guidelines.
2. Site Plan

Advice to Proponents

The Proponent has been advised that this matter is to be considered at the 10 October 2013 Council Meeting.

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (OCM 10/10/2013) - LIST OF CREDITORS PAID - AUGUST 2013 (076/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt the List of Creditors Paid for August 2013, as shown in the attachment to the Agenda.

COUNCIL DECISION

Background

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

Submission

N/A

Report

The List of Accounts for August 2013 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 – August 2013.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 10/10/2013) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - AUGUST 2013 (071/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt the Statement of Financial Activity and associated reports for August 2013, as shown in the attachment 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) explanation 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. Council adopted a materiality threshold variance of \$100,000 from the corresponding base amount for the 2013/14 financial year at the August meeting

Submission

N/A

Report

Closing Funds

The City's opening funds of \$10.06M (unaudited) comprises municipal funding of \$6.57M for 2012/13 carried forward capital projects of \$6.57M. The remaining balance constitutes the 2012/13 FY uncommitted budget surplus and both items are the subject of a separate agenda item at this month's Council meeting.

The City's closing funds of \$81.33M are \$7.60M higher than the YTD budget forecast. The main cause for this is under-spending in the capital program and to a lesser extent operating expenditure. These are detailed later in the report...

The revised budget currently shows end of year closing funds of \$0.13M (increased from a balanced budget position of nil). The budgeted closing funds will fluctuate throughout the year, due to the impact of Council decisions. Details on the composition of the budgeted closing funds are outlined in Note 3 to the financial report.

Operating Revenue

Operating revenue of \$85.62M is slightly above the budget forecast of \$85.19M. However, several significant and compensating variances exist as detailed below:

- FAGS grants of \$0.83M budgeted to the end of August not received. Offsetting this however, is an advance payment for fifty percent of the 2013/14 allocation made in June and currently sitting within restricted funds.
- Rates levied are \$0.55M higher than the YTD budget target.
- Interest earnings exceed YTD budget by \$0.25M.
- Operating grants for Human Services of \$0.46M have been rolled forward from the previous year, resulting in a budget variance. This is being assessed for budgetary treatment.
- Waste Collection levy is \$0.46M more than the YTD budget.
- Commercial income from the HWRP is \$0.56M behind the YTD budget target set.

Further details of material variances are disclosed in the Agenda attachment.

Operating Expenditure

Operating expenditure for August of \$17.03M was \$1.92M less than the budget target of \$18.95M (inclusive of depreciation). \$1.73M of this variance is attributed to underspending in material and contracts with significant variances in the following units:

- Parks & Environmental Services - \$0.55M
- Information Services - \$0.40M
- Infrastructure Services - \$0.30M

Insurance costs are \$0.12M over the YTD budget principally due to higher insurance costs for plant.

Employee costs were also generally down across the board by a combined \$0.32M. This is primarily caused by EOFY accrual entries and the budget will be cash flowed next month to eliminate this impact.

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

Nature or Type Classification	Actual	Amended Budget	Variance to Budget
	\$	\$	\$
Employee Costs	\$6.63M	\$6.95M	\$0.32M
Materials and Contracts	\$3.79M	\$5.52M	\$1.73M
Utilities	\$0.67M	\$0.75M	\$0.08M
Insurances	\$1.25M	\$1.13M	-\$0.12M
Other Expenses	\$1.57M	\$1.45M	-\$0.12M
Depreciation (non cash)	\$3.56M	\$3.66M	\$0.10M

Capital Expenditure

The City's budgeted capital spend to August was \$11.63M versus actuals of just \$2.3M. This underspending is heavily impacted by the disruption to construction of the GP super clinic. The following shows the underspend variance by asset class:

- Building construction works - \$7.17M
- Roads, footpaths & drainage - \$1.43M
- Computer infrastructure & software - \$0.14M
- Land development and acquisition - \$0.26M
- Plant & Machinery - \$0.14M

Given the 2013/14 budget was cash flowed back in April, there is now a need to review this in light of more certain works and project schedules. This will take place in October and will result in a reduction of the magnitude of budget variances going forward.

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

Capital Funding

Capital funding sources are highly correlated to capital spending and any sale of assets. Given the current high underspend within the capital budget, capital funding sources were also showing large variances.

Significant variances include:

- Proceeds from land sales are \$0.36M behind the YTD budget relating to lots in Bourbon St and Bellier Pl/Erpingham Rd.
- Grants and developer contributions towards roads and other infrastructure projects were \$0.34M below the YTD budget.
- Developer contributions received under the Community Infrastructure plan (DCA13) were \$1.49M more than the YTD budget.
- Transfers from Reserves were \$9.65M behind budget, consistent with the overall underspends in the capital budget for buildings and infrastructure. A primary reason is the disruption to the GP Super Clinic/Success Library project (\$3.82M).

Cash & Investments

Council's cash and current/non-current investment holding at August month end was \$122.33M, up from \$98.6M in July. This has increased with the receipt of annual rates payments and will continue to increase into September as rates fall due.

\$76.67M represents the balance held in the cash backed reserves and another \$7.17M represents funds held for other restricted purposes such as bonds, restricted grants and infrastructure contributions. The remaining \$38.49M represents the cash/investment component of the City's working capital, ready to fund existing operations and commitments.

The City's investment portfolio made a weighted annualised return of 4.33% in August. This is down from the 4.48% the previous month. Whilst this compares very favourably against the adopted benchmark BBSW result of 2.63%, it reflects the recent cut to the official cash rate by the Reserve Bank of Australia (RBA) to 2.50%.

The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are predominantly

invested for terms ranging between six and twelve months in order to lock in current market rates in a falling interest rate environment. Factors considered when investing include maximising the value offered within the current interest rate yield curve and mitigating cash flow liquidity risks. With the recent reduction of the cash rate by the RBA, the total reduction in rates over the latest round of quantitative easing equates to 225 basis points (2.25%). However, the City's longer horizon investment strategy has served to moderate negative impact on the City's overall budget performance for interest earnings.

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

Any material variances identified that will impact on Council's closing budget position will be addressed in the mid-year budget review.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and associated reports – August 2013.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.3 (OCM 10/10/2013) - 2012/13 CARRIED FORWARD WORKS AND PROJECTS & CLOSING MUNICIPAL FUNDS (071/002) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council

- (1) amend the 2013/14 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	\$23,790,714
Operating Expenditure	\$868,005
Transfers to Reserves (from land sales)	\$1,852,727
Capital Income – Sale of Asset Proceeds	(\$1,950,227)
Transfers from Reserves (Funding)	(\$14,932,045)
Grants and Contributions	(\$3,061,099)
Municipal Funding required for carried forwards*	(\$6,568,075)

- (2) amends the 2013.14 budget by bringing in the 2012/13 closing municipal funds and allocating these as follows:

Closing funds as per June 2013 Statement of Financial Activity (budget surplus)	\$10,061,620
LESS: Municipal funding required for carried forwards*	(\$6,568,075)
LESS: Transfer to Community Infrastructure Reserve	(\$3,000,000)
LESS: Transfer to Major Buildings Refurbishment Reserve	(\$498,545)
Net impact on closing budget position	Nil.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

When Council adopted its Budget for the 2013/14 financial year at the June meeting, carried forward works and projects were not included as these were unknown at that time. Post 30 June 2013 end of financial year processing and reconciling has been completed for the 2012/13 FY, allowing for the closing municipal position and value of carried forward works and projects to be declared (subject to external audit). In the remote likelihood that audit determines any material change to these amounts, this will be dealt with in the mid-year budget review.

Submission

N/A

Report

The interim statement of financial activity presented to the August Council meeting showed closing municipal funds of \$10,015,521. Now that the end of financial year processing has been completed and the final figures calculated, the closing funds position has changed to \$10,061,620 (only a net increase of \$46,099). An updated statement of financial activity as at 30 June 2013 is attached to the Agenda.

The closing funds incorporate the municipal funding requirement for carried forward works and projects. A schedule of the carried forwards is also attached to the Agenda, showing a net municipal funding requirement of \$6,568,075.

This leaves an uncommitted balance of \$3,493,545 to be addressed. This is comprised of extra operating revenues and savings in operating expenditure across the City's budget. As per Council Policy SC34

'Budget Management', surplus closing municipal funds identified at the end of each financial year are to be transferred to financial reserves or other financial contingencies with the objective of attaining the target values set for them. Accordingly, it is proposed that \$3,000,000 be transferred into the Community Infrastructure Reserve in accordance with Council's adopted long term financial plan provisions for the Cockburn Central West development. It is proposed that the remaining balance of \$493,545 be allocated into the Major Building Refurbishments Reserve to help address the funding gap identified within the Asset Management Plan for this asset class.

Council is required to formally adopt the carried forward works and projects and this is being achieved through amendment to the 2013/14 budget. The carried forward works and projects include capital and operating expenditure totalling \$24,658,719. These are funded by financial reserves, grants and contributions, in addition to the municipal funding.

Whilst there are 166 projects carried forward, 45 of these comprise 92% of the total expenditure value and the top ten comprise 73% of the value. \$11.3M relates to the delayed GP Super Clinic project with a further \$6.1M in seven other large scale infrastructure projects.

Also carried forward are outstanding land sales totalling \$1.8M for two outstanding developments in Hamilton Hill. 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 2013/14 Budget will be amended to include \$10,061,620 of opening funds brought forward from 2012/13 and the unfinished carried forward works and projects from 2012/13.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. 2012/13 Schedule of Carried Forwards.
2. Statement of Financial Activity – June 2013.

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 10/10/2013) - EXPENDITURE OF PUBLIC OPEN SPACE CASH-IN-LIEU FUNDS (146) (A LEES) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the proposed expenditure of Public Open Space Cash-In-Lieu Funds listed in the attachment to the agenda;
- (2) refer the proposals to the Western Australian Planning Commission for consideration and recommendation to the Minister of Planning and Infrastructure; and
- (3) upon receipt of advice from the Minister of Planning and Infrastructure on the proposed expenditure of public open space cash-in-lieu funds, receive a final report on the approved expenditure and delivery timeframes.

COUNCIL DECISION

Background

Under the provisions of section 153 of the Planning and Development Act 2005, the Western Australian Planning Commission (WAPC) may agree to cash in lieu of public open space (POS), where the 10% contribution would not provide a functional amenity and there is already adequate distribution of POS within the suburb. The cash in lieu value is confirmed through land valuations and agreed to by the land owner, council and WAPC.

As a result of cash in lieu payments, there is a total of \$4,022,341.19 (as at 31 May 2013) in the POS account.

The administrative requirements for POS cash in lieu payments are set out in section 154 of the Planning and Development Act 2005. There are very specific purposes for which cash-in-lieu monies can be used for and approvals that are required.

Submission

N/A

Report

Section 154 of the Planning and Development Act 2005 provides that where the local authority, the Western Australian Planning Commission and the subdivider all agree, the owner may make a cash payment to the local authority in lieu of POS, which is to be paid into a separate account and is only to be used for the following purposes;

1. For the purchase of land for parks, recreation grounds, or open spaces generally, in which the land included in the plan of subdivision for which the cash in lieu payment is situated.
2. To repay loans raised by the local authority for the purchase of such land.
3. With the approval of the Minister, for the improvement or development of parks, recreation grounds or open spaces generally of any land in the locality of the subdivision that is administered by the local authority for any of those purposes.

All requests to expend cash in lieu monies under (c) are submitted to the Western Australian Planning Commission in the first instance. All applications are accompanied by a map and schedule showing the following:

1. Location and Commission reference from which the funds were obtained.
2. The amount obtained.
3. The location of where the funds are to be expended.
4. The nature of the expenditure.
5. The program for the expenditure.

Section 154, states that the use of cash in lieu would not normally be acceptable for community halls or indoor recreation centers, enclosed tennis courts, bowling greens for clubs, facilities for private clubs or similar facilities where access by the general public is 'restricted'. Acceptable expenditure of funds may be for:

- Clearing and earthworks
- Grass planting, landscaping and reticulation
- Seating / Shelter and spectator cover
- Community Halls, readily available for public use
- Toilets and change rooms
- Lighting
- Play equipment
- Pathways and walk trails
- Fencing
- Car parking
- Signs relating to recreation pursuits

Expenditure of cash in lieu funds must be directly related to the use or development of land for public open space purposes, which is vested or administered for recreation purposes with unrestricted public access. Accordingly it cannot be used for general POS maintenance, entry statements unless associated with POS land or streetscape projects.

The Parks & Environment Business unit has consulted with Engineering, Community Services, and Strategic Planning and has developed a strategy for the expenditure of funds for each POS Reserve Area. The proposals are based on providing a range of recreational pursuits for the community in that area and are readily accessible to the majority of residents within a catchment of 400 meters to 500 meters. The full allocation of funds within some of the POS Reserve Area has not been fully utilized based on the following:

- Future developers may not embellish POS to a level which is not functional for the community and may require additional park infrastructure.
- Future purchase of land for POS in areas where a deficiency of POS exists or land for carparking, i.e. Beeliar Community Centre Carpark, Land adjacent to Lopresti Park.
- Funds could be used for future developments, i.e. Cockburn Central West, Coogee Beach, etc.

The proposed works for each POS Reserve location, which are outlined in the Agenda attachments, are as follows:

POS Reserve Location	Funds Available	Proposed Expenditure	Funds Remaining for future POS purchase, council strategies or works
Aubin Grove POS Reserve	\$806,058.08	\$120,000.00	\$686,058.08
Atwell POS Reserve	\$625,332.66	\$625,332.66	\$0
Beeliar POS Reserve	\$868,205.30	\$100,000.00	\$768,205.30
Coogee POS Reserve	\$347,161.24	\$0.00	\$347,161.24
Cockburn Central POS Reserve	\$148,295.62	\$0.00	\$148,295.62
Hamilton Hill POS Reserve	\$51,200.68	\$51,200.68	\$0.00
Hammond Park POS Reserve	\$11,650.90	\$11,650.90	\$0.00
Jandakot POS Reserve	\$264,153.97	\$26,500.00	\$237,653.97
General POS Reserve	\$113,970.63	\$0.00	\$113,970.63
Munster POS Reserve	\$303,627.36	\$200,000.00	\$103,627.36
Southlake POS Reserve	\$279,908.07	\$279,908.07	\$0.00
Spearwood POS Reserve	\$0.00	\$0.00	\$0.00
Yangebup POS Reserve	\$202,776.68	\$0.00	\$202,776.68
TOTAL	\$4,022,341.19	\$1,414,592.31	\$2,607,748.88

The works will be carried out as follows:

Department	Financial Years		Total \$
	2014/15 \$	2015/16 \$	
Parks	\$551,832.66	\$526,108.75	\$1,077,941.41
Recreation	\$325,000.00	\$0.00	\$325,000.00
Environment	\$11,650.90	\$0.00	\$11,650.90
TOTAL	\$885,483.56	\$526,108.75	\$1,414,592.31

The following expenditure for each suburb has been identified.

Aubin Grove POS Reserve

- Radiata Park** (*Exercise Equipment, Playground Extension*) - Radiata Park is centrally located within the Aubin Grove Suburb and provides an attractive environment for the community. The installation of exercise equipment and extensions to the playground will enhance the existing features and functionality of the park.
- Bologna Park** (Park Seating & Shelter) - Bologna Park received minimal embellishment by the original property developer and additional park infrastructure will enhance the functionality and characteristics of the Park.

Atwell POS Reserve

- **Tapper Reserve** (*Bridge across Lake, Playground Shade Sail, Carpark, Exercise Equipment*) - Tapper reserve is located in a prominent location and provides a large range of activities for the broader community. A bridge over the water body would enable additional accessibility through the reserve and link the playground with the skate facility. A shade sail to the playground would enable greater usability and is consistent with the City Shade Sail Strategy. The skate jumps at Tapper reserve are a highly utilised facility by kids of all ages. It is common for parents with younger children to drive to the skate park and without appropriate parking facilities are causing significant deterioration to the grassed verges. Exercise equipment will provide another dimension to the reserve which will ensure greater usability by all the community.
- **Atwell Reserve** (*Clubroom Extensions and Exercise Equipment*) - Due to unprecedented growth in the sporting club accessing the Atwell clubrooms, an extension of the existing facility is required. Design are currently being developed with anticipated expenditure for the 14/15FY. Indicative estimates put the extension at \$750k with CIL funds contributing 50%. Tapper reserve is located in a prominent location and provides a large range of activities for the broader community. A shade sail to the playground would enable greater usability and is consistent with the City Shade Sail Strategy.
- **Harmony Park** (*Exercise Equipment*) - Harmony Park is centrally located within the Atwell Suburb and provides an attractive environment for the community. The installation of exercise equipment will enhance the existing features and functionality of the park.
- **Goodwill Park** (*Playground Shade Sail*) - Goodwill Park is located in a prominent location and provides a large range of activities for the broader community. A shade sail to the playground would enable greater usability and is consistent with the City Shade sail Strategy.
- **Freshwater Reserve** (*Soccer Goals*) - Public requests have been received to provide additional facilities into this reserve and will further enhance the existing facilities.
- **Kurrajong Reserve** (*Playground Shade Sail*) - A shade sail to the playground would enable greater usability and is consistent with the City Shade Sail Strategy

Beeliar POS Reserve

- **Wanarie Park** (*Playground equipment & sand softfall, shelter & seating, drinking fountain, paths, landscaping*) - Wanarie park received minimal embellishment from the land developer and subsequently requires the provision for infrastructure to meet the community needs.

Hamilton Hill POS Reserve

- **Enright Reserve** (*Playground Shade Sail*) - A shade sail to the playground would enable greater usability and is consistent with the City Shade Sail Strategy
- **Goodchild Reserve** (*Playground Shade Sail*) - A shade sail to the playground would enable greater usability and is consistent with the City Shade Sail Strategy.
- **Wheeler Reserve** (*Exercise Equipment*) -the addition of exercise equipment to this reserve would improve its functionality and provide an aesthetic environment to conduct his activity.

Hammond Park POS Reserve

- **Roper Reserve** (*Seat & Shelter*)- Roper reserve provides a bushland setting amongst the surrounding residential properties and the installation of a seat & shelter will ensure the community obtain a greater appreciation of the environment.

Jandakot POS Reserve

- **Turnbury Park** (*Playground Shade Sail*) - A shade sail to the playground would enable greater usability and is consistent with the City Shade Sail Strategy.
- **Prinsep Park** (*Park Furniture*) - Prinsep Park has a unique quality in an irrigated grass area surrounded by bushland. The installation of park furniture will complement the winding footpath through the Park and will enable resident to sit and appreciate the bush /natural environment.

Munster POS Reserve

- **Albion Park** (*Playground Shade Sail*) - A shade sail to the playground would enable greater usability and is consistent with the City Shade Sail Strategy.

- **Lake Coogee Reserve** (*Park Furniture*) - Lake Coogee is a regional environment reserve with installation of shelter and seats will enable the community to sit and enjoy this pristine location.
- **Solta Park** (*Playground Shade Sail*) - A shade sail to the playground would enable greater usability and is consistent with the City Shade Sail Strategy.
- **Riverina Reserve** (*Exercise Equipment*) – The installation of exercise equipment will enhance the existing features and functionality of the park.

South Lake POS Reserve

- **Koojarra Reserve** (*Park Lighting*) - the reserve is located at the edge of a residential area & is traversed by local residents to the local shopping precinct. The site is well treed & lighting would improve the amenity and increase security of the area for residents at night.
- **Broadwater Reserve** (*Park Lighting*) - the reserve is located at the edge of a residential area & is traversed by local residents to the local shopping precinct & would increase security of the area for residents at night.
- **Hopbush Park** (*Exercise Equipment*) – Hopbush Park is located in close proximity to a school and will be one of three site to receive exercise equipment in the South Lake area. The installation of exercise equipment will enhance the existing features and functionality of the park.
- **Anning Park** (*Exercise Equipment*) – Although Anning Park is an active reserve it provides park infrastructure and community facilities which can be readily accessed by the community. The installation of exercise equipment will enable resident's ready access to fitness equipment and bolster the existing features and functionality of the park.
- **Bloodwood Park** (*Exercise Equipment*) – Bloodwood Park is one of the larger POS areas and although it is in the north eastern portion of the suburb is readily accessible by the community and users of the footpath network adjacent to the Kwinana Freeway.

It is anticipated the approval from the Minister to expend cash-in-lieu funds will take up to 10 months to be approved, therefore commencement of works are indicative only. These timeframes may need to be adjusted to reflect the Minister's approval date.

As the proposals comply with the Western Australian Planning Commissions Policy it is recommended that Council endorse the schedule of works that are proposed to be undertaken with funds from the public open space account and submit the proposals to the Western Australian Planning Commission and the Minister for Planning and Infrastructure for approval.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

- Promotion of active and healthy communities.

A Prosperous City

- Creation and promotion of opportunities for destination based leisure and tourism facilities.

Environment & Sustainability

- A community that uses resources in a sustainable manner.

Moving Around

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

Budget/Financial Implications

The total funds available in the POS account (as at 31/5/2013) are \$4,022,341.19. The proposals put forward in this agenda item total \$1,414,592.31. The remaining funds \$2,607,748.88 will be retained in the respective reserve POS accounts for the future acquisition of land for public open space and future embellishments to existing Parks or Reserves.

The proposal is to expend the funds for the respective POS Reserve Trust account over the next 2 financial years (i.e. July 2014 –June 2016).

Council will be required to transfer the respective funds into the 2014/15 and 2015/16 Capital Works Programs of the Parks, Recreation and Environment service units from the POS cash-in-lieu trust account.

Expenditure of cash-in-lieu funds will require an increase to the Parks, Environment and Facilities operating and depreciation budgets.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. City of Cockburn Proposed Expenditure of Public Open Space Cash-in-Lieu Funds
2. Public Open Space Reserve Expenditure Implementation

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 10/10/2013) - PROPOSED WESTERN SUBURBS SKATE PARK (016/011) (G BOWMAN) (ATTACH)

RECOMMENDATION

That Council:

- (1) approve the Market Garden Swamp North Reserve as the location for the Western Suburbs Skate Park; and
- (2) allocate \$20,000 from the community facilities reserve fund for the detailed design and costing of the 1000 sqm Western Suburbs skate park facility and 12 bay car park.
- (3) amend the 2013/2014 adopted Municipal Budget by transferring \$20,000 from the Community Infrastructure Reserve to Capital Works Expenditure – Western Suburbs Skate Park Design.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Council resolved at the OCM in June 2013 to commence a process of public consultation, pursuant to Policy AEW4, on the proposal to:

- (1) locate the Western Suburbs Skate Park at Market Garden Swamp North Reserve, Spearwood;
- (2) upgrade the existing skate park facilities located at Market Garden Swamp North Reserve, Spearwood to include a 1,000 sq.m. skate park facility, and a 12 bay car park;
- (3) further consider the allocation of funding from the Community Infrastructure Reserve Fund for the detailed design, and construction of the Western Suburbs Skate Park and requisite facilities following the community consultation process; and
- (4) further consider the allocation of funding from the DCP 13 contribution for the Western Suburbs Skate Park and requisite facilities following the community consultation process.

Submission

N/A

Report

The City commenced a process of public consultation pursuant to policy AEW4 in June 2013. In accordance with the policy, a sign with a brief outline of the proposed upgrade and a concept plan of the approximate size and location of the skate park was installed on the site. The sign remained in position for 16 days.

The City also wrote to 93 residents who live within 60 metres of the proposed development which exceeds the minimum requirement of the policy to notify residents within 50 metres of the proposed development.

The City received 3 letters of support from residents living within 60 metres of the proposed development, and no letters of objection. Two of the residents who wrote to the City requested that Council also consider the provision of a barbecue and some additional seating for the site. One resident was supportive of the development but also requested that Co-safe provide regular patrols to the site if it is developed.

The City developed a survey questionnaire to determine whether young people and the general community were supportive or against

the proposed skate park location at Market Garden Swamp North Reserve Spearwood.

The results of the survey also showed strong support for the proposed Market Garden Swamp location for the skate park facility.

Table 1.0 Survey Respondents Response regarding proposal to develop a 1000sqm skate park and car park facility at the Market Garden Swamp North, Spearwood location.

Response to recommended location	Number of Respondents	Total Number of Respondents	Percentage of Respondents
Supportive or Neutral	354	383	92.4%
Against	29	383	7.6%
Total			100%

For a summary of the survey results see the attachment.

In total 386 people responded to the survey or wrote to the City.

The overall response to the proposed development at Market Garden Swamp North reserve was that 92.5% of respondents to the letter and survey were either neutral or supportive and 29 people or 7.5% were against the development at that location. None of the respondents who were against the development, identified that they lived within 60 metres of the site.

The City therefore recommends that the development of the westerns suburbs skate park proceed at the recommended location at Market Garden Swamp North Reserve Spearwood.

Strategic Plan/Policy Implications

Infrastructure

- Community facilities that meet the diverse needs of the community now and into the future.
- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.

Community & Lifestyle

- People of all ages and abilities to have equal access to our facilities and services in our communities.
- Promotion of active and healthy communities.

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

The projected original total cost estimated in the Developer Contribution Plan 13 was \$350,000. The cost to construct the 1000 square metre Coolbellup and Atwell Skate Park facilities in 2006 was \$90,000 per skate park.

Due to increased price competition in the Australian skate park industry the City now considers that an estimated budget of \$250,000 may be sufficient for a sub- regional skate park facility of 1000 sq. m., a 12 bay car park and drinking fountain.

The revised projected cost estimate is \$250,000 for the design and construction of the skate park, car park, and drinking fountain.

The costs estimates are:

- \$210k for the Detailed Design, Site Works, and construction of the 1,000 m². skate park facility:
- \$28k for the Design and construction of a 12 bay Car Park; and
- \$12k for the connection and Installation of a drinking fountain.

Total Estimated Cost \$250,000

The proposal will be funded from both Council sources and DCP contributions. The DCP13 percentage contribution for the Western Suburbs skate park was 31.594% leaving the remainder to be funded from Council sources, through the Community Infrastructure Reserve Fund.

Council share (68.406%) = \$171,015
DCP13 share (31.594%) = \$78,985

However, in order to determine a more precise cost estimate it is recommended that a budget be allocated for the detailed design stage and a quantity surveyor report. This will then provide the basis for a recommendation to Council for a budget request at the December 2013 Budget review.

The detailed design and Quantity surveyor report will require a budget allocation of \$20,000.

Legal Implications

N/A

Community Consultation

Public consultation was conducted in accordance with Policy AEW4 'Installation of Playground / Recreation Equipment on Reserves' for the proposed location of the Western Suburbs skate park at Market Garden Swamp North Reserve.

The Policy required that a sign be erected on the site advertising the proposed location and type of recreation equipment for two weeks, and that neighbours within 50 metres of the site will be notified in writing of the intention to locate the recreation equipment on the site. The City installed the sign in July 2013 and removed it 16 days later. The City wrote to 93 residents notifying them of the proposed development, and asked for their written feedback about whether they would like to object or support the proposal.

Three residents living within 60 metres of the proposed development responded to the correspondence stating their support, and no objections were received from nearby residents.

The City also conducted a survey to determine the views of young people and the broader community. The Youth Development Officer contacted schools in the western suburbs to invite them to participate in the on-line survey. The officer distributed and collected copies of the survey at the Star Shopping Centre Spearwood, the St Jeromes Primary School, the Spearwood Alternative School, the Cockburn Youth Centre, and at the Cockburn Youth Outrage Program.

In total 393 people responded to the on-line and hard copy surveys. Of these respondents 92.4 % were supportive or neutral and 7.6 % were against the proposed location of Market Garden Swamp North Reserve Spearwood.

Attachment(s)

1. Summary of Survey results
2. Copy of Minute No. 5073 – June 2013 Ordinary Council Meeting

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 10 October 2013 Council Meeting.

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

Nil.

17.2 (OCM 10/10/2013) - FREMANTLE HOCKEY CLUB - PROPOSED RELOCATION TO LAKELANDS RESERVE (41221), SOUTH LAKE (41221) (A LACQUIERE) (ATTACH)

RECOMMENDATION

That Council supports a proposed relocation of the Fremantle Hockey Club (FHC) to Lakeland Reserve subject to:

1. An agreement being sought from the Department of Education Western Australia to the proposed location of a hockey club on part of the proposed site which is owned by the Department.
2. The FHC being responsible for coordinating the necessary funds for the associated capital works required to be carried out for the development.
3. The FHC being able to demonstrate it has the financial capacity to contribute to the initial construction and ongoing maintenance of the facility, including outgoings.
4. Public consultation being conducted with surrounding residents and property owners on the proposed development, prior to final approval being formalised.
5. The anticipated financial commitment from Council (\$1.4m) is subject to funds being brought forward from 2021/22 to 2015/16 and allocated in the City's Long Term Financial Plan.

COUNCIL DECISION

Background

In February 2012 the City met with a representative of the FHC expressing their interest to relocate the club within the boundaries of the City of Cockburn. The relocation was primarily considered due to the lack of opportunity for the club to further expand at their current location at Stevens Reserve in Fremantle and to relocate into an area that would see the club continue to maintain its growth in the south west region.

The City has been keen to provide facilities that would allow hockey to be offered as an alternative winter sport into the future. This objective was endorsed through the adoption of the *Sport and Recreation Strategic Plan (SRSP) 2009* in May 2010. The SRSP identified Atwell Reserve as the potential future location for a new hockey club, subject to the relocation of the existing football clubs to Cockburn Central West. Due to a subsequent decision of Council in May 2010 to retain the Cockburn Lakes Football Club at Anning Park (200m from Cockburn Central West), the relocation of the football clubs from Atwell could not be achieved due to the close proximity to the senior club at Anning Park. As a result football remains at Atwell and therefore the proposed hockey development has been compromised at Atwell Reserve. There is no intention now to relocate the football clubs at Atwell and the City is investing funds in the upgrade of the clubrooms for football clubs based there.

An alternative option in Lakelands reserve was explored by the City and presented to the FHC for consideration. This was well supported by the club as there were opportunities to link the club with Lakelands Senior High School. A portion of Lakelands reserve is owned by the Department of Education which have an in principal shared use agreement with the City for access to the reserve during school hours. The City met with the Lakelands Senior High School and the Department of Education to seek their support for such development. Both the school and the Department were supportive of the proposal and further investigation has now taken place by the club to explore the feasibility of the proposal.

Submission

The Fremantle Hockey club have written to the City (refer attachment 1) recently requesting support for the proposed relocation to Lakelands Reserve. A draft business case has been submitted by the FHC to the City in support. (refer attachment 2).

A letter from the WA Hockey Association (refer attachment 3) in support of the proposed relocation of the Fremantle Hockey Club to Lakeland Reserve has also been received.

Report

The key points for the club to relocate to Lakelands Reserve would be to have access to a dedicated synthetic hockey turf pitch, 2 grass fields with the option to convert one to a second synthetic pitch and new club rooms to service club operations. This proposal may also require additional fields to be located under the power line easement at as the club grows. The club have indicated that they would like to be in the position to relocate by 2016.

As a portion of the reserve is owned by the Department of Education the City would need to formally enter into an agreement to develop that portion of the DoE reserve. Initial discussions have confirmed that the DoE would be willing to support this, subject to another party paying for upgrades to the enclosed grass fields at Lakelands Senior High School to compensate for the school's loss of playing space.

From a financial perspective the City does not have funds allocated in the Long Term Financial Plan for this development with the total project estimated to cost \$4.27M. The club would be seeking the City and the State Government to contribute \$1.4M each towards the project. The SRSP identifies a clubhouse development at Lakelands reserve in the year 2021 with an allocation of \$1.7M. Council's Long Term Financial Plan (LTFP) allocates \$1.7m towards the development of unspecified community facilities on this Reserve, of which approximately \$1m is estimated in the Development Contribution Schedule of Council's Town Planning Scheme. Concurrently, an amount of \$2.5m was estimated in the SRSP for this development – again for non-specified community facilities. In addition, an amount of \$1m was allocated in the SRSP for a synthetic hockey pitch to be installed at Atwell Reserve, however, Council decisions in the ensuing period have superseded this initiative. The scheduled timeframe in the LTFP for these developments is listed as 2021/22.

Given the current financial commitments identified by the City of Cockburn for the next 5 years, Council would need to consider this proposal and financial commitment upon receiving further detailed documentation by the FHC, during the review of its Long Term Financial Plan for 2014 /15, in order for the club's timeframe (2016) to be achieved.

Strategic Plan/Policy Implications

Infrastructure

- Community facilities that meet the diverse needs of the community now and into the future.
- Partnerships that help provide community infrastructure.
- Facilities that promote the identity of Cockburn and its communities.

Community & Lifestyle

- Promotion of active and healthy communities.

Budget/Financial Implications

The initial estimates provided by FHC for this project amount to \$4.27m, for which the Club proposes be met through a contribution from Council of \$1.42m, the same amount from the State Government (through the CSRFF) with the balance from the Fremantle Hockey Club and Hockey WA totalling \$1.43m.

Legal Implications

N/A.

Community Consultation

No community consultation has taken place to date however consultation will be required with the surrounding residents and property owners before further commitment can be made.

Attachment(s)

1. Letter from FHC
2. FHC Business Case
3. Letter from Hockey WA

Advice to Proponent(s)/Submissioners

The Proponent(s) have been advised that this matter is to be considered at the 10 October 2013 Council Meeting.

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

Nil.

18. EXECUTIVE DIVISION ISSUES

Nil

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**19.1 (OCM 10/10/2013) - DRIVEWAY AT 19 BUSHY ROAD, SPEARWOOD
(J KIURSKI) (157/002) (ATTACH)****RECOMMENDATION**

That Council

- (1) not fund the replacement of the driveway at 19 Bushy Road on the basis that:
 1. The crossover is bitumen and naturally deteriorates over time.
 2. The crossover has been serviceable for in excess of 20 years.
 3. Deterioration cannot be attributed to trolleys.
 4. Funding this crossover would set an unreasonable precedent for the City and would give all properties with bitumen driveway justification to have Council fund their crossover replacement.
 5. Funding this crossover does not meet Council's Policy for crossover contribution.
 6. The quoted cost for replacement is excessive.
- (2) provide a financial contribution of \$300 towards the costs of replacement; and
- (3) Council advise Mr & Mrs Fedele of Council's decision.

COUNCIL DECISION**Background**

Council has received a request via Hon. Fran Logan's office to replace a driveway at 19 Bushy Road Spearwood. This request was also lodged as part of a customer request RDM13/1408. 19 Bushy Road abuts a PAW and provides access to the Phoenix Shopping Centre by the residential community. Mr. Fedele, who owns the property, has attributed the damage to shopping trolley's being pushed across the driveway over the years. In RDM13/1408 Mr Fedele requested resurfacing of the driveway and a barrier to stop trolleys rolling into his drive. The barriers were installed in August; however, Mr Fidele was advised that officers did not believe that deterioration of the crossover

was attributed to trolleys and that replacement was not approved and in any event, was outside of Council's policy.

Mayor Howlett has subsequently raised a Notice of Motion as follows.

That Council:

- 1. authorise repairs to the Fedele family driveway at 19 Bushy Road, Spearwood in accordance with the quote provided by Beauchamp Bitumen (Quote 2) dated 17 June 2013 for the amount of \$3,619.00 inclusive of GST; and*
- 2. advise the Fedele family of Council's decision.*

Reason for Decision

There has been an on-going matter of concern for Mr and Mrs Fedele who reside at 19 Bushy Road, Spearwood whose property abuts a pedestrian access way. Complaints have been received from the Fedele family for many years about continual damage being done to their fence abutting the pedestrian access way, shopping trolleys (as many as 20) being left in the access way or thereabouts. The City spent a significant amount of money upgrading the pedestrian access way including the replacement of the fence for the complete length of the pedestrian access way, installing lighting, bituminising the area between the pedestrian access pathway and the Fedele family's bitumen driveway. Bollards were also installed at this point to prevent trolleys from being pushed across their driveway. The Fedele family are claiming that the constant movement of shopping trolleys over their bitumen driveway has led to damage to the surface requiring resurfacing at the very least. This motion seeks to have the driveway repaired (quotes attached).

Submission

N/A

Report

The City has received numerous requests from Mr and Mrs Fedele regarding the pedestrian access way adjacent to their property over the years. Concerns have been received regarding the continual damage being done to their fence, shopping trolleys being left by community members which are not promptly collected by the respective businesses etc.

The City has invested significant funds in upgrading the pedestrian access way including the replacement of the entire length of the

boundary fence, installation of lighting and bituminising the area between the pedestrian access pathway and the bitumen driveway to 19 Bushy Road. Furthermore, bollards were installed to prevent trolleys from being pushed across the driveway.

Officers have liaised with Mr Fedele regarding the request for the resurfacing and explained that the crossover is outside of Council's specification. The current Policy PSEW12 'Standard Specification and Cost of Crossovers' specify that a standard crossing place is concrete or brick construction. Also where a crossing place is the first crossing to a property, the Council will bear one-half of the cost of the standard specifications detailed in Council's annual schedule of fees (currently \$300). Officers have offered to contribute \$300 towards the cost of replacement as a sign of good faith.

The claim for crossover deterioration cannot be attributed to shopping trolleys as bitumen naturally deteriorates over time. This crossover has been in place for in excess of 20 years and continues to be serviceable. From a technical view, roughness tends to increase as bitumen approaches the end of its useful life. This crossover has an appearance of structural cracking and roughness associate with traffic load, age and environmental factors.

Funding this crossover would set an unreasonable precedent for the City and would give all properties with bitumen driveways justification to have Council fund their crossover replacement. There are many driveways in similar situations throughout the City and officers would see little difference in circumstances.

Strategic Plan/Policy Implications

Leading & Listening

- Quality customer service that promotes business process improvement and innovation that delivers our strategic goals.
- Manage our financial and infrastructure assets to provide a sustainable future.

Moving Around

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

Budget/Financial Implications

The quoted cost is excessive. The quote would suggest a rate of approximately \$53/m². The Road Service Unit has an allocation for

the construction and contribution of the crossover for requests which comply with PSEW12 'Standard Specification and Cost of Crossovers'

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Quotes from Mr Pothole, Beauchamp Bitumen and Anything Goes Asphalt.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

20. **NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING**
21. **NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY COUNCILLORS OR OFFICERS**
22. **MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE**
23. **CONFIDENTIAL BUSINESS**
24. **(OCM 10/10/2013) - 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



DEMOLITION REPORT

PROPOSED DEMOLITION OF HOUSE AND OUTBUILDING
Lot 4 (No. 10) Edeline Street, Spearwood, WA

MAY 2013

CONTENTS

1.0 INTRODUCTION

- 1.1 Summary of Report
- 1.2 Site Details

2.0 SITE AND SURROUNDS

- 2.1 Site Location
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4.0 BUILDING AND SUBDIVISION HISTORY

- 4.1 General
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- 5.1 General
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6.0 CONCLUSION

Annexure A: Archival Report

1.0 INTRODUCTION

1.1 SUMMARY OF REPORT

This Demolition Report has been prepared for Red Beetle Investments by Property Wizards. It is to accompany a Development Application to City of Cockburn for the demolition of the dwelling and outbuilding at No.10 Edeline Street, Spearwood, WA.

The historical information was obtained from Municipal Heritage Inventory. It contains development and building files and Council Rates lists held by the Cockburn's Local History Centre. It includes a description of the character and context of the area.

The building is currently occupied. However, access arrangements for Council Officers may be made by contacting Property Wizards on telephone number (08) 9381 7450.

This document is divided into six (6) sections. In addition to this introduction, the remaining sections include the site and surrounds; heritage planning context; the building and subdivision history; consideration of significance and conclusion.

1.2 SITE DETAILS

REGIONAL LOCATION:	City of Cockburn
TITLE DETAILS	Lot 4, Certificate of Title Volume 1274, Folio 813 and Diagram 25446
CLIENT OWNER	Red Beetle Investments Pty Ltd
APPLICANT	Property Wizards
PROPERTY NO.	2201373
PROPERTY ADDRESS	10 Edeline Street, Spearwood, 6163, WA
SITE AREA	1,879 sqm (0.18790Ha)
ZONING	Urban (MRS), Residential R40 (TPS3)
ACCESS	Fronted by Edeline Street, street front width - 25.15m
EXISTING IMPROVEMENTS	Single residence with rear outbuilding

2.0 SITE AND SURROUNDS

2.1 Site Location

The subject site is located in the City of Cockburn, approximately 25 km south of the Perth CBD (see Figure 1).

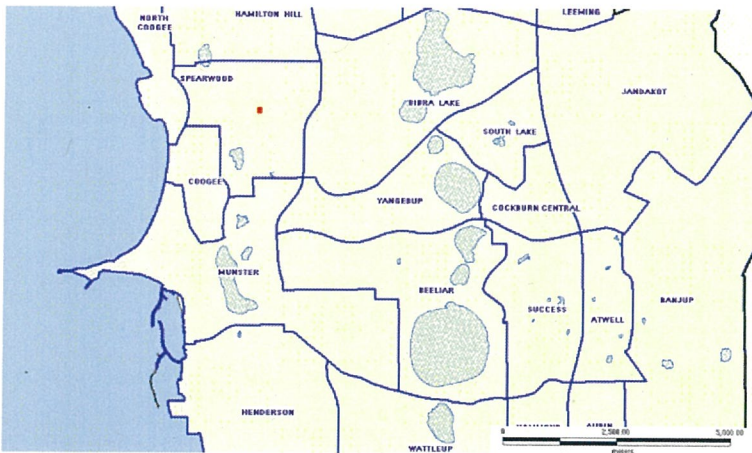


FIGURE 1: SITE LOCATION

2.2 Site Description

The subject site is located on the northern side of Edeline Street, between Rockingham Road in the West and Gordon Street to the East and is known as No.10 Edeline Street, described as Lot 4. The site is an irregular rectangular shaped parcel of land, with a northern boundary of 26.45m, an eastern boundary of 70.69m, a southern boundary of 25.15m to Edeline Street, a combined western boundary of 77.55m and a total area of 1,879 m² (see Figure 2).

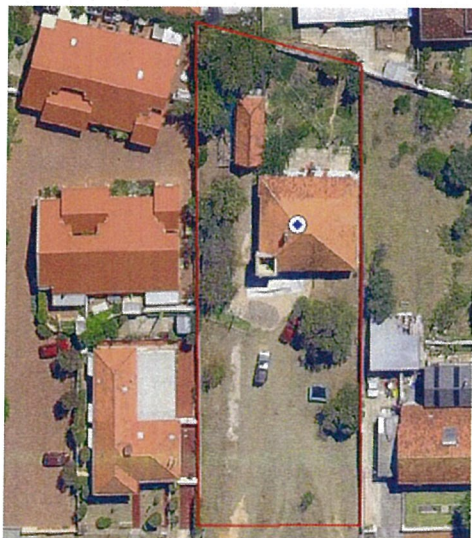


FIGURE 2: AERIAL PHOTOGRAPH 2012 (Nearmaps)

2.3 Built Form

The site was occupied by the former Presbytery for the Catholic Parish Priest of St Jerome's Church for a number of years. In 1963 a new Presbytery was built on a separate site. The house is currently let as a dwelling.

The existing building is a single storey residence, built towards the rear of the property and approximately 1.0 metre from the Eastern Boundary with a gross floor area (GFA) of 222m², inclusive of 65m² of verandah space with a plot ratio of 11.8%. The Outbuilding is 57m².

The building was constructed in circa 1912 and comprised one main four-room dwelling with some outbuildings of which one large shed, built in the '50s, remains.

The dwelling comprises four rooms, two on each side of a central corridor, with a surrounding verandah. The North and West sides of the verandah are enclosed and used as Kitchen, Bathroom and ancillary Sitting/Dining rooms. The Western elevation is mostly enclosed with timber louvres. The South-Western corner has an unroofed, limestone tower, with a narrow, facebrick- edged opening on each of the South-, North- and West sides and an arched opening to the verandah on the East. Vehicular access to the site is via a 5.0m wide driveway off Edeline Street.

The appearance of the existing building is captured in the following photos, with the plan and photographic documentation in the Annexure A, Archival Report at the end of the demolition report. This documentation satisfies the requirements for the Heritage Report for the demolition of Heritage Category C buildings for the City of Cockburn.



PHOTO-1: SOUTHERN VERANDAH



PHOTO-2: SOUTH ELEVATION



PHOTO-3: FRONT VERANDAH AND TOWER



PHOTO-4: VIEW FROM EDELINE STREET

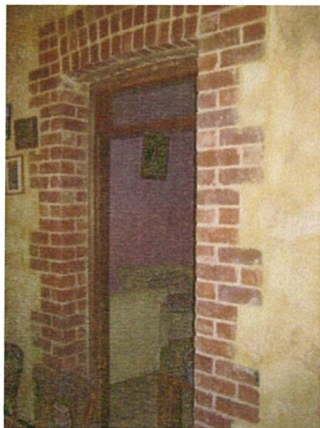


PHOTO-5: ENTRANCE



PHOTO-6: SOUTH-WEST VIEW

2.4 Character and Context of the Area

The character of the Edeline Street within the immediate context of the site comprises a mixture of Residential building scale and types, i.e. single and multiple dwellings.



PHOTO-7



PHOTO-8



PHOTO-9



PHOTO-10

The Western boundary of the site adjoins two sites, one individual dwelling, no.8 Edeline Str., the other part of a multiple unit development.

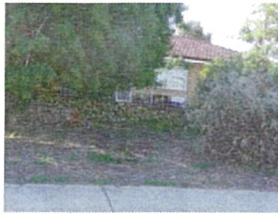


PHOTO-11



PHOTO-12



PHOTO-13

Existing single dwellings are located along the Eastern boundary of the site, both with the potential to be developed into a multi-dwelling development as zoned. A Multiple dwelling development is located further up.



PHOTO-14



PHOTO-15



PHOTO-16



PHOTO-17

Development on the South side of Edeline Street is mostly single dwellings with one multi dwelling development diagonally opposite the site.

The developments surrounding the site do not have architectural merit but all are built close to the Road boundary with good street interaction.



PHOTO-18



PHOTO-19

It may be noted that the existing dwelling is set far back into the site and therefore does not contribute to either the street character or the heritage character as it has no relationship with the street.

3.0 HERITAGE PLANNING CONTEXT

3.1 City of Cockburn Heritage Conservation Design Guidelines, July 2011

"The City of Cockburn Local Government Inventory ("LGI") identifies places within the City of Cockburn that have cultural heritage significance. The compilation of a Local Government Inventory is a requirement of Clause 45 of the *Heritage of Western Australia Act 1990*. Those places on the LGI with the greatest heritage significance are also included on the Heritage List pursuant to the Scheme."

"Development Control Principles for Management Category C Places

The following policy provisions apply to places included on the LGI and identified as management category C (Significant)."

"Clause 2: Demolition

- (a) Retention of the building or place is encouraged, however demolition may be supported, subject to the consideration of heritage significance together with other relevant planning issues.
- (b) An archival record will be required as a condition of development approval for demolition, and the archival record should be prepared in accordance with the Heritage Council of WA guidelines.
- (c) Consideration should be given to the inclusion of interpretation of the heritage place (refer to 7.0)."

The subject site is zoned Residential R40. Although the Building is identified as Heritage listed – LGA Place No.57 - it is a category C and is not located within a specific Heritage Area/enclave. Demolition of the existing dwelling is requested in order to develop the site to its maximum allowable potential and provide needed accommodation within a 25km radius of the city – refer to the Development Application.

An Archival Report, prepared in accordance with the Heritage Council of WA guidelines is attached as Annexure A to this report.

4.0 BUILDING AND SUBDIVISION HISTORY

4.1 General

This section outlines the subdivision and building history and history of the owners and occupiers of the site. Research was obtained from the Municipal Heritage Inventory. The building- and ownership history is contained in the Archival Report attached as Annexure A to this report.

4.2 Subdivision History

- The subject site was originally bought in 1912 by Angus McLeod, a prominent member of the Community, mayor of Cockburn from 1926 to 1929, and the dwelling was built by the builder E. Hanrahan.
- The Sumich Family acquired it (date unknown) naming the dwelling "Sumich House".
- The house and 19.5 acres was purchased by the Catholic Church in 1947
- The land was subdivided and the house plus 2.5 acres remained as the presbytery for the parish priest for St Jerome's Church.
- In 1963, the Church built a new presbytery, subdivided the site, and sold off more of the land as well as the block with the house to A. and T. Abelha.
- Current Owners since December 2010 - Red Beetle Investments Pty Ltd

5.0 CONSIDERATION OF SIGNIFICANCE

5.1 General

This section will outline a basis for significance assessment; consider the site in terms of the Heritage Assessment; provide a summary assessment of potential significance; and consider the implications of potential significance.

5.2 Significance

The potential significance of the place has been considered in conjunction with the Category C rating allocated by the City of Cockburn:

- Potential Historic and social Significance:
 - i) The original Owner was a strong community-minded person and achieved much during his lifetime, with the subsequent owners being well respected and known members of the community;
 - ii) The association with the Catholic Church in the district is of note;

While the building is considered to have some cultural, social and community interest, these associations do not make it potentially significant to a degree that would warrant its conservation. It is therefore not considered to have major historic significance.

- Potential aesthetic significance:

The dwelling is noted as being built for an influential member of the community, but is not of a rare architectural form and character in the greater Fremantle and City of Cockburn areas. The noted characteristics are:

 - i) the columned verandah, partially retained in the front and side, and
 - ii) the limestone tower at the South-West end of the verandah

Both are architecturally pleasing but not exceptional.

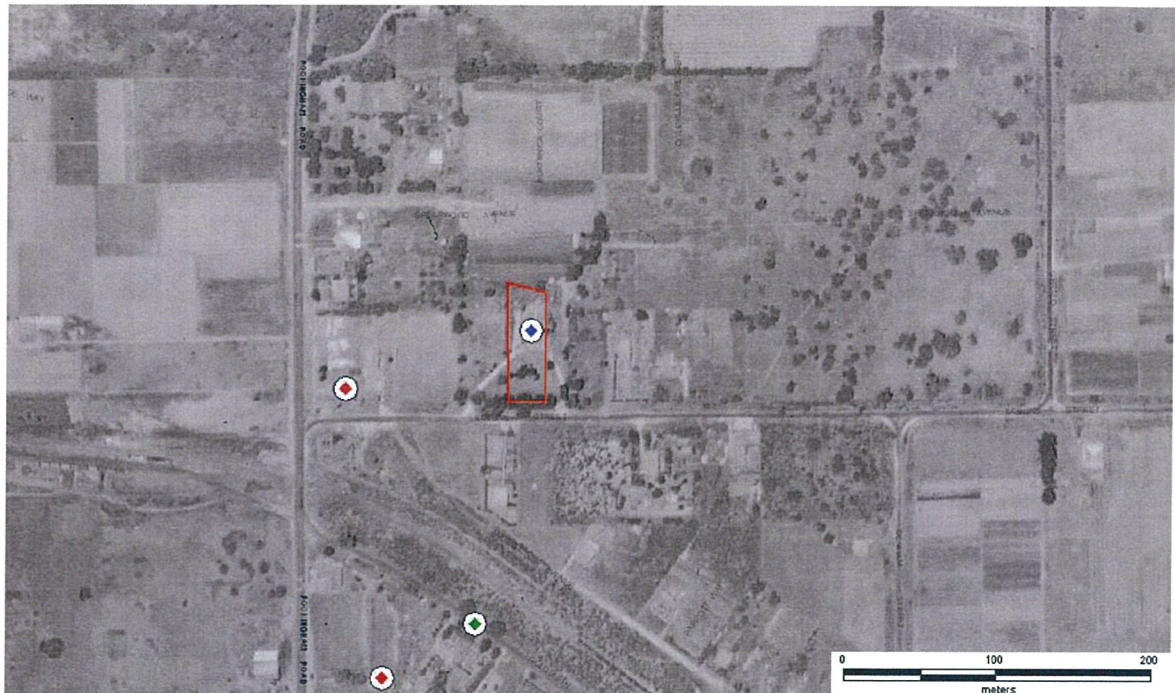
Although the building retains its use as a dwelling and is of some historical significance, the property is not of such potential significance that it should require further consideration or assessment by Council for retention, or management as a heritage item.

6.0 CONCLUSION

This report has been prepared in response to the City of Cockburn Council's requirements for a Demolition Report to accompany a development application for the demolition of existing buildings of a Heritage Category C within the City's boundaries. The dwelling and outbuilding located at 10 Edeline Street, Spearwood is not identified as a building beyond a Category C heritage item, as per the City of Cockburn LGI, and is not located within a specific Heritage Conservation Area/enclave. The attached Heritage Report, based on the LGI guide and supported by photographs and documents provides further detail.

Considered with regard to the WA Heritage Assessment Criteria, the existing site and building are of some historical interest as it played a part in the history of the community. In addition, the dwelling has some historically architectural details that are typical of the period, but not exceptional. Coupled with this and the fact that the building's location on the site, i.e. being set far back from the street; does neither contribute to the streetscape nor present well as a heritage place, retention is not recommended and a suitable replacement development could be constructed, subject to obtaining the necessary approval.

ANNEXURE A: ARCHIVAL RECORD



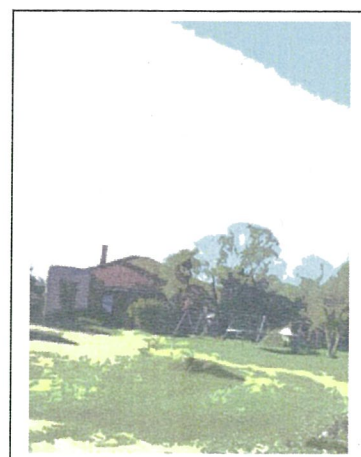
ARCHIVAL RECORD

Lot 4 (No. 10) Edeline Street, Spearwood, WA

MAY 2013

CONTENTS

- 1.0 Background
 - 2.0 Statement of Significance
 - 3.0 Location Plan
 - 4.0 Base Plan
 - 5.0 Reproduction of Archival Documents
 - 6.0 Brief Written History
 - 7.0 Certificate of Title
 - 8.0 Measured Plan
 - 9.0 Photographs
 - 10.0 Bibliography
- Attachment: Municipal Heritage Inventory



1.0 Background

This Archival Record has been prepared for Red Beetle Investments by Property Wizards.

The record is to accompany a Demolition Application as part of the Development Application to City of Cockburn Council at No.10 Edeline Street, Spearwood, City of Cockburn, WA.

The historical information contained in this report was obtained from Council's Municipal Heritage Inventory.

SITE DETAILS

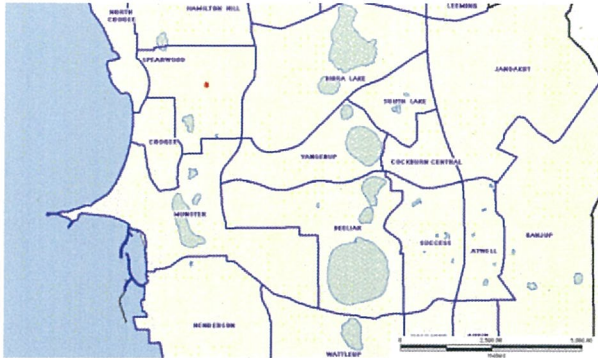
REGIONAL LOCATION:	City of Cockburn
TITLE DETAILS	Lot 4, Certificate of Title Volume 1274, Folio 813 and Diagram 25446
CLIENT OWNER	Red Beetle Investments Pty Ltd
APPLICANT	Property Wizards
PROPERTY NO.	2201373
PROPERTY ADDRESS	10 Edeline Street, Spearwood, 6163, WA
SITE AREA	1,879 sqm (0.18790Ha)
ZONING	Urban (MRS), Residential R40 (TPS3)
ACCESS	Fronted by Edeline Street, street front width - 25.15m
EXISTING IMPROVEMENTS	Single residence with rear outbuilding

2.0 Statement of Significance

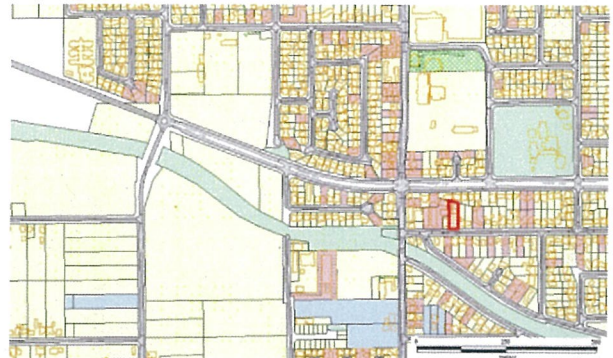
The significance of the place lies in:

- Its distinctive architectural features –
 - i) The dwelling comprises four rooms, two on each side of a central corridor, with a surrounding verandah. The North and West sides of the verandah are enclosed and used as Kitchen, Bathroom and ancillary sitting/store rooms. The Western elevation is mostly enclosed with timber louvres.
 - ii) The South-Western corner has a distinctive unroofed, limestone tower, with a narrow, facebrick- edged opening on each of the South-, North- and West sides and an arched opening to the verandah on the East.
- It's association with some well-known local families
- It's association with the Catholic Church in the district.

3.0 Location Plan



LOCATION PLAN 1: CITY OF COCKBURN



LOCATION PLAN 2: SPEARWOOD



LOCATION PLAN 3: EDELINE STREET



RONALD BODYCOAT · ARCHITECT

Suite 17, 10 Johnston Street, Peppermint Grove WA 6011
Telephone (08) 9384-6166 Facsimile (08) 9385-2341
ronaldbodycoatarchitect@iinet.net.au

Our Reference: 2385

13 August 2013

Liz Sterzel
Managing Director
Property Wizards
liz@propertywizards.com.au

Dear Liz

**RE: PROPERTY – 10 EDELINE STREET, SPEARWOOD
HERITAGE OPINION
TO ASSESS CULTURAL HERITAGE SIGNIFICANCE**

As discussed by phone in July 2013, I have visited this property to assess its condition, heritage significance if any, and the proposition of demolition for new redevelopment for housing on the lot.

1. BRIEF

The object of my inspection was to report to you my professional opinion regarding the heritage significance and status of the place in the context of its history and a demolition proposal for development for new housing on the entire lot.

2. DESCRIPTION

The existing building is a single-storey single residence set well back towards the rear of the lot in a residential locality comprising single and multiple residential developments. The building is an example of a typical Federation Bungalow style house, construction in c. 1912 with a square and unusual tower at the front southwest corner and timber louvred enclosure to the side verandah.

The building is ordinary, constructed in limestone walling with red face brick quoins, a hipped roof clad in orange terracotta Marseilles pattern tiles, one surviving brick chimney and an open verandah across the front and down the eastern side. A verandah along the western side of the house is enclosed with timber louvres.

3. HERITAGE LISTINGS

The place is assessed as **Category C** in the City of Cockburn Local Government Inventory – the lowest category of cultural heritage significance – and is included in the State Heritage Office Database but is not entered in the State Register of Heritage Places nor in any other State or Commonwealth heritage list. The Local Government Inventory states, at Category C, that conservation of the building 'is desirable', but does not state that conservation is mandatory.

.../2

ABN 54 697 998 727

13 August 2013

PAGE 2 RE: PROPERTY – 10 EDELINE STREET, SPEARWOOD
HERITAGE OPINION
TO ASSESS CULTURAL HERITAGE SIGNIFICANCE

In summary, the place is low in heritage value, assessed only for inclusion in the City of Cockburn Local Government Inventory and in no other heritage register.

4. CONTEXT

The physical context of the house has changed substantially since construction in c. 1912. The building is no longer isolated on a large tract of land, possibly previously used for vines, market gardens and grazing. The house is now in 2013 located on a small suburban subdivision and locked in on both sides and at the rear by recent 20th century residential development. The two adjoining houses at the east and west sides area typically constructed close to the street boundary and to side boundaries, in a representative and non-descript brick and tile architectural style. Opposite in Edeline Street, more recent similar single houses are in place.

The original context of the house has thereby been transformed from its isolated status in 1912.

5. CONDITION OF THE BUILDING

The condition of this c. 1912 house in 2013 is deteriorated:

- corner tower – vertical cracks in stone walling; fretting of mortar joints; fretting of stonework; complete loss of the entire roof; loss of glass to windows; render to internal wall finishes substantially eroded; alteration to the arched opening in the north wall;
- the terracotta Marseilles pattern tiled roof to the house will need to be totally replaced – the existing tiles and their wired fixings will have deteriorated to a condition of concern;
- vertical cracking at masonry openings in the stone south wall of the house onto the verandah;
- substantial breakdown of the poor quality concrete floor to the verandahs;
- almost total loss of paint finishes to the verandah timberwork, roof fascias and timber louvres to the western elevation of the house; replacement of some timber members at least will be necessary due to deterioration;
- crude and aesthetically inappropriate limestone base sections to the verandah timber posts across the south front of the house;
- ~~• the absence of any surviving relevant landscape treatment, with evidence of substantial cutting down of mature trees;~~
- in view of the age of the house, the era of construction and old amenities in the social context, together with apparent lack of proper maintenance of the fabric of the building, bathroom(s), kitchen laundry and toilet amenities will need to be completely replaced together with power, water and sewerage services to the entire building;
- security, energy conservation, smoke and fire detection alarms, and telephone and electronic security and appliance installations will need to be totally reinstated, or installed as initial services should the building be retained.

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ABN 54 697 998 727

13 August 2013

PAGE 3 RE: **PROPERTY – 10 EDELINE STREET, SPEARWOOD
HERITAGE OPINION
TO ASSESS CULTURAL HERITAGE SIGNIFICANCE**

6. RENEWAL

The prospects of renewal and retention of the existing fabric of the house are not appropriate realistically:

- whereas the date of origin of the house and the history of use and occupation are relevant to provide a basis for interest in the place, that historic experience has not been so substantially relevant that retention of the house can be justified in view of its present reduced setting and deteriorated condition of the fabric and the amenity of the house;
- the Federation architectural style of the house is not rare, but in this case ordinary, with the exception of the incongruous and altered stone tower at the front southwest corner of the house, and the unusual but now deteriorated timber-louvred enclosure to the west side verandah;
- the house, set well back from the street boundary, contributes nothing of relevance to the streetscape of Edeline Street; the adjacent and nearby residential development does not conform in style, onsite location or architectural character to the earlier house at No. 10; that house contributes nothing to any stylistic homogeneity of the unexceptional residential development of Edeline Street and the general locality where there are no other surviving stone houses contemporary with the house at No. 10 Edeline Street.

7. PUBLIC COMMENT

Members of the local and dispersed community have expressed opposition to proposed demolition of the house at No. 10 Edeline Street. That opposition represents the personal opinions of people who have no responsibility for conservation of the existing c. 1912 house and no liability to contribute to its upkeep or restoration. Such opinions can be based on an emotive rejection to change rather than informed judgements.

8. CONCLUSION

In my professional opinion, retention of the existing house is not a reasonable proposition as a consequence of its unexceptional character, apart questionably from the corner tower of unknown origin and use, its advanced deteriorated condition which can be addressed only with considerable expenditure, and in particular where the owner seeks to redevelop the entire property for new residential buildings in a context where the entire locality has been transformed with residential building. Further, the owner not unreasonably has no wish to conserve the existing house but prefers to introduce new multi-residential housing to the standards expected in 2013. Retention of the house will be costly, when restored within any new development on the site will not be visible from the street, and will not be publicly accessible.

A just redevelopment of the property represents a positive contribution to the locality. The existing house is not worthy of retention and conservation where the owner has determined that new residential development will represent a positive contribution. Loss of the existing house is not a major issue.

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RE: PROPERTY – 10 EDELINE STREET, SPEARWOOD
HERITAGE OPINION
TO ASSESS CULTURAL HERITAGE SIGNIFICANCE

9. HERITAGE ASSESSMENT SUMMARY

In the context of the criteria currently in use for determining cultural heritage significance, the house at 10 Edeline Street, Spearwood is assessed as follows:

- the place has little distinctive aesthetic value;
- the place does have historical value as a house originating from c. 1912 but with only occasional use as Presbytery for the local Roman Catholic Church;
- the place has some social heritage value for association with previous occupants;
- the place has little, if any, scientific value providing no relevant new information regarding style, construction methods or materials;
- the place has little, if any, scarcity value; the Federation Bungalow style is common throughout suburban residential localities where subdivisions and residential development dates from around 1900;
- the place is in a deteriorated condition as the consequence of little if any maintenance over a long period of time;
- the place is a representative example of the Federation Bungalow architectural style, incorporating details which do not conform to that style;
- the place has medium only authenticity and integrity values derived from its current status.

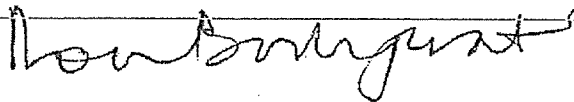
In summary, the place has little if any relevant cultural heritage significance.

10. PHOTOGRAPHS

The attached photographs of the exterior of the house, taken on 23 July 2013, identify the context and the defects of the fabric and its context in particular.

The attached diagrammatic site plan identifies the location of the house at the rear of the lot, well back from the street boundary.

Regards



RONALD BODYCOAT
Heritage Architect

Enclosures

ABN 54 697 998 727

PROPERTY – 10 EDELINE STREET,
SPEARWOOD, Western Australia

PHOTOGRAPHS
taken 23 July 2013 by Ronald Bodycoat

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat



1. House viewed from Edeline Street boundary.



2. South (front) elevation of No. 10.

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat



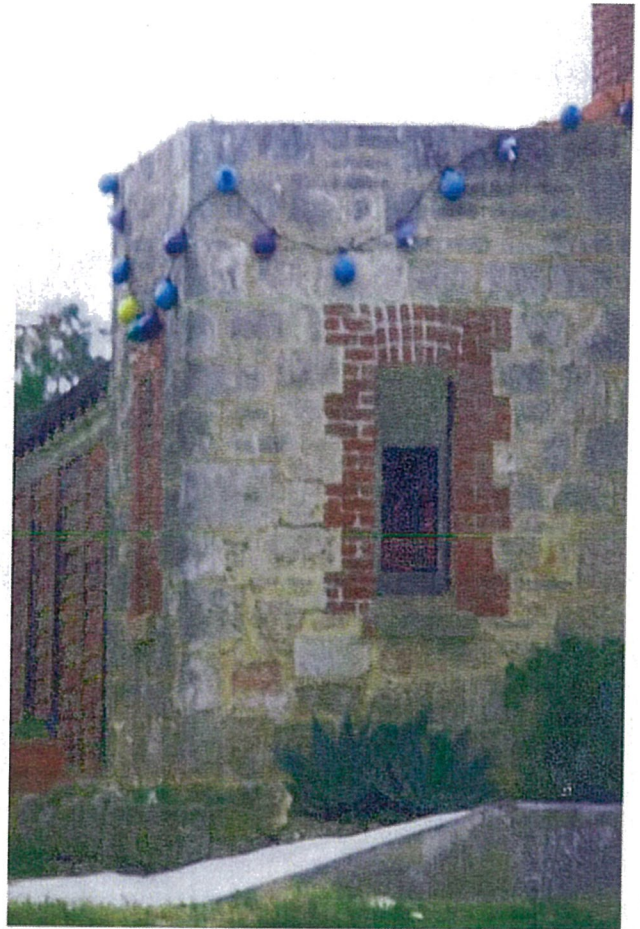
3. Adjacent house to the east.



4. Adjacent house to the west.

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat

5. Southwest corner tower, south elevation.



6. Front elevation – showing irregular verandah columns.

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat



7. West elevation – showing deterioration of stonework to the tower and the timber louvres to the west verandah.



8. Southwest corner tower – showing deterioration of stonework and loss of roof.

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat

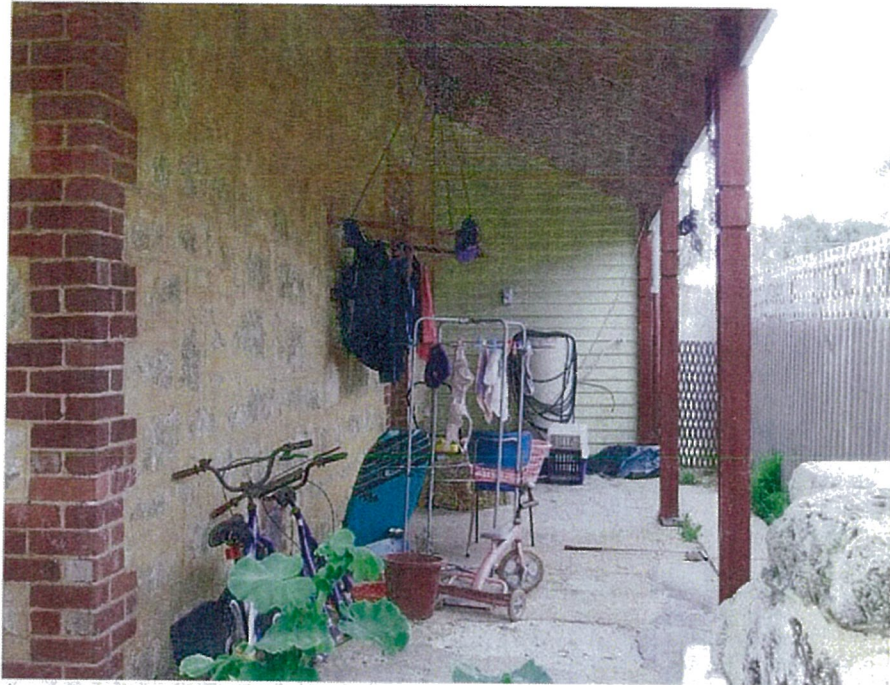


9. South elevation – showing the irregular posts to the verandah.



10. West window of the tower – view showing deteriorated brickwork and joinery, and interior deterioration.

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat



11. Eastern verandah – view looking north.



12. Deteriorated floor to the east verandah.

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat

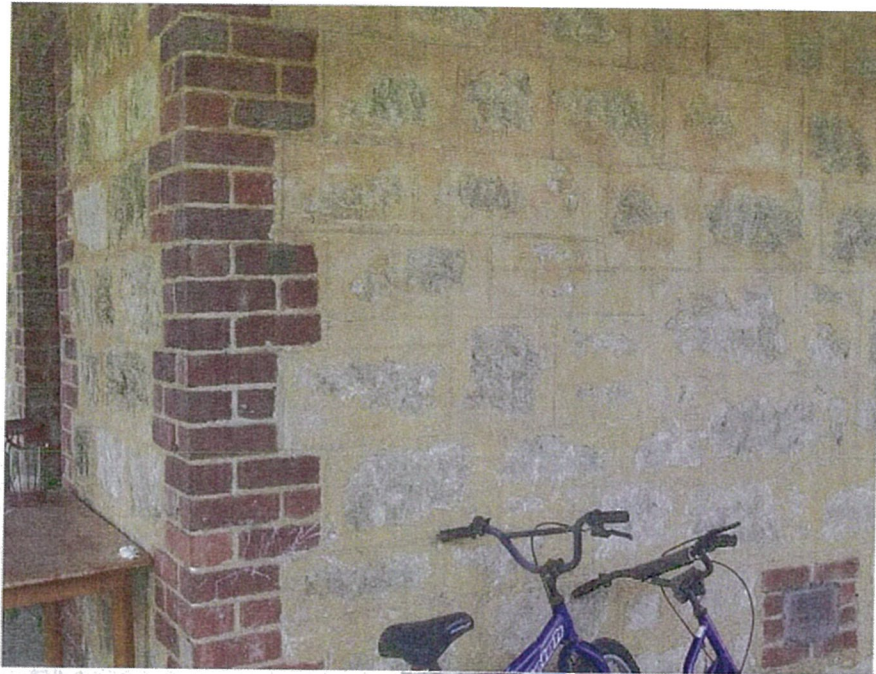


13. Detail of south verandah post supports.



14. View looking west along the south verandah.

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat



15. Southeast corner of the south verandah – showing original details.



16. View looking west into the southwest corner tower – showing deterioration and altered north opening.

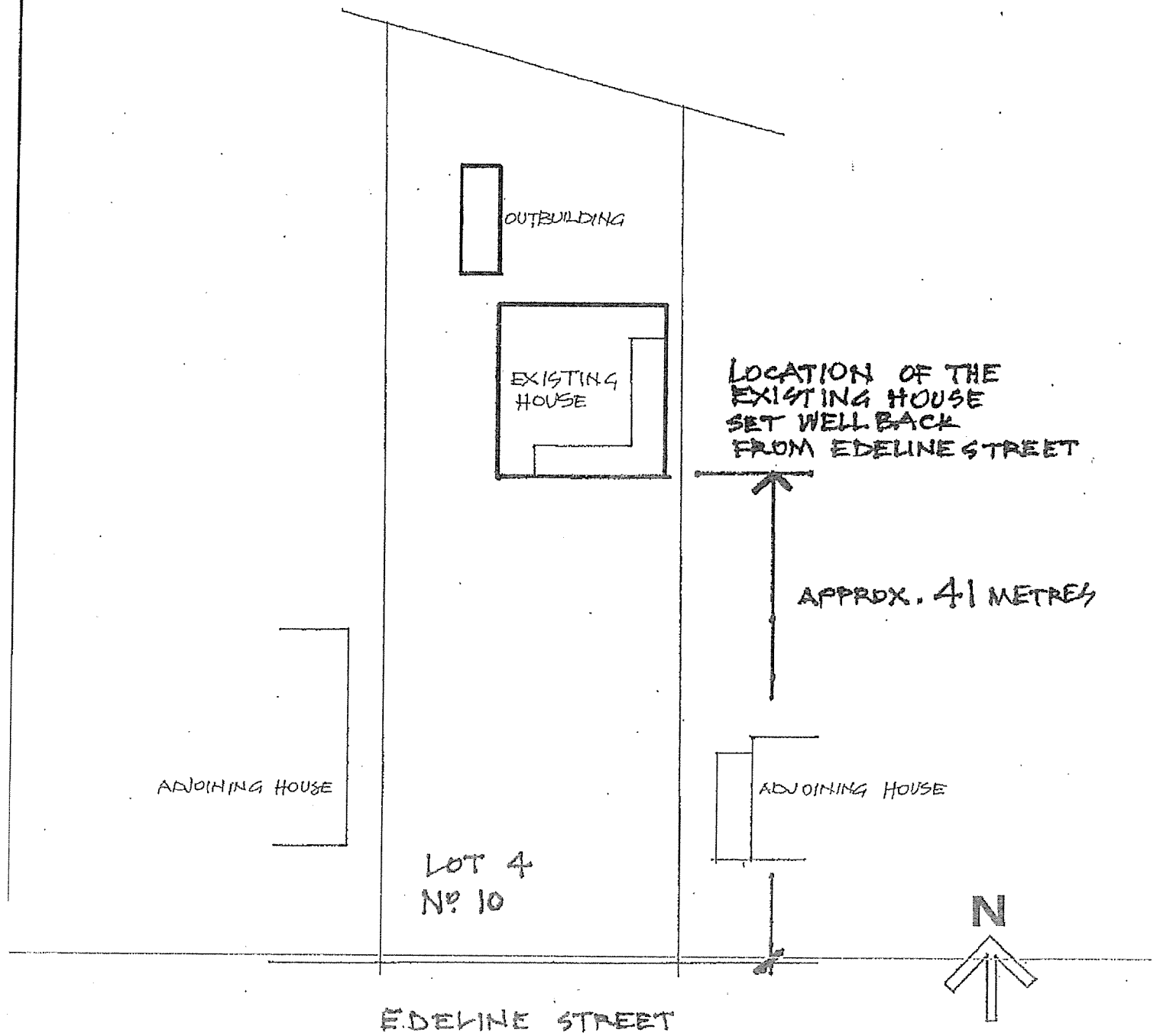
Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat

17. Front door in south verandah –
showing introduced screen door.



18. Recent residential development in Edeline Street opposite No. 10.

Property – 10 Edeline Street,
Spearwood, Western Australia
Photographs taken 23 July
2013 by Ronald Bodycoat



DIAGRAMMATIC SITE PLAN

10 Edeline Street, Spearwood

Background

Palassis Architects have been commissioned by the City of Cockburn to provide an independent review of heritage advice provided by the owners of 10 Edeline, Spearwood to support their application to demolish the place. The need for heritage advice arises as the place is listed on the City's Local Government Inventory.

We received the following documentation from the City:

- *Property – 10 Edeline Street, Spearwood, Heritage Opinion to Assess Cultural Heritage Significance and Photographs*, Ronald Bodycoat, Architect, 13 August 2013-09-02
- *Demolition Report*, Property Wizards, May 2013-09-02
- Diagrammatic sketch plan, undated

The following information was sourced from the Internet:

- *City of Cockburn Local Government Inventory, Section Two*, updated 2012, and
- *Heritage Conservation Design Guidelines*, 27 September 2012

This report was prepared using the above documentation only. No site inspection was performed, as agreed with the City.

Heritage listings

10 Edeline Street is listed on the following heritage registers:

- Municipal Inventory adopted 15 April 1997 Category C

NB: listed as Spearwood Presbytery (fmr)

The following development control principles apply to Category C places:

The following policy provisions apply to places included on the LGI and identified as management category C (Significant).

2. Demolition

- (a) Retention of the building or place is encouraged, however demolition may be supported, subject to the consideration of heritage significance together with other relevant planning issues.
- (b) An archival record will be required as a condition of development approval for demolition, and the archival record should be prepared in accordance with the Heritage Council of WA guidelines.
- (c) Consideration should be given to the inclusion of interpretation of the heritage place (refer to 7.0).

Statement of Significance (from Local Government Inventory)

Spearwood Presbytery (fmr) has aesthetic value through its distinctive architectural features.

Spearwood Presbytery (fmr) is associated with the Catholic Church in the district and with some well known local families.

Palassis Architects, September 2013, Revised

The Local Government Inventory has been prepared to meet the guidelines of the *Heritage of Western Australia Act 1990*. Guidelines have been prepared by the State Heritage Office to guide consultants in the preparation and review of Municipal Inventories, and are published as:

- *Criteria for the Assessment of Local Heritage Places and Areas*, March 2012, and
- *Basic Principles for Local Government Inventories*, March 2012

Review of Heritage Opinion – Ronald Bodycoat, Architect

The brief for the heritage opinion provided by Ronald Bodycoat, Architect, is stated in his report:

The object of my inspection was to report to you my professional opinion regarding the heritage significance and status of the place in the context of its history and a demolition proposal for development for new housing on the entire lot.

The report comprises

- Description (physical)
- Heritage Listings
- Context
- Condition of the Building
- Renewal
- Public Comment
- Conclusion, and
- Heritage Assessment Summary

Mr Bodycoat concludes that the place 'has little if any relevant cultural heritage significance.'

Comment

Description

The description of the place as stated by Mr Bodycoat, whilst brief, appears to be accurate, although the use of the word 'ordinary' is unclear.

Heritage Listings

The heritage listings of the place as stated by Mr Bodycoat, are correct at the time of writing.

Context

Description of current context as stated by Mr Bodycoat appears to be accurate. However context is not discussed in the Local Government Inventory, nor is context a criterion of significance, and is not a reason in itself to justify the removal of heritage buildings. There are many examples of successfully retained significant heritage buildings in changed contexts

Condition of the Building

We are unable to comment on the condition of the building, not having inspected it. Condition is only relevant where it is 'in relation to the values for which that place has been assessed' (*Criteria for the Assessment of Local Heritage Places and Areas*).

The stated values in the City's Local Government Inventory are:

Spearwood Presbytery (fmr) has aesthetic value through its distinctive architectural features.

Spearwood Presbytery (fmr) is associated with the Catholic Church in the district and with some well known local families.

Neither of these values is changed by the condition of the place.

Renewal

An assessment of cultural heritage significance is based on the criteria established by the State Heritage Office, and relate to the aesthetic, historic, research and social values, the level of which is moderated by rarity, representativeness, condition (where it relates to the value/s), integrity and authenticity. Whilst it is understandable that the condition of a place and the cost to restore and/or conserve it are important issues to the owner/s, they are outside the scope of a heritage assessment, which seeks simply to assess a place on the basis of known and accepted values.

Specifically, in this section, we offer the following opinion:

1. condition and amenity are not criteria for the assessment of cultural heritage significance;
2. the house contributes to the streetscape, regardless of its setback, as a substantially intact Federation Bungalow with some distinctive architectural features;
3. Mr Bodycoat concedes that the place, rather than being an 'ordinary' Federation house, also comprises a stone tower and an unusual timber-louvred enclosure, suggesting that it is not a typical Federation house; and,
4. it is noted by Mr Bodycoat that 'there are no surviving stone houses' contemporary with the house at No. 10 Edeline Street, which may well suggest that the place has rarity value as other, similar, places no longer exist.

Public Comment

No comment

Conclusion

Mr Bodycoat concludes that the place should not be conserved because:

1. of its advanced deterioration
2. the owner seeks to redevelop the place, arguing that 'the existing house is not worthy of retention and conservation where the owner has determined that new residential development will represent a positive contribution.'

Whilst the views and wishes of the owner are important, they are not criteria for assessing the cultural heritage significance of the place, which is described above.

Heritage Assessment Summary

In response to Mr Bodycoat's dot points, it is our professional opinion, based on the documentation stated, that:

- the place is representative of Federation Bungalow style, with some has distinctive architectural features that set it apart from the typical dwellings of similar style constructed in the era;
- the place has historic value as a cottage dating from the Federation period, and for its later association with the Catholic Church;
- the place has social value for its association with a number of well know local families, and is of value to the current community as evidenced by opposition to its proposed demolition;
- the place has little research value;
- the place may have rarity value if, as Mr Bodycoat states, 'there are no surviving stone houses'. This is outside the scope of this report, but may warrant further investigation;

Palassis Architects, September 2013, Revised

- the place appears to be in a deteriorated condition, but this does not detract from the stated values in the Local Government Inventory;
- the place has high integrity as it continues to be used in its original function as a residence; and
- the place has moderate authenticity.

Opinion

It is our professional opinion that the report does not address the stated values of the place, as expressed in the City of Cockburn's Municipal Inventory, but focuses largely on issues that are not relevant to an assessment of significance and, further, makes comment that could support an argument for the place having rarity as a rather more unusual Federation Bungalow than Mr Bodycoat actually states.

To be of sufficient significance to be placed on a local register, *"a place or area will be of significance to the locality if it meets one or more of the criteria in section 2 under the headings of Aesthetic, Historic, Research or Social value. Significance in this context is a question of value for the local government district, and not value for the State or the region."* (Criteria for the Assessment of Local Heritage Places and Areas).

The City's Local Government Inventory concludes that the place has aesthetic value for its distinctive architectural features, which are still extant, and for its association with the Catholic Church and some well-known local families, associations that have not been disputed.

It is our opinion that *10 Edeline Street, Spearwood*, is of sufficient cultural heritage significance to warrant its inclusion on the Municipal Inventory at its current level (C).

Conclusion

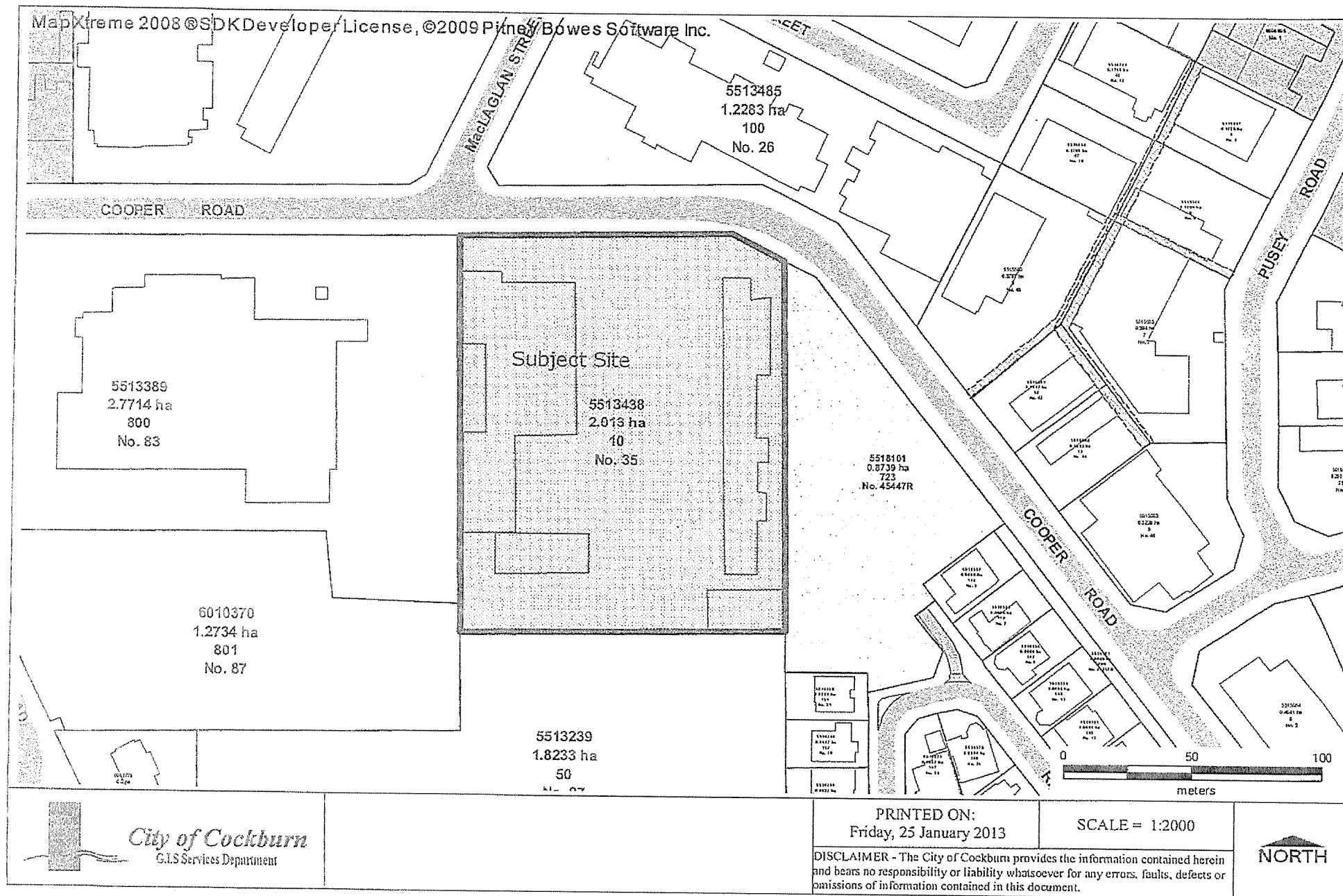
It is our professional opinion that the place is of at least sufficient significance to warrant its inclusion on the Local Government Inventory. The question of whether it is of sufficient value to be listed on the State Register of Heritage Places is beyond the scope of this report.

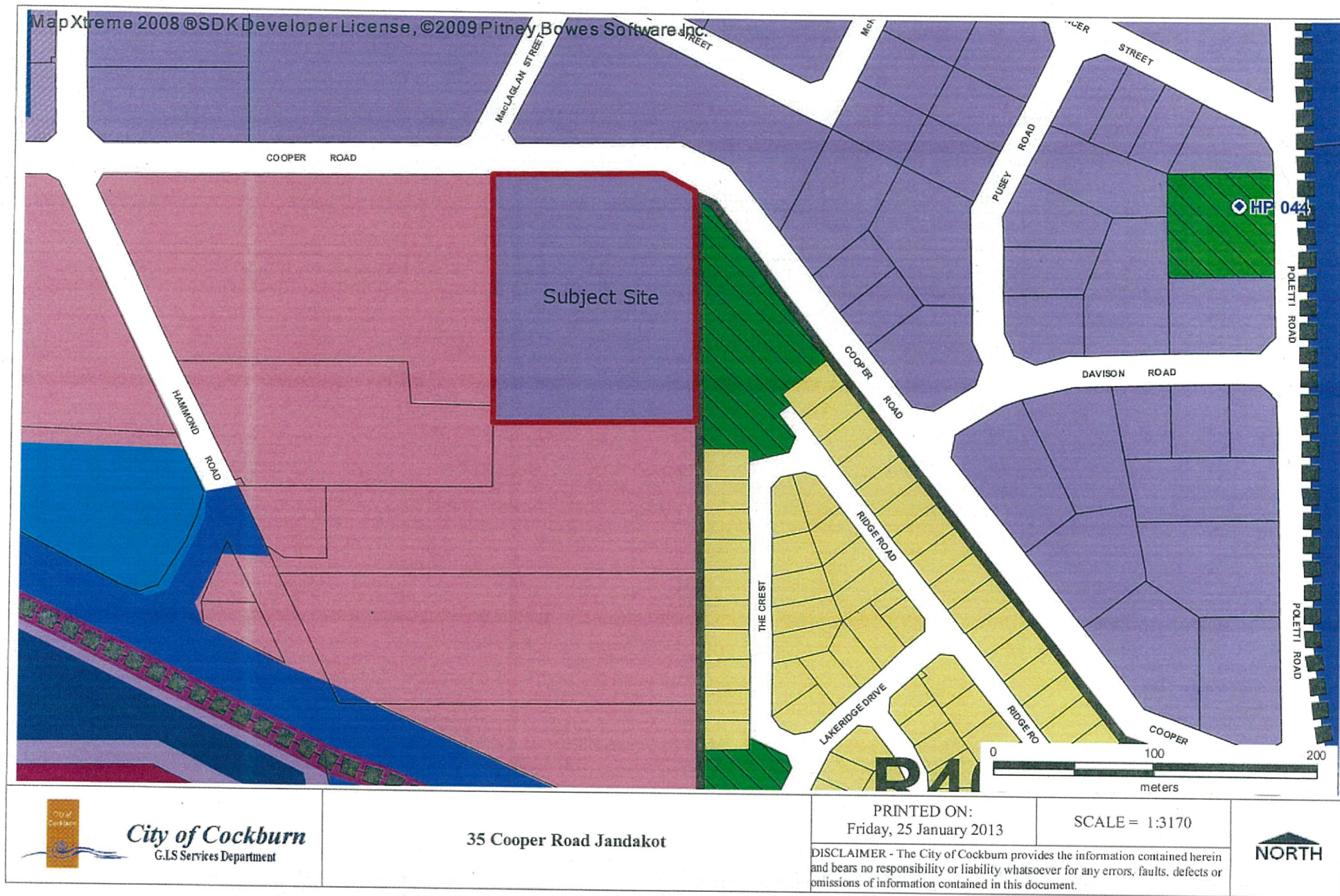
10 Edeline Street, Spearwood, as stated by Mr Bodycoat and as shown in the sketch site plan, is located well towards the rear of the lot. There is clearly an opportunity to retain the existing building and still add value to the site through new development on the front portion of the lot which the City may wish to consider granting concessions or bonuses for. If this were to occur, the contribution of the place to the streetscape would be impacted, but the stated values of the place would continue to exist.

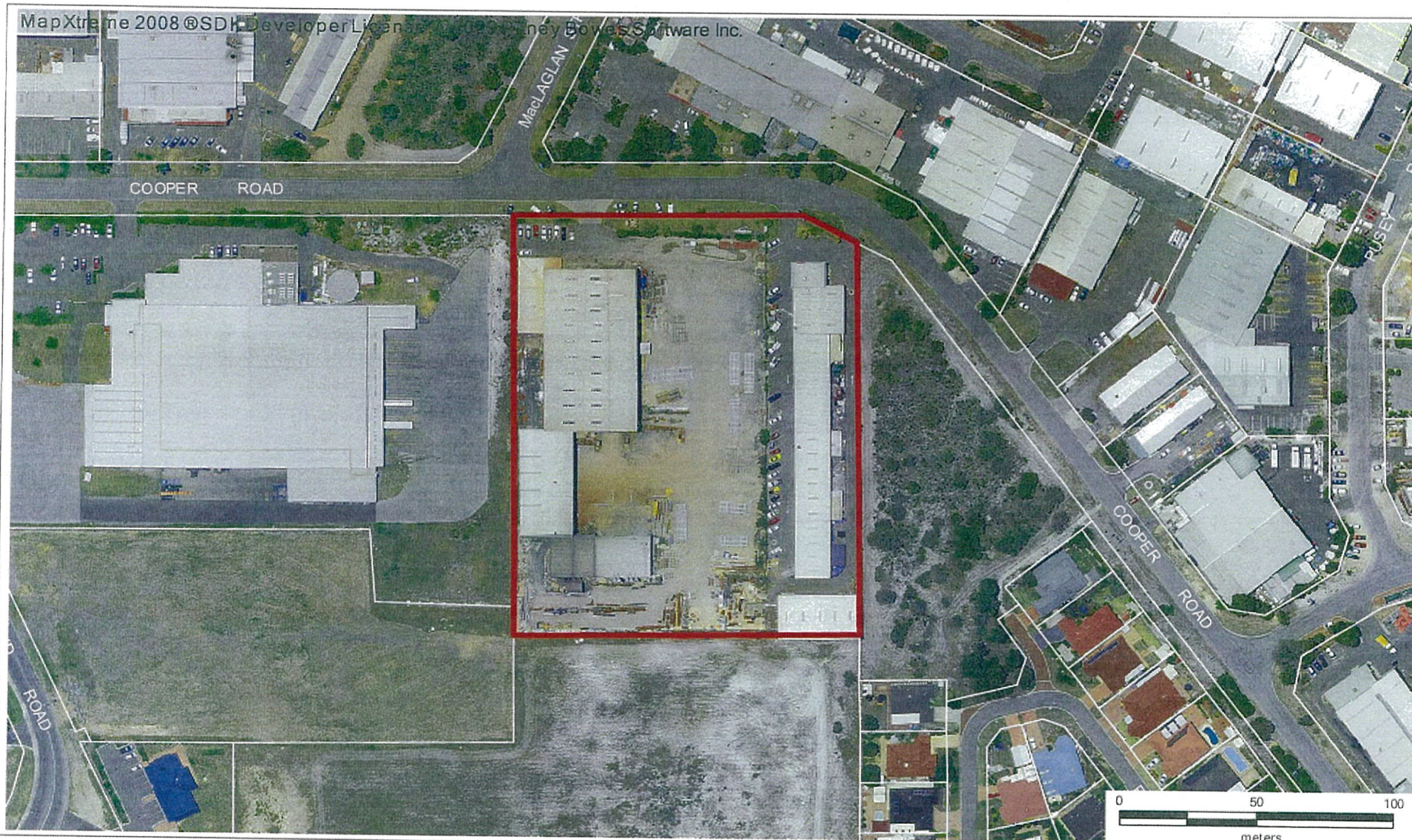
Demolition of *10 Edeline Street, Spearwood*, would result in the loss of cultural heritage significance to the area which, Mr Bodycoat states, 'has been transformed with residential building', implying that the area has been intensively developed in recent time, and that the removal of this place would add to a diminution of heritage values that has occurred progressively over time. The absence of similar heritage places is not an argument in itself for the removal of an existing heritage place.

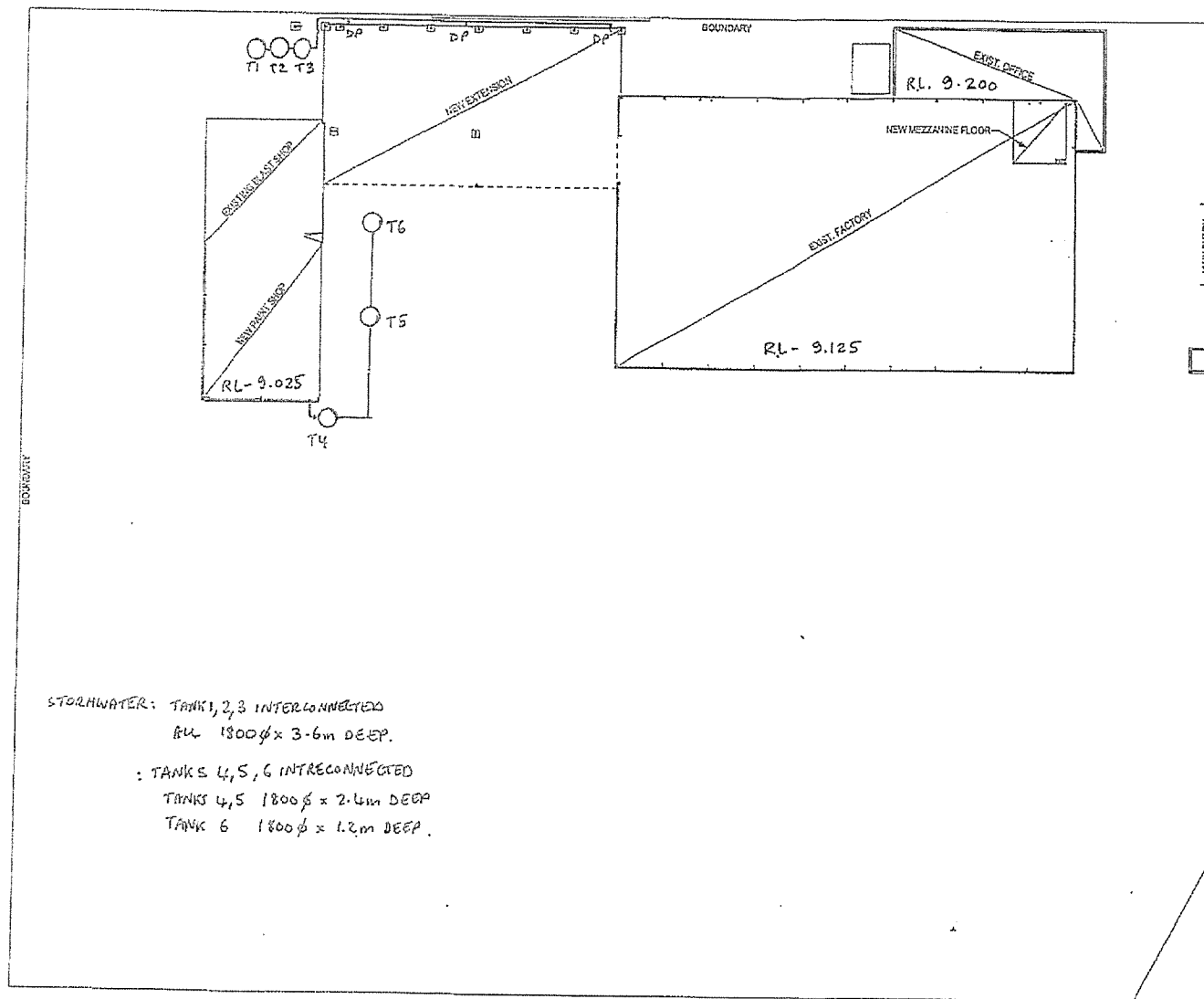
If *10 Edeline Street, Spearwood*, were to be demolished, a comprehensive archival record should be prepared by an experienced consultant to satisfy the State Heritage Office *Guide to preparing an archival record*. City planning officers should ensure that any such report satisfies the SHO brief.

In addition to documenting the current condition of the place, if *10 Edeline Street, Spearwood* were to be demolished, it is recommended that interpretation of the place be prepared as part of any proposed new development.

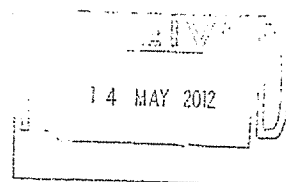








STORMWATER: TANKS 1,2,3 INTERCONNECTED
 RL 1800φ x 3.6m DEEP.
 : TANKS 4,5,6 INTRECONNECTED
 TANKS 4,5 1800φ x 2.4m DEEP
 TANK 6 1800φ x 1.2m DEEP.



<div>TEKLA Structures</div>	<div>ERECTOR NOTES</div> <div>1. ALL WORK SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER. 2. ALL WORK SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER. 3. ALL WORK SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER. 4. ALL WORK SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER. 5. ALL WORK SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER. 6. ALL WORK SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER.</div>	<div>ERECTOR PLAN REFERENCE</div>	<div>REVISIONS</div> <table><thead><tr><th>No.</th><th>DATE</th><th>DETAILS</th></tr></thead><tbody><tr><td>1</td><td>04/12/2014</td><td>ISSUED FOR CONSTRUCTION</td></tr></tbody></table>	No.	DATE	DETAILS	1	04/12/2014	ISSUED FOR CONSTRUCTION	<div>XSDRAFTING PTY LTD</div> <div>1 JOYCE STREET, EAST VICTORIA 3184 AUSTRALIA PHONE: 03 9414 1378 FAX: 03 9414 6023</div>	<div>COMPLETE STEEL PROJECTS</div> <div>31 COOPER RD, JANDAKOT, WA 6164 PH (08) 9414 1378 FAX (08) 9414 6023</div>	<div>COMPLETE STEEL PROJECTS</div> <div>31 COOPER RD., JANDAKOT FACTORY EXTENSION SITE PLAN</div>
				No.	DATE	DETAILS						
				1	04/12/2014	ISSUED FOR CONSTRUCTION						
<div>DATE: 05/05/2012</div>	<div>SCALE: 1:200</div>	<div>DRAWING No.</div> <div>0636MP-01</div>										

ATTACH 14

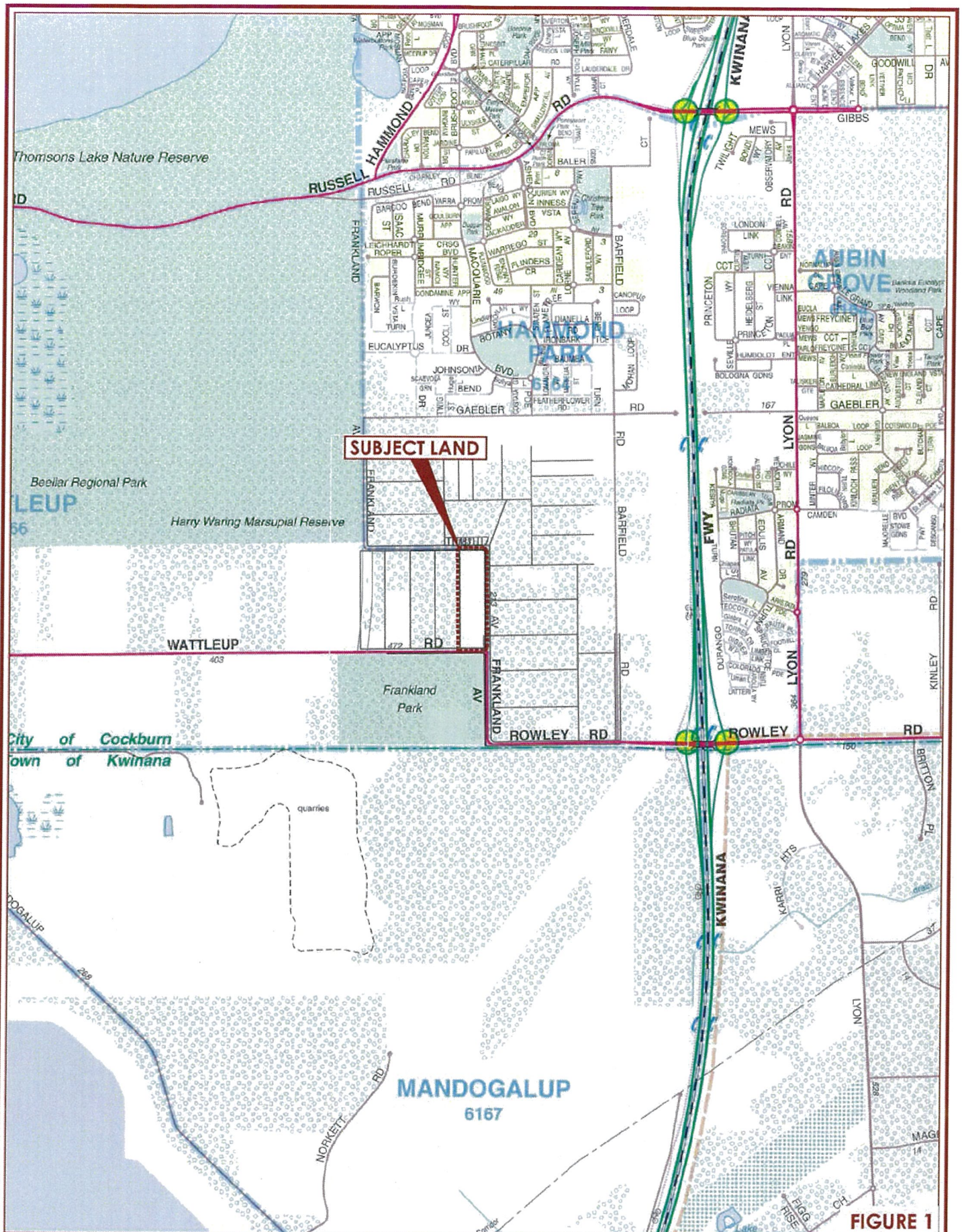


FIGURE 1



0 50 100 150 200 250m
SCALE 1:10,000 A4

burgess design group

TOWN PLANNING + URBAN DESIGN

PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au

P (08) 9328 4411
F (08) 9328 4062

Planner: JD
Client: E & G Developments
Date: 31.07.13
Plan No: EGD MAD 9-01b.1

LOCATION PLAN
126 WATTLEUP ROAD
HAMMOND PARK
CITY OF COCKBURN



0 20 40 60 80 100m
SCALE 1:2000 (A4)

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Planner: JD
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Plan No: EGD MAD 2-01g

LOCAL STRUCTURE PLAN
Lot 126 Wattleup Road
Hammond Park
CITY OF COCKBURN

SCHEDULE OF SUBMISSIONS
STRUCTURE PLAN PROPOSAL – LOT 126 WATTLEUP ROAD, HAMMOND PARK

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Brett Dunn, Department of Water PO Box 332 MANDURAH WA 6210	<p>Support</p> <p>Thank you for referring the proposed Local Structure Plan (LSP) received with correspondence dated 6 August 2013. The Department of Water (DoW) has reviewed the information and wishes to provide the following advice:</p> <p>Urban Water Management Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, the proposed LSP should be supported by an approved Local Water Management Strategy (LWMS) prior to finalising and supporting the LSP.</p> <p>The DoW has recently approved the Lots 114 and 123-126 Frankland Ave, Hammond Park - Local Water Management Strategy (Development Engineering Consultants, July 2013). It is recommended that the LSP is consistent with the approved LWMS.</p> <p>Groundwater The subject area is located within the Cockburn Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer is subject to licensing by the DoW. 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>If you wish to discuss the above further please contact Jane Sturgess at the DoW's Mandurah Office on (08) 9550 4222.</p>	NOTED.
2	Lindsay Broadhurst, Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	<p>Objection</p> <p>Thank you for your letter dated the 6th of August, 2013 requesting Main Roads comment on the above proposed Structure Plan.</p>	<p>Objection Noted. Not Supported</p> <p>The depiction of traffic lights on the Structure Plan is for indicative purposes only. The final decision on the treatment of the intersection of the realigned Wattleup</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Main Roads objects to the current proposal on the grounds that the Structure Plan has no supporting traffic assessment data. Please see Main Roads letter to the City of Cockburn dated the 22nd of August, 2013 ref: 013#424018 (attached) for more information.</p> <p>Until the TIA is provided Main Roads cannot support the proposed Structure Plan.</p> <p>If you require any further information please contact James McCallum on (08) 9323 4214. In reply please quote reference number 04/11588-10 (013#421497).</p>	<p>Road and the Hammond Road Extension is a matter for the City and Main Roads and will be determined as part of the detailed design work for the Hammond Road extension.</p> <p>A Traffic Impact Assessment has been prepared for the proposed Structure Plan. This has been assessed by the City's Traffic Engineer and deemed to be acceptable for the purposes of registering an accurate depiction of future traffic flows in the area.</p>
3	Christine Lewis, Department of Aboriginal Affairs PO box 3153 EAST PERTH WA 6892	<p>I refer to your letter dated 6 August 2013, regarding a proposed Structure Plan for Lot 126 Wattleup Road, Hammond Park (the Proposal). I note that the Proposal is to facilitate the development of the majority of the land above for residential purposes.</p> <p>I have had an opportunity to review the information provided with the letter and the Register of Aboriginal Sites. An inspection of the Register has indicated that there are currently no known Aboriginal sites located in the area subject to the Proposal. The inspection also indicated that there have been surveys of heritage values across this area.</p> <p>Where proposals for development of land are occurring we would like to suggest that developers use the Cultural Heritage Due Diligence Guidelines for assistance in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values. The Guidelines can be located online through the following link: http://www.daa.wa.gov.au</p> <p>Please be aware that all persons employed or engaged in future development of the area should be aware of their obligations under the AHA. Should cultural material or new sites be discovered there is an obligation under section 15 of the AHA to record and lodge site information with the OM so that we can update our information and place these sites on the Register. Further information about site recording and the AHA generally can be found at the DM website through the following links:</p>	NOTED.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		http://www.daa.wa.gov.au/en/Heritage--Culturel If you have any questions in regard to the above, please contact Ryan Crawford on 6551 8050	
4	Stephen Muldoon, Department of Education 151 Royal Street East Perth WA 6004	<p>Thank you for your letter dated 6 August 2013 regarding the Proposed Structure Plan on Lots 114, 123, 124, 125 and 126 Wattleup Road, Hammond Park.</p> <p>The Department of Education has reviewed both the documents and wishes to make the following comments;</p> <ul style="list-style-type: none"> The Department notes that the proposed Local Structure Plan shows a residential lot yield of R30-60. When compared to the dwelling yield identified on the Southern Suburbs District Structure Plan (SSDSP), dated 2005, there is an increase in the number of dwellings proposed. The Department has based its calculations on the previous District Structure Plan to identify the number dwellings within the catchment area of the proposed Wattleup Primary School. The Department has identified a newer version of the SSDSP showing residential density as "High" and "Medium". The proposed increase in dwelling yields and increase population may affect the ability of the school to accommodate the expected increase in student yield. <p>The Department would appreciate any updated information in relation to anticipated dwelling yields and R Codes across the Southern Suburbs District Structure Plan to enable revised calculation of possible student yields from the development.</p>	<p>NOTED.</p> <p>The City will provide the Department of Education with available information pertaining to the expected dwelling yields in the Southern Suburbs District Structure Plan Stage 3 area.</p> <p>It should be noted that the Department of Education was consulted with as part the advertising of Scheme Amendment No. 28 and the updated SSDSP3 and noted the following:</p> <p><i>"The Department is satisfied with the location of the sites in relation to their local catchments"</i></p> <p>There has been no change to the density within the SSDPS3 area. Moreover, the proposed densities within the proposed Structure Plan are consistent with the SSDPS3 requirements.</p>
5	Chris Leigh, CLE Town Planning, on the behalf of Roman Catholic Archbishop of Perth PO Box 796 SUBIACO WA 6904	<p>Thank you for the opportunity to provide comment on the local structure plan proposal for Lot 126 Wattleup Road, Hammond Park, (herein referred to as the 'Lot 126 LSP') prepared by Burgess Design Group. CLE Town Planning + Design make the following submission on behalf of the Roman Catholic Archbishop of Perth, being the land owner of Lot 46</p>	<p>NOTED. PARTIALLY SUPPORTED.</p> <p>It is correct to note that there is a requirement to lift a</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Woodrow Avenue, Hammond Park (Lot 46).</p> <p>Lot 46 is located immediately north-east of the subject lot (Lot 126) and is currently being developed as a private primary school, known as Hammond Park Catholic Primary School.</p> <p>We have reviewed the proposed Local Structure Plan for Lot 126 and acknowledge its general consistency with the City of Cockburn Southern Suburbs District Structure Plan – Stage 3, Hammond Park (SSDSP3) in respect to zoning, location of public open space and key road networks.</p> <p>Although we have no objection to the design of the proposed structure plan, our concern relates to the inclusion of a description of works and costs associated with the raising of Frankland Avenue. These works are outlined in Part I, Section 6.3 (Development Contributions) of the proposed Lot 126 LSP.</p> <p>The raising of Frankland Avenue is not an infrastructure item outlined in the TPS3 and therefore it is not appropriate for these works and associated costs to be included in the Lot 126 LSP. Accordingly we request that paragraph 2 of Part I, Section 6.3 be deleted from the proposed local structure plan.</p> <p>Part I of a local structure plan should outline provisions and standards that are intended to have statutory effect under the City's Town Planning Scheme No. 3 (TPS3) and accordingly, these provisions and standards must align with the content of the Scheme.</p> <p>Town Planning Scheme No. 3 (TPS3) Development Contribution Requirements</p> <p>The City of Cockburn's Town Planning Scheme No. 3 incorporates relevant provisions for the declaration of Development Contribution Areas and preparation of Development Contribution Plans to provide for the equitable sharing of the costs of infrastructure and administrative costs between land owners.</p> <p>Relevant to this locality, the City of Cockburn is currently considering Scheme Amendment No. 28 to its Scheme which will modify the Scheme</p>	<p>portion of Franklin Avenue to accommodate a deep sewer connection to future residential properties.</p> <p>It is also correct that this is not a matter which warrants inclusion in Section 6.3 of Part 1 of the Proposed Structure Plan for Lot 1265 Wattleup Road, Hammond Park.</p> <p>The arrangements for the sharing of costs associated with lifting the road remains a matter for affected landowners to determine amongst themselves. Therefore the City has no comment on whether or not individual landowners should contribute to these costs.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>map to replace the existing Development Area 9 with Development Area 26 (DA26). Scheme Amendment No. 28 also seeks to introduce a Development Contribution Area (DCA9) which will require the proportional contribution of landowners toward regional infrastructure, outlined in a schedule for the DCA.</p> <p>It is important to note that the works and costs associated with the lifting of Frankland Avenue are not included in the DCA 9.</p> <p>Upgrading of Frankland Avenue The Southern Suburbs District Structure Plan - Stage 3, Hammond Park (SSDSP3) was prepared by the City of Cockburn as a strategic document to guide local structure planning as well as future subdivision and development in the southern portion of Hammond Park.</p> <p>The servicing report prepared by Sinclair Knight Merz (SKM) as part of SSDSP3 identified the need to raise the road level of a portion of Frankland Avenue to accommodate levels for deep sewer. The following land holdings have lot frontage to the portion of Frankland Avenue where these works are required:</p> <ul style="list-style-type: none"> • Lot 126 Wattleup Road • Lot 46 Woodrow Avenue (formerly Lot 46 Frankland Avenue) • Lot 47 Frankland Avenue • Lot 48 Frankland Avenue • Lot 49 Frankland Avenue <p>As outlined above, the upgrading of Frankland Avenue is not an infrastructure item outlined in the schedule of development contribution works provided by the City's Scheme. We understand it is the City of Cockburn's view that the upgrading of Frankland Avenue (including raising the level of the land to accommodate deep sewer) is a works package and cost to be resolved and agreed upon between affected landowners.</p> <p>Whilst it is acknowledged that a cost sharing arrangement between landowners for the resurfacing works to Frankland Avenue is required, the landowners of Lot 46 Woodrow Avenue should not be required to be involved in any contribution toward the cost of raising Frankland Avenue</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>for the following reasons:</p> <ul style="list-style-type: none"> • Development approval for Stage I of the Hammond Park Catholic Primary School was issued by the City of Cockburn in May 2012 which approved levels for the site that correlated with 'in situ' levels of Frankland Avenue. • The development approval issued by the City of Cockburn for Lot 46, demonstrated that the raising of Frankland Avenue to accommodate deep sewer outlined in SKM's servicing report is not required to develop Lot 46. • The owner of Lot 46 has already incurred significant expense to facilitate the raising of Frankland Avenue. The owner of Lot 46 agreed to alter the levels within their site to 'tie in' to the future elevated level of Frankland Avenue. This agreement and expense incurred was made in good faith by the owner of Lot 46, despite having a valid approval for the existing levels and therefore no mandatory requirement to do so. • The owner of Lot 46 is inhibited in their ability to recoup costs incurred as part of development. Lot 46 is currently being developed as a private primary school, providing a necessary service to future residents, and therefore does not generate the same revenue from its development as surrounding lots that will be subdivided and sold for profit. <i>Page: 3.</i> • As previously outlined, the City of Cockburn does not recognise the works and costs associated with the upgrading of Frankland Avenue as a Scheme cost to be equitably distributed between landowners. <p>Conclusion</p> <p>Part I of a local structure plan outlines the provisions and standards which are intended to have statutory effect under the relevant local planning scheme and therefore must accord with the Scheme.</p> <p>The proposed local structure plan for Lot 126 Wattleup Road, Hammond Park seeks to introduce a provision outlining cost sharing of works related to the raising of Frankland Avenue (paragraph 2, Part L Section 6.3).</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>These works are not recognised by the City of Cockburn's Town Planning Scheme as an infrastructure item set out in the applicable Development Contribution Plan. The inclusion of this provision would be inconsistent with the City's Scheme and therefore it is inappropriate to include in the Lot 126 LSP.</p> <p>In view of the above, we request that paragraph 2 of Part I, Section 6.3 is deleted from the proposed Lot 126 Local Structure Plan.</p> <p>Should you have any queries, please do not hesitate to contact Chris Leigh of this office on 9382 1233 or chris@cleplan.com.au.</p>	
6	Vic Andrich, Department of Health PO Box 8172 Perth Business Centre WA 6849	<p>Thank you for your letter dated 6 August 2013 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>1. Water and Sewerage For the development density indicated in the proposed structure plan, the Government Sewerage Policy - Perth Metropolitan Region requires the provision of reticulated sewerage and scheme water to serve the developments.</p> <p>2. Public Health Impact The City of Cockburn should use this opportunity to minimise potential negative impacts of increased density development such as noise, odour, light and other lifestyle activities. Public health impacts draw attention to those issues and they should be appropriately and adequately addressed at this stage. For your information and guidance, you may access the relevant information at the following sites: PHA http://www.public.health.wa.gov.au/2/1399/2/publichealthassessment.pm</p> <p>HIA http://www.public.health.wa.gov.au/2/1400/2/healthriskassessment.pm</p> <p>Should you have queries or require further information please contact Vic Andrich on 93884978 or vic.andrich@health.wa.gov.au</p>	NOTED.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
7	Renee Evans, Department of Parks and Wildlife PO Box 1167 Bentley Delivery Centre, WA 6983	<p>Thank you for your letter of 6 August 2013 referring the above structure plan proposal to the Department of Parks and Wildlife (DPaW), formerly the Department of Environment and Conservation (DEC) for comment.</p> <p>The subject land (lot 126 Wattleup Road) is in proximity to Harry Waring Marsupial Reserve which is also known as Bush Forever Site No. 392 <i>Harry Waring Marsupial Reserve, Wattleup</i> and forms part of Beeliar Regional Park. The subject land is within the Southern Suburbs District Structure Plan - Stage 3 (DSP) which was adopted by the City of Cockburn (the City) on 13 September 2012, subject to a number of modifications relating to density codes.</p> <p>DEC provided advice to the City in a letter dated 24 July 2012 in relation to the DSP. While the structure plan proposal is generally consistent with the DSP, the relevant aspects of DEC's earlier advice and additional comments are provided in the following information.</p> <p><u>Native vegetation and flora</u> An <i>Environmental Summary Report</i> was prepared for the subject land by Bayley Environmental Services and submitted as part of the structure plan proposal. Appendix A of the summary report included <i>Level 1 Vegetation Survey and Searches for Rare Flora at Lot 126 Wattleup Road</i> undertaken by Dr Arthur Weston in September 2012. In summary, Dr Weston's report indicates that native vegetation within the approximately 4 hectare (ha) site consists of three community types:</p> <ol style="list-style-type: none"> 1. <i>Banksia menziesii</i> Open Woodland over <i>Allocasuarina humilis</i> Shrubland to Open Shrubland over <i>Eremaea pauciflora</i> - <i>Scholtzia involucrata</i> - <i>Hibbertia hypericoides</i> (Mixed) Open Low Heath. 2. <i>Banksia menziesii</i> - <i>Banksia attenuata</i> - <i>Allocasuarina fraseriana</i> Low Open Forest with <i>Banksia ilicifolia</i> and <i>Melaleuca preissiana</i> trees. 3. <i>Adenanthos cygnorum</i> Tall Open Shrubland. <p>No Threatened or Priority Flora were identified during the field work, and none of the vegetation is considered representative of any known</p>	<p>NOTED.</p> <p>Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Threatened Ecological Community. Page 5 of the report notes that the vegetation does not match any Priority Ecological Communities, with the "very unlikely exception of Swan PEC Type 17 (SCP 23b)." SCP 23b consists of <i>Banksia attenuata</i> - <i>Banksia menziesii</i> woodland; DPaW concurs that these woodlands occur in the Bassendean system, from Melaleuca Park to Gingin, generally north of Perth, therefore the occurrence of SCP23b within the subject land appears unlikely. (Refer to DEC's list of <i>Priority Ecological Communities for Western Australia</i> dated 23 March 2013.)</p> <p>DPaW notes that the condition of the <i>Banksia menziesii</i> Open Woodland is assessed as Good to Very Good and that "the condition assessment would have been better if a large proportion of its trees had not been cleared". Although rare, threatened or priority flora were not located, the survey demonstrates the good to very good condition of at least 70% of the remaining vegetation on site.</p> <p>Fauna</p> <p>The proponent has submitted a Significant Fauna Assessment of Lot 126 undertaken by Bamford Consulting Ecologists dated 15 September 2012. Results indicate that the approximately 4.1 ha site of remnant native vegetation "in good to very good condition" (page i) provides foraging habitat for Carnaby's black cockatoo (<i>Calyptorhynchus latirostris</i>), with considerable evidence of foraging recorded. A tree density assessment provided an estimate of the foraging resources, and a total carrying capacity of approximately one Carnaby's black cockatoo per year. Bamford Consulting Ecologists state that this is lower than other studies on the Swan Coastal Plain. This is likely to be due to the previous clearing of trees on site. Carnaby's black cockatoo is listed as 'fauna that is rare or likely to become extinct' under the Western Australian <i>Wildlife Conservation Act 1950</i> and is protected under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act).</p> <p>The fauna assessment also indicated that the Priority 5 southern brown bandicoot (<i>Isodon obesulus</i> subsp. <i>fusciventer</i>) occurs on site. The Rainbow Bee-eater (<i>Merops ornatus</i>) is also known to visit the area. The rainbow bee-eater is listed as a migratory species under the EPBC Act.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>DPaW recommends that the proponent seeks the appropriate approvals from DPaW to translocate fauna, where practicable, prior to and during subdivision - inclusive of southern brown bandicoot. Translocation effort should be supported by monitoring of translocated animals to gauge success. Should it be approved, clearing should be staged so that bandicoot progressively move into protected bushland.</p> <p>The fauna assessment indicated that Lot 126 is marginal habitat for <i>Synemon gratiosa</i> (Graceful sun-moth). The species was delisted from the threatened category under the <i>Wildlife Conservation Act 1950</i> on 6 November 2012 and deleted from the list of threatened species under the EPBC Act effective 18 May 2013. Graceful sun-moth is now included in a nonlegislative category of P4 (near threatened) on the Western Australian Priority Fauna List.</p> <p>EPBC Act Protected Matters</p> <p>The subject land is within the Southern Suburbs District Structure Plan - Stage 3 which was recently adopted by the City and it is expected that development within that area will ensue. DPaW is concerned that the fauna habitat value, particularly for Carnaby's black cockatoo has not been adequately assessed for the remnant banksia woodland bounded by Wattleup Road, Frankland Avenue and the unmade section of Hammond Road. With regard to the proposed structure plan for the adjacent Lots 114 and 123-125 Wattleup Road, Hammond Park, a Fire Management Plan, a Transport Assessment Report and a Local Water Management Strategy have all been prepared that are inclusive of Lots 114 and 123- 126.</p> <p>This is supported as part of an integrated approach to planning, however it is noticeable that this integrated approach has not been applied to the assessment of fauna habitat values across the five lots; instead it has been broken down into fragments. Prior to the City making a determination on the proposed structure plan, it would be appropriate for DSEWPac to have assessed the fauna habitat values across the five lots (114 and 123-126) in order to provide direction regarding possible biodiversity conservation initiatives. The proponent should contact DSEWPac to discuss their obligations under the EPBC Act.</p> <p>Possible environmental offsets Provided the development of the area</p>	<p>Noted. However, this matter is not one that can be mandated through the Structure Planning Process. The City's Environmental Services Department will provide comment on fauna translocation at time of subdivision.</p> <p>Noted. The City's Environmental Serviced Department has noted similar concerns. However, this matter is not one that can be mandated through the Structure Planning Process and is a matter for the Commonwealth.</p> <p>Noted.</p> <p>Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>within the subject land is considered to be environmentally acceptable by approval authorities, DPaW would be prepared to assist in negotiations with the proponent regarding the possible development of environmental offsets for any residual impacts.</p> <p><u>Public open space</u> In consideration of the flora and fauna discussion above, DPaW recommends areas of high conservation value, such as native vegetation in very good or good condition, which contain conservation significant flora species, and comprise significant fauna habitat, be retained and incorporated into future development as public open space reserved for Conservation and Passive Recreation. DPaW requests the provision of perimeter road to provide adequate separation between conservation and urban development to reduce impacts from edge effects (e.g. weed incursion).</p> <p><u>Drainage</u> In planning for future subdivision, drainage design should aim to maintain natural drainage processes (where possible). This could include the use of flush kerbs with drainage infiltration swales adjacent to the road to maximise infiltration at source. DPaW notes that a Local Water Management Strategy (LWMS) has been prepared for the subject land. DPaW supports the preparation and implementation of an Urban Water Management Plan to the satisfaction of the Department of Water, as a condition of any future subdivision.</p> <p><u>Fire management</u> All necessary fire management requirements should be provided for future subdivisions, in accordance with the (Interim) <i>Planning for Bushfire Protection Guidelines</i> (Edition 2 – Western Australian Planning Commission and Fire and Emergency Services Authority, May 2010) and any other relevant policies. DPaW notes that a Fire Management Plan (FMP) has been prepared for Lots 114, 123-126 Frankland Avenue by Bio Diverse Solutions. For buildings within 100m of woodland native vegetation, the FMP specifies dwelling setbacks and improved construction standards to mitigate bushfire risk.</p> <p><u>Weed and Disease Control</u> In order to protect the conservation values of the nearby Harry Waring</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. A Fire Management Plan has been prepared and is consistent with the WAPC's Planning for Bushfire Guidelines.</p> <p>Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Marsupial Reserve and other conservation reserves (e.g. Frankland Reserve), the proponent should ensure that flora species known to be invasive or environmentally damaging are not used in any landscaping to prevent them spreading into the adjoining park. It is also important that any soil imported during development is free of Phytophthora dieback and weed seed.</p> <p><u>Department of Environment Regulation</u> DER should be contacted regarding possible requirements for a clearing permit.</p> <p>Thank you for the opportunity to comment on this application. Should you require further information or clarification regarding the above advice, please contact Catherine Prideaux, Planning Officer of this office on telephone number 9219 9290.</p>	Noted.

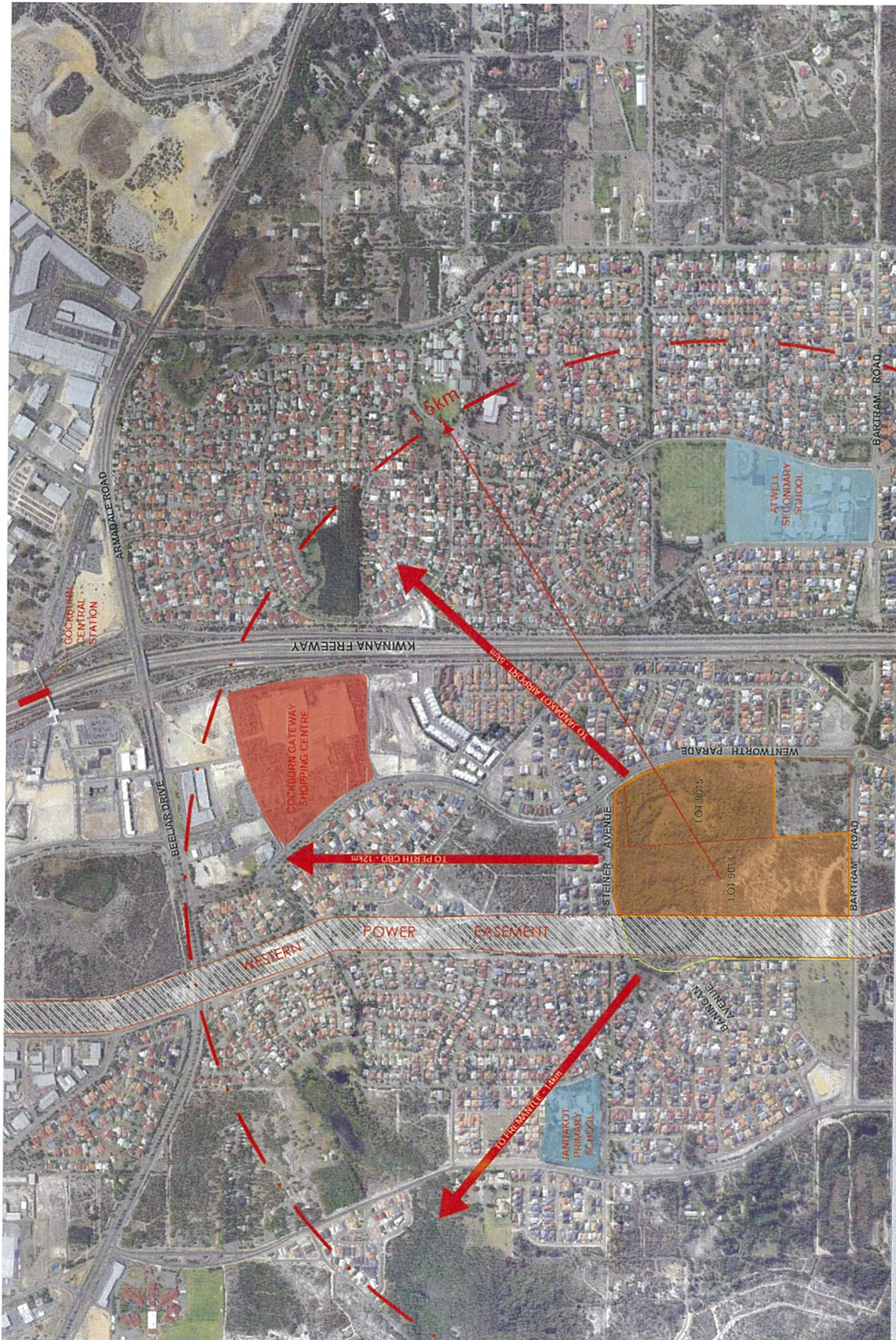


Figure 3: Context Plan

CITY OF COCKBURN

TOWN PLANNING SCHEME No. 3

TPS AMENDMENT No. 93

LEGEND

METROPOLITAN REGION SCHEME RESERVES

PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

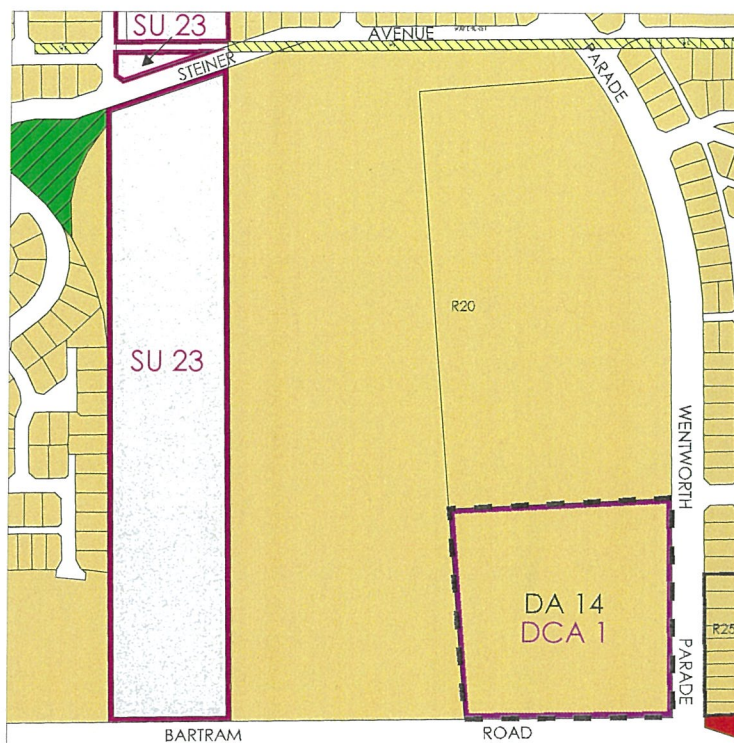
LOCAL ROAD
PARKS & RECREATION
PUBLIC PURPOSES
DIRECTED AS FOLLOWS
TZ
VIC
WP
TUBSIA
WATER COMPOSITION
WESTERN POWER

ZONES

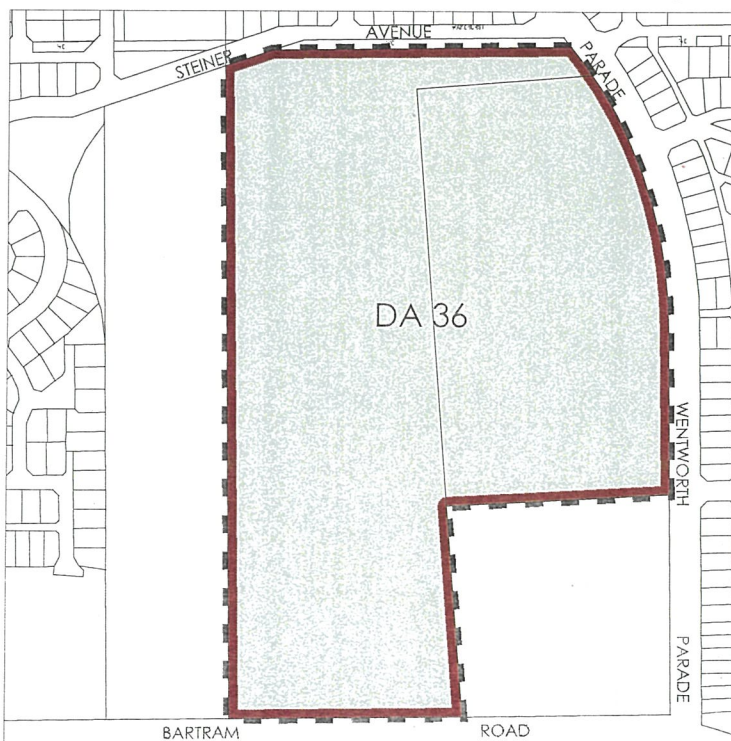
DEVELOPMENT
RESIDENTIAL

OTHER

R20 R CODES
DA 1 DEVELOPMENT AREA
(SEE SCHEMATIC TEXT)
DCA 1 DEVELOPMENT CONTRIBUTION AREA
(SEE SCHEMATIC TEXT)
SU 1 SPECIAL USE AREA
(SEE SCHEMATIC TEXT)
NO ZONE



EXISTING ZONING



PROPOSED ZONING



0m

100m

200m

LEGEND

LOCAL SCHEME RESERVES

- PARKS AND RECREATION
- LOCAL ROAD

ZONES

- RESIDENTIAL

OTHER

- R CODES
- LOCAL STRUCTURE PLAN AREA

SCHEDULE OF SUBMISSIONS
PROPOSED TWIN BARTRAM SWAMPS LOCAL STRUCTURE PLAN AND SCHEME AMENDMENT NO. 93 (REZONE LOT 9015 WENTWORTH PARADE AND PT LOT 9014 BARTRAM ROAD, SUCCESS FROM 'RESIDENTIAL' TO 'DEVELOPMENT (DA36)'

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Norm Walkerden, Telstra Strategic Forecaster Locked Bag 2525 PERTH WA 6001	<p>Support</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p> <p>Any network extension that may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. or the Telstra Smart Community website: http://www.telstra.com.au/smart-community/developers/.</p> <p>More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/. I add this information about NBN Co. as it is not known when services will be available from NBNCo. Telstra may provide services if NBN Co. cannot.</p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p>	Noted.
2	Lindsay Broadhurst, Main Roads Western Australia PO Box 6202 EAST PERTH WA 6893	<p>Support</p> <p>Thank you for your letter dated 23 July 2013, requesting Main Roads comments on the above proposal.</p> <p>Main Roads has no objections to the proposed structure plan and scheme amendment.</p> <p>Please forward a copy of Council's final determination on this proposed structure plan and scheme amendment, quoting file reference 04/11588-10 (013#390755).</p> <p>If you require any further information please contact Mr Andrew McClurg on (08) 9323 4104.</p>	Noted.
3	Stephen Muldoon, Department of Education 151 Royal Street	<p>Support</p> <p>Thank you for your letter dated 23 July 2013 regarding the Proposed Local Structure Plan in Success.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	East Perth WA 6004	The Department of Education has reviewed the document and advises that it has no objection to this Proposal. Yours sincerely	
4	Lauren Taylor, State Heritage Office PO Box 7479 Cloisters Square, PO WA 6850	Support Thank you for your correspondence received on 23 July 2013 regarding proposed scheme amendment No. 93. The following advice is provided in response to the referral of a scheme amendment as set out under Section 79 of the Planning and Development Act, 2005. The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal. Should you have any queries regarding this advice please contact Lucy Duckham at lucy.duckham@stateheritage.wa.gov.au or on 6552 4068.	Noted.
5	Brett Dunn, Department of Water PO Box 332 MANDURAH WA 6210	Support Thank you for revised Local Water Management Strategy (LWMS) received with your email dated 21th August 2013. The Department of Water (DoW) has reviewed LWMS and wishes to advise it is satisfied with the document to support a Local Structure Plan. If you wish to discuss the above further please contact the undersigned at the DoW's Mandurah Office on (08) 9550 4202. <i>Letter received 12 August 2013</i> Thank you for referring the proposed Local Structure Plan (LSP) and scheme amendment received with correspondence dated 23 July 2013. The Department of Water (DoW) has reviewed the information and wishes to provide the following advice: Urban Water Management Consistent with Belter Urban Water Management (BUWM)(WAPC,2 008) and policy measures outlined in State Planning Policy 2.9 Water Resources, the proposed LSP and scheme amendment should be supported by an approved Local Water Management Strategy (LWMS)	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>prior to finalising and supporting the LSP and scheme amendment.</p> <p>The DoW has recently provided comments regarding Twin Bartram Local Structure Plan - Local Water Management Strategy (Hyd2o Hydrology, July 2013) and is currently awaiting the submission of an amended LWMS. It is recommended that the LSP and scheme amendment should not be finalised in the absence of an approved LWMS.</p> <p>Groundwater</p> <p>The subject area is located within the Cockburn Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer is subject to licensing by the DoW. 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>If you wish to discuss the above further please contact Jane Sturgess at the DoW's Mandurah Office on (08) 95504222.</p>	
6	Grant Coble-Neal, Western Power GPO Box L921 PERTH WA 6842	<p>Support</p> <p>Thank you for your letter dated 23 July 2013 providing Western Power with the opportunity to comment on the Proposed Twin Bartram Swamps Local Structure Plan and Scheme Amendment No 93 (Rezone Lot 9015 Wentworth Parade and Pt Lot 9014 Bartram Rd, Success from "Residential" to "Development" (DA36)).</p> <p>Western Power has no objections to the proposal but would like to make the following comments.</p> <p>Lot 9014 is affected by Western Power's Southern transmission line corridor which includes easements for the:</p> <ul style="list-style-type: none"> • Double circuit Shotts to Southern Terminal/Oakley 91/Kwinana to Southern Terminal 92 - 330kV transmission line • Double circuit Kwinana to Southern Terminal 91/Landwhere to Southern Terminal 91 - 330kV transmission line • Kwinana to Southern Terminal 81 - 132kV transmission line 	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p><i>Letter dated 30 July 2013</i></p> <p>Thank you for taking the time to provide us with this information. The planning advice you have provided has been noted in our planning database in advance of our next review of network capacity requirements. During this time, one of our planning officers may contact you to clarify development details.</p> <p>A key planning consideration is to determine whether forecast demand for network capacity, which is comprised mainly of firm network connection applications, is in line with long-term trends or represents a significant change to trend. Relatively large changes in forecast demand will receive close attention.</p> <p>Western Power strives to continually improve the accuracy and timeliness of its planning information. Toward this objective, Western Power presents its plans via the Annual Planning Report (APR) and the Network Capacity Mapping Tool (NCMT).</p> <p>In addition Western Power supplies its NCMT data to the Department of Planning for integration into cross-agency publications and planning tools.</p> <p>I invite you to review the information provided via the APR and the NCMT for your area. Once again, thank you for assisting us in delivering quality information to our customers and the broader community.</p>	
7	Christine Lewis, Department of Aboriginal Affairs PO box 3153 EAST PERTH WA 6892	<p>Support</p> <p>I refer to your letter dated 23 July 2013, regarding the draft Twin Bartram Swamps Local Structure Plan and the Proposed Scheme Amendment No. 93 (the Proposals) for Lot 9015 Wentworth Parade and Pt Lot 9014 Bartram Road, Success.</p> <p>I have had an opportunity to review the information provided with the letter and the Register of Aboriginal Sites. An inspection of the Register has indicated that there are currently no known Aboriginal sites located in the area subject to the Proposal. The inspection also indicated that there have been surveys of heritage values across this area.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Where proposals for development of land are occurring we would like to suggest that developers use the Cultural Heritage Due Diligence Guidelines for assistance in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values. The Guidelines can be located online through the following link: http://www.daa.wa.gov.au/</p> <p>Please be aware that all persons employed or engaged in future development of the area should be aware of their obligations under the AHA. Should cultural material or new sites be discovered there is an obligation under section 15 of the AHA to record and lodge site information with the OM so that we can update our information and place these sites on the Register. Further information about site recording and the AHA generally can be found at the DM website through the following links: http://www.daa.wa.gov.au/en/Heritage--Culturel</p> <p>If you have any questions in regard to the above, please contact Ryan Crawford on 6551 8050</p>	
8	Kevin Purcher, Water Corporation PO Box 100 Leederville WA 6902	<p>Thank you for your letter dated 23 July 2013. The Corporation offers the following comments in regard to this proposal.</p> <p>Water</p> <p>Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>A major water mains (DN1400) is located adjacent to the subject land near the southern boundary. Due consideration will be required when proposing development in this area. The developer is required to fund the full cost of protecting, relocating or modifying any of the existing infrastructure which may be affected by the above proposal.</p> <p>The subject area falls within the Jandakot Underground Water Pollution Control Area C - Gazetted P3 (UWPCA). Developers within a UWPCA need to fulfil their legal responsibilities including those covering land use planning, environmental, health and building permit matters. The</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Department of Water is responsible for managing and protecting Western Australia's water resources. It is therefore recommended that this proposal is referred to the Department of Water for assessment in accordance to the Land Use Compatibility in Public Drinking Water Source Areas publication if it has not been already.</p> <p>Priority 3 (P3) source protection areas are defined to minimise the risk of pollution to the water source. P3 areas are declared over land where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial developments. Protection is achieved through management guidelines rather than restrictions on land use.</p> <p>Wastewater The subject area can be served from the Thomson Lake sewerage scheme. Reticulated sewerage is currently available to the subject area by extension. All sewer main extensions required for the development site should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>Drainage The subject area falls within the Southern Lakes Drainage Catchment.</p> <p>General Comments The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation. A contribution for Water, Sewerage and Special Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Corporation may also require land being ceded free of cost for works.</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, the Corporation should be contacted to confirm if the information is still valid.</p> <p>Should you have any queries or require further clarification on any of the</p>	

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		above issues, please do not hesitate to contact the Enquiries Officer.	
9	Erwin Roberts, Roberts Day Level One, 130 Royal Street EAST PERTH WA 6004	<p>Roberts Day acts on behalf of Richard Noble, representing Gold Estates Holdings Pty Ltd. in the preparation of this submission regarding the Local Structure Plan (LSP) for Lot 9015 Wentworth Parade and Lot 9014 Bartram Road (LSP area).</p> <p>This submission relates specifically to the provision of parking within the adjoining power line easement (of which Gold Estates Holdings Pty Ltd, is the owner) directly west of the Local Structure Plan Area (LSP Area). Parking was originally proposed for and illustrated in the Local Structure Plan lodged with the City of Cockburn (the City) in July 2013 to service the proposed R60 grouped housing site.</p> <p>During the preliminary assessment of the LSP and subsequent negotiations between the proponent, the City and the Western Australian Planning Commission (WAPC) the identification of parking within the power line easement was removed from the LSP. The lodged LSP and advertised LSP are shown in figure 1 and 2, illustrating the removal of the parking.</p> <p>In order for Western Power to be informed and provide formal comment on the provision of parking within the power line easement we request that the below text be inserted into Section 2.3 of the LSP report and further supplemented with the graphic illustrated in Figure 3.</p> <p><i>Resident and visitor parking for the R60 lot is proposed to be located within the power line easement as illustrated in Figure 14: R60 parking provision location. This is consistent with Schedule 4 of TPS3 which provides the following information with regard to development and land use within the power line easement (identified as Special Use Area No.23) (extract of table enclosed in submission)</i></p> <p>We thank the City for the opportunity to comment on the advertised LSP and we look forward to the City's favourable consideration of the LSP with the above information included for the benefit of Western Power and the integrity of the design. Should you wish to discuss this matter further please do not hesitate to contact the undersigned on 92188700.</p>	<p>Supported.</p> <p>The Council report to include a recommendation that Section 2.3 of Part 2 of the LSP Report be amended to include reference to the possible use of the power line easement for parking associated with the R60 zoned land.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<i>Diagrams enclosed in submission</i>	
10	Jim Dodds, Department of Health PO Box 8172 PBC WA 6849	<p>Thank you for your letter dated 23 July 2013 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>1. Water and Sewerage All developments are required to comply with the provisions of the Government Sewerage Policy - Perth Metropolitan Region. Accordingly, developments to density of R20 - R60 will require the provision of reticulated sewerage and scheme water.</p> <p>2. Mosquito Borne Disease Control Strategic town planning should consider areas prone to mosquito breeding and minimize the establishment of residential housing where there is a high public health risk.</p> <p>In 2011-2012, 111 human cases of Ross River virus were notified from the Cockburn area. 59 of these cases were attributed to suburbs surrounding Thomsons Lake. The subject land is within 3km of mosquito dispersal distance from breeding sites near Thomsons Lake and several other wetlands. Mosquitoes can disperse from these sites to the subject land under favourable environmental conditions. Additionally, there is the potential for mosquitoes to breed in on-site infrastructure and water bodies if poor engineering results in water retention, the growth of invasive vegetation and/or water stagnation. With increasing urban development, it is likely that the number of disease cases will increase in future years.</p> <p><u>Recommendations:</u> The proponent be advised to develop an integrated mosquito management plan prior to subdivision to manage mosquitoes and other nuisance insects and to reduce the risk of exposure for future residents.</p> <p>This should be submitted to the Local Government and comprise, but not necessarily be limited to, the following:</p>	<p>Noted.</p> <p>The City following previous advice from the Department of Health and the recent study highlighting the elevated risk of Ross River Virus (RRV) infection from mosquitoes in the proximity of Thomsons Lake requires through Scheme Amendment No.93 that all Structure Plans within DA36 to be supported by a midge and mosquito management plan. The applicant has lodged such a plan with the City. This plan once finalised will be required to be incorporated into the Structure Plan documentation prior to it being forwarded to the WAPC.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> • appropriate location, design and maintenance of project infrastructure to prevent mosquito breeding (e.g. wastewater, stormwater infrastructure); • source reduction (removal or modification of mosquito breeding habitat); • monitoring of larval & adult mosquitoes in and around the proposed • infrastructure to inform the location and timing of control measures; • control (chemical, physical, biological and/or cultural) of larval and adult mosquitoes in man-made and natural breeding sites in close proximity to residential quarters and the workplace; ensuring mosquito management strategies comply with all Federal and State legislative requirements; and provision of advice and seasonal warnings to protect residents including dissemination of information on: <ul style="list-style-type: none"> • insect screening of accommodation and enclosed workspaces; • personal repellents; • appropriate clothing to enable employees to reduce their exposure to biting insects. • The proponent should use built form design measures in the construction of accommodation and recreational areas to protect future residents and visitors from mosquitoes including: <ul style="list-style-type: none"> • Public open space with limited vegetation should be located between the mosquito breeding sites and residential areas to create an area that is refractory to mosquito dispersal, thereby reducing the number of mosquitoes impacting residents; and Built form design measures (insect screening on doors and windows and screened outdoor enclosures). • The proponent must ensure proposed infrastructure and site works do not create additional mosquito breeding habitat as follows: 	

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		<ul style="list-style-type: none"> • changes to topography resulting from earthworks (e.g. the installation of pipelines or roads, etc) must prevent run-off from creating surface ponding; • constructed water bodies (drainage infrastructure, infiltration basins and swales, settling ponds, wetlands, etc) must be located, designed and maintained so they do not create or contribute to mosquito breeding; • constructed water bodies (drainage infrastructure, infiltration basins and swales, settling ponds, wetlands, etc) may require regular monitoring and application of herbicides and/or removal of invasive vegetation to prevent the harbourage of mosquito larvae; • and the Chironomid midge and mosquito risk assessment guide for constructed water bodies (Midge Research Group, 2011) should be referred to during the early stages of planning to ensure that the potential for on-site mosquito breeding is minimised. This document is available at: http://www.public.health.wa.gov.au/cproot/1402/2/1_0233_mosquito.pdf <p>3. Public Health Impacts</p> <p>The City of Cockburn should also use this opportunity to minimise potential negative impacts of mixed use development such as noise, odour, light and other lifestyle activities. Public health impacts draw attention to those issues and they should be appropriately and adequately addressed at this stage.</p> <p>Ways to incorporate additional sound proofing/insulation, double glazing on windows, or design aspects related to location of air conditioning units and other appropriate building/construction measures should be considered during deliberations. Enclosed is a scoping tool that highlights potential health impacts that should be addressed or incorporated into the structure plan. The scoping tool is available for download.</p> <p>Should you have queries or require further information please contact Vie Andrich on 93884978 or vic.andrich@health.wa.gov.au</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
11	Stefan DeHaan, Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	<p>I refer to your correspondence dated 23 July 2013 in respect of the above. The Department of Parks and Wildlife (DPaW) has reviewed the referral information and provides the following comments.</p> <p>DPaW provided advice on the development of this land on 22 August 2013 via an application for planning consent - clearing and bulk earthworks.</p> <p>Conservation values Twin Bartram Swamp, (UFI 13841) within the <i>Geomorphic Wetlands Swan Coastal Plain</i> dataset, is a sumpland within the Jandakot consanguineous suite of wetlands, of which only 33.6 per cent retain values commensurate with Conservation management category. The wetland also falls within the Gibbs Road Swamp System (listed in <i>A Directory of Important Wetlands in Australia</i> 2001), is within 1 kilometre of Thomsons Lake (Ramsar listed) and Bush Forever site 391 , and is likely to provide habitat for <i>Isoodon obesulus</i> subsp. <i>fusciventer</i> (Quenda, Priority 5). In addition, the native wetland vegetation is likely to be used as an ecological linkage for native fauna. The maintenance of the hydrology of this wetland is critical to supporting its biodiversity conservation values.</p> <p>Zoning The Environmental Protection Authority (EPA) provided advice on 4 June 2013 regarding inland waters and terrestrial fauna. DPaW supports the EPA's position that the wetland and its associated buffer should be zoned for 'Conservation' under the local scheme. This would reflect the current state of the land and its future land use, and protect the Conservation category wetland.</p> <p>Boundary interface A perimeter road should be located between residential development and conservation areas, for reasons of public safety, protection of bushland and fire safety for residents. The concept plan provided does not include a hard-road edge in the northern area of the proposed development. DPaW recommends the plan be amended to allow for a hard road edge road at the interface between the wetland buffer and the residential housing. The width of the road is to be adequate to accommodate all</p>	<p>Noted.</p> <p>The Department of Parks and Wildlife raise a number of reasonable matters needing addressing by the applicant. The Council resolution reflects this and requires the applicant sufficiently address these matters prior to the proposal being forwarded to the WAPC.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>road, dual use path and drainage infrastructure, and still allow for a gently sloping fill batter which meets the natural ground level well inside the road boundary.</p> <p>The City of Cockburn should ensure that all fire protection requirements are provided for on the property itself and do not place impositions or reliance upon the management of adjoining conservation category wetland or buffer. DPaW recommends the firebreak and fencing should be located on the perimeter of the buffer to reduce the spread of weeds and disease within the wetland and provide continuity of wetland and revegetated buffer habitats. The proposed location of the strategic firebreak uses an existing path to reduce the need for clearing of native vegetation. The perimeter of the wetland buffer is largely in a degraded area, so no clearing of vegetation would be required to install the firebreak and fencing along the perimeter. DPaW recommends that ringlock fencing is used to restrict pedestrian and feral animal access to the wetland.</p> <p>Wetland vegetation and buffer</p> <p>The EPA's advice is that the boundary of the Conservation category wetland/Environmental Protection Policy Lake should be protected by an appropriate buffer, which should be determined on advice from the Department of Environment and Conservation, now DPaW. Figure 8 of the Wetland Management Plan (WMP) (Endplan Environmental, 2013) demonstrates the wetland dependent vegetation in 'good' condition, indicated by <i>Melaleuca rhaphiophylla</i> and <i>Melaleuca teretifolia</i> vegetation types, extends beyond the current mapped extent of Twin Bartram Swamp (UFI 13841) within the <i>Geomorphic Wetlands Swan Coastal Plain</i> dataset.</p> <p>The proposed 50 metre buffer is supported by DPaW. However, this buffer should be measured from the extent of the wetland dependent vegetation in "good" condition. DPaW recommends the proponent review the wetland mapping of the southern portion of Twin Bartram Swamp, where it is in proximity to the proposed development, in accordance with the <i>Protocol for proposing modifications to the Geomorphic Wetlands Swan Coastal Plain dataset</i>.</p>	

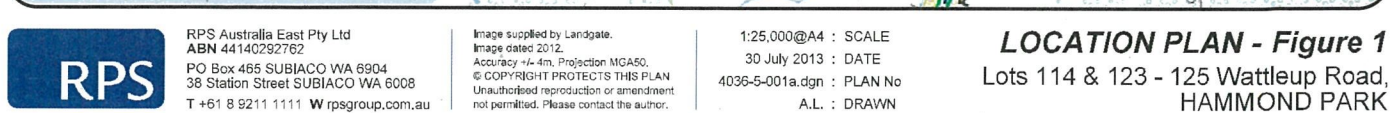
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Wetland management plan DPaW has reviewed the Wetland Management Plan - Twin Bartram Swamp LSP - Lots 9015 Wentworth Parade and 9014 Bartram Road, Success (WMP) (Endplan Environmental 2013) and detailed comments are included as Attachment 1. Proponents are encouraged to refer the wetland management plan to DPaW for comments prior to advertising of the scheme amendment and structure plan.</p> <p>Water management DPaW has not undertaken a technical review of the <i>Thomsons Lake Private Estate Stage 10 Local Water Management Strategy (LWMS)</i> (Hyd20 Hydrology 2012) with respect to potential impacts on wetlands. It is understood that the Department of Water (DoW) will provide technical advice on this matter.</p> <p>DPaW understands that the LWMS provided with the referral documentation was not the most recent version of this document. The LWMS states that the <i>"presence of standing water in the wetland is an expression of a seasonally high groundwater table rather than a function of run-off"</i> and that <i>"site lies on the superficial aquifer of the Jandakot Groundwater Mound"</i> (p 7). The surface contours show that the site varies between 24 mAHD and 35 mAHD. In a similar site, the Hilbert Road wetland, where a sumpland was surrounded by a dune system, hydrological advice has suggested that infiltration into the dune system supported the wetland, with a time lag of possibly months. Clarification is required as to whether this wetland would be expected to have a similar hydrology and, if so, how the development on the dune could be managed to ensure the maintenance of the pre-development hydrology of the wetland.</p> <p>The LWMS refers to the <i>"Application of multiple use characteristics for the wetland buffer to enable the treatment and infiltration of stormwater in an ephemeral system"</i> (p. 13) and Figure 11 shows an infiltration basin within the buffer. The Landscape Concept Plan does not clearly show the proposed infiltration basin, and it appears that there is space to locate the basin outside the wetland buffer, but within the public open space. Drainage infrastructure should be located outside of the 50 metre buffer to Twin Bartram Swamp, as per the <i>Decision process for stormwater management in WA (DoW 2009)</i> and in accordance with the EPA's</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>advice dated 4 June 2013.</p> <p>Fauna management The native vegetation on the subject land and adjacent wetland site is likely to support suitable habitat for the conservation significant quenda (<i>Isoodon obesulus</i> subsp. <i>fusciventer</i>). It is likely that DPaW will recommend an environment management/wildlife conservation plan be prepared prior to commencement of subdivisional works.</p> <p>Matters of National Environmental Significance The native vegetation within the subject site may provide suitable foraging habitat for Carnaby's cockatoo (<i>Calyptorhynchus latirostris</i>) and the forest red-tailed cockatoo (<i>Calyptorhynchus banksia naso</i>), both listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) and Western Australia's <i>Wildlife Conservation Act 1950</i>. Regardless of any decision under Western Australian planning or environmental approvals processes, the proponent should contact the Commonwealth Department of Sustainability, Environment, Water, Population and Communities to determine what responsibilities they have under the EPBC Act.</p> <p>Weed Control In order to protect the conservation values of the wetland, the proponent should ensure that flora species known to be invasive or environmentally damaging are not used in any landscaping where they may spread into the conservation area.</p> <p>Thank you for the opportunity to comment on this proposal and please contact Cho Lamb at DPaW's Swan Region Crawley office on 9442 0309 or at cho.lamb@dpaw.wa.gov.au if you have any queries regarding this advice.</p> <p>ATTACHMENT 1 - Technical comments on the Wetland Management Plan</p> <p>DPaW has reviewed the Wetland Management Plan - Twin Bartram Swamp LSP - Lots 9015 Wentworth Parade and 9014 Bartram Road, Success (WMP) (Endplan Environmental 2013) and provides the following comments.</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Monitoring</p> <p>The monitoring program outlined in Table 12 of the WMP should include the development of trigger levels, and reporting requirements and contingency actions in the event that trigger levels are exceeded. The monitoring program for Twin Bartram Swamp should be to the satisfaction of DPaW, Department of Water and the City of Cockburn.</p> <p><i>Recommendation: That the monitoring program for Twin Bartram Swamp include development of trigger levels and contingency measures, to the satisfaction of DPaW Baseline wetland monitoring should be conducted a minimum of two years prior to development and monitoring should continue for a minimum of three years post-development. In the event that unusual seasonal conditions (significantly drier or wetter than average) confound interpretation of the data, monitoring should be continued until DPaW is satisfied that the pre-development hydrology of the wetland has been maintained.</i></p> <p>Table 12 indicates that the hydrological objective during construction is to "Maintain the predevelopment hydrological regime of the wetland. Maintain the surface and groundwater quality within the management area" and that "Contingency criteria will be implemented in accordance with the approved LWMS/UWMP" (p. 54). However, management contingencies have not been outlined in the LWMS, and the UWMP has not been prepared to date. Wetland monitoring, including management triggers and contingency actions should be detailed in the WMP.</p> <p><i>Recommendation: That the wetland monitoring program, including management triggers, contingency actions, adaptive management and reporting requirements, be detailed in the WMP.</i></p> <p>Management</p> <p>Several of the management commitments outlined in the WMP relate more to management of the development than management of the wetland conservation area. For example, fire is considered purely from the perspective of risk management for the dwellings. The WMP states that "The proposed development will introduce additional inhabitants into the site and the risk of arson may therefore increase" (p. 51). This is the main post-construction risk detailed in the risk assessment and yet there</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>is no consideration of possible management mechanisms to address this risk.</p> <p><i>Recommendation: That the risk assessments within the WMP address risk with respect to wetland conservation (rather than risk to the development) and that all medium - high risks be addressed through appropriate management strategies.</i></p> <p>Table 12 also states that the objective with respect to hydrology post-construction is to "Protect the wetland from the impacts of urban runoff". The objective post-construction should be the same as for during construction i.e. to maintain the pre-development hydrological regime and maintain or improve the surface and groundwater quality.</p> <p><i>Recommendation: That the post-construction objective for wetland hydrology in Table 12 be amended to "Maintain the pre-development hydrological regime of the wetland. Maintain the surface and groundwater quality within the management area": as per the objective during construction.</i></p> <p>With respect to water quality, it is noted that groundwater monitoring showed that nitrogen and phosphorus are above ANZECC guidelines. The WMP should detail management strategies for reducing fertilizer use, as well as herbicide and pesticide use, in the proposed development.</p> <p><i>Recommendation: That the WMP detail strategies for reducing fertilizer and herbicide/ pesticide use within the proposed development.</i></p> <p>Fauna management</p> <p>The fauna management section of the WMP should give greater consideration to management of quenda. DPaW recommends that the keeping of domestic cats within this proposed development be restricted. The City of Stirling implements a Cat Prohibited Area in proximity to Herdsman Lake through local laws and it is recommended that the implementation of a similar mechanism to exclude domestic cats from this development in proximity to the wetland be investigated and implemented by the proponent, if practicable.</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p><i>Recommendation: That the WMP include greater detail with respect to management of quenda habitat and the implementation of a "Cat Prohibited Area", similar to that applied in the City of Stirling adjacent to Herdsman Lake.</i></p> <p>Ecological linkages In the sections of the WMP on flora and vegetation, fauna and ecological linkages, there is an absence of commitments with respect to rehabilitation of the buffer and the proposed ecological linkage along the power easement. These sections should include guidance as to how the revegetation will support the conservation management of these environmental factors e.g. revegetation of the proposed power line easement ecological linkage (as discussed on pp. 38-39) with species that will support movement of specific fauna species know to occur at Twin Bartram Swamp. There needs to be a more detailed consideration of site specific revegetation commitments.</p> <p><i>Recommendation: That WMP include detailed site and purpose specific revegetation commitments in the sections on flora and vegetation, fauna and ecological linkages.</i></p>	



LOCATION PLAN - Figure 1
Lots 114 & 123 - 125 Wattleup Road,
HAMMOND PARK





Attach 3

RPS
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1:2,000@A3 : SCALE
12 July 2013 : DATE
4035-2-0015dgn : PLAN No
R.F. : DRAWN

LOCAL STRUCTURE PLAN
Lots 114, 123 - 125 Wattleup Road, HAMMOND PARK

SCHEDULE OF SUBMISSIONS
STRUCTURE PLAN PROPOSAL – HAMMOND PARK TOWN CENTRE – LOTS 114, 123, 124 & 125 WATTLEUP ROAD, HAMMOND PARK

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Brett Dunn, Department of Water PO Box 332 MANDURAH WA 6210	<p>Support</p> <p>Thank you for referring the proposed Local Structure Plan (LSP) received with correspondence dated 6 August 2013. The Department of Water (DoW) has reviewed the information and wishes to provide the following advice:</p> <p>Urban Water Management Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, the proposed LSP should be supported by an approved Local Water Management Strategy (LWMS) prior to finalising and supporting the LSP.</p> <p>The DoW has recently approved the Lots 114 and 123-126 Frankland Ave, Hammond Park - Local Water Management Strategy (Development Engineering Consultants, July 2013). It is recommended that the LSP is consistent with the approved LWMS.</p> <p>Groundwater The subject area is located within the Cockburn Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer is subject to licensing by the DoW. 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>If you wish to discuss the above further please contact Jane Sturgess at the DoW's Mandurah Office on (08) 9550 4222.</p>	Noted.
2	Andrew McClurg, Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	<p>Objection</p> <p>Thank you for your letter dated the 6th of August, 2013 requesting Main Roads comment on the above proposed Structure Plan (SP).</p>	<p>Objection Noted. Not Supported</p> <p>The depiction of traffic lights on the Structure Plan is for indicative purposes only. The final decision on the</p>

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		<p>Main Roads objects to the proposed SP on the grounds that a set of signals are proposed to be included as part of the SP, with absolutely no supporting evidence to demonstrate as to why they are necessary.</p> <p>On the 2nd of July, 2012 Main Roads provided comments to the City of Cockburn in relation to the Draft Southern Suburbs District Structure Plan (DSP) (Stage 3 and Scheme Amendment #28). Main Roads was unsupportive of the proposed DSP and one of the conditions was that a robust Transport Impact Assessment (TIA) was undertaken. To Main Roads knowledge no such work has occurred.</p> <p>Main Roads requires that a TIA be undertaken by the applicant, in consultation with the City of Cockburn and MRWA, to determine the impact of any significant residential and commercial development on the surrounding regional transport network. In particular the TIA shall demonstrate why signals are necessary in the configuration shown on the applicant's drawing 4036-2-001g.dgn. The TIA shall conform to the WAPC Transport Assessment Guidelines for Developments (Structure Plans) in terms of content and analysis. Once the TIA has been developed MRWA's comment shall be sought to ascertain its suitability, at which time MRWA shall provide further comment and conditions.</p> <p>Could the City please forward a copy of its determination to Main Roads. If you require any further information please contact James McCallum on (08) 93234214. In reply please quote reference number 04/115588-10 (013#424018).</p>	<p>treatment of the intersection of the realigned Wattleup Road and the Hammond Road Extension is a matter for the City and Main Roads and will be determined as part of the detailed design work for the Hammond Road extension.</p> <p>A Traffic Impact Assessment has been prepared for the proposed Structure Plan. This has been assessed by the City's Traffic Engineer and deemed to be acceptable for the purposes of registering an accurate depiction of future traffic flows in the area.</p>
3	Christine Lewis, Department of Aboriginal Affairs PO box 3153 EAST PERTH WA 6892	<p>I refer to your letter dated 6 August 2013, regarding a proposed Structure Plan for Lots 114, 123, 124 and 125 Wattleup Road, Hammond Park (the Proposal). I note that the Proposal is to facilitate the development of the majority of the land above for residential purposes.</p> <p>I have had an opportunity to review the information provided with the letter and the Register of Aboriginal Sites. An inspection of the Register has indicated that there are currently no known Aboriginal sites located in the area subject to the Proposal. The inspection also indicated that there have been surveys of heritage values across this area.</p> <p>Where proposals for development of land are occurring we would like to</p>	Noted.

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		<p>suggest that developers use the Cultural Heritage Due Diligence Guidelines for assistance in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values. The Guidelines can be located online through the following link: http://www.daa.wa.gov.au</p> <p>Please be aware that all persons employed or engaged in future development of the area should be aware of their obligations under the AHA. Should cultural material or new sites be discovered there is an obligation under section 15 of the AHA to record and lodge site information with the OM so that we can update our information and place these sites on the Register. Further information about site recording and the AHA generally can be found at the DM website through the following links: http://www.daa.wa.gov.au/en/Heritage--Culturel</p> <p>If you have any questions in regard to the above, please contact Ryan Crawford on 6551 8050</p>	
4	Stephen Muldoon, Department of Education 151 Royal Street East Perth WA 6004	<p>Thank you for your letter dated 6 August 2013 regarding the Proposed Structure Plan on Lots 114, 123, 124, 125 and 126 Wattleup Road, Hammond Park.</p> <p>The Department of Education has reviewed both the documents and wishes to make the following comments;</p> <ul style="list-style-type: none"> • The Department notes that the proposed Local Structure Plan shows a residential lot yield of R30-60. When compared to the dwelling yield identified on the Southern Suburbs District Structure Plan (SSDSP), dated 2005, there is an increase in the number of dwellings proposed. • The Department has based its calculations on the previous District Structure Plan to identify the number dwellings within the catchment area of the proposed Wattleup Primary School. The Department has identified a newer version of the SSDSP showing 	<p>Noted.</p> <p>The City will provide the Department of Education with available information pertaining to the expected dwelling yields in the Southern Suburbs District Structure Plan Stage 3 area.</p> <p>It should be noted that the Department of Education was consulted with as part the advertising of Scheme Amendment No. 28 and the updated SSDSP3 and noted the following:</p> <p><i>"The Department is satisfied with the location of the sites in relation to their local catchments"</i></p> <p>There has been no change to the density within the SSDPS3 area. Moreover, the proposed densities within the proposed Structure Plan are consistent with the SSDPS3 requirements.</p>

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		<p>residential density as "High" and "Medium".</p> <ul style="list-style-type: none"> The proposed increase in dwelling yields and increase population may affect the ability of the school to accommodate the expected increase in student yield. <p>The Department would appreciate any updated information in relation to anticipated dwelling yields and R Codes across the Southern Suburbs District Structure Plan to enable revised calculation of possible student yields from the development.</p>	
5	Salvatore & Gisella Mondello 14 Turret Road WILLETTON WA 6155	<p>I, Salvatore Mondello and Gisella Mondello respond for and on behalf of ourselves and my mother Gina Mondello, hereby make a request to the City of Cockburn that the proposed structure- plan prepared by RPS Australia, Town Planners be endorsed with the following conditions.</p> <ol style="list-style-type: none"> The zoning mentioned be endorsed. The "Town Centre & R80" zoning on the subject Plan be shared equally between Lots 114, 123, 124 & 125. Eg: Lot 114 retain "Town Centre" and lots 123, 124 & 125 share the "Mixed Business and R80" zoning. Lot 125 retains the proposed lot, road and boundary designed as per the attached plan supplied by RPS Australia. <p>If you wish to discuss this matter in greater detail, please do not hesitate to contact me on 0412 007 082.</p> <p>(I Salvatore Mondello have the Power of Attorney to sign on behalf of my mother - Power of Attorney # G. 543238 PA, 30 July 1997, 15.44pm, Perth - A copy of the Power of Attorney can be supplied upon request) Plan enclosed</p>	<p>Supported & Noted</p> <ol style="list-style-type: none"> Noted. Partially Support. The City is cognisant of the need to ensure an appropriate amount of commercial zoned land within the Structure Plan Area. Both the Local Commercial and Activity Centre's Strategy and the SSDSP3 note that the Hammond Park Local Centre should have approximately 5,000 m² of net leasable floor space. Moreover there is a need to ensure that the future Town Centre acts as a functional main street, thus there is a need to avoid unnecessarily elongating the strip of commercial land. A small extension of 'Local Centre Zoned Land is supported on Lot 124 Wattleup Road and the allowance of 'office' as a 'D' use within the R60 and R80 zones within the Structure Plan is also supported. Not Supported. A minor modification is proposed to the lot layout for Lot 125 and 124. The shifting of the road west eight (8) metres will allows for the more orderly development of land and is consistent with proper and orderly planning.
6	A & IM GAGLIA 466 Wattleup Road HAMMOND PARK WA 6164	<p>Objection</p> <ol style="list-style-type: none"> The permanence of our existing, only residence with 0.5ha of adjoining land; as supplied to RPS by our Town Planning representatives, is not 	<p>Objection Noted</p> <ol style="list-style-type: none"> Not Supported. The Structure Plan map indicates zoning. The retention of the existing dwelling,

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		<p>indicated on the Local Structure Plan.</p> <p>We request an amendment of this misrepresentation.</p> <p>NB As a consequence of the above, the new road planned between our reserved residential property and the Neighbourhood Centre will require redesigning. Another amendment is requested for this service road modification.</p> <p>Future Use: The future use of the reserved portion of our residential property; as described above, is a matter to be determined in due course by subsequent stewards of the family estate in collaboration with the Cockburn City Council Planning Department of the day.</p> <p>We request a "Future Use Pending" status on our reserved residential property.</p> <p>Other misrepresentations on the proposed Local Structure Plan are:</p> <ol style="list-style-type: none"> 1. The slip road South of the POS has not been included. 2. Mixed Use/Commercial/Home Based Business Precincts situated North of the major commercial facilities on the new Wattleup Road, have also not been included. <p>2) Hammond Road There has been negligible action to acquire and construct Hammond Road (a Regional Road) shown within the Local Structure Plan proposal of Hammond Park Town Centre. This Road Reserve is a substantial part of our current residential property.</p> <p>The lack of major North to South road infrastructure, as an alternative to Kwinana Freeway (constructed 20 years ago) and as an additional infrastructural-community route, makes the immediate approval of the Hammond Park Town Centre development proposal - Development Contribution Area 9, DA 26 (Town Planning Scheme Stage 3 and</p>	<p>timing of development of the land is a matter to be dealt with at time of subdivision. The provision of the road, running parallel between the Local Centre and the existing Wattleup Road is deemed to be necessary for the orderly functioning of the proposed street network. Its removal is not supported. The retention of the existing dwelling and how the development of Lot 114 is undertaken and timing of the development is a matter for the landowner.</p> <p>a) Not Supported. The city does not support any additional slip roads between Franklin Avenue and the Realigned Wattleup Road. The Traffic Impact Assessment recommends <i>"not to connect any of the local structure plan roads to Hammond Road between Franklin Avenue and the new alignment of Wattleup Road"</i></p> <p>The provision of such roads would add little to the orderly flow of traffic through the subject area and increase the likelihood of non-local traffic utilises roads other than the realigned Wattleup Road.</p> <p>b) Partially Supported. SSDSP3 identifies the area immediately adjacent to the Town Centre as being appropriate for 'Mixed Business' zone and also home - businesses. In consultation with the City's Statutory Planning Department it was noted that issues, particularly concerning land use permissibility, have eventuated where the 'mixed business' zoned have been used in other parts of the City. Therefore it was determined that the 'Local Centre' zone be the sole commercial zone within the subject area. The variety of land uses permitted</p>

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		<p>Scheme Amendment 28) - very premature.</p> <p>Some of the compelling factors to be further considered regarding Hammond Road before Council approval is given to this local Structure Plan are:</p> <ol style="list-style-type: none"> 1. Safety; particularly that of parents and children attending the 2 new Primary Schools (Hammond Park PS now under construction and Hammond Park Catholic PS now completed and ready for commencement) as well as that of residents and other road users. 2. Increased population with potential yet to be realised. The onus is on the City of Cockburn to provide equitable, adequate and efficient road networks for its residents and ratepayers. 3. There has been little to no upgrading of the original main North to South roads; adjacent to the Hammond Park Town Centre and now subject to heavy traffic especially development and construction vehicles. 4. The use of present Wattleup Road as an alternative to the yet-to-be constructed Rowley Road extension. Road congestion is a realistic expectation of the approval of the Local Structure Plan proposal. 5. Fire Escape - 60ha of natural bushland North-West of the proposed local Structure Plan (Harry Waring Marsupial Reserve) and 24ha of natural bushland South of the proposed LSP (Frankland Park Conservation Reserve make local residents at increased risk of fire danger, especially during summer. The undeveloped Hammond Road on the proposed LSP does not allow easy access by Fire and Emergency Services in such a situation, nor timely and orderly evacuation of residents if the order is given by the relevant government authorities. We request 	<p>under 'Local Centre' will be sufficient to facilitate the type of activity node desired in the LCACS and the SSDSP3.</p> <p>The Council resolution recommends that the Part 1, clause 5 of the Structure Plan text be modified to show the land use 'office' as a 'D' use on all land zoned 'Residential R60' or 'Residential R80'. This will allow for the provision of more substantial home-businesses to operate in support of the Town Centre area.</p> <p>2. Noted. The City is currently undertaking the extension of Hammond Road from Russell Road to Gaebler Road. This is expected to be completed near the end of 2013. Until Hammond Road is extended to Rowley Road Franklin Avenue will continue to act as the connection to land south of Gaebler Road</p> <p>The extension of Hammond Road south of Gaebler Road is not a precursor to residential development within the subject area. Just as the extension of Hammond Road south of Russell Road was not for the development of the northern section of Hammond Park. In the short term future residents will be able to access Hammond Road via Franklin Avenue or the other existing neighbourhood connector roads. Future Residents will also be able to access the Freeway via the Rowley Road overpass.</p> <p>The responsibility for purchasing and constructing this road falls equitably on subdividing landowners within the Hammond Park locality, given they are directly requiring the road to be initially built. This process will be handled via the City's Development Contribution Plan mechanism.</p>

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		<p>amendments of these other misrepresentations.</p> <p>3) Impact of local development on people. The unprecedented scale and pace of present development in SSDSP Stage 3 and the daily impact of this development on existing and potential residents has not been taken into full account. The approval of the proposed LSP for Hammond Park Town Centre at this point in time would act as a catalyst for negative impact on the daily lives of the abovementioned residents. We request that the City gives greater consideration to this increasing negative impact on local people by a better ordering of priority for the approval of local Structure Plans in the SSDSP Stage 3 than has been the practice up to now.</p> <p>Value needs to be placed on a less-stressed social environment to also be achieved while development is in progress. Transitional factors also need to be considered for long-term residents of the local district who choose to continue residence in this neighbourhood.</p> <p>We strongly urge that the Cockburn City Council grants us the amendments requested above to the proposed Local Structure Plan for the Hammond Park Town Centre submitted to Council by RPS, in accordance with our listed objections. Similarly we strongly urge that the City gives timely and considered strategic planning and forethought to the combined development of the 4 properties comprising the Hammond Park Town Centre. We also urge the City to give greater regard to the rights of resident landowners within SSDSP Stage 3, in the context of the rapid and enormous changes materialising in their community.</p> <p>Our objections, opinions and perceptions are based on 50 years of family ownership of Lot 114 Wattleup Road, Hammond Park and over 20 years residence in our present home. We are pensioners.</p>	<p>In this respect, subdividing landowners will be liable to fund the purchase of the land for the road reserve, as well as a single two lane road within the reserve. The responsibility for upgrading this road into a four lane dual carriageway will then fall onto the City, once future traffic volumes grow to warrant this.</p> <p>a. Noted. The City is not responsible for the timing of lodgement of Structure Plans. This remains a matter for landowners; the City has a responsibility and obligation to assess any Structure Plan lodged in line with the requirements of the Scheme.</p> <p>b. Noted.</p> <p>c. Noted. A Bushfire Management Plan has been included as supporting documentation to the Structure Plan. Future Residential dwellings within 100m of identified vegetation at time of construction will be required to meet higher building standards. Moreover all properties will be required to be accessible to a made road, to the City's standard.</p> <p>3. Noted. The City has a range of procedures and practices in place to ensure that existing residents are not unnecessarily impacted on by development. These can include Construction Management Plans, Dust Management Plans and other matters dealt with via various regulations.</p>
7	Giuseppe & Carmelina Mondello C/O Umberto	On behalf of Giuseppe & Carmelina Mondello being the land owners of	Submission Noted.

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	Mondello, World Style Furniture 85-87 Northlake Road MYAREE WA 6154	<p>Lot 124 Wattleup Road HAMMOND PARK, we would like to comment on the proposed structure plan prepared by RPS in behalf of Terranovis</p> <p>I have attached a PDF to illustrate the below items:</p> <p>A. Indicates moving the Road over to the West, (<i>dotted line indicating where the centre of the road used to be</i>). This will mean the edge of the road reserve will be in line with the boundary of Lot 124/125. This will require moving each parcel to the east the same amount we have moved the road.</p> <p>B. Zoning in these two parcels to be Zoned R40</p> <p>C. Zoning on this parcel to be Zone LOCAL CENTRE/R60 - the ability to offer both a commercial & residential option.</p> <p>D1/D2. Whilst moving the Road to line up with the boundary as per point A, we would lose some of <u>POS 2 (D1)</u>, we have then increased the amount of <u>POS 3 (D2)</u> to ensure Lot 124 maintains its 10% POS requirement.</p> <p>We have attached an email from Warren Spencer from Terranovis endorsing our comments and suggesting the council incorporate and adopt these changes.</p> <p>Please feel free to contact me if you have any queries or require any further information.</p> <p><i>Plan enclosed in submission, comments from Warren Spencer:</i></p> <p>We absolutely support the changes that you are proposing Umberto, on the plan Wattleup2.pdf provide to me on 23/08/2013.</p> <p>We suggest that council incorporate these changes by resolution when the LSP is adopted by Council. Given the minor nature of the changes, we suggest that the LWMS and traffic study would not need changing. If it does, we would request that you pay for it, as we have funded the build of the work to date including changes requested by council for the park on lot 125 and lot 114.</p>	<p>A. Supported. This proposal is seen as facilitating orderly and proper planning of the subject area.</p> <p>B. Supported. The Structure Plan map is proposed to be modified to re-code two parcels to R40 to facilitate a variety in lot product in the subject area</p> <p>C. Supported. It is not expected that the minor expansion of the Local Centre Zone over this land will have any ramification for the functionality of the Town Centre.</p> <p>D. Supported. This change is supported. The total POS provision has not decreased and the functionality of the areas of POS should not be impacted.</p>

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		<p>If council would like to contact me to verify the above I would be more than happy to do so.</p> <p>Cheers,</p> <p>WARREN SPENCER</p>	
8	Vic Andrich, Department of Health PO Box 8172 Perth Business Centre WA 6849	<p>Thank you for your letter dated 6 August 2013 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>1. Water and Sewerage For the development density indicated in the proposed structure plan, the Government Sewerage Policy - Perth Metropolitan Region requires the provision of reticulated sewerage and scheme water to serve the developments.</p> <p>2. Public Health Impact The City of Cockburn should use this opportunity to minimise potential negative impacts of increased density development such as noise, odour, light and other lifestyle activities. Public health impacts draw attention to those issues and they should be appropriately and adequately addressed at this stage. For your information and guidance, you may access the relevant information at the following sites: PHA http://www.public.health.wa.gov.au/2/1399/2/publichealthassessment.pm HIA http://www.public.health.wa.gov.au/2/1400/2/healthriskassessment.pm Should you have queries or require further information please contact Vic Andrich on 93884978 or vic.andrich@health.wa.gov.au</p>	Noted.
9	Renee Evans, Department of Parks and Wildlife PO Box 1167 Bentley Delivery Centre, WA 6983	<p>Thank you for your letter of 6 August 2013 referring the above structure plan proposal to the Department of Parks and Wildlife (DPaW), formerly the Department of Environment and Conservation (DEC) for comment.</p>	Noted.

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		<p>The subject land (Lots 114, 123, 124 & 125 Wattleup Road) is located near Harry Waring Marsupial Reserve which is also known as Bush Forever Site No. 392 Harry Waring Marsupial Reserve, Wattleup and forms part of Beeliar Regional Park. Frankland Avenue/Hammond Road separates Harry Waring Marsupial Reserve from the subject land. The subject land is within the Southern Suburbs District Structure Plan - Stage 3 (DSP) which was adopted by the City of Cockburn (the City) on 13 September 2012, subject to a number of modifications relating to density codes.</p> <p>DEC provided advice to the City in a letter dated 24 July 2012 in relation to the DSP. While the structure plan proposal is generally consistent with the DSP, the relevant aspects of DEC's earlier advice and additional comments are provided in the following information.</p> <p>Native vegetation and flora A spring Vegetation and Flora Survey of the northern portion of Lot 123 was undertaken by Dr Arthur Weston in October 2012. Also in October 2012, a Level 1 Flora and Vegetation Survey was carried out for Lots 124 and 125 by 360 Environmental Pty Ltd including an on-site floristic survey. The majority of Lot 114 and the southern portion of Lot 123 have been cleared for horticultural purposes.</p> <p>The northern portion of Lot 123 is described by the consultant as Banksia menziesii – Banksia attenuata Low Woodland (to Low Open Forest), while Lots 124 and 125 are described as Banksia attenuata - Banksia menziesii - Allocasuarina fraseriana - Eucalyptus marginate Woodland. Seventy percent of the bushland within Lot 123 is assessed as being in Very Good Condition, the remaining bush land within Lot 123 and all of Lots 124 & 125 is in Good condition. Although rare, threatened or priority flora were not located, both surveys demonstrate the good to very good condition of the vegetation present on site.</p> <p>Fauna The proponent has submitted a Significant Fauna Assessment of Lot 123 undertaken by Bamford Consulting Ecologists in October 2012. Results indicate that the 1.6 hectares (ha) of banksia woodland on site provides foraging habitat for Carnaby's black cockatoo (Calyptorhynchus</p>	<p>Noted.</p> <p>Noted</p> <p>Noted</p>

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		<p>latirostris). A tree density assessment provided an estimate of the foraging resources, and a total carrying capacity of approximately one Carnaby's black cockatoo per year. Carnaby's black cockatoo is listed as 'fauna that is rare or likely to become extinct' under the Western Australian Wildlife Conservation Act 1950 and is protected under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>The fauna assessment also indicated that the Priority 5 southern brown bandicoot (<i>Isodon obesulus</i> subsp. <i>fusciventer</i>) occurs on site and three Priority 3 reptile species may occur on site. The Rainbow Bee-eater (<i>Merops ornatus</i>) is also known to visit the area. The rainbow bee-eater is listed as a migratory species under the EPBC Act.</p> <p>DPaW recommends that the proponent seeks the appropriate approvals from DPaW to translocate fauna, where practicable, prior to and during subdivision - inclusive of southern brown bandicoot. Translocation effort should be supported by monitoring of translocated animals to gauge its success. Should it be approved, clearing should be staged so that bandicoot progressively move into protected bushland.</p> <p>A Graceful sun-moth survey commissioned by the proponent, indicated that <i>Lomandra hermaphrodita</i>, which can support populations of <i>Synemon grata</i> (Graceful sun-moth), occurred across Lots 124 and 125. The species was delisted from the threatened category under the Wildlife Conservation Act 1950 on 6 November 2012 and deleted from the list of threatened species under the EPBC Act effective 18 May 2013. Graceful sun-moth is now included in a non-legislative category of P4 (near threatened) on the Western Australian Priority Fauna List. EPBC Act Protected Matters DPaW acknowledges that a submission was made to the Department of Sustainability, Environment, Water, Population and Communities (DSEWPoC) regarding the proposed clearing of 1.34ha of vegetation on Lot 123 that included potential feeding habitat for Carnaby's black cockatoo. It is understood that DSEWPoC responded that in view of the small area of vegetation to be cleared, referral was not required and the application was subsequently withdrawn by the proponent.</p> <p>DPaW is concerned that the fauna habitat value, particularly for Carnaby's black cockatoo has not been adequately assessed for Lots 124</p>	<p>Noted</p> <p>Noted. However, this matter is not one that can be mandated through the Structure Planning Process. The City's Environmental Services Department will provide comment on fauna translocation at time of subdivision.</p> <p>Noted</p> <p>Noted.</p>

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		<p>and 125, an area of 8.3ha of Banksia attenuata- Banksia menziesii - Allocasuarina fraseriana - Eucalyptus marginata woodland in good condition. The City of Cockburn is also seeking agency comments regarding a proposed structure plan for the adjacent Lot 126 Wattleup Road, Hammond Park. DPaW notes that a Fire Management Plan, a Transport Assessment Report and a Local Water Management Strategy have all been prepared that are inclusive of Lots 114 and 123-126. This is supported as part of an integrated approach to planning; however it is noticeable that this integrated approach has not been applied to the assessment of fauna habitat values across the five lots.</p> <p>Bamford Consulting Ecologists note on page 15 of the Significant Fauna Assessment of Lot 126 Wattleup Road, Hammond Park, that "Lot 126 is adjacent to areas of similar (or better) quality Banksia Woodland on Lots 125 and 124 (directly west of Lot 126)."It is acknowledged that there are large remnants of native vegetation in the local area; however the cumulative impacts from the reduction of Carnaby's foraging habitat on the Swan Coastal Plain has resulted in vegetation that provides a food source for Carnaby's black cockatoo being considered as significant habitat. The continual net loss of critical habitat will result in additional pressure on the current population of Carnaby's black cockatoo. Clearing of native vegetation, in particular banksia, jarrah or tuart trees will result in a loss of foraging habitat for this species. Prior to the City making a determination on the proposed structure plan, it would be appropriate for DSEWPac to have assessed the fauna habitat values across the five lots (114 and 123- 126) in order to provide direction regarding possible biodiversity conservation initiatives.</p> <p>Possible environmental offsets Provided the development of the area within the subject land is considered to be environmentally acceptable by approval authorities, DPaW would be prepared to assist in negotiations with the proponent regarding the possible development of environmental offsets for any residual impacts.</p> <p>Public open spaces In .consideration of the flora and fauna discussion above, DPaW recommends areas of high conservation value, such as native vegetation in very good or good condition, which contain conservation significant</p>	<p>Noted. The City's Environmental Serviced Department has noted similar concerns. However, this matter is not one that can be mandated through the Structure Planning Process and is a matter for the Commonwealth.</p> <p>Noted.</p> <p>Noted.</p>

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		<p>flora species, and comprise significant fauna habitat, be retained and incorporated into future development as public open space (POS) reserved for Conservation and Passive Recreation.</p> <p>DEC advised in its letter to the City of 24 July 2012, that the district structure plan does not adequately protect areas of high conservation value. The proposed POS outlined on the DSP consists of up to 28 discreet areas for purposes such as drainage and active/passive recreation. DPaW recommends the consolidation of POS areas as opposed to small fragmented sites, to ensure the long term viability of the protected areas, to provide ecological corridors and to reduce impacts from edge effects (e.g. weed incursion).</p> <p>Drainage In planning for future subdivision, drainage design should aim to maintain natural drainage processes (where possible). This could include the use of flush kerbs with drainage infiltration swales adjacent to the road to maximise infiltration at source. DPaW notes that a Local Water Management Strategy (LWMS) has been prepared for the subject land. DPaW supports the preparation and implementation of an Urban Water Management Plan to the satisfaction of the Department of Water, as a condition of any future subdivision.</p> <p>Pedestrian and cyclist networks DPaW supports the commitment to construct a dual use path along the eastern side of Hammond Road as shown in the DSP. However, this does not appear to be shown in the structure plan proposal.</p> <p>Fire management All necessary fire management requirements should be provided for future subdivisions, in accordance with the (Interim) Planning for Bushfire Protection Guidelines (Edition 2 – Western Australian Planning Commission and Fire and Emergency Services Authority, May 2010) and any other relevant policies. DPaW notes that a Fire Management Plan (FMP) has been prepared for Lots 114, 123-126 Frankland Avenue by Bio Diverse Solutions. For buildings within 100m of woodland native vegetation, the FMP specifies dwelling setbacks and improved construction standards to mitigate bushfire risk.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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		<p>Beeliar Regional Park Boundary Should development be approved, there is to be no vegetation, earth spoil or any other debris disposed of within the boundary of the regional park. During construction of Frankland Avenue, care should be taken to ensure that all roadworks are contained entirely within the road reserve. Road batters will not be accommodated into Harry Waring Marsupial Reserve.</p> <p>Weed and Disease Control In order to protect the conservation values of the adjacent Harry Waring Marsupial Reserve and other conservation reserves (e.g. Frankland Reserve), the proponent should ensure that flora species known to be invasive or environmentally damaging are not used in any landscaping to prevent them spreading into the adjoining park. It is also important that any soil imported during development is free of Phytophthora dieback and weed seed.</p> <p>Department of Environment Regulation On 1 July 2013, DEC was separated into two new departments being DPaW and the Department of Environmental Regulation (DER). DPaW was created to focus on the conservation, protection and promotion of Western Australia's terrestrial and marine parks and reserves and will administer the Conservation and Land Management Act 1984 and the Wildlife Conservation Act 1950. DER will focus on environmental regulation, approvals and appeals processes and administer the Environmental Protection Act 1986.</p> <p>Due to previous and current potentially contaminating land uses (i.e. horticultural activities) there is considerable potential for widespread soil and/or groundwater contamination within the subject land. The proponent is advised to liaise with DER in relation to contaminated soil and groundwater issues that may be associated with the 6 market gardens located within the subject land. DER should also be contacted regarding possible requirements for a clearing permit and management of noise impacts from Hammond Road.</p> <p>Thank you for the opportunity to comment on this application. Should you require further information or clarification regarding the above advice, please contact Catherine Prideaux, Planning Officer of this office on</p>	<p>Noted</p> <p>Noted.</p> <p>Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
10	Brett Coombes, Water Corporation PO Box 100 LEEDERVILL WA 6902	<p>telephone number 9219 9290.</p> <p>Thank you for your letters of 6 August 2013 inviting comments from the Water Corporation regarding the above local structure plans.</p> <p>The Corporation has no objections to the structure plans. The Corporation has adopted water and wastewater conveyance planning to guide the servicing of this and other surrounding land. This infrastructure planning is subject to ongoing review and can be modified as necessary by the developers' engineers in consultation with, and to the satisfaction of the Water Corporation.</p> <p>The Corporation's sewer catchment planning has identified that some parts of the subject land will require substantial fill in order to achieve the required elevations for the operation of the gravity sewers. In this regard, the developer's engineers should be encouraged to obtain further sewer planning information from the Water Corporation Land Planning Branch.</p> <p>A large, steel water distribution main (610mm diameter) currently terminates in Hammond Road north of the intersection of Hammond Road and Russell Road approximately 2km north of the subject land. This distribution main supplies water through a network of smaller water reticulation pipes (DN250 and DN200) that are being incrementally extended southwards through the subdivisions in this area. The subject land is beyond the current development front. Depending on the timing and rate of subdivision and development of this and other surrounding land, it is possible that water reticulation main extensions from the existing network to the north may not be able to provide adequate pressure and capacity to service these new areas.</p> <p>A further southward extension of the 610mm distribution main along Hammond Road may therefore be necessary to provide adequate pressures if subdivision commences in areas that are distant from the development front and if lot take up rates are much higher than anticipated.</p> <p>At present there is no funding allocated on the Corporation's 5 year Capital Investment Program for the extension of the distribution main. If the distribution main extension is needed prior to the Corporation's ability</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>to deliver this upgrade through its capital program, the developers of this land may be required to fund a section of the distribution main. The Corporation will conduct water pressure monitoring in the some elevated areas of Hammond Park through the summer months to assist in timing the delivery of distribution mains upgrades in the area. Further consideration will be given to the timing of this distribution main extension project through the Corporation's review of its capital program, which usually occurs around in mid-2014.</p> <p>If you have any further queries in relation to servicing of this land, please contact me. Please quote our reference number on any return correspondence.</p>	



Executive Summary

The Western Trade Coast Industries Committee commissioned Sinclair Knight Merz (SKM) to perform an environmental, social and economic impact assessment of the Western Trade Coast (WTC). This study is the fourth snapshot in time, with the original study in 1990 by Dames and Moore, and subsequent studies undertaken in 2002 and 2007 by SKM and Resource Economics Unit (REU).

This iteration of the study has been expanded beyond its previous boundary of the Kwinana Industrial Area (KIA) and the Rockingham Industry Zone (RIZ) to encompass the entire WTC area, including areas such as the Australian Marine Complex (AMC) and the Latitude 32 Industry Zone. The current study seeks to address the following objectives:

- To quantify the direct and indirect economic and social importance of WTC industries to the local, Western Australian and Australian communities.
- To identify community benefits, environmental performance and sustainability initiatives of industry in the WTC.
- To determine the current synergies between WTC industries and report potential new synergies between industries.
- To identify the need for government support for existing industry and to facilitate establishment of new industries.

This study was based on the collection and analysis of qualitative and quantitative data obtained from existing and proposed WTC industries, support industries, government agencies and local government authorities.

The study has found that the WTC:

- **Has a major impact on the Western Australian economy through employment and upskilling of workers, direct sales, and value adding to primary outputs.**
- **Directly produces a larger amount of income than the wages and salaries of their employees through payments of dividends, taxes and royalties.**
- **Has significant inter-industry flow-on effects.**
- **Has a strong positive contribution to the local community by providing employment, training and development, as well as sponsorship of community activities.**
- **Continues to improve environmental performance and advance sustainability initiatives which benefit the local and broader community.**

One of the questions asked of industry in the questionnaire and during interviews was to identify the main constraints and benefits to their operations being located within the WTC. Industry response is presented graphically in **Figure ES-1**.

The available synergies, strategic location of the WTC adjacent to port facilities, protection of a buffer zone, and availability of process inputs are key attractive factors for WTC industries.

Urban encroachment is shown as a significant negative factor, along with energy costs, labour costs, level of environmental regulation and the value of the Australian dollar.

The future prosperity of the WTC should be protected by enhancing the positive attributes identified and addressing the issues of most concern to industry and other stakeholders in the region.

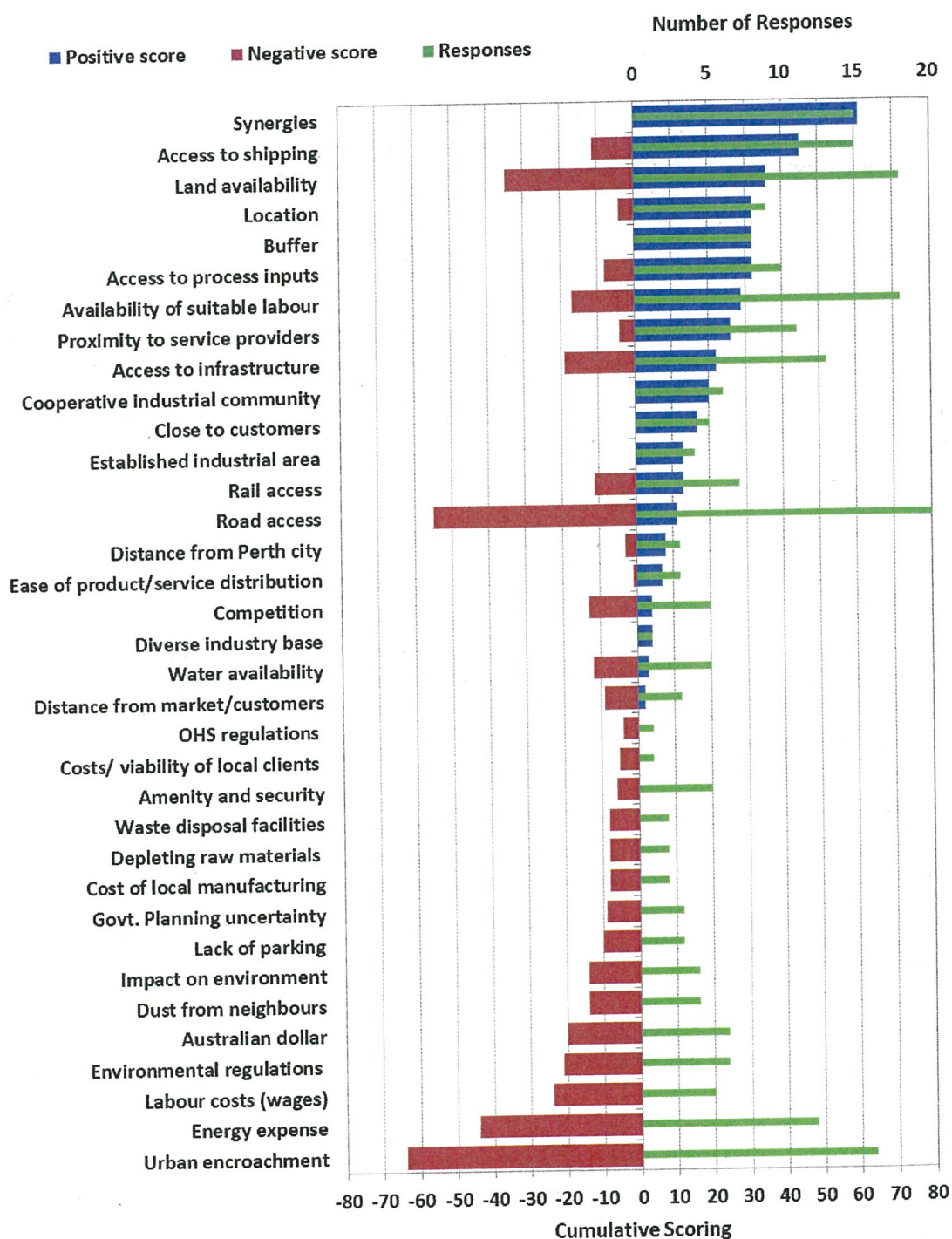


Figure ES-1 Key benefits and constraints of the WTC identified by industry



Cumulative Synergies in the WTC

The WTC is geographically isolated from other major industrial centres and the major resource regions of WA. This isolation has allowed the area to evolve a unique connectivity of heavy, fabrication, support and service industries, with utilities and infrastructure to suit. A cooperative and amicable industrial community has also developed in tandem with the growing synergies of the WTC.

The growth of interacting industries and material transfers since the original 1990 study is presented in Table ES-1.

Table ES-1 Trends in WTC (Kwinana cluster) synergies between 1990 and 2013

	1990	2002	2007	2013
Participating Industries	13	28	31	27
Existing Interactions	27	106	145	158
New Interactions Identified	-	79	39	13
Interactions No Longer Existing	Not Studied	Not Studied	Not Studied	11
Potential Interactions	2	104	86	4

The number of synergies that have evolved in the WTC represent a significant feature of the region, with 158 interactions identified in the course of this study. For comparison, the Kalundborg Eco-Industrial Estate in Denmark, held as a global example of industrial symbiosis, has just 30 reported industrial synergies.

Investigation of industrial synergies in the WTC has found that:

- Geographical isolation has been a major factor in the development of industrial synergies and a connected industrial community in the WTC.
- Industrial symbiosis in the WTC has been well established since the original 1990 study and has continued to mature through into 2013.
- The WTC has an opportunity to raise its international profile by more widely emphasising its significant existing industrial symbiosis credentials, and the potential opportunities that exist for new industries to leverage this.

Environmental Performance of the WTC

The environmental performance of WTC industries can be summarised as follows:

- Environmental aspects including noise, air quality, societal risk, groundwater and the marine environment of Cockburn Sound are being well managed by industry and government.
- ISO 14001 accreditation levels in the WTC have increased since 2007, particularly so for KIA industries.
- WTC industry are leveraging industrial symbiosis to avoid unnecessary environmental impacts that would occur if they operated in isolation.
- WTC industries are continuing to make incremental capital improvements and operational changes that improve their efficiency and reduce environmental and community impacts.

Industry reported that environmental management systems (EMS), licence conditions and community expectations are the main drivers for improving their environmental performance. Industry also flagged that regulatory requirements for monitoring and reporting were becoming excessive, tying up resources they would rather be spending on environmental improvement initiatives.



Social Benefits of the WTC

Survey data provided by WTC industries show the following social trends:

Employment

- While the WTC workforce is still male dominated, gender representation has continued to improve in 2013 from 2007 and 2002, primarily in professional, trades, production and transport roles.
- The average age of the WTC workforce is continuing to increase.
- The WTC workforce is increasingly being sourced from suburbs and areas outside the traditional catchment zone of Cockburn, Rockingham and Kwinana.

The highest proportion of the current full-time workforce (excluding contractors) is employed in production and transport (35%), which comprise typically semi-skilled jobs, closely followed by tradespeople (28%). There is a demonstrated gradual increase over time in the proportion of female employees with the reported number of female tradespeople, production and transport, and professional roles showing continual, albeit small, growth.

The key factors affecting future levels of employment reported by industry were production limitations, capital investment in the region and the cost of labour. The drain of trained workers from the WTC to resource projects in the north was identified as an ongoing concern by industry as it reduced the pool of suitable workers to pick up specialised roles as required.

Services and Social Initiatives

- Private, non-carpool vehicle use has increased in the WTC since 2007. At the same time, bicycle use is also showing signs of increase.
- WTC industries provide a variety of positive social services to their workforce and families, with a greater proportion of industries reported providing these services since 2007.
- WTC industries contributed over \$1.8 million dollars to the local community in the 2010/11 financial year, over double the donations reported in 2004/05 for the 2007 study.

A large proportion of industries in the WTC provide a range of health and personal services to their employees. The value of personal counselling and vaccinations to staff was clearly acknowledged with nearly all respondents indicating they did one or both. There was an increase in the provision of financial planning services and career planning from previous study years, which may be a reflection of the growing economic uncertainty reported by industry during interviews, and the response by industry to improve employee retention.

Most industry also provide basic assistance to employees with families, such as leave to care for sick members of family and bereavement leave (93%). A high proportion of respondents also provide options for paternity leave (86%). All respondents indicated that they provide flexible working hours for employees (100%). There is a noted increase over the years towards offering staff flexible working hours, increasing from 50% in 2002 to 100% at the time of this study.

Industries reported engagement with the community using a variety of methods, such as industry forums, media releases, open days, community reference groups and dedicated community liaison staff. There was no clearly preferred community engagement pathway identified across all industry participants.



Direct Economic Benefits of the WTC

WTC industries have a significant impact on the local, state and national economies. The economic study undertaken for this report has calculated that:

- WTC core industries directly make sales of \$14.7 billion; provide 11,362 jobs; and pay \$953M in wages and salaries.
- The Kwinana Cluster remains the largest industrial cluster in the State.
- The Kwinana Cluster of industries accounts for approximately 70-90% of the WTC total sales, jobs, and wages and salaries figures (88% of sales – \$13.8 billion, 68% of jobs – 9,361 jobs, 69% of wages and salaries – \$0.7 billion).
- The output from the Kwinana Cluster of industries has grown by nearly 10% since the 2007 study. The proportion of output destined for overseas markets has declined in the Kwinana cluster. Conversely, the proportion of output in the Kwinana cluster serving the domestic Western Australian market has grown.
- The overall contribution of Kwinana Cluster of industries to the Australian Balance of Trade is estimated to be worth \$5,195 million. This may be compared to the total international export of goods and services from WA of \$118,000 million in 2010-11.
- The AMC Cluster of industries accounts for \$1.8 billion in sales, 4,396 jobs, and \$0.3 billion in wages and salaries in the WTC.

The key direct impacts of WTC industries are summarised in **Table ES-2**. Due to the small number of industries in Latitude 32 Industry Zone and RIZ compared to those in the KIA and AMC, industries are divided into two clusters, with Latitude 32 Industry Zone and RIZ industries combined with KIA in the 'Kwinana Cluster'. "Core" activities are defined as the leading industries in each cluster, whereas "Non-core" activities are manufacturing or service industries whose existence is due only partly to the presence of the Core activities, and which also serve the wider Perth and Western Australian economy.

Table ES-2 Estimated output (sales), wages and salaries and employment of producers located within the WTC boundary in 2010-11 FY

	AMC		Kwinana Cluster		WTC Total	
	All Industries	Core Only	All Industries	Core Only	All Industries	Core Only
Employment	4,396	3,655	9,361	7,707	13,757	11,362
Estimated Output (sales) (\$M)	1,811	1,562	13,753	13,103	15,563	14,664
Wages and Salaries (\$M)	335	282	733	671	1,068	953

In addition to the direct operating impacts, shown above, responding organisations reported CAPEX of \$545 million in 2010-11. The true total investment would be significantly larger.

Inter-industry flow-on effects of the WTC

Inter-industry flow-on effects are the levels of output, wages, salaries and jobs that are generated in other industries by the purchase of inputs by WTC industries, and the subsequent flow-on effects of the purchases that the suppliers make. These inter-industry flow-on effects were calculated using a new input-output table for Western Australia for 2010-11. As shown in **Table ES-3** it is estimated that:

- WTC industries, through operations and capital expenditure in 2010-11, generated *inter-industry* flow-on effects in WA and the rest of Australia amounting to \$10.3 billion, wages and salaries of \$0.8 billion and estimated employment amounting to a further 18,274 jobs.

**Table ES-3 Estimated inter-industry flow-on effects of the Western Trade Coast in 2010-11 FY**

Inter-industry Effect	Output	Wages and Salaries	Employment
	(\$M)	(\$M)	(jobs)
Inter-industry effect in WA	9,586	659	16,587
Inter-industry effect in the Rest of Australia	258	17	448
Inter-industry effect of capital expenditure	441	92	1,239
Total Inter-industry effect	10,285	768	18,274

The inter-industry flow-on effects, in the table above, exclude the further effects of consumption-generated output, wages and salaries and jobs, when incomes earned either (i) directly in the WTC or (ii) in industries whose output is affected by flow-on effects, are spent by wage and salary earners. **Appendix E** discusses the potential consumption effect.

Comparative Economic Advantage

A recurring theme throughout this study is the paradox of (i) unprecedented growth in the Western Australian economy as a whole, and (ii) the challenges faced by the manufacturing sector. The paradox comes from the interactions between macro-economic development driven by growth of the resources sector in Western Australia and the micro-economic realities faced by manufacturers following from (i) changed price and availability of domestically-sourced inputs and (ii) the difficulty of living with a historically high Australian dollar for exporters. It was beyond the scope of this assessment to model these interactions, but they are real and plain to see.

- WTC managers view locational factors, including the availability of suitable infrastructure, inter-firm synergies, port facilities, raw material supply and market access as positive factors in their comparative advantage.
- Negative factors putting WTC industries at a disadvantage tended to focus on cost and availability of labour and production inputs, and the increasing costs of compliance with environmental regulations.
- Market demand and exchange rates are key sources of industry uncertainty, although there were many other factors across the board.
- Responding companies will be spending \$1,710 million to further develop existing plants over the next five years.
- No responding company expects production volumes to decrease in future, and there is potential for the WTC to double in output in response to the growth of Western Australia.
- The sustained performance of the Kwinana Cluster and the adaptability of the AMC Cluster are testimony to the contribution both areas make to a diversified Western Australian economy, providing a buffer whenever the rate of expansion of the resources sector slows.
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In order for the Western Trade Coast to compete on the international scene, it will need to minimise those factors which constrain industry and maximise the opportunities provided by our comparative advantage.



Sustainability Assessment

As part of this study, industries were assessed on the way in which their organisations have integrated sustainability into their operations. The role that sustainability plays in the operations of WTC industries is summarised below:

- Sustainability is a real concept for all industries participating in the study, although for 33% of industries this is limited to a business sense.
- More than half of participating industries approach sustainability by initiating organisational and management change and by incorporating sustainability assessment into decision-making processes.
- Sustainability is increasing in importance to WTC businesses, with a notable increase in personnel dedicated to managing sustainability reported for 2013.
- The WTC needs to investigate renewables and other greenhouse gas reducing strategies to improve the sustainability of the region, and be prepared to adapt to any potential sustainability regulation in the future.
- More than half of WTC industries have greenhouse gas emission targets and/or strategies to reduce emissions.
- Resource depletion, water scarcity and carbon constraints are of reasonable concern to WTC industry, though lower than reported in 2007.

Many companies in the WTC have a sound understanding of sustainable development principles, have set targets and strategies to reach them and have assigned responsibility for their company's direction in sustainability to high-level management. Many of the larger companies in the WTC have a strong environmental and social performance and have incorporated sustainability principles into their corporate structure. Some of the smaller companies have also performed well, but could benefit from the experiences and knowledge of the larger companies being transferred to them.

Integrated Assessment

Figure ES-2 shows the environmental, social, economic and corporate sustainable performance of WTC industries. Social and environmental performance data provided by industry was quantified to produce the x and y scales (see **Appendix G** for further detail). The level of success with which industries have incorporated sustainability into the structure of their organisation has also been quantified and is represented by the colour of each industry's diamond marker. The size of each marker represents the total economic value of that industry to the Australian economy.

Engagement with industry and government stakeholders identified a number of desirable actions that would enhance the environmental, social and economic outcomes of the WTC. These are summarised by issue in **Table ES-4**.

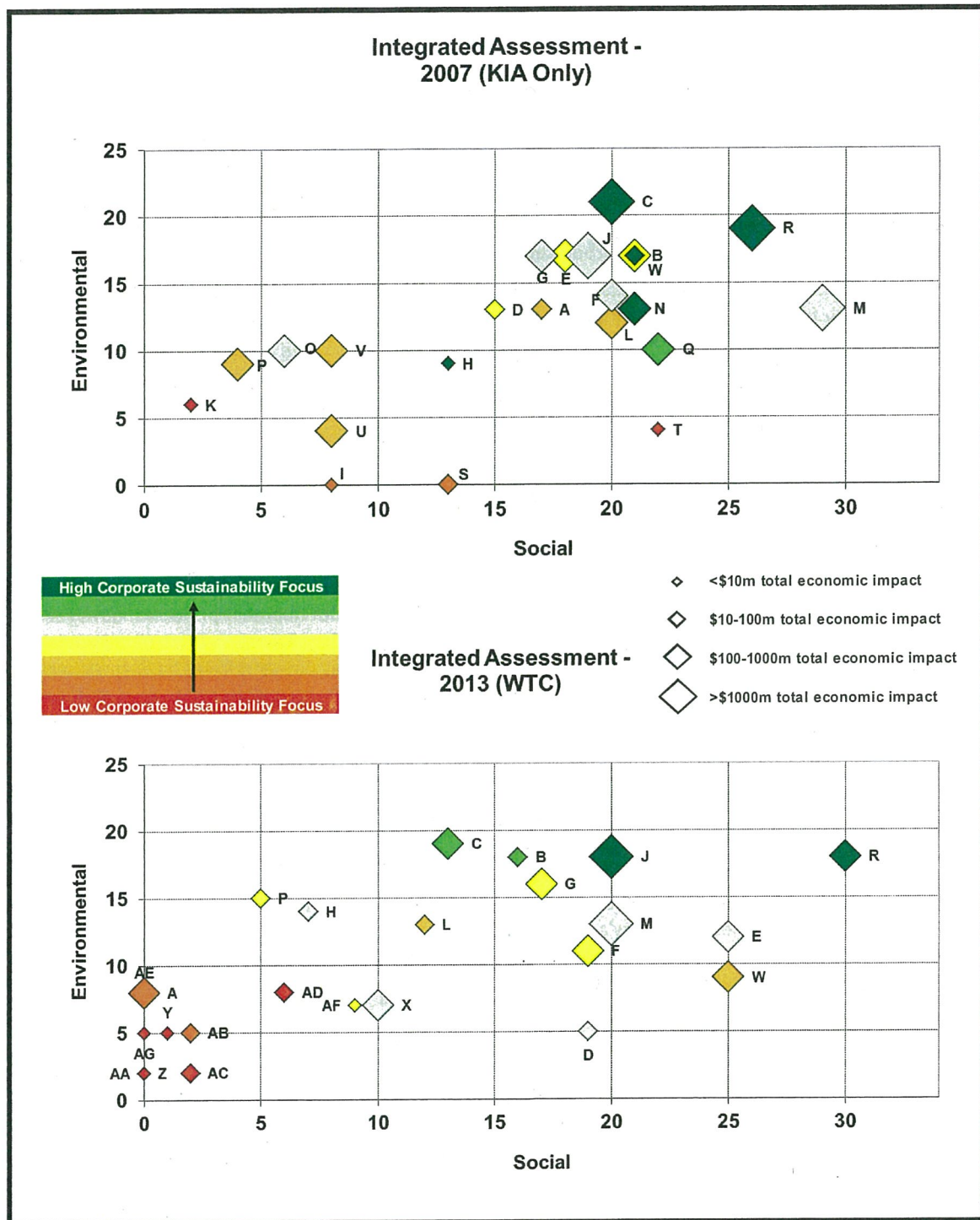


Figure ES-2 Integrated assessment of environmental, social, economic and corporate sustainability measures implemented by WTC industries in 2007 and in 2013



Table ES-4 Summary of WTC priorities

	Proposed strategies	Priority
Port Infrastructure	Government to make decision on port development/s and timeframes for the port and infrastructure linkages, including deepening of shipping channels as required by industry	H
	Investigate and engage with industry on the impact of a new port on water temperature and water quality, and the subsequent impacts on ocean intake and outfall requirements of industry	M
Buffer Zone	Stabilise the buffer zone by defining and enforcing the buffer zone boundary	H
	Manage urban encroachment to reduce risk of community impact	H
	Secure long-term storage option within or near the WTC for hazardous materials	H
Energy Cost and Capacity	Investigate ways to reduce unit cost of gas and improve availability of supply	H
	Investigate ways to reduce unit cost of electricity for industry	M
	Explore renewable energy supplies as an alternative to gas and electricity	L
Water Supply	Investigate the potential of Managed Aquifer Recharge (MAR)	H
	Investigate more extensive utilisation of Sepia Depression Ocean Outlet Line as a low-cost water supply for individual industries to treat to their own required standards	H
	Facilitate sharing information regarding current groundwater resources and industry usage	M
Road and Rail Infrastructure	Ensure no sensitive land-uses are established around existing and proposed infrastructure links to protect haulage road and rail links into the WTC	H
	Address road and rail infrastructure perceived safety concerns that have been highlighted at some locations in the WTC – see Figure 3-1	H
	Upgrade road and rail infrastructure in the area to facilitate improved traffic flow – see Figure 3-1	H
	Coordinate communication and cross-industry cooperation between industries to manage known traffic issues	M
	Investigate making public transport to and from the WTC more attractive and easier to use as part of any road and rail infrastructure upgrade	M



Human Resources and Procurement	Investigate or support initiatives looking to address wage and opportunity disparities between resource industries in WA's north and WTC industries	H
	Investigate opportunities or policies that make it easier for smaller industries to retain experienced staff or reduce the cost to develop new staff	H
	Establish a local industry procurement framework to promote local small businesses to major WTC industry, and collective purchasing arrangements to make procurement of locally produced materials more economical	M
	Investigate opportunities to coordinate shut-down and maintenance timing across all industry to reduce costs and improve reliability of workforce procured	M
	Roll-out a KIA-wide level safety induction included in industry baseline safety standards	L
	Review Dangerous Goods legislation to make employment of apprentices under 18 possible to heavy industry	L
	Encourage development of more local amenities (banks, dining, cafes, etc.) to promote the WTC as an attractive and vibrant place to work	L
Land Use, Management and Availability	Address industry perceptions around the commercial aspects of land-leasing arrangements in the WTC	H
	Investigate relocation of non-conforming land-uses to reduce societal risk	H
	Develop and publish detailed land-use plans for the WTC area	M
	Explore ways to improve the wider security of operations and management of crime in the area	M
	Centralise and maintain database of KIA pipeline ownership	L
Environmental Performance	Review and reconcile the required level of environmental regulation and compliance reporting for heavy industry	H
	Improve community engagement and knowledge about the value of WTC industries, and their environmental and social performance	H
	Manage any potential increase in shipping traffic from the development of port facilities and associated impacts	H
	Install communal car-wash facilities at various points within the KIA	L
	Continue to reduce visual amenity impacts using methods such as green landscaping as a means of buffering residents and non-local traffic from visual impacts	L
Economic Climate	Maintain a close relationship with WTC industries to ensure government understands impacts of world economy on WTC industries	H
	Investigate opportunities to encourage new investment in value-adding processes and activities	M



AMC Land Availability and Waterfront Access	Investigate options and develop additional land for AMC expansion over the short, medium and longer terms	H
	Examine options and develop a plan for expansion of waterfront laydown area in consultation with stakeholders	H
	Investigate carpark solutions	M
	Streamline the process for prospective industry to acquire land for development	M
AMC Infrastructure, Utilities and Transport	Upgrade traffic and freight infrastructure to resolve accessibility issues	H
	Accelerate development of infrastructure in new land developments in WTC	M
	Investigate ways to reduce unit cost of electricity for industry	M
	Explore renewable energy supplies as an alternative to gas and electricity	L
AMC Human Resources	Foster the image of AMC as a vibrant and exciting place to be employed	M
	Pursue opportunities to develop and advertise the AMC as a knowledge hub and technical leader for supporting resource industries	M
AMC Miscellaneous	Work with industry to develop a guideline and environmental management framework for small to medium level enterprises	M
	Liaise with the Australian Competition and Consumer Commission on anti-dumping law enforcement	M
Latitude 32 Industry Zone Land Development and Planning	Secure funding to complete land acquisition, potentially through a contribution scheme	H
	Strengthen and enforce planning regulations to facilitate coordinated development	H
	Balance extraction of strategic resource deposits with final cut and level plans for the Latitude 32 Industry Zone	H
	Increase security to reduce vandalism and crime in the area	M
Latitude 32 Industry Zone Infrastructure, Utilities and Transport	Plan suitable buffers around existing and planned infrastructure links to protect against urban encroachment	H
	Improve service infrastructure to support future industrial development	M
	Encourage development of overnight truck parking facilities to accommodate WTC industries with large truck operations	M



Document history and status

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Rev A	19/03/2013	L. Jones	L. Jones	24/03/2013	Qualitative data review
Rev 0	15/04/2013	L. Jones	L. Jones	15/04/2013	Economic methodology and technical appendix review
Rev 1	03/05/2013	L. Jones	L. Jones	03/05/2013	Economic technical content
Rev 2	17/05/2013	L. Jones	L. Jones	17/05/2013	Economic technical content
Rev 3	17/05/2013	L. Jones	L. Jones	21/05/2013	Draft report for workshop session
Rev 4	24/06/2013	L. Jones	L. Jones	19/07/2013	Final draft incorporating workshop feedback
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Figure 1-1 Overview of the Western Trade Coast Area

SECTION 152 RESERVES

See also Paragraph 4.2.2.

As a matter of Government policy, there are strong grounds for retaining the purpose for land set aside under section 152 of the PDA. In particular:

- the subdivider of the land may be justified in expectations that the reserve would be used for the purpose for which it was created via the subdivisional process; and
- purchasers or users of subdivided blocks may be frequently influenced in their decisions to acquire land and build based on the existence of such a reserve and may have an expectation that these reserves will remain.

Although this land is vested in the Crown in fee simple under section 152 of the PDA, the Minister for Lands can deal it with under the LAA after it has been revested. In revesting the land as Crown land under the LAA, RDL will give effect to the clear intentions of the PDA and associated planning approvals by reserving the land for its vested purpose even though the land can be reserved and used for other purposes in whole or in part, at a later time.

Generally section 152 reserves should be retained as Crown land in the name of the State of Western Australia for their reserved purpose to the greatest degree practicable. Where any such reserve is proposed to be cancelled or disposed into the fee simple, strict adherence to Cabinet approved guidelines set out below should be followed.

Background information to the Cabinet approved guidelines is set out in Policies 4.1.5 and 4.1.5A in the Government Land Policy Manual (please note this manual is not available on this website – please contact RDL's Lands Division, State Land Services for further information).

The greatest protection should be afforded to section 152 "public recreation" reserves and private interests should not be granted over such reserves.

4.7.2.3. GOVERNMENT APPROVED GUIDELINES

The following Guidelines for section 152 reserves are approved by the Government and should be taken into consideration by Officers within Lands Division:

- Land vested in the Crown under section 152 of the PDA for recreation should be reserved for "public recreation". This purpose should only be applied to section 152 recreation land.
- Every effort should be made to locate an appropriate management body, with the ideal position being to secure agreement with Local Governments for management orders to issue to them without individual reference over section 152 land, as soon as the land has been revested and reserved.
- Leasing powers should not be included in management orders over section 152 "public recreation" reserves, to avoid private interests being given over such land.
- Leasing powers may however be included in a Local Government's management order over a section 152 "public recreation" reserve in limited circumstances, to enable outsourcing of Local Government recreational facilities.
- Licensing powers may be included in a Local Government's management order, to allow licensing, however section 18 Ministerial approval should be a condition of the Management Order for such reserves.
- Section 18(2) of the LAA requires the Minister's prior approval to all licences by Local Governments over managed reserves.

- As a matter of principle, RDL will not permit leasing of section 152 recreation reserves to clubs. A case may be argued for the use of small areas of large reserves for club premises while the playing fields remain open for public use when not being actively utilised by clubs for games and perhaps training. In certain localities, section 152 reserves may comprise the only public land available, and where the area of reserve is great, it may be reasonable to insist it remain open in its entirety to the general public.
- Small portions of “public recreation” reserves may therefore be excised and separately reserved (for example, for “club and club premises”) with management order issuing to Local Governments with power to lease. Use by clubs of the playing fields on the remainder of the original reserves may be licensed. This option has been adopted in relation to certain tennis clubs.
- When considering Licences for Minister’s consent Licences should not be permitted where –
 - while being stated to be licences, they are in fact leases (advice should be sought from legal officers within RDL in this connection);
 - they interfere with the general public’s continuous access to, and use of the whole of the reserve is affected (that is exclusive possession is conveyed, and the licensees have authority to interfere with others using the reserve);
 - buildings or developments are constructed consequent to such agreements, for the use of the licensees (buildings on recreation reserves cannot legally have any other character than premises in or relation to which the public is entitled to enjoy recreation upon the reserve; that is exclusive use could not be given to a club).
- Section 152 land (particularly section 152 “public recreation” land) should be retained for its reserved purpose.
- Necessity or desirability of a high order is to be established before a proposal affecting a section 152 “public recreation” reserve may be approved.
- Where the “public recreation” reserve is to be cancelled or substantially reduced, a Local Government or other proponent must signpost the affected reserve to indicate the intended change, advertise in the local newspaper and, in appropriate cases canvass nearby landholders by mail in order to demonstrate to the Minister the level of ratepayer support. Town planning procedures where formal re-zonings are required may satisfy this action.
- A request from Local Government for approval to dispose of a section 152 reserve must be supported by the following:
 - reasons for requesting the disposal of the reserve(s).
 - in the event that the proposal is to purchase replacement land, the submission should –
 - identify the land involved and detail what negotiations for purchase have been undertaken, and
 - meet the requirements of point 14 below.
 - Details of the level of public consultation undertaken together with the results of that consultation.

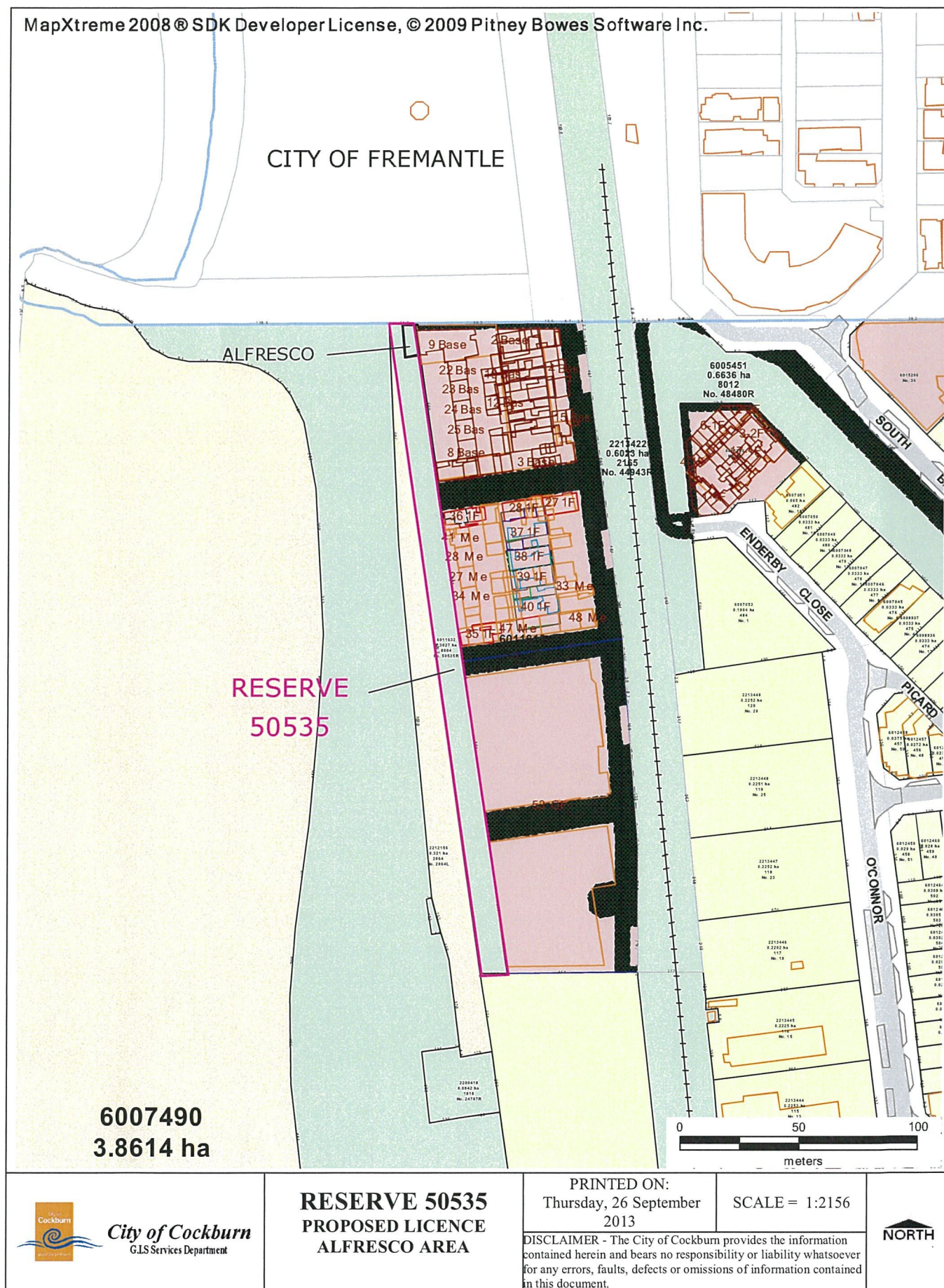
- Where the reserve is to be sold to fund the purchase of other replacement land to effect consolidation of another recreational reserve nearby, Local Government must:
 - provide details of the proposed new site and budget forecasts, and
 - give an undertaking to supply a statement of income and expenditure in relation to the transaction, with surplus proceeds either being committed to a Trust fund established by Local Government for capital improvements to recreational land or being passed to the Crown.
- Section 152 reserves should not be a source of general revenue.
- Such relocation is to be on the basis of equal area and suitability and Department of Planning support is necessary.
- Town Planning Schemes may be employed to comprehensively rationalise reserves created under section 152 of the PDA, subject to
 - the agreement of the Minister for Lands to the content of each Scheme, and
 - such variation of the Guidelines as may be agreed by the Minister for Lands is necessary to give effect to the intent of the Scheme.
- This is not intended to derogate from the overall responsibility of the Minister for Planning for such Schemes, but is aimed at ensuring Crown land administration issues are also accounted for.
- Where relocation of unwanted section 152 land does not offer the best solution to the local community's needs, a Local Government may, with the prior approval of the Minister for Lands and Department of Planning, dispose of identified reserves and apply the proceeds to capital improvements to other recreation reserves in the general locality.
- A condition of a reserve's sale to Local Government for disposal will require that a Trust fund be established for this purpose and that a separate audit and Audit Certificates be provided annually to show how the proceeds have been applied. Should certification be inadequate or indicate a breach of conditions, the Minister for Local Government will be asked to issue directions under the *Local Government Act 1995* to address the situation.
- To facilitate disposal in accordance with this policy, RDL will transfer the fee simple of the land to the relevant Local Government.
- Disposal of section 152 reserves to Local Government should generally be on the basis of payment to RDL of \$500 or 5% of unimproved market value (as advised by the Valuer General), whichever is the greater. Statutory fees are also payable by Local Government.
- Local Government may establish one section 152 Trust fund for proceeds from sale of all surplus section 152 land, subject to:
 - community consultation, including reference to where funds are likely to be expended;
 - the community being given an opportunity to comment on where funds from a particular disposal should be expended;
 - establishment of a separate Trust fund for a particular purpose, where the community attitude is that disposal funds should be allocated to a specific project.
- Funds should only be spent on capital improvements to recreation land in the vicinity of the land sold.

- Teams within the relevant region of the Lands Division should maintain a Register (initially manual but hopefully PC-based in the future) recording details of reserves approved for disposal, VGO valuation, land to be acquired by Local Government (if appropriate), record of follow-up of Trust Fund and payments out of the Trust Fund (as audited).
- Teams within the relevant region of the Lands Division should follow up outstanding audits in January of each year, peruse the audits, and take any appropriate action.
- Separate files should be maintained for each Local Government to deal with disposal of section 152 Reserves. RDL files are to contain copies of recommendations etc from the relevant reserve(s) file(s) and follow up of Trust audits should be undertaken in the RDL General File. (This file will also be used to consider overall rationalisation programmes covering section 152 reserves).
- Where RDL has exhausted all other avenues for passing management responsibility to Local Governments, section 152 reserves identified as being no longer required for community purposes may be sold by RDL, with revenue offsetting funds needed to undertake essential maintenance on unvested reserves remaining under RDL's control.
- Where section 152 reserves are to be disposed of by RDL--
 - Teams within the relevant region of the Lands Division should undertake public consultation;
 - VGO valuation and Department of Planning approval should be obtained;
 - The approval of the Minister for Lands needs to be sought;
 - Disposal should be by competitive process, except where section 87 amalgamation with an adjoining property is the only feasible option;
 - Payment is to be within a short term (30 to 90 days);
 - Funds are to be paid into Revenue following which a submission is to be made to Treasury seeking additional funds for an ongoing program of removal of hazards from Crown reserves etc;
 - If additional funds are granted, expenditure is to be identified by a separate Chart Number (to be established by the Finance and Budget Officer);
 - Expenditure is to be approved by the Manager of the relevant State Land Services region;
 - Teams within the relevant region of the Lands Division should maintain a Register detailing reserves to be disposed of, Local Government area, VGO valuation, release date, disposal price, fund sought from Treasury, funds received and expenditure (how much, on what).
- Sites may be excised from section 152 "public recreation" reserves for telecommunications facilities. Such sites will then be reserved for that purpose, and a management order issued to the Local Government with power to lease, subject to the lease revenue being used for either --
 - improvements to the "parent" section 152 reserve from which the telecommunications site is excised, or
 - betterment of other "public recreation" reserves in the vicinity, if the lease revenue cannot reasonably be applied to the "parent reserve" (Policy 22.30.1 in the Government Land Policy Manual (please note this manual is not available on this website – please contact RDL's Lands Division, State Land Services for further information)).
- Excisions of minor areas for public utilities such as Western Power padmounts or Water Corp pumping stations may be permissible where an easement is not a reasonable alternative.

- When section 152 reserves created to protect areas with conservation values are involved, there shall be consultation with the relevant Government agencies during the formulation of a Town Planning Scheme.
- The change of purpose of section 152 reserves affected by EPA System recommendations (or similar) are not to be constrained by these Government Approved Guidelines, provided that specific clearance is given by the Minister for Lands in each case, following consultation with the DEP.
- Where appropriate, section 152 reserves may be added to adjoining Conservation reserves.
- There is no obligation to return section 152 land to a former owner for nominal consideration.
- These Guidelines apply to land set aside in Crown subdivisions for the purposes specified in section 152 of the PDA.
- Landscaped drainage ponds can form part of the landscaping of a “public recreation” reserve, and drainage can therefore co-exist with recreation in such cases.
- Leasing or licensing of a section 152 foreshore reserves can occur in certain cases – see Policy 4.4.4 in the Government Land Policy Manual (please note this manual is not available on this website – please contact RDL’s Lands Division, State Land Services for further information).
- Section 152 land in rural subdivisions intended for recreation may be set aside for purposes such as “paddock and recreation” or “bridle path”, depending on the circumstances; and leasing powers may be appropriately included in a Local Government’s management order.
- These Government Approved Guidelines can only be changed by specific approval of the Minister for Lands.

It should be noted that the above are only guidelines and are subject to change. For further background information and discussion of section 152 reserves, Lands Division officers should refer to Policy 4.1.5 in the Government Land Policy Manual (please note this manual is not available on this website – please contact RDL’s Lands Division, State Land Services for further information).

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CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

OCM 10/10/2013 - Item 15.1

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072739	11865	VALMA LUCY OLIVER MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072740	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	4,270.83
EF072741	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	10,833.33
EF072742	15883	TONY ROMANO - COUNCILLOR MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072743	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072744	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072745	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072746	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072747	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072748	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072749	22661	J HARDWICK RATES REFUND	2/08/2013	644.72
EF072750	23090	M & M WILSON RATES REFUND	2/08/2013	280.00
EF072751	24024	W.R. & R.M. MATO RATES REFUND	2/08/2013	444.09
EF072752	25093	VALERIE FULLINFAW COMPOST BIN REFUND	2/08/2013	50.00
EF072753	25094	BRENTON SWART COMPOST BIN REFUND	2/08/2013	50.00
EF072754	25098	SCOTT & NATALIE SIMS CROSSOVER CONTRIBUTION	2/08/2013	300.00
EF072755	25099	JAYNE REYNOLDS CROSSOVER CONTRIBUTION	2/08/2013	300.00
EF072756	25100	FAITH VIDOVIK & CRAIG STERNART CROSSOVER CONTRIBUTION	2/08/2013	300.00
EF072757	25101	JAYSON BROWN CROSSOVER CONTRIBUTION	2/08/2013	300.00
EF072758	28093	SIMON WEE COMPOST BIN REFUND	2/08/2013	50.00
EF072759	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	5/08/2013	219,172.00
EF072760	10888	LJ CATERERS CATERING SERVICES	5/08/2013	3,834.00
EF072761	11244	RESEARCH SOLUTIONS PTY LTD RESEARCH SERVICES	5/08/2013	550.00
EF072762	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	5/08/2013	34,637.49
EF072763	11635	TOWN OF KWINANA CONTRIBUTION TO LSL & ADVERTISING	5/08/2013	38.50
EF072764	11789	WALGA ADVERTISING/TRAINING SERVICES	5/08/2013	103,477.75
EF072765	14187	COCKBURN COUGARS SOFTBALL CLUB INC REGISTRATION FEES	5/08/2013	4,000.00
EF072766	17912	AEC GROUP LTD CONSULTANT	5/08/2013	6,180.90

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072767	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	5/08/2013	11,189.08
EF072768	19430	SOLOMON BROTHERS LEGAL SERVICES	5/08/2013	1,100.00
EF072769	20154	SANDRA EDGAR EXPENSES REIMBURSEMENT	5/08/2013	174.05
EF072770	21403	ROBERTA BUNCE COMMUNITY CARE VOLUNTEER REIMBURSEMENTS	5/08/2013	54.95
EF072771	22716	PHOENIX LACROSSE CLUB SPONSORSHIP / SPORTS EQUIPMENT GRANT	5/08/2013	1,000.00
EF072772	23353	ANDREW LEFORT SALARY PACKAGED LAPTOP REIMBURSEMENT	5/08/2013	1,278.40
EF072773	25108	SANJAY KUMAR LAPTOP REIMBURSEMENT	5/08/2013	1,050.00
EF072774	25109	MICHELLE CHAMPION POSTGRADUATE CERTIFICATE IN BUSINESS AD.	5/08/2013	2,620.00
EF072775	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	9/08/2013	60,961.00
EF072776	10244	BUILDING & CONST INDUSTRY TRAINING FUND LEVY PAYMENT	9/08/2013	139,743.31
EF072777	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	9/08/2013	14,044.79
EF072778	10944	MCLEODS LEGAL SERVICES	9/08/2013	466.00
EF072779	11399	SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE EXPENSE REIMBURSEMENTS	9/08/2013	14,000.00
EF072780	11525	STRACHAN RA & TD PLUMBING SERVICES	9/08/2013	1,534.50
EF072781	12127	ABLE WESTCHEM CHEMICAL/CLEANING SUPPLIES	9/08/2013	239.20
EF072782	12541	COCKBURN JUNIOR CRICKET CLUB SPORTING EQUIPMENT GRANT	9/08/2013	850.00
EF072783	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	9/08/2013	366,475.01
EF072784	15653	COOGEE BEACH PROGRESS ASSOCIATION NEWSLETTER PRINTING CONTRIBUTION	9/08/2013	201.50
EF072785	22349	FREMANTLE TRAILERS TRAILERS - BOAT AND BOX	9/08/2013	10,148.10
EF072786	22608	DMG CONSTRUCTION (WA) P/L BUILDING CONSTRUCTION SERVICES.	9/08/2013	611.36
EF072787	23250	DEPARTMENT OF PLANNING DAP APPLICATIONS & DAP FEES	9/08/2013	6,320.00
EF072788	23302	BUILDING SERVICES BOARD BUILDING SERVICES LEVIES	9/08/2013	31,417.66
EF072789	24532	MOBILE MOUSE TRAINING SERVICES	9/08/2013	3,750.00
EF072790	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	9/08/2013	290.00
EF072791	24709	WILMARI NEL UNIVERSITY FEES REIMBURSEMENT	9/08/2013	2,620.00
EF072792	24975	PIZZA QUEENS CATERING SERVICES	9/08/2013	1,050.00
EF072793	24977	8WINDS8 CATERING SERVICES	9/08/2013	650.00
EF072794	25078	ESTATE MASTER P USER SUBSCRIPTIONS	9/08/2013	990.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072795	25111	GEORGE BAKER REFUND FOR OVERCHARGED FEES	9/08/2013	110.90
EF072796	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	12/08/2013	4,648.84
EF072797	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	12/08/2013	8,804.91
EF072798	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	12/08/2013	2,565.85
EF072799	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	12/08/2013	853.60
EF072800	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	12/08/2013	437,270.80
EF072801	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	12/08/2013	1,564.00
EF072802	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	12/08/2013	78.10
EF072803	11860	45S CLUB PAYROLL DEDUCTIONS	12/08/2013	76.00
EF072804	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	12/08/2013	370.80
EF072805	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	247.79
EF072806	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	12/08/2013	3,307.56
EF072807	18718	FIRST STATE SUPER PAYROLL DEDUCTIONS	12/08/2013	2,481.60
EF072808	19010	SUMMIT PERSONAL SUPER PLAN PAYROLL DEDUCTIONS	12/08/2013	372.23
EF072809	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	12/08/2013	44.21
EF072810	19706	ING MASTERFUND PAYROLL DEDUCTIONS	12/08/2013	31.08
EF072811	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	12/08/2013	4,278.51
EF072812	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	12/08/2013	363.80
EF072813	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	12/08/2013	16,728.87
EF072814	20056	CBUS PAYROLL DEDUCTIONS	12/08/2013	1,313.46
EF072815	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	5,681.11
EF072816	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	12/08/2013	960.83
EF072817	20337	THE LLOYDS SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	2,283.27
EF072818	20755	COLONIAL FIRST STATE - ROBERT GRAEME WATSON PAYROLL DEDUCTIONS	12/08/2013	79.35
EF072819	20929	AUSTRALIAN ETHICAL RETAIL SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	339.60
EF072820	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	12/08/2013	188.50
EF072821	21526	TASPLAN SUPER PAYROLL DEDUCTIONS	12/08/2013	258.35
EF072822	21921	MAURICIO FAMILY PAYROLL DEDUCTIONS	12/08/2013	2,657.47

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072823	21996	ANZ ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	12/08/2013	574.14
EF072824	22067	STEPHENS SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	1,692.14
EF072825	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	12/08/2013	1,792.27
EF072826	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	12/08/2013	1,558.45
EF072827	23993	ONEPATH LIFE LIMITED PAYROLL DEDUCTIONS	12/08/2013	1,487.49
EF072828	24379	AUSTSAFE SUPER PAYROLL DEDUCTIONS	12/08/2013	210.15
EF072829	24620	E & B PINTO SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	1,609.11
EF072830	24813	KINETIC SUPER PAYROLL DEDUCTIONS	12/08/2013	290.72
EF072831	25043	COLONIAL FIRST STATE - KERRY MARGARET ROBERTS PAYROLL DEDUCTIONS	12/08/2013	220.92
EF072832	25051	ANZ SMART CHOICE SUPER - ROAN BARRETT PAYROLL DEDUCTIONS	12/08/2013	1,722.44
EF072833	10118	AUSTRALIA POST POSTAGE CHARGES	19/08/2013	36,087.63
EF072834	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	19/08/2013	210,108.00
EF072835	10944	MCLEODS LEGAL SERVICES	19/08/2013	8,551.99
EF072836	11867	KEVIN JOHN ALLEN CONFERENCE REIMBURSEMENT	19/08/2013	963.29
EF072837	13860	KRS CONTRACTING VERGE COLLECTION SERVICES	19/08/2013	6,459.20
EF072838	15848	BERNADETTE PINTO TAFE FEES REIMBURSEMENT	19/08/2013	607.80
EF072839	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	19/08/2013	10,889.09
EF072840	24082	PS BEZUIDENHOUT LANDOWNER BIODIVERSITY GRANT	19/08/2013	1,067.00
EF072841	24143	KEVIN GLOVER STUDY FEES REIMBURSEMENT	19/08/2013	129.14
EF072842	24173	ELVIRA BLAKE TAFE FEES REIMBURSEMENT	19/08/2013	78.15
EF072843	24588	MICHAEL HOSSEN UNIVERSITY FEES CONTRIBUTION	19/08/2013	522.50
EF072844	25078	ESTATE MASTER P USER SUBSCRIPTIONS	19/08/2013	990.00
EF072845	25116	MICHAEL ELLIOTT REFUND	19/08/2013	299.00
EF072846	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	26/08/2013	60,883.00
EF072847	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	26/08/2013	725.00
EF072848	10888	LJ CATERERS CATERING SERVICES	26/08/2013	3,873.00
EF072849	10944	MCLEODS LEGAL SERVICES	26/08/2013	23,256.74
EF072850	11030	NEWTON PRIMARY SCHOOL TRAVEL SMART PROGRAM	26/08/2013	227.27

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072851	13690	PORT COMMUNITY HIGH SCHOOL DONATION	26/08/2013	200.00
EF072852	15363	JONES LANG LASALLE (WA) PTY LTD SHOP RENT - GATEWAY SHOPPING CENTRE	26/08/2013	21,216.00
EF072853	15377	SPEARWOOD BOWLI DONATION	26/08/2013	200.00
EF072854	19245	CHRIS BEATON EXPENSES REIMBURSEMENT	26/08/2013	129.40
EF072855	24087	ADAM HARRIS SALARY PACKAGED LAPTOP REIMBURSEMENT	26/08/2013	696.50
EF072856	10051	ALL LINES LINE MARKING SERVICES	31/08/2013	770.00
EF072857	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	31/08/2013	691.97
EF072858	10071	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD LICENCE - PERFORMING RIGHTS	31/08/2013	5,900.31
EF072859	10082	ARMANDOS SPORTS SPORTING GOODS	31/08/2013	500.00
EF072860	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	31/08/2013	1,362.48
EF072861	10145	AUST MAYORAL AVIATION COUNCIL AMAC FEES	31/08/2013	2,750.00
EF072862	10160	DORMA AUTOMATICS AUTOMATIC DOOR SERVICES	31/08/2013	3,146.00
EF072863	10190	BETTA TURF TURFING SERVICES	31/08/2013	1,710.50
EF072864	10207	BOC GASES GAS SUPPLIES	31/08/2013	1,056.16
EF072865	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	31/08/2013	10,365.41
EF072866	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	31/08/2013	65,304.22
EF072867	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	31/08/2013	3,122.65
EF072868	10247	BUNZL AUSTRALIA LTD PAPER/PLASTIC/CLEANING SUPPLIES	31/08/2013	2,089.57
EF072869	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	31/08/2013	462.17
EF072870	10256	CABLE LOCATES & CONSULTING LOCATING SERVICES	31/08/2013	5,234.35
EF072871	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	31/08/2013	2,257.48
EF072872	10280	CCH AUSTRALIA LIMITED REPORTING SERVICES	31/08/2013	2,462.00
EF072873	10295	CHALLENGER INSTITUTE OF TECHNOLOGY - BEACONSFIELD TRAINING SERVICES	31/08/2013	755.00
EF072874	10329	CITY OF ROCKINGHAM TIP FEES	31/08/2013	5,286.79
EF072875	10333	CJD EQUIPMENT PTY LTD HARDWARE SUPPLIES	31/08/2013	2,331.00
EF072876	10338	TRANSPACIFIC CLEANAWAY WASTE DISPOSAL SERVICES	31/08/2013	137.50
EF072877	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	31/08/2013	7,833.14
EF072878	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	31/08/2013	2,522.26

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072879	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	31/08/2013	100.00
EF072880	10350	COCKBURN BMX CLUB REGISTRATION FEES / GRANT	31/08/2013	40.00
EF072881	10357	COCKBURN ICE ARENA PTY LTD ENTERTAINMENT SERVICES	31/08/2013	313.00
EF072882	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	31/08/2013	205.85
EF072883	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	31/08/2013	1,826.00
EF072884	10360	COCKBURN PARTY HIRE HIRE OF PARTY EQUIPMENT	31/08/2013	462.50
EF072885	10375	VEOLIA ENVIRONM WASTE SERVICES	31/08/2013	4,480.05
EF072886	10384	COMMUNICATIONS AUSTRALIA PTY LTD COMMUNICATION SERVICES	31/08/2013	731.50
EF072887	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	31/08/2013	21,048.03
EF072888	10388	CSR BUILDING PRODUCTS COMMERCIAL INTERIOR SUPPLIES	31/08/2013	241.26
EF072889	10389	COMPU-STOR ARCHIVE BOXES	31/08/2013	714.51
EF072890	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	31/08/2013	12,010.36
EF072891	10512	DOMUS NURSERY VARIOUS PLANTS	31/08/2013	12,448.83
EF072892	10526	E & MJ ROSHER PTY LTD MOWER PARTS	31/08/2013	3,128.10
EF072893	10535	ECOSYSTEM MANAGEMENT SERVICES PLANTS	31/08/2013	2,628.78
EF072894	10557	ENVAR SERVICE PTY LTD PREVENTATIVE MAINTENANCE SERVICES	31/08/2013	428.92
EF072895	10567	ESSENTIAL OFFICE PRODUCTS OFFICE SUPPLIES	31/08/2013	22.00
EF072896	10568	EURO DIESEL SER MECHANICAL SERVICES	31/08/2013	768.24
EF072897	10573	FAIRBRIDGE WESTERN AUSTRALIA INC OUTDOOR RECREATION SERVICES	31/08/2013	1,320.00
EF072898	10580	FC COURIERS COURIER SERVICES	31/08/2013	1,672.23
EF072899	10588	FINANCIAL COUNSELLORS ASSOC OF WA INC MEMBERSHIP RENEWAL	31/08/2013	340.00
EF072900	10590	DEPARTMENT OF FIRE AND EMERGENCY SERVICES COST SHARING - COMMUNITY FIRE MANAGER	31/08/2013	3,290.80
EF072901	10597	FLEXI STAFF PTY LTD EMPLOYMENT SERVICES	31/08/2013	58,893.04
EF072902	10626	DEPARTMENT OF FINANCE FREMANTLE PRISON DAY TOURS	31/08/2013	1,116.00
EF072903	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	31/08/2013	108.72
EF072904	10641	GALVINS PLUMBING PLUS PLUMBING SERVICES	31/08/2013	7,557.86
EF072905	10655	GHD PTY LTD CONSULTANCY SERVICES	31/08/2013	8,652.60
EF072906	10660	GLEVAN CONSULTANCY SERVICES MAPPING SERVICES	31/08/2013	5,940.00

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EF072907	10666	GOLDNET SECURITY SECURITY SERVICES/PRODUCTS	31/08/2013	300.00
EF072908	10679	GRASSTREES AUSTRALIA PLANTS & PLANTING SERVICES	31/08/2013	9,900.00
EF072909	10683	GRONBEK SECURITY LOCKSMITH SERVICES	31/08/2013	860.33
EF072910	10692	AECOM AUSTRALIA PTY LTD CONSULTANCY SERVICES	31/08/2013	11,000.00
EF072911	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	31/08/2013	10,140.90
EF072912	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	31/08/2013	951.72
EF072913	10726	HOLTON CONNOR ARCHITECTS & PLANNERS ARCHITECTURAL SERVICES	31/08/2013	50,891.50
EF072914	10732	HORIZONS WEST BUS & COACHLINES TRANSPORTATION SERVICES	31/08/2013	770.00
EF072915	10737	RAIN SCAPE WATERWISE SOLUTIONS RETICULATION/IRRIGATION SUPPLIES	31/08/2013	10.95
EF072916	10741	HYDROJET GRAFFITI REMOVAL SERVICES/PRODUCTS	31/08/2013	2,414.50
EF072917	10743	ICON-SEPTECH PTY LTD DRAINAGE PRODUCTS	31/08/2013	8,748.27
EF072918	10771	INTERLEC PTY LTD ELECTRICAL SERVICES	31/08/2013	1,600.40
EF072919	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	31/08/2013	26,342.83
EF072920	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	31/08/2013	2,000.00
EF072921	10791	JASMAN ENTERPRISES PTY LTD HIGH PRESSURE CLEANING	31/08/2013	99.00
EF072922	10792	JASOL AUSTRALIA CLEANING PRODUCTS	31/08/2013	291.76
EF072923	10794	JASON SIGNMAKERS SIGNS	31/08/2013	321.48
EF072924	10803	GECKO CONTRACTING TURF & LANDSCAPE MTNCE MOWING/LANDSCAPING SERVICES	31/08/2013	56,270.88
EF072925	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	31/08/2013	8,186.03
EF072926	10817	JUST A BUNCH FLOWER DELIVERIES	31/08/2013	80.00
EF072927	10824	KCI INDUSTRIES PTY LTD REPAIRS/MAINTENANCE SERVICES	31/08/2013	264.00
EF072928	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	31/08/2013	1,046.49
EF072929	10892	LOCAL GOVT MANAGERS AUSTRALIA SUBSCRIPTION	31/08/2013	465.00
EF072930	10893	LOCAL GOVT SUPERVISORS ASSOC OF WA INC CONFERENCE/SEMINARS	31/08/2013	845.00
EF072931	10896	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE ANALYTICAL SERVICES	31/08/2013	21,673.21
EF072932	10912	M2 TECHNOLOGY PTY LTD MESSAGING SERVICES	31/08/2013	396.00
EF072933	10913	MACDONALD JOHNSTON ENGINEERING CORP REPAIR SERVICES	31/08/2013	18,096.89
EF072934	10918	MAIN ROADS WA REPAIRS/MAINTENANCE SERVICES	31/08/2013	3,593.56

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EF072935	10931	MARLBROH BINGO ENTERPRISES BINGO EQUIPMENT	31/08/2013	60.55
EF072936	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	31/08/2013	11,789.50
EF072937	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	31/08/2013	671.28
EF072938	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	31/08/2013	2,200.00
EF072939	10950	MELVILLE MITSUBISHI MOTOR VEHICLES & PARTS	31/08/2013	103.00
EF072940	10951	MELVILLE MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	31/08/2013	200.00
EF072941	10959	AUSTRAL BRICK BRICK PALLETS	31/08/2013	334.25
EF072942	10960	METRO FILTERS FILTER SUPPLIES	31/08/2013	22.50
EF072943	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	31/08/2013	2,544.00
EF072944	10997	WILSON PARKING AUSTRALIA SECURITY SERVICES	31/08/2013	159,487.14
EF072945	11002	LGIS LIABILITY INSURANCE EXCESS	31/08/2013	518.00
EF072946	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	31/08/2013	378.00
EF072947	11028	NEVERFAIL SPRINGWATER LIMITED BOTTLED WATER SUPPLIES	31/08/2013	232.50
EF072948	11036	NORTH LAKE ELECTRICAL ELECTRICAL SERVICES	31/08/2013	4,036.49
EF072949	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	31/08/2013	659.00
EF072950	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	31/08/2013	668.16
EF072951	11111	PERTH ADVERTISI ADVERTISING SERVICES	31/08/2013	3,375.00
EF072952	11136	DONEGAN ENTERPRISES FENCING REPAIRS/MAINTENANCE	31/08/2013	1,846.90
EF072953	11164	PMP PRINT PTY LTD PRINTING SERVICES	31/08/2013	275.00
EF072954	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	31/08/2013	4,491.96
EF072955	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	31/08/2013	13,883.05
EF072956	11214	RAECO INTERNATIONAL PTY LTD STATIONERY SUPPLIES	31/08/2013	676.92
EF072957	11231	REDOX CHEMICALS PTY LTD CHEMICALS	31/08/2013	171.88
EF072958	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	31/08/2013	28,542.25
EF072959	11240	PINK HYGIENE SOLUTIONS SANITARY SERVICES	31/08/2013	477.96
EF072960	11261	ROCKFACE INDOOR ROCK CLIMBING GYM ENTERTAINMENT ENTRY FEES	31/08/2013	476.00
EF072961	11264	ROCLA PIPELINE PRODUCTS CONCRETE LINER SUPPLIES	31/08/2013	65,967.11
EF072962	11268	TASKERS PTY LTD REPAIRS/MAINTENANCE TO SAILS	31/08/2013	4,070.00

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EF072963	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	31/08/2013	2,792.16
EF072964	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	31/08/2013	4,388.50
EF072965	11308	SBA SUPPLIES HARDWARE SUPPLIES	31/08/2013	5,364.69
EF072966	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	31/08/2013	293.70
EF072967	11332	SHEET METAL FABRICATORS SPEARWOOD METAL FABRICATION	31/08/2013	500.00
EF072968	11337	SHERIDANS FOR BADGES NAME BADGES & ENGRAVING	31/08/2013	133.87
EF072969	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	31/08/2013	2,773.90
EF072970	11376	SLICKER STICKERS STICKER SUPPLIES	31/08/2013	3,850.00
EF072971	11380	SNAP PRINTING FREMANTLE PRINTING SERVICES	31/08/2013	1,395.20
EF072972	11387	BIBRA LAKE SOILS SOIL & LIMESTONE SUPPLIES	31/08/2013	580.00
EF072973	11406	SOUTH LAKE OTTEY FAMILY & NEIGHBOURHOOD CENTRE DONATION	31/08/2013	2,930.00
EF072974	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	31/08/2013	729,012.09
EF072975	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	31/08/2013	697.66
EF072976	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	31/08/2013	48.00
EF072977	11470	SPORTSWORLD OF WA SPORT SUPPLIES	31/08/2013	854.70
EF072978	11483	ST JOHN AMBULAN FIRST AID COURSES	31/08/2013	2,310.00
EF072979	11496	STANLEE WA LTD CATERING EQUIPMENT/SUPPLIES	31/08/2013	160.05
EF072980	11502	STATE LAW PUBLISHER ADVERTISING SERVICES	31/08/2013	307.36
EF072981	11505	STATE LIBRARY OF WESTERN AUSTRALIA BOOK SUPPLIES	31/08/2013	4,881.80
EF072982	11520	STOP & COPY PRINT CENTRE PTY LTD COPYING SERVICES	31/08/2013	1,069.00
EF072983	11525	STRACHAN RA & TD PLUMBING SERVICES	31/08/2013	1,254.00
EF072984	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	31/08/2013	1,650.00
EF072985	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	31/08/2013	31,163.00
EF072986	11563	TELSTRA PLANT D REFUND FOR DAMAGED PLANT	31/08/2013	1,591.28
EF072987	11611	THRIFTY CAR RENTAL RENTAL SERVICES - MOTOR VEHICLES	31/08/2013	3,081.12
EF072988	11613	TIMEZONE FREMANTLE ENTERTAINMENT SERVICES	31/08/2013	608.00
EF072989	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	31/08/2013	23,249.46
EF072990	11642	TRAILER PARTS PTY LTD TRAILER PARTS	31/08/2013	1,074.17

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EF072991	11651	TREE WATERING SERVICES TREE WATERING SERVICES	31/08/2013	16,482.00
EF072992	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	31/08/2013	3,337.71
EF072993	11665	TUNNEL VISION PLUMBING SERVICES	31/08/2013	1,771.00
EF072994	11669	TYCO SERVICES FIRE ALARM SYSTEM REPAIRS	31/08/2013	351.04
EF072995	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	31/08/2013	644.70
EF072996	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	31/08/2013	324.50
EF072997	11701	VIBRA INDUSTRIAL FILTRATION A/ASIA FILTER SUPPLIES	31/08/2013	406.56
EF072998	11708	VITAL PACKAGING PTY LTD PACKAGING SUPPLIES	31/08/2013	1,908.50
EF072999	11715	WA BLUEMETAL ROADBASE SUPPLIES	31/08/2013	4,347.73
EF073000	11722	WA HINO SALES & SERVICE REPAIRS/MAINTENANCE SERVICES	31/08/2013	2,035.51
EF073001	11726	WA LIMESTONE LIMESTONE SUPPLIES	31/08/2013	40,045.69
EF073002	11729	WA MOBILE PHONE INSTALLATIONS INSTALLATION SERVICES	31/08/2013	220.00
EF073003	11743	WA COUNCIL OF SOCIAL SERVICE INC TRAINING SERVICES	31/08/2013	360.00
EF073004	11749	WARRENS EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	31/08/2013	3,058.00
EF073005	11787	DEPT OF TRANSPORT WA GOVT DEPARTMENT	31/08/2013	447.50
EF073006	11789	WALGA ADVERTISING/TRAINING SERVICES	31/08/2013	504.50
EF073007	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	31/08/2013	3,413.30
EF073008	11795	WESTERN POWER ELECTRICAL SERVICES	31/08/2013	1,500.00
EF073009	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	31/08/2013	454.90
EF073010	11813	WHELANS (WA) PTY LTD SURVEYING	31/08/2013	3,300.00
EF073011	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	31/08/2013	2,667.74
EF073012	11835	WURTH AUSTRALIA HARDWARE SUPPLIES	31/08/2013	1,688.12
EF073013	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	31/08/2013	7,518.58
EF073014	11974	GREENWASTE SERVICES MULCHING/SHREDDING SERVICES	31/08/2013	5,335.00
EF073015	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	31/08/2013	914.27
EF073016	11990	EARTHCARE (AUSTRALIA) P/L LANDSCAPING SERVICES	31/08/2013	580.80
EF073017	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	31/08/2013	9,705.00
EF073018	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	31/08/2013	39,782.24

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EF073019	12193	SAGE CONSULTING ENGINEERS P/L CONSULTANCY SERVICES - LIGHTING	31/08/2013	11,632.50
EF073020	12207	CIVICA PTY LTD SOFTWARE SUPPORT/LICENCE FEES	31/08/2013	881.10
EF073021	12215	PERTH ICE WORKS ICE SUPPLIES	31/08/2013	66.00
EF073022	12388	ELITE POOL COVERS POOL COVERS	31/08/2013	70.00
EF073023	12500	ELLENBY TREE FARM PLANT SUPPLIES	31/08/2013	5,544.00
EF073024	12542	SEALIN GARLETT CEREMONIAL SERVICES	31/08/2013	400.00
EF073025	12561	CATEK EQUIPMENT REPAIRS REPAIRS/MAINTENANCE SERVICES	31/08/2013	250.35
EF073026	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	31/08/2013	3,790.00
EF073027	12712	MISS MAUD CATERING SERVICES	31/08/2013	184.55
EF073028	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	31/08/2013	2,598.28
EF073029	12796	ISENTIA PTY LIMITED MEDIA MONITORING SERVICES	31/08/2013	637.75
EF073030	12820	MONTELEONE FENCING FENCING SERVICES/MAINTENANCE	31/08/2013	13,622.40
EF073031	12883	CONSERVATION VOLUNTEERS AUSTRALIA ENVIRONMENTAL SERVICES	31/08/2013	825.00
EF073032	12998	PLAYRIGHT AUSTRALIA PTY LTD INSPECTION SERVICES - PLAYGROUNDS	31/08/2013	630.55
EF073033	13000	BORAL ASPHALT SUPPLY OF ASPHALT	31/08/2013	145,851.23
EF073034	13074	DEPT OF AGRICULTURE, FISHERIES & FORESTRY QUARANTINE/AUDITING SERVICES	31/08/2013	585.00
EF073035	13354	ROCKINGHAM HOLD VEHICLE SUPPLIES	31/08/2013	25,707.50
EF073036	13373	THE HIRE GUYS HIRING SERVICES	31/08/2013	2,111.00
EF073037	13409	KLEENIT CLEANING SERVICES	31/08/2013	28,438.00
EF073038	13462	ATI-MIRAGE PTY LTD TRAINING SERVICES	31/08/2013	343.99
EF073039	13671	STAPLES AUSTRALIA PTY LTD OFFICE/STATIONERY SUPPLIES	31/08/2013	325.49
EF073040	13767	ELLIOTTS IRRIGATION PTY LTD IRRIGATION SERVICES	31/08/2013	1,526.58
EF073041	13825	JACKSON MCDONALD LEGAL SERVICES	31/08/2013	22,910.90
EF073042	13832	INSIGHT CALL CENTRE SERVICES COMMUNICATION SERVICES	31/08/2013	4,056.21
EF073043	14034	ADECCO EMPLOYMENT SERVICES	31/08/2013	25,057.49
EF073044	14111	POLYTECHNIC WEST EDUCATIONAL SERVICES	31/08/2013	282.68
EF073045	14447	ANDOVER DETAILERS DETAILING SERVICES	31/08/2013	1,443.00
EF073046	14459	BIDVEST (WA) PTY LTD FOOD/CATERING SUPPLIES	31/08/2013	1,064.54

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EF073047	14630	NATALE SECURITY SERVICES SECURITY SERVICES	31/08/2013	34,848.00
EF073048	14667	APPEALING SIGNS SIGNS	31/08/2013	242.00
EF073049	14691	ELAINE FORRESTAL AUTHOR WORKSHOPS	31/08/2013	495.00
EF073050	14777	LGIS INSURANCE BROKING INSURANCE PREMIUMS	31/08/2013	381,000.02
EF073051	14908	OAKVALE CAPITAL LIMITED CONSULTANCY SERVICES	31/08/2013	4,274.14
EF073052	15072	DRUM PRINT & PUBLICATIONS PRINTING SERVICES	31/08/2013	1,154.50
EF073053	15224	GILBARCO EQUIPMENT REPAIRS	31/08/2013	1,242.03
EF073054	15283	LASER CORPS WA AMUSEMENT PARK/CENTRE	31/08/2013	900.00
EF073055	15298	TOP FUN AMUSEMENTS AMUSEMENT SERVICES	31/08/2013	485.00
EF073056	15337	CHUBB SECURITY SERVICES LTD SECURITY SERVICES	31/08/2013	1,759.50
EF073057	15462	GREENSLADES & CO P/L PET FOOD SUPPLIES	31/08/2013	59.90
EF073058	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	31/08/2013	198.20
EF073059	15609	CATALYSE PTY LTD CONSULTANCY SERVICES	31/08/2013	550.00
EF073060	15678	A2Z PEST CONTROL PEST CONTROL	31/08/2013	1,632.00
EF073061	15746	WESTERN AUSTRALIA POLICE SERVICE POLICE CLEARANCES	31/08/2013	65.75
EF073062	15764	PITNEY BOWES AU EQUIPMENT MAINTENANCE	31/08/2013	43,131.00
EF073063	15862	FREMANTLE MILK DISTRIBUTORS MILK DELIVERY	31/08/2013	1,286.15
EF073064	15914	T-QUIP MOWING EQUIPMENT	31/08/2013	973.00
EF073065	15916	1SPATIAL AUSTRALIA ANNUAL SOFTWARE SUBSCRIPTION	31/08/2013	2,420.00
EF073066	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	31/08/2013	3,947.90
EF073067	16107	WREN OIL WASTE DISPOSAL	31/08/2013	36.30
EF073068	16291	WA PROFILING ROAD PROFILING SERVICES	31/08/2013	2,343.00
EF073069	16396	MAYDAY EARTHMOVING GRADER HIRE	31/08/2013	40,700.00
EF073070	16403	ROBINSON BUILDTECH BUILDING SERVICES - ALTERATIONS	31/08/2013	17,173.75
EF073071	16568	BIOWISE SOIL SUPPLIES	31/08/2013	4,867.94
EF073072	16704	ACCIDENTAL FIRST AID SUPPLIES MEDICAL SUPPLIES	31/08/2013	396.71
EF073073	16706	COUNCIL ON THE AGEING (WA) INC EDUCATION SERVICES	31/08/2013	275.00
EF073074	16866	ICLEI SEMINAR	31/08/2013	220.00

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EF073075	16894	TREBLEX INDUSTRIAL PTY LTD CHEMICALS - AUTOMOTIVE	31/08/2013	1,419.00
EF073076	16959	PERTH HOMEGUARD PTY LTD SECURITY PRODUCTS	31/08/2013	205.00
EF073077	16985	WA PREMIX CONCRETE SUPPLIES	31/08/2013	17,920.32
EF073078	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	31/08/2013	200.00
EF073079	17040	DEPARTMENT OF P PUBLICATIONS	31/08/2013	211.96
EF073080	17088	JWA LOCATING SERVICES LOCATING SERVICES	31/08/2013	385.00
EF073081	17092	CENTRAL SCREENS SECURITY SYSTEMS/PRODUCTS	31/08/2013	520.00
EF073082	17097	VALUE TISSUE PAPER PRODUCTS	31/08/2013	986.70
EF073083	17121	UNDERGROUND POWER DEVELOPMENT PTY LTD ELECTRICAL SERVICES	31/08/2013	28,820.00
EF073084	17248	KERRICK INDUSTR CLEANING EQUIPMENT	31/08/2013	4,185.34
EF073085	17362	JOHN EARLEY TRAINING	31/08/2013	240.00
EF073086	17423	DIRECT OFFICE FURNITURE OFFICE FURNITURE	31/08/2013	699.60
EF073087	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	31/08/2013	4,828.56
EF073088	17481	ADS AUTOMATION DOOR/GATE REPAIRS	31/08/2013	1,034.00
EF073089	17555	ALLEASING PTY LTD LEASE REPAYMENTS	31/08/2013	40,004.41
EF073090	17600	ERLECTIONS (WA) GUARD RAILS	31/08/2013	22,412.50
EF073091	17604	WRITING WA MEMBERSHIP	31/08/2013	135.00
EF073092	17798	WESTERN DIAGNOSTIC PATHOLOGY ANALYTICAL SERVICES	31/08/2013	140.14
EF073093	17825	INFOMASTER COMPUTER SOFTWARE	31/08/2013	1,760.00
EF073094	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	31/08/2013	6,666.00
EF073095	17942	MRS MAC'S FOOD SUPPLIES	31/08/2013	464.55
EF073096	17951	DEVELOPING SKILLS TRAINING SERVICES -	31/08/2013	1,001.00
EF073097	18034	DEXION SHELVING & STORAGE	31/08/2013	185.15
EF073098	18063	AUTOSWEEP WA SWEEPING SERVICES	31/08/2013	500.50
EF073099	18073	PARAMOUNT SECURITY SERVICES SECURITY SERVICES	31/08/2013	180.40
EF073100	18084	VIZCOM TECHNOLOGIES PTY LTD AUDIO VISUAL EQUIPMENT	31/08/2013	998.80
EF073101	18114	BOLLIG DESIGN GROUP P/L ARCHITECTURAL SERVICES	31/08/2013	2,970.00
EF073102	18217	METROPOLITAN OMNIBUS COMPANY BUS HIRE	31/08/2013	242.00

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EF073103	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	31/08/2013	140.66
EF073104	18304	JANDAKOT JETS JUNIOR FOOTBALL CLUB SPORTING EQUIPMENT GRANT	31/08/2013	902.00
EF073105	18436	JCS PLUMBING SERVICES PLUMBING SERVICES	31/08/2013	2,370.17
EF073106	18493	MILMAR DISTRIBUTORS COMPUTER/STATIONERY SUPPLIES	31/08/2013	65.40
EF073107	18496	LAKESIDE JUNIOR SPORTING ORGANISATION	31/08/2013	600.00
EF073108	18508	JOHN TURNER BRICK LAYING SERVICES	31/08/2013	11,744.00
EF073109	18613	ECO-HIRE EQUIPMENT HIRE	31/08/2013	6,298.00
EF073110	18628	UNILEVER AUSTRALIA LTD BEVERAGES	31/08/2013	287.72
EF073111	18734	P & R EDWARDS ENTERTAINMENT SERVICES	31/08/2013	550.00
EF073112	18764	AFFIRMATIVE PAVING BRICK PAVING SERVICES	31/08/2013	8,338.09
EF073113	18799	DOWN TO EARTH TRAINING & ASSESSING TRAINING SERVICES	31/08/2013	2,081.00
EF073114	18830	J & M PAULIK & SONS FLORIST SERVICES	31/08/2013	100.00
EF073115	18884	SILICH ENTERPRI BOLLARDS	31/08/2013	6,787.00
EF073116	18941	ALLSTAMPS STATIONERY	31/08/2013	19.20
EF073117	18962	SEALANES (1985) P/L CATERING SUPPLIES	31/08/2013	3,093.33
EF073118	19038	DOWSING CONCRETE CONCRETING SERVICES	31/08/2013	98,091.33
EF073119	19066	DVA FABRICATIONS LIBRARY SUPPLIES	31/08/2013	3,291.00
EF073120	19155	WE LIKE TO PARTY BALLOONS & PARTY SUPPLIES	31/08/2013	144.00
EF073121	19204	MEAGAN BELL ENTERTAINMENT SERVICES	31/08/2013	400.00
EF073122	19211	RAC DRIVING CENTRE DRIVER TRAINING	31/08/2013	693.00
EF073123	19306	ZIP HEATERS (AUST) PTY LTD HEATERS	31/08/2013	127.66
EF073124	19395	PICTON PRESS PRINTING SERVICES	31/08/2013	348.71
EF073125	19396	ACP EVENTS EVENT EQUIPMENT HIRE	31/08/2013	6,600.00
EF073126	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	31/08/2013	300.00
EF073127	19533	WOOLWORTHS LTD GROCERIES	31/08/2013	3,474.38
EF073128	19538	SKILLPATH SEMINARS TRAINING SERVICES	31/08/2013	1,613.94
EF073129	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	31/08/2013	3,213.00
EF073130	19619	SKIPPER TRUCKS TRUCKS	31/08/2013	1,018.61

CITY OF COCKBURN
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EF073131	19623	ERGOLINK OFFICE FURNITURE	31/08/2013	1,129.75
EF073132	19628	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	31/08/2013	20,942.00
EF073133	19630	LASER RANGER ENTERTAINMENT SERVICES	31/08/2013	750.00
EF073134	19649	TELSTRA NETWORK INTEGRITY SERVICES COMMUNICATION SERVICES	31/08/2013	83,872.31
EF073135	19652	TMS SERVICES SECURITY SERVICES	31/08/2013	2,774.81
EF073136	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	31/08/2013	2,373.15
EF073137	19718	SIFTING SANDS CLEANING SERVICES - SAND	31/08/2013	14,479.52
EF073138	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	31/08/2013	2,460.40
EF073139	19856	WESTERN TREE RECYCLERS SHREDDING SERVICES	31/08/2013	32,979.20
EF073140	19861	SIMPLY CONTAINERS CONTAINERS - SEA/ROAD FREIGHT	31/08/2013	3,443.00
EF073141	19885	SAFEGUARD INDUSTRIES SECURITY SCREENS/DOORS	31/08/2013	600.00
EF073142	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	31/08/2013	27,358.71
EF073143	20155	GET SMART PROMOTIONAL PRODUCTS PROMOTIONAL PRODUCTS	31/08/2013	3,025.00
EF073144	20215	POWERVAC CLEANING EQUIPMENT	31/08/2013	345.60
EF073145	20341	WILHELMINA MARIA HOUWEN GARDENING SERVICES	31/08/2013	1,120.00
EF073146	20473	RACKMART SHELVING SUPPLIES	31/08/2013	870.35
EF073147	20549	A1 CARPET, TILE & GROUT CLEANING CLEANING SERVICES - TILES/CARPET	31/08/2013	825.00
EF073148	20586	H S SALES LIFTING EQUIPMENT	31/08/2013	9,834.00
EF073149	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	31/08/2013	395.50
EF073150	20934	GREENLINE AG P/L AGRICULTURAL EQUIPMENT	31/08/2013	245.67
EF073151	20951	ELECTROFEN PTY LTD FENCING SERVICES	31/08/2013	192.50
EF073152	21005	BRAIN TEASERS OZ PTY LTD EDUCATIONAL PRODUCTS	31/08/2013	66.00
EF073153	21120	SHOREWATER MARINE PTY LTD MARINE CONSTRUCTION SERVICES	31/08/2013	2,601.50
EF073154	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	31/08/2013	600.00
EF073155	21139	AUSTRAFFIC WA PTY LTD TRAFFIC SURVEYS	31/08/2013	3,080.00
EF073156	21180	BLANCOA PTY LTD T/AS PACEWAY MITSUBISHI PURCHASE OF NEW VEHICLE	31/08/2013	30,283.02
EF073157	21198	STUDIO KRAZE VIDEO PRODUCTIONS	31/08/2013	1,175.00
EF073158	21287	T.J.DEPIAZZI & SONS SOIL & MULCH SUPPLIES	31/08/2013	12,245.20

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EF073159	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	31/08/2013	132.00
EF073160	21294	CAT HAVEN ANIMAL SERVICES	31/08/2013	165.00
EF073161	21363	TENDERLINK.COM PTY LTD COMPUTER SOFTWARE	31/08/2013	550.00
EF073162	21371	SANPOINT PTY LTD KERBING SERVICES	31/08/2013	47,107.19
EF073163	21463	CAPITAL FINANCE AUSTRALIA LTD FINANCIAL SERVICES - LEASE FINANCES	31/08/2013	20,649.39
EF073164	21466	BENT LOGIC MEMBERSHIP KEY TAGS	31/08/2013	1,006.50
EF073165	21594	GREENSENSE PTY LTD CONSULTANCY - CLIMATE	31/08/2013	673.75
EF073166	21678	IANNELLO DESIGNS GRAPHIC DESIGN	31/08/2013	1,303.50
EF073167	21778	HILTON SQUASH AND FITNESS SPORTING SERVICES	31/08/2013	200.00
EF073168	21790	BELGRAVIA LEISURE PTY LTD LEISURE SERVICES - POOL COMPLEX	31/08/2013	127.00
EF073169	21791	THE LEISURE INSTITUTE OF WA (AQUATICS) INC. PROFESSIONAL ORGANISATION	31/08/2013	2,010.00
EF073170	21796	GREEN LEAF GARDENS LANDSCAPING SERVICES	31/08/2013	2,050.00
EF073171	21853	NEARMAP PTY LTD COMPUTER SOFTWARE - PHOTOMAPS	31/08/2013	33,000.00
EF073172	21879	SPOTLESS SERVICES AUSTRALIA LTD CLEANING SERVICES	31/08/2013	80,586.53
EF073173	21915	ECOWATER SERVICES PTY LTD MAINTENANCE SERVICES - WASTE SYSTEMS	31/08/2013	310.60
EF073174	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	31/08/2013	907.82
EF073175	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	31/08/2013	1,535.60
EF073176	22012	ELEGANT GLOVES EVENTS AND SERVICES CATERING SERVICES	31/08/2013	1,100.00
EF073177	22122	PLATTERS 'R' US CATERING SERVICES	31/08/2013	375.00
EF073178	22169	GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA AIR CONDITIONING SERVICES	31/08/2013	4,703.71
EF073179	22177	ADVERTISING DESIGN SERVICES (WA) PTY LTD ADVERTISING DESIGN SERVICES	31/08/2013	18,147.91
EF073180	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	31/08/2013	3,533.75
EF073181	22349	FREMANTLE TRAILERS TRAILERS - BOAT AND BOX	31/08/2013	5,842.00
EF073182	22388	CARRINGTON'S TRAFFIC SERVICES TRAFFIC MANAGEMENT SERVICES	31/08/2013	28,251.85
EF073183	22389	PERTH PETROLEUM SERVICES CLEANING SERVICES - OIL SPILLS	31/08/2013	1,003.20
EF073184	22448	CAKES WEST PTY LTD CATERING	31/08/2013	101.62
EF073185	22541	SURFING WESTERN AUSTRALIA INC. TRAINING SERVICES - SURFING	31/08/2013	650.00
EF073186	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	31/08/2013	1,874.28

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EF073187	22569	KINETIC HEALTH GROUP PTY LTD MEDICAL SERVICES	31/08/2013	3,578.30
EF073188	22600	CUBIC PROMOTIONS PTY LTD PROMOTIONAL PRODUCTS	31/08/2013	1,274.90
EF073189	22613	VICKI ROYANS ARTISTIC SERVICES	31/08/2013	200.00
EF073190	22619	KSC TRAINING TRAINING SERVICES	31/08/2013	1,318.00
EF073191	22628	REECE'S STRUCTURE AND GILKISON EVENTS HIRE HIRE - PARTY EQUIPMENT	31/08/2013	2,950.75
EF073192	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	31/08/2013	320.00
EF073193	22653	PCYC FREMANTLE SPONSORSHIP	31/08/2013	600.00
EF073194	22681	ABBEEY BLINDS PTY LTD BLINDS	31/08/2013	1,532.30
EF073195	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	31/08/2013	28,155.33
EF073196	22716	PHOENIX LACROSSE CLUB SPONSORSHIP / SPORTS EQUIPMENT GRANT	31/08/2013	280.00
EF073197	22720	DIAMONDS NETBALL CLUB WA INC. SPORTS - NETBALL	31/08/2013	400.00
EF073198	22737	CJS LIMESTONE CONTRACTORS PTY LTD LIMESTONE WORKS	31/08/2013	4,906.00
EF073199	22805	COVS PARTS PTY LTD MOTOR PARTS	31/08/2013	1,216.59
EF073200	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	31/08/2013	129,392.30
EF073201	22854	LGISWA INSURANCE POLICIES	31/08/2013	990,000.31
EF073202	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	31/08/2013	563.20
EF073203	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	31/08/2013	933.67
EF073204	22953	EAST FREMANTLE TRICOLORE SOCCER CLUB INC. TRAINING SERVICES - SOCCER	31/08/2013	1,200.00
EF073205	22969	NATIONAL LOCAL GOVERNMENT CUSTOMER SVCE NETWORK PROFESSIONAL ASSOCIATION MEMBERSHIP	31/08/2013	330.00
EF073206	22970	WASHPOD CONSOLIDATED PTY LTD CLEANING - EQUIPMENT	31/08/2013	869.00
EF073207	23213	SPOTLESS FACILITY SERVICES PTY LTD LAUNDRY SERVICES	31/08/2013	284.72
EF073208	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	31/08/2013	2,343.00
EF073209	23348	ZUMBA WITH HONEY FITNESS CLASSES	31/08/2013	352.00
EF073210	23453	THECOMPUTERSCHOOL.NET ELECTRONIC DATABASES/RESOURCES	31/08/2013	1,596.38
EF073211	23516	BOS SURVEYING P SURVEYING SERVICES	31/08/2013	9,636.00
EF073212	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	31/08/2013	1,457.50
EF073213	23579	DAIMLER TRUCKS PERTH PURCHASE OF NEW TRUCK	31/08/2013	51,535.00
EF073214	23603	AUSTRALIAN CIVIL HAULAGE SOIL/SAND SUPPLIES	31/08/2013	49,158.45

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EF073215	23612	ORIX AUSTRALIA CORPORATION LIMITED LEASING SERVICES - FLEET	31/08/2013	1,026.30
EF073216	23617	AMLEC HOUSE PTY LTD CONSULTANCY - SERVICES	31/08/2013	1,056.00
EF073217	23683	ASTRON SOIL & WATER PTY LTD CONSULTANCY-ENVIRONMENTAL	31/08/2013	2,947.45
EF073218	23753	DWIGHT S VAN GRAMBERG ENTERTAINMENT SERVICES	31/08/2013	1,500.00
EF073219	23806	PAVY RESOURCES (AUST) PTY LTD CONSULTANCY - COMPUTER	31/08/2013	990.00
EF073220	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA PLANT/MACHINERY	31/08/2013	1,082.64
EF073221	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	31/08/2013	2,732.40
EF073222	23989	AWM FUNITURE - OFFICE	31/08/2013	4,094.42
EF073223	24036	MULTI SWEEP PTY LTD (WA) SWEEPING SERVICES	31/08/2013	2,066.50
EF073224	24056	KATHERINE DONEGAN EXERCISE PHYSIOLOGY	31/08/2013	1,775.00
EF073225	24183	WELLARD GLASS GLASS REPAIR SERVICES	31/08/2013	4,454.17
EF073226	24185	HIPPY BELLY DANCE TRAINING SERVICES - DANCE CLASSES	31/08/2013	195.00
EF073227	24186	ELAN ENERGY MANAGEMENT PTY LTD RECYCLING SERVICES - TYRES	31/08/2013	854.56
EF073228	24187	TOTAL GREEN RECYCLING E-WASTE RECYCLING SERVICES	31/08/2013	85.25
EF073229	24189	COMMUNITY TRANSFORMATIONS INC TRAINING SERVICES	31/08/2013	915.00
EF073230	24193	AVANTGARDE TECHNOLOGIES PTY LTD CONSULTANCY SERVICES	31/08/2013	9,625.00
EF073231	24195	PAYNE'S WINDOW CLEANING AND SERVICES WINDOW CLEANING SERVICES	31/08/2013	6,399.54
EF073232	24289	JIMS GARAGE DOORS SECURITY	31/08/2013	1,419.00
EF073233	24385	MINERAL TRANSPORT PTY LTD TRANSPORT SERVICES	31/08/2013	3,168.00
EF073234	24389	KARLA HART PASSAPORT	31/08/2013	1,500.00
EF073235	24432	TERRA WINES PTY LTD LIQUOR SUPPLIES	31/08/2013	1,255.82
EF073236	24508	REBECCA FLANAGAN EDUCATIONAL MUSICAL LESSONS	31/08/2013	250.00
EF073237	24524	CALO HEALTH HEARTMOVE CLASSES	31/08/2013	640.00
EF073238	24532	MOBILE MOUSE TRAINING SERVICES	31/08/2013	3,350.00
EF073239	24557	AVELING CONSULTANCY SERVICES	31/08/2013	4,139.54
EF073240	24558	MACQUARIE BANK LIMITED LEASE REPAYMENT	31/08/2013	768.16
EF073241	24599	POOLWERX SPEARWOOD ANALYTICAL SERVICES	31/08/2013	1,009.40
EF073242	24616	UNIVERSITY OF WESTERN AUSTRALIA BILJANA GASPAR UNIVERSITY FEES - STAFF	31/08/2013	3,800.00

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EF073243	24644	GBC AUSTRALIA STATIONERY SUPPLIES	31/08/2013	308.00
EF073244	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	31/08/2013	2,302.00
EF073245	24664	BODY BIKE AUSTRALIA GYM EQUIPMENT	31/08/2013	38,109.50
EF073246	24724	QUALITY MARINE COATING SYSTEMS P/L CLEANING SERVICES - ROAD SURFACES	31/08/2013	1,870.00
EF073247	24734	MYRIAD IMAGES PHOTOGRAPHY SERVICES	31/08/2013	6,050.00
EF073248	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P/L ELECTRICAL SERVICES	31/08/2013	10,147.53
EF073249	24805	KAREN WOOLHEAD DANCING CLASSES	31/08/2013	960.00
EF073250	24861	MELVILLE CITY FOOTBALL CLUB SPORTS FEES	31/08/2013	600.00
EF073251	24875	RIDLEY'S TOWING TOWING SERVICES	31/08/2013	275.00
EF073252	24900	ROSEMAREE CUNNINGHAM CONSULTANCY SERVICES	31/08/2013	1,257.42
EF073253	24945	NS PROJECTS PTY LTD PROJECT MANAGEMENT SERVICES	31/08/2013	23,100.00
EF073254	24946	WT PARTNERSHIP QUANTITY SURVEYING SERVICES	31/08/2013	814.00
EF073255	24958	KISS PHOTOBOOTH PTY LTD PHOTOGRAPHY SERVICES	31/08/2013	499.00
EF073256	24965	KAMBARANG SERVI ENTERTAINMENT SERVICES	31/08/2013	2,000.00
EF073257	24974	SCOTT PRINT PRINTING SERVICES	31/08/2013	543.40
EF073258	24975	PIZZA QUEENS CATERING SERVICES	31/08/2013	700.00
EF073259	24976	SNAP PRINTING - COCKBURN CENTRAL PRINTING SERVICES	31/08/2013	205.70
EF073260	25003	COOGEE PLUMBING PLUMBING SERVICES	31/08/2013	8,481.70
EF073261	25040	LITTLE CAESARS CATERING SERVICES	31/08/2013	550.00
EF073262	25045	KATHY'S DOG TRA TRAINING SERVICES	31/08/2013	450.00
EF073263	25060	DFP RECRUTIMENT SERVICES RECRUITMENT SERVICES	31/08/2013	11,151.27
EF073264	25061	RMRI AUSTRALIA PTY LTD CONSULTANCY- RISK MGMT	31/08/2013	29,615.30
EF073265	25062	JOB-SAFE WA TRAINING SERVICES	31/08/2013	1,980.00
EF073266	25063	SUPERIOR PAK PTY LTD VEHICLE MAINTENANCE	31/08/2013	271.70
EF073267	25064	AUSTRALIAN ELECTORAL COMMISSION ELECTORAL COMMISSION	31/08/2013	6,008.50
EF073268	25069	FREMANTLE ASBES ASBESTOS REMOVAL SERVICES	31/08/2013	9,152.00
EF073269	25072	SANPRO CONSTRUCTION PTY LTD CONSTRUCTION SERVICES	31/08/2013	24,075.78
EF073270	25073	MEN ALIVE (AUST PRESENTATION SERVICES	31/08/2013	522.50

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EF073271	25095	SEQ CATCHMENTS LTD CONSULTANCY SERVICES	31/08/2013	2,706.00
EF073272	25097	SURELINE TRAINI TRAINING SERVICES	31/08/2013	280.00
EF073273	25102	FREMANTLE MOBIL WELDING SERVICES	31/08/2013	1,100.00
EF073274	25110	TOYOTA MATERIAL SPARE PARTS	31/08/2013	775.50
EF073275	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	30/08/2013	324,582.60
EF073276	12025	TELSTRA CORPORATION COMMUNICATIONS SERVICES	30/08/2013	24,881.74
EF073277	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	2/09/2013	209,764.00
EF073278	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	2/09/2013	5,713.45
EF073279	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	2/09/2013	379.50
EF073280	11287	RSPCA WA INC FUNDRAISING	2/09/2013	714.50
EF073281	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	2/09/2013	37,200.91
EF073282	15673	MAGNETISM ART & DESIGN ART/DESIGN SERVICES	2/09/2013	3,850.00
EF073283	17606	AUST INSTITUTE SUBSCRIPTION	2/09/2013	110.00
EF073284	18092	MARILYN MCLEAN EXPENSES REIMBURSEMENT	2/09/2013	453.44
EF073285	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	2/09/2013	10,889.09
EF073286	21108	CHILDRENS MEDICAL RESEARCH INSTITUTE JEANS FOR GENES DAY FUNDRAISING	2/09/2013	986.50
EF073287	21231	ANDREW TROSIC SALARY PACKAGED LAPTOP REIMBURSEMENT	2/09/2013	3,650.00
EF073288	23302	BUILDING SERVICES BOARD BUILDING SERVICES LEVIES	2/09/2013	86,829.84
EF073289	23834	ALAN ALDERSON SAFETY PRESCRIPTION GLASSES SUBISDY	2/09/2013	300.00
EF073290	25188	JENNIFER DANS LAPTOP CONTRIBUTION	2/09/2013	1,493.10
025545	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	2/08/2013	1,634.00
025546	13932	ARMAGUARD BANKING SERVICES	7/08/2013	1,620.40
025547	13932	ARMAGUARD BANKING SERVICES	15/08/2013	3,626.85
025548	11760	WATER CORPORATION SEWER EASEMENT	19/08/2013	2,213.20
025549	13932	ARMAGUARD BANKING SERVICES	21/08/2013	3,082.05
025550	13932	ARMAGUARD BANKING SERVICES	28/08/2013	2,391.35
025551	10747	IINET LIMITED INTERNET SERVICES	30/08/2013	649.45
025552	17343	RAC BUSINESSWISE MEMBERSHIP SUBSCRIPTION	30/08/2013	84.30

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025553	24944	SHIRE OF WAROONA LOST LIBRARY ITEMS	30/08/2013	2.20
025554	10047	ALINTA ENERGY GAS SUPPLIES	29/08/2013	2,768.55
025555	11758	WATER CORP WATER USAGE SUPPLIES	29/08/2013	18,774.87
025556	11760	WATER CORPORATION SEWER EASEMENT ADD RETENTION HELD NIL	2/09/2013	6,979.20
		LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS		
025537	24975	PIZZA QUEENS	9/08/2013	1,050.00
025538	24977	8WINDS8	9/08/2013	650.00
EF072421	11525	STRACHAN RA & TD	9/08/2013	1,534.50
EF072459	12127	ABLE WESTCHEM	9/08/2013	239.20
EF072538	17606	AUSTRALIAN INSTITUTE OF QUANTITY SURVEYORS	9/08/2013	110.00
EF072647	22608	DMG CONSTRUCTION (WA) P/L	9/08/2013	611.36
EF072698	24532	MOBILE MOUSE	9/08/2013	3,750.00
EF072794	25078	ESTATE MASTER PTY LTD	15/08/2013	990.00
		CHEQUE LIST TOTAL		7,737,720.36
		TOTAL AS PER AP SOURCE 13GLACT9991000		7,737,720.36
		TOTAL AS PER TR SOURCE 13GLACT9991000		7,737,720.36
		ADDITIONAL DIRECT PAYMENTS		
		BANK FEES		
		MERCHANT FEES COC		21,102.91
		MERCHANT FEES SLLC		3,409.04
		MERCHANT FEES VARIOUS OUT CENTRES		226.70
		NATIONAL BPAY CHARGE		6,143.59
		RTGS/ACLR FEE		5.00
		NAB TRANSACT FEE		346.98
				31,234.22
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		
		FDC PAYMENTS		67,758.27
		IHC PAYMENTS		122,983.44
				190,741.71
		PAYROLL TRANSACTIONS		
		COC 02/08/13 CITY OF COCKBURN 042958		3,936.73
		COC 06/08/13 CITY OF COCKBURN 042958		242,435.89
		COC 09/08/13 CITY OF COCKBURN 042958		4,804.80
		COC 13/08/13 CITY OF COCKBURN 042958		729,457.69
		COC 20/08/13 CITY OF COCKBURN 042958		2,399.11
		COC 20/08/13 CITY OF COCKBURN 042958		241,796.66
		COC 21/08/13 CITY OF COCKBURN 042958		149.32
		COC 21/08/13 CITY OF COCKBURN 042958		18,855.00
		COC 27/08/13 CITY OF COCKBURN 042958		729,013.79
				1,972,848.99
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		47,143.69
				47,143.69
		TOTAL PAYMENTS FOR AUGUST		9,979,688.97

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EF072739	11865	VALMA LUCY OLIVER MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072740	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	4,270.83
EF072741	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	10,833.33
EF072742	15883	TONY ROMANO - COUNCILLOR MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072743	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072744	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072745	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072746	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072747	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072748	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	2/08/2013	2,500.00
EF072749	22661	J HARDWICK RATES REFUND	2/08/2013	644.72
EF072750	23090	M & M WILSON RATES REFUND	2/08/2013	280.00
EF072751	24024	W.R. & R.M. MATO RATES REFUND	2/08/2013	444.09
EF072752	25093	VALERIE FULLINFAW COMPOST BIN REFUND	2/08/2013	50.00
EF072753	25094	BRENTON SWART COMPOST BIN REFUND	2/08/2013	50.00
EF072754	25098	SCOTT & NATALIE SIMS CROSSOVER CONTRIBUTION	2/08/2013	300.00
EF072755	25099	JAYNE REYNOLDS CROSSOVER CONTRIBUTION	2/08/2013	300.00
EF072756	25100	FAITH VIDOVICH & CRAIG STERNART CROSSOVER CONTRIBUTION	2/08/2013	300.00
EF072757	25101	JAYSON BROWN CROSSOVER CONTRIBUTION	2/08/2013	300.00
EF072758	28093	SIMON WEE COMPOST BIN REFUND	2/08/2013	50.00
EF072759	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	5/08/2013	219,172.00
EF072760	10888	LJ CATERERS CATERING SERVICES	5/08/2013	3,834.00
EF072761	11244	RESEARCH SOLUTIONS PTY LTD RESEARCH SERVICES	5/08/2013	550.00
EF072762	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	5/08/2013	34,637.49
EF072763	11635	TOWN OF KWINANA CONTRIBUTION TO LSL & ADVERTISING	5/08/2013	38.50
EF072764	11789	WALGA ADVERTISING/TRAINING SERVICES	5/08/2013	103,477.75
EF072765	14187	COCKBURN COUGARS SOFTBALL CLUB INC REGISTRATION FEES	5/08/2013	4,000.00
EF072766	17912	AEC GROUP LTD CONSULTANT	5/08/2013	6,180.90

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EF072767	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	5/08/2013	11,189.08
EF072768	19430	SOLOMON BROTHERS LEGAL SERVICES	5/08/2013	1,100.00
EF072769	20154	SANDRA EDGAR EXPENSES REIMBURSEMENT	5/08/2013	174.05
EF072770	21403	ROBERTA BUNCE COMMUNITY CARE VOLUNTEER REIMBURSEMENTS	5/08/2013	54.95
EF072771	22716	PHOENIX LACROSSE CLUB SPONSORSHIP / SPORTS EQUIPMENT GRANT	5/08/2013	1,000.00
EF072772	23353	ANDREW LEFORT SALARY PACKAGED LAPTOP REIMBURSEMENT	5/08/2013	1,278.40
EF072773	25108	SANJAY KUMAR LAPTOP REIMBURSEMENT	5/08/2013	1,050.00
EF072774	25109	MICHELLE CHAMPION POSTGRADUATE CERTIFICATE IN BUSINESS AD.	5/08/2013	2,620.00
EF072775	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	9/08/2013	60,961.00
EF072776	10244	BUILDING & CONST INDUSTRY TRAINING FUND LEVY PAYMENT	9/08/2013	139,743.31
EF072777	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	9/08/2013	14,044.79
EF072778	10944	MCLEODS LEGAL SERVICES	9/08/2013	466.00
EF072779	11399	SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE EXPENSE REIMBURSEMENTS	9/08/2013	14,000.00
EF072780	11525	STRACHAN RA & TD PLUMBING SERVICES	9/08/2013	1,534.50
EF072781	12127	ABLE WESTCHEM CHEMICAL/CLEANING SUPPLIES	9/08/2013	239.20
EF072782	12541	COCKBURN JUNIOR CRICKET CLUB SPORTING EQUIPMENT GRANT	9/08/2013	850.00
EF072783	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	9/08/2013	366,475.01
EF072784	15653	COOGEE BEACH PROGRESS ASSOCIATION NEWSLETTER PRINTING CONTRIBUTION	9/08/2013	201.50
EF072785	22349	FREMANTLE TRAILERS TRAILERS - BOAT AND BOX	9/08/2013	10,148.10
EF072786	22608	DMG CONSTRUCTION (WA) P/L BUILDING CONSTRUCTION SERVICES	9/08/2013	611.36
EF072787	23250	DEPARTMENT OF PLANNING DAP APPLICATIONS & DAP FEES	9/08/2013	6,320.00
EF072788	23302	BUILDING SERVICES BOARD BUILDING SERVICES LEVIES	9/08/2013	31,417.66
EF072789	24532	MOBILE MOUSE TRAINING SERVICES	9/08/2013	3,750.00
EF072790	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	9/08/2013	290.00
EF072791	24709	WILMARI NEL UNIVERSITY FEES REIMBURSEMENT	9/08/2013	2,620.00
EF072792	24975	PIZZA QUEENS CATERING SERVICES	9/08/2013	1,050.00
EF072793	24977	8WINDS8 CATERING SERVICES	9/08/2013	650.00
EF072794	25078	ESTATE MASTER P USER SUBSCRIPTIONS	9/08/2013	990.00

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EF072795	25111	GEORGE BAKER REFUND FOR OVERCHARGED FEES	9/08/2013	110.90
EF072796	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	12/08/2013	4,648.84
EF072797	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	12/08/2013	8,804.91
EF072798	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	12/08/2013	2,565.85
EF072799	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	12/08/2013	853.60
EF072800	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	12/08/2013	437,270.80
EF072801	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	12/08/2013	1,564.00
EF072802	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	12/08/2013	78.10
EF072803	11860	45S CLUB PAYROLL DEDUCTIONS	12/08/2013	76.00
EF072804	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	12/08/2013	370.80
EF072805	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	247.79
EF072806	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	12/08/2013	3,307.56
EF072807	18718	FIRST STATE SUPER PAYROLL DEDUCTIONS	12/08/2013	2,481.60
EF072808	19010	SUMMIT PERSONAL SUPER PLAN PAYROLL DEDUCTIONS	12/08/2013	372.23
EF072809	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	12/08/2013	44.21
EF072810	19706	ING MASTERFUND PAYROLL DEDUCTIONS	12/08/2013	31.08
EF072811	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	12/08/2013	4,278.51
EF072812	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	12/08/2013	363.80
EF072813	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	12/08/2013	16,728.87
EF072814	20056	CBUS PAYROLL DEDUCTIONS	12/08/2013	1,313.46
EF072815	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	5,681.11
EF072816	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	12/08/2013	960.83
EF072817	20337	THE LLOYDS SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	2,283.27
EF072818	20755	COLONIAL FIRST STATE - ROBERT GRAEME WATSON PAYROLL DEDUCTIONS	12/08/2013	79.35
EF072819	20929	AUSTRALIAN ETHICAL RETAIL SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	339.60
EF072820	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	12/08/2013	188.50
EF072821	21526	TASPLAN SUPER PAYROLL DEDUCTIONS	12/08/2013	258.35
EF072822	21921	MAURICIO FAMILY PAYROLL DEDUCTIONS	12/08/2013	2,657.47

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EF072823	21996	ANZ ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	12/08/2013	574.14
EF072824	22067	STEPHENS SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	1,692.14
EF072825	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	12/08/2013	1,792.27
EF072826	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	12/08/2013	1,558.45
EF072827	23993	ONEPATH LIFE LIMITED PAYROLL DEDUCTIONS	12/08/2013	1,487.49
EF072828	24379	AUSTSAFE SUPER PAYROLL DEDUCTIONS	12/08/2013	210.15
EF072829	24620	E & B PINTO SUPERANNUATION FUND PAYROLL DEDUCTIONS	12/08/2013	1,609.11
EF072830	24813	KINETIC SUPER PAYROLL DEDUCTIONS	12/08/2013	290.72
EF072831	25043	COLONIAL FIRST STATE - KERRY MARGARET ROBERTS PAYROLL DEDUCTIONS	12/08/2013	220.92
EF072832	25051	ANZ SMART CHOICE SUPER - ROAN BARRETT PAYROLL DEDUCTIONS	12/08/2013	1,722.44
EF072833	10118	AUSTRALIA POST POSTAGE CHARGES	19/08/2013	36,087.63
EF072834	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	19/08/2013	210,108.00
EF072835	10944	MCLEODS LEGAL SERVICES	19/08/2013	8,551.99
EF072836	11867	KEVIN JOHN ALLEN CONFERENCE REIMBURSEMENT	19/08/2013	963.29
EF072837	13860	KRS CONTRACTING VERGE COLLECTION SERVICES	19/08/2013	6,459.20
EF072838	15848	BERNADETTE PINTO TAFE FEES REIMBURSEMENT	19/08/2013	607.80
EF072839	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	19/08/2013	10,889.09
EF072840	24082	PS BEZUIDENHOUT LANDOWNER BIODIVERSITY GRANT	19/08/2013	1,067.00
EF072841	24143	KEVIN GLOVER STUDY FEES REIMBURSEMENT	19/08/2013	129.14
EF072842	24173	ELVIRA BLAKE TAFE FEES REIMBURSEMENT	19/08/2013	78.15
EF072843	24588	MICHAEL HOSSEN UNIVERSITY FEES CONTRIBUTION	19/08/2013	522.50
EF072844	25078	ESTATE MASTER P USER SUBSCRIPTIONS	19/08/2013	990.00
EF072845	25116	MICHAEL ELLIOTT REFUND	19/08/2013	299.00
EF072846	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	26/08/2013	60,883.00
EF072847	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	26/08/2013	725.00
EF072848	10888	LJ CATERERS CATERING SERVICES	26/08/2013	3,873.00
EF072849	10944	MCLEODS LEGAL SERVICES	26/08/2013	23,256.74
EF072850	11030	NEWTON PRIMARY SCHOOL TRAVEL SMART PROGRAM	26/08/2013	227.27

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EF072851	13690	PORT COMMUNITY HIGH SCHOOL DONATION	26/08/2013	200.00
EF072852	15363	JONES LANG LASALLE (WA) PTY LTD SHOP RENT - GATEWAY SHOPPING CENTRE	26/08/2013	21,216.00
EF072853	15377	SPEARWOOD BOWLI DONATION	26/08/2013	200.00
EF072854	19245	CHRIS BEATON EXPENSES REIMBURSEMENT	26/08/2013	129.40
EF072855	24087	ADAM HARRIS SALARY PACKAGED LAPTOP REIMBURSEMENT	26/08/2013	696.50
EF072856	10051	ALL LINES LINE MARKING SERVICES	31/08/2013	770.00
EF072857	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	31/08/2013	691.97
EF072858	10071	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD LICENCE - PERFORMING RIGHTS	31/08/2013	5,900.31
EF072859	10082	ARMANDOS SPORTS SPORTING GOODS	31/08/2013	500.00
EF072860	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	31/08/2013	1,362.48
EF072861	10145	AUST MAYORAL AVIATION COUNCIL AMAC FEES	31/08/2013	2,750.00
EF072862	10160	DORMA AUTOMATICS AUTOMATIC DOOR SERVICES	31/08/2013	3,146.00
EF072863	10190	BETTA TURF TURFING SERVICES	31/08/2013	1,710.50
EF072864	10207	BOC GASES GAS SUPPLIES	31/08/2013	1,056.16
EF072865	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	31/08/2013	10,365.41
EF072866	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	31/08/2013	65,304.22
EF072867	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	31/08/2013	3,122.65
EF072868	10247	BUNZL AUSTRALIA LTD PAPER/PLASTIC/CLEANING SUPPLIES	31/08/2013	2,089.57
EF072869	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	31/08/2013	462.17
EF072870	10256	CABLE LOCATES & CONSULTING LOCATING SERVICES	31/08/2013	5,234.35
EF072871	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	31/08/2013	2,257.48
EF072872	10280	CCH AUSTRALIA LIMITED REPORTING SERVICES	31/08/2013	2,462.00
EF072873	10295	CHALLENGER INSTITUTE OF TECHNOLOGY - BEACONSFIELD TRAINING SERVICES	31/08/2013	755.00
EF072874	10329	CITY OF ROCKINGHAM TIP FEES	31/08/2013	5,286.79
EF072875	10333	CJD EQUIPMENT PTY LTD HARDWARE SUPPLIES	31/08/2013	2,331.00
EF072876	10338	TRANSPACIFIC CLEANAWAY WASTE DISPOSAL SERVICES	31/08/2013	137.50
EF072877	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	31/08/2013	7,833.14
EF072878	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	31/08/2013	2,522.26

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EF072879	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	31/08/2013	100.00
EF072880	10350	COCKBURN BMX CLUB REGISTRATION FEES / GRANT	31/08/2013	40.00
EF072881	10357	COCKBURN ICE ARENA PTY LTD ENTERTAINMENT SERVICES	31/08/2013	313.00
EF072882	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	31/08/2013	205.85
EF072883	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	31/08/2013	1,826.00
EF072884	10360	COCKBURN PARTY HIRE HIRE OF PARTY EQUIPMENT	31/08/2013	462.50
EF072885	10375	VEOLIA ENVIRONM WASTE SERVICES	31/08/2013	4,480.05
EF072886	10384	COMMUNICATIONS AUSTRALIA PTY LTD COMMUNICATION SERVICES	31/08/2013	731.50
EF072887	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	31/08/2013	21,048.03
EF072888	10388	CSR BUILDING PRODUCTS COMMERCIAL INTERIOR SUPPLIES	31/08/2013	241.26
EF072889	10389	COMPU-STOR ARCHIVE BOXES	31/08/2013	714.51
EF072890	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	31/08/2013	12,010.36
EF072891	10512	DOMUS NURSERY VARIOUS PLANTS	31/08/2013	12,448.83
EF072892	10526	E & MJ ROSHER PTY LTD MOWER PARTS	31/08/2013	3,128.10
EF072893	10535	ECOSYSTEM MANAGEMENT SERVICES PLANTS	31/08/2013	2,628.78
EF072894	10557	ENVAR SERVICE PTY LTD PREVENTATIVE MAINTENANCE SERVICES	31/08/2013	428.92
EF072895	10567	ESSENTIAL OFFICE PRODUCTS OFFICE SUPPLIES	31/08/2013	22.00
EF072896	10568	EURO DIESEL SER MECHANICAL SERVICES	31/08/2013	768.24
EF072897	10573	FAIRBRIDGE WESTERN AUSTRALIA INC OUTDOOR RECREATION SERVICES	31/08/2013	1,320.00
EF072898	10580	FC COURIERS COURIER SERVICES	31/08/2013	1,672.23
EF072899	10588	FINANCIAL COUNSELLORS ASSOC OF WA INC MEMBERSHIP RENEWAL	31/08/2013	340.00
EF072900	10590	DEPARTMENT OF FIRE AND EMERGENCY SERVICES COST SHARING - COMMUNITY FIRE MANAGER	31/08/2013	3,290.80
EF072901	10597	FLEXI STAFF PTY LTD EMPLOYMENT SERVICES	31/08/2013	58,893.04
EF072902	10626	DEPARTMENT OF FINANCE FREMANTLE PRISON DAY TOURS	31/08/2013	1,116.00
EF072903	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	31/08/2013	108.72
EF072904	10641	GALVINS PLUMBING PLUS PLUMBING SERVICES	31/08/2013	7,557.86
EF072905	10655	GHD PTY LTD CONSULTANCY SERVICES	31/08/2013	8,652.60
EF072906	10660	GLEVAN CONSULTANCY SERVICES MAPPING SERVICES	31/08/2013	5,940.00

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EF072907	10666	GOLDNET SECURITY SECURITY SERVICES/PRODUCTS	31/08/2013	300.00
EF072908	10679	GRASSTREES AUSTRALIA PLANTS & PLANTING SERVICES	31/08/2013	9,900.00
EF072909	10683	GRONBEK SECURITY LOCKSMITH SERVICES	31/08/2013	860.33
EF072910	10692	AECOM AUSTRALIA PTY LTD CONSULTANCY SERVICES	31/08/2013	11,000.00
EF072911	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	31/08/2013	10,140.90
EF072912	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	31/08/2013	951.72
EF072913	10726	HOLTON CONNOR ARCHITECTS & PLANNERS ARCHITECTURAL SERVICES	31/08/2013	50,891.50
EF072914	10732	HORIZONS WEST BUS & COACHLINES TRANSPORTATION SERVICES	31/08/2013	770.00
EF072915	10737	RAIN SCAPE WATERWISE SOLUTIONS RETICULATION/IRRIGATION SUPPLIES	31/08/2013	10.95
EF072916	10741	HYDROJET GRAFFITI REMOVAL SERVICES/PRODUCTS	31/08/2013	2,414.50
EF072917	10743	ICON-SEPTECH PTY LTD DRAINAGE PRODUCTS	31/08/2013	8,748.27
EF072918	10771	INTERLEC PTY LTD ELECTRICAL SERVICES	31/08/2013	1,600.40
EF072919	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	31/08/2013	26,342.83
EF072920	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	31/08/2013	2,000.00
EF072921	10791	JASMAN ENTERPRISES PTY LTD HIGH PRESSURE CLEANING	31/08/2013	99.00
EF072922	10792	JASOL AUSTRALIA CLEANING PRODUCTS	31/08/2013	291.76
EF072923	10794	JASON SIGNMAKERS SIGNS	31/08/2013	321.48
EF072924	10803	GECKO CONTRACTING TURF & LANDSCAPE MTNCE MOWING/LANDSCAPING SERVICES	31/08/2013	56,270.88
EF072925	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	31/08/2013	8,186.03
EF072926	10817	JUST A BUNCH FLOWER DELIVERIES	31/08/2013	80.00
EF072927	10824	KCI INDUSTRIES PTY LTD REPAIRS/MAINTENANCE SERVICES	31/08/2013	264.00
EF072928	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	31/08/2013	1,046.49
EF072929	10892	LOCAL GOVT MANAGERS AUSTRALIA SUBSCRIPTION	31/08/2013	465.00
EF072930	10893	LOCAL GOVT SUPERVISORS ASSOC OF WA INC CONFERENCE/SEMINARS	31/08/2013	845.00
EF072931	10896	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE ANALYTICAL SERVICES	31/08/2013	21,673.21
EF072932	10912	M2 TECHNOLOGY PTY LTD MESSAGING SERVICES	31/08/2013	396.00
EF072933	10913	MACDONALD JOHNSTON ENGINEERING CORP REPAIR SERVICES	31/08/2013	18,096.89
EF072934	10918	MAIN ROADS WA REPAIRS/MAINTENANCE SERVICES	31/08/2013	3,593.56

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EF072935	10931	MARLBROH BINGO ENTERPRISES BINGO EQUIPMENT	31/08/2013	60.55
EF072936	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	31/08/2013	11,789.50
EF072937	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	31/08/2013	671.28
EF072938	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	31/08/2013	2,200.00
EF072939	10950	MELVILLE MITSUBISHI MOTOR VEHICLES & PARTS	31/08/2013	103.00
EF072940	10951	MELVILLE MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	31/08/2013	200.00
EF072941	10959	AUSTRAL BRICK BRICK PALLETS	31/08/2013	334.25
EF072942	10960	METRO FILTERS FILTER SUPPLIES	31/08/2013	22.50
EF072943	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	31/08/2013	2,544.00
EF072944	10997	WILSON PARKING AUSTRALIA SECURITY SERVICES	31/08/2013	159,487.14
EF072945	11002	LGIS LIABILITY INSURANCE EXCESS	31/08/2013	518.00
EF072946	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	31/08/2013	378.00
EF072947	11028	NEVERFAIL SPRINGWATER LIMITED BOTTLED WATER SUPPLIES	31/08/2013	232.50
EF072948	11036	NORTH LAKE ELECTRICAL ELECTRICAL SERVICES	31/08/2013	4,036.49
EF072949	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	31/08/2013	659.00
EF072950	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	31/08/2013	668.16
EF072951	11111	PERTH ADVERTISI ADVERTISING SERVICES	31/08/2013	3,375.00
EF072952	11136	DONEGAN ENTERPRISES FENCING REPAIRS/MAINTENANCE	31/08/2013	1,846.90
EF072953	11164	PMP PRINT PTY LTD PRINTING SERVICES	31/08/2013	275.00
EF072954	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	31/08/2013	4,491.96
EF072955	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	31/08/2013	13,883.05
EF072956	11214	RAECO INTERNATIONAL PTY LTD STATIONERY SUPPLIES	31/08/2013	676.92
EF072957	11231	REDOX CHEMICALS PTY LTD CHEMICALS	31/08/2013	171.88
EF072958	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	31/08/2013	28,542.25
EF072959	11240	PINK HYGIENE SOLUTIONS SANITARY SERVICES	31/08/2013	477.96
EF072960	11261	ROCKFACE INDOOR ROCK CLIMBING GYM ENTERTAINMENT ENTRY FEES	31/08/2013	476.00
EF072961	11264	ROCLA PIPELINE PRODUCTS CONCRETE LINER SUPPLIES	31/08/2013	65,967.11
EF072962	11268	TASKERS PTY LTD REPAIRS/MAINTENANCE TO SAILS	31/08/2013	4,070.00

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EF072963	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	31/08/2013	2,792.16
EF072964	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	31/08/2013	4,388.50
EF072965	11308	SBA SUPPLIES HARDWARE SUPPLIES	31/08/2013	5,364.69
EF072966	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	31/08/2013	293.70
EF072967	11332	SHEET METAL FABRICATORS SPEARWOOD METAL FABRICATION	31/08/2013	500.00
EF072968	11337	SHERIDANS FOR BADGES NAME BADGES & ENGRAVING	31/08/2013	133.87
EF072969	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	31/08/2013	2,773.90
EF072970	11376	SLICKER STICKERS STICKER SUPPLIES	31/08/2013	3,850.00
EF072971	11380	SNAP PRINTING FREMANTLE PRINTING SERVICES	31/08/2013	1,395.20
EF072972	11387	BIBRA LAKE SOILS SOIL & LIMESTONE SUPPLIES	31/08/2013	580.00
EF072973	11406	SOUTH LAKE OTTEY FAMILY & NEIGHBOURHOOD CENTRE DONATION	31/08/2013	2,930.00
EF072974	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	31/08/2013	729,012.09
EF072975	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	31/08/2013	697.66
EF072976	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	31/08/2013	48.00
EF072977	11470	SPORTSWORLD OF WA SPORT SUPPLIES	31/08/2013	854.70
EF072978	11483	ST JOHN AMBULAN FIRST AID COURSES	31/08/2013	2,310.00
EF072979	11496	STANLEE WA LTD CATERING EQUIPMENT/SUPPLIES	31/08/2013	160.05
EF072980	11502	STATE LAW PUBLISHER ADVERTISING SERVICES	31/08/2013	307.36
EF072981	11505	STATE LIBRARY OF WESTERN AUSTRALIA BOOK SUPPLIES	31/08/2013	4,881.80
EF072982	11520	STOP & COPY PRINT CENTRE PTY LTD COPYING SERVICES	31/08/2013	1,069.00
EF072983	11525	STRACHAN RA & TD PLUMBING SERVICES	31/08/2013	1,254.00
EF072984	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	31/08/2013	1,650.00
EF072985	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	31/08/2013	31,163.00
EF072986	11563	TELSTRA PLANT D REFUND FOR DAMAGED PLANT	31/08/2013	1,591.28
EF072987	11611	THRIFTY CAR RENTAL RENTAL SERVICES - MOTOR VEHICLES	31/08/2013	3,081.12
EF072988	11613	TIMEZONE FREMANTLE ENTERTAINMENT SERVICES	31/08/2013	608.00
EF072989	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	31/08/2013	23,249.46
EF072990	11642	TRAILER PARTS PTY LTD TRAILER PARTS	31/08/2013	1,074.17

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EF072991	11651	TREE WATERING SERVICES TREE WATERING SERVICES	31/08/2013	16,482.00
EF072992	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	31/08/2013	3,337.71
EF072993	11665	TUNNEL VISION PLUMBING SERVICES	31/08/2013	1,771.00
EF072994	11669	TYCO SERVICES FIRE ALARM SYSTEM REPAIRS	31/08/2013	351.04
EF072995	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	31/08/2013	644.70
EF072996	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	31/08/2013	324.50
EF072997	11701	VIBRA INDUSTRIAL FILTRATION A/ASIA FILTER SUPPLIES	31/08/2013	406.56
EF072998	11708	VITAL PACKAGING PTY LTD PACKAGING SUPPLIES	31/08/2013	1,908.50
EF072999	11715	WA BLUEMETAL ROADBASE SUPPLIES	31/08/2013	4,347.73
EF073000	11722	WA HINO SALES & SERVICE REPAIRS/MAINTENANCE SERVICES	31/08/2013	2,035.51
EF073001	11726	WA LIMESTONE LIMESTONE SUPPLIES	31/08/2013	40,045.69
EF073002	11729	WA MOBILE PHONE INSTALLATIONS INSTALLATION SERVICES	31/08/2013	220.00
EF073003	11743	WA COUNCIL OF SOCIAL SERVICE INC TRAINING SERVICES	31/08/2013	360.00
EF073004	11749	WARRENS EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	31/08/2013	3,058.00
EF073005	11787	DEPT OF TRANSPORT WA GOVT DEPARTMENT	31/08/2013	447.50
EF073006	11789	WALGA ADVERTISING/TRAINING SERVICES	31/08/2013	504.50
EF073007	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	31/08/2013	3,413.30
EF073008	11795	WESTERN POWER ELECTRICAL SERVICES	31/08/2013	1,500.00
EF073009	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	31/08/2013	454.90
EF073010	11813	WHELANS (WA) PTY LTD SURVEYING	31/08/2013	3,300.00
EF073011	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	31/08/2013	2,667.74
EF073012	11835	WURTH AUSTRALIA HARDWARE SUPPLIES	31/08/2013	1,688.12
EF073013	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	31/08/2013	7,518.58
EF073014	11974	GREENWASTE SERVICES MULCHING/SHREDDING SERVICES	31/08/2013	5,335.00
EF073015	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	31/08/2013	914.27
EF073016	11990	EARTHCARE (AUSTRALIA) P/L LANDSCAPING SERVICES	31/08/2013	580.80
EF073017	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	31/08/2013	9,705.00
EF073018	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	31/08/2013	39,782.24

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EF073019	12193	SAGE CONSULTING ENGINEERS P/L CONSULTANCY SERVICES - LIGHTING	31/08/2013	11,632.50
EF073020	12207	CIVICA PTY LTD SOFTWARE SUPPORT/LICENCE FEES	31/08/2013	881.10
EF073021	12215	PERTH ICE WORKS ICE SUPPLIES	31/08/2013	66.00
EF073022	12388	ELITE POOL COVERS POOL COVERS	31/08/2013	70.00
EF073023	12500	ELLENBY TREE FARM PLANT SUPPLIES	31/08/2013	5,544.00
EF073024	12542	SEALIN GARLETT CEREMONIAL SERVICES	31/08/2013	400.00
EF073025	12561	CATEK EQUIPMENT REPAIRS REPAIRS/MAINTENANCE SERVICES	31/08/2013	250.35
EF073026	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	31/08/2013	3,790.00
EF073027	12712	MISS MAUD CATERING SERVICES	31/08/2013	184.55
EF073028	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	31/08/2013	2,598.28
EF073029	12796	ISENTIA PTY LIMITED MEDIA MONITORING SERVICES	31/08/2013	637.75
EF073030	12820	MONTELEONE FENCING FENCING SERVICES/MAINTENANCE	31/08/2013	13,622.40
EF073031	12883	CONSERVATION VOLUNTEERS AUSTRALIA ENVIRONMENTAL SERVICES	31/08/2013	825.00
EF073032	12998	PLAYRIGHT AUSTRALIA PTY LTD INSPECTION SERVICES - PLAYGROUNDS	31/08/2013	630.55
EF073033	13000	BORAL ASPHALT SUPPLY OF ASPHALT	31/08/2013	145,851.23
EF073034	13074	DEPT OF AGRICULTURE, FISHERIES & FORESTRY QUARANTINE/AUDITING SERVICES	31/08/2013	585.00
EF073035	13354	ROCKINGHAM HOLD VEHICLE SUPPLIES	31/08/2013	25,707.50
EF073036	13373	THE HIRE GUYS HIRING SERVICES	31/08/2013	2,111.00
EF073037	13409	KLEENIT CLEANING SERVICES	31/08/2013	28,438.00
EF073038	13462	ATI-MIRAGE PTY LTD TRAINING SERVICES	31/08/2013	343.99
EF073039	13671	STAPLES AUSTRALIA PTY LTD OFFICE/STATIONERY SUPPLIES	31/08/2013	325.49
EF073040	13767	ELLIOTTS IRRIGATION PTY LTD IRRIGATION SERVICES	31/08/2013	1,526.58
EF073041	13825	JACKSON MCDONALD LEGAL SERVICES	31/08/2013	22,910.90
EF073042	13832	INSIGHT CALL CENTRE SERVICES COMMUNICATION SERVICES	31/08/2013	4,056.21
EF073043	14034	ADECCO EMPLOYMENT SERVICES	31/08/2013	25,057.49
EF073044	14111	POLYTECHNIC WEST EDUCATIONAL SERVICES	31/08/2013	282.68
EF073045	14447	ANDOVER DETAILERS DETAILING SERVICES	31/08/2013	1,443.00
EF073046	14459	BIDVEST (WA) PTY LTD FOOD/CATERING SUPPLIES	31/08/2013	1,064.54

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EF073047	14630	NATALE SECURITY SERVICES SECURITY SERVICES	31/08/2013	34,848.00
EF073048	14667	APPEALING SIGNS SIGNS	31/08/2013	242.00
EF073049	14691	ELAINE FORRESTAL AUTHOR WORKSHOPS	31/08/2013	495.00
EF073050	14777	LGIS INSURANCE BROKING INSURANCE PREMIUMS	31/08/2013	381,000.02
EF073051	14908	OAKVALE CAPITAL LIMITED CONSULTANCY SERVICES	31/08/2013	4,274.14
EF073052	15072	DRUM PRINT & PUBLICATIONS PRINTING SERVICES	31/08/2013	1,154.50
EF073053	15224	GILBARCO EQUIPMENT REPAIRS	31/08/2013	1,242.03
EF073054	15283	LASER CORPS WA AMUSEMENT PARK/CENTRE	31/08/2013	900.00
EF073055	15298	TOP FUN AMUSEMENTS AMUSEMENT SERVICES	31/08/2013	485.00
EF073056	15337	CHUBB SECURITY SERVICES LTD SECURITY SERVICES	31/08/2013	1,759.50
EF073057	15462	GREENSLADES & CO P/L PET FOOD SUPPLIES	31/08/2013	59.90
EF073058	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	31/08/2013	198.20
EF073059	15609	CATALYSE PTY LTD CONSULTANCY SERVICES	31/08/2013	550.00
EF073060	15678	A2Z PEST CONTROL PEST CONTROL	31/08/2013	1,632.00
EF073061	15746	WESTERN AUSTRALIA POLICE SERVICE POLICE CLEARANCES	31/08/2013	65.75
EF073062	15764	PITNEY BOWES AU EQUIPMENT MAINTENANCE	31/08/2013	43,131.00
EF073063	15862	FREMANTLE MILK DISTRIBUTORS MILK DELIVERY	31/08/2013	1,286.15
EF073064	15914	T-QUIP MOWING EQUIPMENT	31/08/2013	973.00
EF073065	15916	1SPATIAL AUSTRALIA ANNUAL SOFTWARE SUBSCRIPTION	31/08/2013	2,420.00
EF073066	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	31/08/2013	3,947.90
EF073067	16107	WREN OIL WASTE DISPOSAL	31/08/2013	36.30
EF073068	16291	WA PROFILING ROAD PROFILING SERVICES	31/08/2013	2,343.00
EF073069	16396	MAYDAY EARTHMOVING GRADER HIRE	31/08/2013	40,700.00
EF073070	16403	ROBINSON BUILDTECH BUILDING SERVICES - ALTERATIONS	31/08/2013	17,173.75
EF073071	16568	BIOWISE SOIL SUPPLIES	31/08/2013	4,867.94
EF073072	16704	ACCIDENTAL FIRST AID SUPPLIES MEDICAL SUPPLIES	31/08/2013	396.71
EF073073	16706	COUNCIL ON THE AGEING (WA) INC EDUCATION SERVICES	31/08/2013	275.00
EF073074	16866	ICLEI SEMINAR	31/08/2013	220.00

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EF073075	16894	TREBLEX INDUSTRIAL PTY LTD CHEMICALS - AUTOMOTIVE	31/08/2013	1,419.00
EF073076	16959	PERTH HOMEGUARD PTY LTD SECURITY PRODUCTS	31/08/2013	205.00
EF073077	16985	WA PREMIX CONCRETE SUPPLIES	31/08/2013	17,920.32
EF073078	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	31/08/2013	200.00
EF073079	17040	DEPARTMENT OF P PUBLICATIONS	31/08/2013	211.96
EF073080	17088	JWA LOCATING SERVICES LOCATING SERVICES	31/08/2013	385.00
EF073081	17092	CENTRAL SCREENS SECURITY SYSTEMS/PRODUCTS	31/08/2013	520.00
EF073082	17097	VALUE TISSUE PAPER PRODUCTS	31/08/2013	986.70
EF073083	17121	UNDERGROUND POWER DEVELOPMENT PTY LTD ELECTRICAL SERVICES	31/08/2013	28,820.00
EF073084	17248	KERRICK INDUSTR CLEANING EQUIPMENT	31/08/2013	4,185.34
EF073085	17362	JOHN EARLEY TRAINING	31/08/2013	240.00
EF073086	17423	DIRECT OFFICE FURNITURE OFFICE FURNITURE	31/08/2013	699.60
EF073087	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	31/08/2013	4,828.56
EF073088	17481	ADS AUTOMATION DOOR/GATE REPAIRS	31/08/2013	1,034.00
EF073089	17555	ALLEASING PTY LTD LEASE REPAYMENTS	31/08/2013	40,004.41
EF073090	17600	ERLECTIONS (WA) GUARD RAILS	31/08/2013	22,412.50
EF073091	17604	WRITING WA MEMBERSHIP	31/08/2013	135.00
EF073092	17798	WESTERN DIAGNOSTIC PATHOLOGY ANALYTICAL SERVICES	31/08/2013	140.14
EF073093	17825	INFOMASTER COMPUTER SOFTWARE	31/08/2013	1,760.00
EF073094	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	31/08/2013	6,666.00
EF073095	17942	MRS MAC'S FOOD SUPPLIES	31/08/2013	464.55
EF073096	17951	DEVELOPING SKILLS TRAINING SERVICES -	31/08/2013	1,001.00
EF073097	18034	DEXION SHELVING & STORAGE	31/08/2013	185.15
EF073098	18063	AUTOSWEEP WA SWEEPING SERVICES	31/08/2013	500.50
EF073099	18073	PARAMOUNT SECURITY SERVICES SECURITY SERVICES	31/08/2013	180.40
EF073100	18084	VIZCOM TECHNOLOGIES PTY LTD AUDIO VISUAL EQUIPMENT	31/08/2013	998.80
EF073101	18114	BOLLIG DESIGN GROUP P/L ARCHITECTURAL SERVICES	31/08/2013	2,970.00
EF073102	18217	METROPOLITAN OMNIBUS COMPANY BUS HIRE	31/08/2013	242.00

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EF073103	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	31/08/2013	140.66
EF073104	18304	JANDAKOT JETS JUNIOR FOOTBALL CLUB SPORTING EQUIPMENT GRANT	31/08/2013	902.00
EF073105	18436	JCS PLUMBING SERVICES PLUMBING SERVICES	31/08/2013	2,370.17
EF073106	18493	MILMAR DISTRIBUTORS COMPUTER/STATIONERY SUPPLIES	31/08/2013	65.40
EF073107	18496	LAKESIDE JUNIOR SPORTING ORGANISATION	31/08/2013	600.00
EF073108	18508	JOHN TURNER BRICK LAYING SERVICES	31/08/2013	11,744.00
EF073109	18613	ECO-HIRE EQUIPMENT HIRE	31/08/2013	6,298.00
EF073110	18628	UNILEVER AUSTRALIA LTD BEVERAGES	31/08/2013	287.72
EF073111	18734	P & R EDWARDS ENTERTAINMENT SERVICES	31/08/2013	550.00
EF073112	18764	AFFIRMATIVE PAVING BRICK PAVING SERVICES	31/08/2013	8,338.09
EF073113	18799	DOWN TO EARTH TRAINING & ASSESSING TRAINING SERVICES	31/08/2013	2,081.00
EF073114	18830	J & M PAULIK & SONS FLORIST SERVICES	31/08/2013	100.00
EF073115	18884	SILICH ENTERPRI BOLLARDS	31/08/2013	6,787.00
EF073116	18941	ALLSTAMPS STATIONERY	31/08/2013	19.20
EF073117	18962	SEALANES (1985) P/L CATERING SUPPLIES	31/08/2013	3,093.33
EF073118	19038	DOWSING CONCRETE CONCRETING SERVICES	31/08/2013	98,091.33
EF073119	19066	DVA FABRICATIONS LIBRARY SUPPLIES	31/08/2013	3,291.00
EF073120	19155	WE LIKE TO PARTY BALLOONS & PARTY SUPPLIES	31/08/2013	144.00
EF073121	19204	MEAGAN BELL ENTERTAINMENT SERVICES	31/08/2013	400.00
EF073122	19211	RAC DRIVING CENTRE DRIVER TRAINING	31/08/2013	693.00
EF073123	19306	ZIP HEATERS (AUST) PTY LTD HEATERS	31/08/2013	127.66
EF073124	19395	PICTON PRESS PRINTING SERVICES	31/08/2013	348.71
EF073125	19396	ACP EVENTS EVENT EQUIPMENT HIRE	31/08/2013	6,600.00
EF073126	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	31/08/2013	300.00
EF073127	19533	WOOLWORTHS LTD GROCERIES	31/08/2013	3,474.38
EF073128	19538	SKILLPATH SEMINARS TRAINING SERVICES	31/08/2013	1,613.94
EF073129	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	31/08/2013	3,213.00
EF073130	19619	SKIPPER TRUCKS TRUCKS	31/08/2013	1,018.61

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EF073131	19623	ERGOLINK OFFICE FURNITURE	31/08/2013	1,129.75
EF073132	19628	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	31/08/2013	20,942.00
EF073133	19630	LASER RANGER ENTERTAINMENT SERVICES	31/08/2013	750.00
EF073134	19649	TELSTRA NETWORK INTEGRITY SERVICES COMMUNICATION SERVICES	31/08/2013	83,872.31
EF073135	19652	TMS SERVICES SECURITY SERVICES	31/08/2013	2,774.81
EF073136	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	31/08/2013	2,373.15
EF073137	19718	SIFTING SANDS CLEANING SERVICES - SAND	31/08/2013	14,479.52
EF073138	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	31/08/2013	2,460.40
EF073139	19856	WESTERN TREE RECYCLERS SHREDDING SERVICES	31/08/2013	32,979.20
EF073140	19861	SIMPLY CONTAINERS CONTAINERS - SEA/ROAD FREIGHT	31/08/2013	3,443.00
EF073141	19885	SAFEGUARD INDUSTRIES SECURITY SCREENS/DOORS	31/08/2013	600.00
EF073142	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	31/08/2013	27,358.71
EF073143	20155	GET SMART PROMOTIONAL PRODUCTS PROMOTIONAL PRODUCTS	31/08/2013	3,025.00
EF073144	20215	POWERVAC CLEANING EQUIPMENT	31/08/2013	345.60
EF073145	20341	WILHELMINA MARIA HOUWEN GARDENING SERVICES	31/08/2013	1,120.00
EF073146	20473	RACKMART SHELVING SUPPLIES	31/08/2013	870.35
EF073147	20549	A1 CARPET, TILE & GROUT CLEANING CLEANING SERVICES - TILES/CARPET	31/08/2013	825.00
EF073148	20586	H S SALES LIFTING EQUIPMENT	31/08/2013	9,834.00
EF073149	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	31/08/2013	395.50
EF073150	20934	GREENLINE AG P/L AGRICULTURAL EQUIPMENT	31/08/2013	245.67
EF073151	20951	ELECTROFEN PTY LTD FENCING SERVICES	31/08/2013	192.50
EF073152	21005	BRAIN TEASERS OZ PTY LTD EDUCATIONAL PRODUCTS	31/08/2013	66.00
EF073153	21120	SHOREWATER MARINE PTY LTD MARINE CONSTRUCTION SERVICES	31/08/2013	2,601.50
EF073154	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	31/08/2013	600.00
EF073155	21139	AUSTRAFFIC WA PTY LTD TRAFFIC SURVEYS	31/08/2013	3,080.00
EF073156	21180	BLANCOA PTY LTD T/AS PACEWAY MITSUBISHI PURCHASE OF NEW VEHICLE	31/08/2013	30,283.02
EF073157	21198	STUDIO KRAZE VIDEO PRODUCTIONS	31/08/2013	1,175.00
EF073158	21287	T.J.DEPIAZZI & SONS SOIL & MULCH SUPPLIES	31/08/2013	12,245.20

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EF073159	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	31/08/2013	132.00
EF073160	21294	CAT HAVEN ANIMAL SERVICES	31/08/2013	165.00
EF073161	21363	TENDERLINK.COM PTY LTD COMPUTER SOFTWARE	31/08/2013	550.00
EF073162	21371	SANPOINT PTY LTD KERBING SERVICES	31/08/2013	47,107.19
EF073163	21463	CAPITAL FINANCE AUSTRALIA LTD FINANCIAL SERVICES - LEASE FINANCES	31/08/2013	20,649.39
EF073164	21466	BENT LOGIC MEMBERSHIP KEY TAGS	31/08/2013	1,006.50
EF073165	21594	GREENSENSE PTY LTD CONSULTANCY - CLIMATE	31/08/2013	673.75
EF073166	21678	IANNELLO DESIGNS GRAPHIC DESIGN	31/08/2013	1,303.50
EF073167	21778	HILTON SQUASH AND FITNESS SPORTING SERVICES	31/08/2013	200.00
EF073168	21790	BELGRAVIA LEISURE PTY LTD LEISURE SERVICES - POOL COMPLEX	31/08/2013	127.00
EF073169	21791	THE LEISURE INSTITUTE OF WA (AQUATICS) INC. PROFESSIONAL ORGANISATION	31/08/2013	2,010.00
EF073170	21796	GREEN LEAF GARDENS LANDSCAPING SERVICES	31/08/2013	2,050.00
EF073171	21853	NEARMAP PTY LTD COMPUTER SOFTWARE - PHOTOMAPS	31/08/2013	33,000.00
EF073172	21879	SPOTLESS SERVICES AUSTRALIA LTD CLEANING SERVICES	31/08/2013	80,586.53
EF073173	21915	ECOWATER SERVICES PTY LTD MAINTENANCE SERVICES - WASTE SYSTEMS	31/08/2013	310.60
EF073174	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	31/08/2013	907.82
EF073175	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	31/08/2013	1,535.60
EF073176	22012	ELEGANT GLOVES EVENTS AND SERVICES CATERING SERVICES	31/08/2013	1,100.00
EF073177	22122	PLATTERS 'R' US CATERING SERVICES	31/08/2013	375.00
EF073178	22169	GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA AIR CONDITIONING SERVICES	31/08/2013	4,703.71
EF073179	22177	ADVERTISING DESIGN SERVICES (WA) PTY LTD ADVERTISING DESIGN SERVICES	31/08/2013	18,147.91
EF073180	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	31/08/2013	3,533.75
EF073181	22349	FREMANTLE TRAILERS TRAILERS - BOAT AND BOX	31/08/2013	5,842.00
EF073182	22388	CARRINGTON'S TRAFFIC SERVICES TRAFFIC MANAGEMENT SERVICES	31/08/2013	28,251.85
EF073183	22389	PERTH PETROLEUM SERVICES CLEANING SERVICES - OIL SPILLS	31/08/2013	1,003.20
EF073184	22448	CAKES WEST PTY LTD CATERING	31/08/2013	101.62
EF073185	22541	SURFING WESTERN AUSTRALIA INC. TRAINING SERVICES - SURFING	31/08/2013	650.00
EF073186	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	31/08/2013	1,874.28

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF073187	22569	KINETIC HEALTH GROUP PTY LTD MEDICAL SERVICES	31/08/2013	3,578.30
EF073188	22600	CUBIC PROMOTIONS PTY LTD PROMOTIONAL PRODUCTS	31/08/2013	1,274.90
EF073189	22613	VICKI ROYANS ARTISTIC SERVICES	31/08/2013	200.00
EF073190	22619	KSC TRAINING TRAINING SERVICES	31/08/2013	1,318.00
EF073191	22628	REECE'S STRUCTURE AND GILKISON EVENTS HIRE HIRE - PARTY EQUIPMENT	31/08/2013	2,950.75
EF073192	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	31/08/2013	320.00
EF073193	22653	PCYC FREMANTLE SPONSORSHIP	31/08/2013	600.00
EF073194	22681	ABBAY BLINDS PTY LTD BLINDS	31/08/2013	1,532.30
EF073195	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	31/08/2013	28,155.33
EF073196	22716	PHOENIX LACROSSE CLUB SPONSORSHIP / SPORTS EQUIPMENT GRANT	31/08/2013	280.00
EF073197	22720	DIAMONDS NETBALL CLUB WA INC. SPORTS - NETBALL	31/08/2013	400.00
EF073198	22737	CJS LIMESTONE CONTRACTORS PTY LTD LIMESTONE WORKS	31/08/2013	4,906.00
EF073199	22805	COVS PARTS PTY LTD MOTOR PARTS	31/08/2013	1,216.59
EF073200	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	31/08/2013	129,392.30
EF073201	22854	LGISWA INSURANCE POLICIES	31/08/2013	990,000.31
EF073202	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	31/08/2013	563.20
EF073203	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	31/08/2013	933.67
EF073204	22953	EAST FREMANTLE TRICOLORE SOCCER CLUB INC. TRAINING SERVICES - SOCCER	31/08/2013	1,200.00
EF073205	22969	NATIONAL LOCAL GOVERNMENT CUSTOMER SVCE NETWORK PROFESSIONAL ASSOCIATION MEMBERSHIP	31/08/2013	330.00
EF073206	22970	WASHPOD CONSOLIDATED PTY LTD CLEANING - EQUIPMENT	31/08/2013	869.00
EF073207	23213	SPOTLESS FACILITY SERVICES PTY LTD LAUNDRY SERVICES	31/08/2013	284.72
EF073208	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	31/08/2013	2,343.00
EF073209	23348	ZUMBA WITH HONEY FITNESS CLASSES	31/08/2013	352.00
EF073210	23453	THECOMPUTERSCHOOL.NET ELECTRONIC DATABASES/RESOURCES	31/08/2013	1,596.38
EF073211	23516	BOS SURVEYING P SURVEYING SERVICES	31/08/2013	9,636.00
EF073212	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	31/08/2013	1,457.50
EF073213	23579	DAIMLER TRUCKS PERTH PURCHASE OF NEW TRUCK	31/08/2013	51,535.00
EF073214	23603	AUSTRALIAN CIVIL HAULAGE SOIL/SAND SUPPLIES	31/08/2013	49,158.45

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF073215	23612	ORIX AUSTRALIA CORPORATION LIMITED LEASING SERVICES - FLEET	31/08/2013	1,026.30
EF073216	23617	AMLEC HOUSE PTY LTD CONSULTANCY - SERVICES	31/08/2013	1,056.00
EF073217	23683	ASTRON SOIL & WATER PTY LTD CONSULTANCY-ENVIRONMENTAL	31/08/2013	2,947.45
EF073218	23753	DWIGHT S VAN GRAMBERG ENTERTAINMENT SERVICES	31/08/2013	1,500.00
EF073219	23806	PAVY RESOURCES (AUST) PTY LTD CONSULTANCY - COMPUTER	31/08/2013	990.00
EF073220	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA PLANT/MACHINERY	31/08/2013	1,082.64
EF073221	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	31/08/2013	2,732.40
EF073222	23989	AWM FUNITURE - OFFICE	31/08/2013	4,094.42
EF073223	24036	MULTI SWEEP PTY LTD (WA) SWEEPING SERVICES	31/08/2013	2,066.50
EF073224	24056	KATHERINE DONEGAN EXERCISE PHYSIOLOGY	31/08/2013	1,775.00
EF073225	24183	WELLARD GLASS GLASS REPAIR SERVICES	31/08/2013	4,454.17
EF073226	24185	HIPPY BELLY DANCE TRAINING SERVICES - DANCE CLASSES	31/08/2013	195.00
EF073227	24186	ELAN ENERGY MANAGEMENT PTY LTD RECYCLING SERVICES - TYRES	31/08/2013	854.56
EF073228	24187	TOTAL GREEN RECYCLING E-WASTE RECYCLING SERVICES	31/08/2013	85.25
EF073229	24189	COMMUNITY TRANSFORMATIONS INC TRAINING SERVICES	31/08/2013	915.00
EF073230	24193	AVANTGARDE TECHNOLOGIES PTY LTD CONSULTANCY SERVICES	31/08/2013	9,625.00
EF073231	24195	PAYNE'S WINDOW CLEANING AND SERVICES WINDOW CLEANING SERVICES	31/08/2013	6,399.54
EF073232	24289	JIMS GARAGE DOORS SECURITY	31/08/2013	1,419.00
EF073233	24385	MINERAL TRANSPORT PTY LTD TRANSPORT SERVICES	31/08/2013	3,168.00
EF073234	24389	KARLA HART PASSAPORT	31/08/2013	1,500.00
EF073235	24432	TERRA WINES PTY LTD LIQUOR SUPPLIES	31/08/2013	1,255.82
EF073236	24508	REBECCA FLANAGAN EDUCATIONAL MUSICAL LESSONS	31/08/2013	250.00
EF073237	24524	CALO HEALTH HEARTMOVE CLASSES	31/08/2013	640.00
EF073238	24532	MOBILE MOUSE TRAINING SERVICES	31/08/2013	3,350.00
EF073239	24557	AVELING CONSULTANCY SERVICES	31/08/2013	4,139.54
EF073240	24558	MACQUARIE BANK LIMITED LEASE REPAYMENT	31/08/2013	768.16
EF073241	24599	POOLWERX SPEARWOOD ANALYTICAL SERVICES	31/08/2013	1,009.40
EF073242	24616	UNIVERSITY OF WESTERN AUSTRALIA BILJANA GASPAR UNIVERSITY FEES - STAFF	31/08/2013	3,800.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF073243	24644	GBC AUSTRALIA STATIONERY SUPPLIES	31/08/2013	308.00
EF073244	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	31/08/2013	2,302.00
EF073245	24664	BODY BIKE AUSTRALIA GYM EQUIPMENT	31/08/2013	38,109.50
EF073246	24724	QUALITY MARINE COATING SYSTEMS P/L CLEANING SERVICES - ROAD SURFACES	31/08/2013	1,870.00
EF073247	24734	MYRIAD IMAGES PHOTOGRAPHY SERVICES	31/08/2013	6,050.00
EF073248	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P/L ELECTRICAL SERVICES	31/08/2013	10,147.53
EF073249	24805	KAREN WOOLHEAD DANCING CLASSES	31/08/2013	960.00
EF073250	24861	MELVILLE CITY FOOTBALL CLUB SPORTS FEES	31/08/2013	600.00
EF073251	24875	RIDLEY'S TOWING TOWING SERVICES	31/08/2013	275.00
EF073252	24900	ROSEMAREE CUNNINGHAM CONSULTANCY SERVICES	31/08/2013	1,257.42
EF073253	24945	NS PROJECTS PTY LTD PROJECT MANAGEMENT SERVICES	31/08/2013	23,100.00
EF073254	24946	WT PARTNERSHIP QUANTITY SURVEYING SERVICES	31/08/2013	814.00
EF073255	24958	KISS PHOTOBOOTH PTY LTD PHOTOGRAPHY SERVICES	31/08/2013	499.00
EF073256	24965	KAMBARANG SERVI ENTERTAINMENT SERVICES	31/08/2013	2,000.00
EF073257	24974	SCOTT PRINT PRINTING SERVICES	31/08/2013	543.40
EF073258	24975	PIZZA QUEENS CATERING SERVICES	31/08/2013	700.00
EF073259	24976	SNAP PRINTING - COCKBURN CENTRAL PRINTING SERVICES	31/08/2013	205.70
EF073260	25003	COOGEE PLUMBING PLUMBING SERVICES	31/08/2013	8,481.70
EF073261	25040	LITTLE CAESARS CATERING SERVICES	31/08/2013	550.00
EF073262	25045	KATHY'S DOG TRA TRAINING SERVICES	31/08/2013	450.00
EF073263	25060	DFP RECRUTIMENT SERVICES RECRUITMENT SERVICES	31/08/2013	11,151.27
EF073264	25061	RMRI AUSTRALIA PTY LTD CONSULTANCY- RISK MGMT	31/08/2013	29,615.30
EF073265	25062	JOB-SAFE WA TRAINING SERVICES	31/08/2013	1,980.00
EF073266	25063	SUPERIOR PAK PTY LTD VEHICLE MAINTENANCE	31/08/2013	271.70
EF073267	25064	AUSTRALIAN ELECTORAL COMMISSION ELECTORAL COMMISSION	31/08/2013	6,008.50
EF073268	25069	FREMANTLE ASBES ASBESTOS REMOVAL SERVICES	31/08/2013	9,152.00
EF073269	25072	SANPRO CONSTRUCTION PTY LTD CONSTRUCTION SERVICES	31/08/2013	24,075.78
EF073270	25073	MEN ALIVE (AUST PRESENTATION SERVICES	31/08/2013	522.50

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF073271	25095	SEQ CATCHMENTS LTD CONSULTANCY SERVICES	31/08/2013	2,706.00
EF073272	25097	SURELINE TRAINI TRAINING SERVICES	31/08/2013	280.00
EF073273	25102	FREMANTLE MOBIL WELDING SERVICES	31/08/2013	1,100.00
EF073274	25110	TOYOTA MATERIAL SPARE PARTS	31/08/2013	775.50
EF073275	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	30/08/2013	324,582.60
EF073276	12025	TELSTRA CORPORATION COMMUNICATIONS SERVICES	30/08/2013	24,881.74
EF073277	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	2/09/2013	209,764.00
EF073278	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	2/09/2013	5,713.45
EF073279	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	2/09/2013	379.50
EF073280	11287	RSPCA WA INC FUNDRAISING	2/09/2013	714.50
EF073281	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	2/09/2013	37,200.91
EF073282	15673	MAGNETISM ART & DESIGN ART/DESIGN SERVICES	2/09/2013	3,850.00
EF073283	17606	AUST INSTITUTE SUBSCRIPTION	2/09/2013	110.00
EF073284	18092	MARILYN MCLEAN EXPENSES REIMBURSEMENT	2/09/2013	453.44
EF073285	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	2/09/2013	10,889.09
EF073286	21108	CHILDRENS MEDICAL RESEARCH INSTITUTE JEANS FOR GENES DAY FUNDRAISING	2/09/2013	986.50
EF073287	21231	ANDREW TROSIC SALARY PACKAGED LAPTOP REIMBURSEMENT	2/09/2013	3,650.00
EF073288	23302	BUILDING SERVICES BOARD BUILDING SERVICES LEVIES	2/09/2013	86,829.84
EF073289	23834	ALAN ALDERSON SAFETY PRESCRIPTION GLASSES SUBISDY	2/09/2013	300.00
EF073290	25188	JENNIFER DANS LAPTOP CONTRIBUTION	2/09/2013	1,493.10
025545	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	2/08/2013	1,634.00
025546	13932	ARMAGUARD BANKING SERVICES	7/08/2013	1,620.40
025547	13932	ARMAGUARD BANKING SERVICES	15/08/2013	3,626.85
025548	11760	WATER CORPORATION SEWER EASEMENT	19/08/2013	2,213.20
025549	13932	ARMAGUARD BANKING SERVICES	21/08/2013	3,082.05
025550	13932	ARMAGUARD BANKING SERVICES	28/08/2013	2,391.35
025551	10747	IINET LIMITED INTERNET SERVICES	30/08/2013	649.45
025552	17343	RAC BUSINESSWISE MEMBERSHIP SUBSCRIPTION	30/08/2013	84.30

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
025553	24944	SHIRE OF WAROONA LOST LIBRARY ITEMS	30/08/2013	2.20
025554	10047	ALINTA ENERGY GAS SUPPLIES	29/08/2013	2,768.55
025555	11758	WATER CORP WATER USAGE SUPPLIES	29/08/2013	18,774.87
025556	11760	WATER CORPORATION SEWER EASEMENT ADD RETENTION HELD NIL LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS	2/09/2013	6,979.20
025537	24975	PIZZA QUEENS	9/08/2013	1,050.00
025538	24977	8WINDS8	9/08/2013	650.00
EF072421	11525	STRACHAN RA & TD	9/08/2013	1,534.50
EF072459	12127	ABLE WESTCHEM	9/08/2013	239.20
EF072538	17606	AUSTRALIAN INSTITUTE OF QUANTITY SURVEYORS	9/08/2013	110.00
EF072647	22608	DMG CONSTRUCTION (WA) P/L	9/08/2013	611.36
EF072698	24532	MOBILE MOUSE	9/08/2013	3,750.00
EF072794	25078	ESTATE MASTER PTY LTD	15/08/2013	990.00
CHEQUE LIST TOTAL				7,737,720.36
TOTAL AS PER AP SOURCE 13GLACT9991000				7,737,720.36
TOTAL AS PER TR SOURCE 13GLACT9991000				7,737,720.36
ADDITIONAL DIRECT PAYMENTS				
BANK FEES				
MERCHANT FEES COC				21,102.91
MERCHANT FEES SLLC				3,409.04
MERCHANT FEES VARIOUS OUT CENTRES				226.70
NATIONAL BPAY CHARGE				6,143.59
RTGS/ACLR FEE				5.00
NAB TRANSACT FEE				346.98
				31,234.22
FAMILY DAY CARE AND IN HOME CARE PAYMENTS				
FDC PAYMENTS				67,758.27
IHC PAYMENTS				122,983.44
				190,741.71
PAYROLL TRANSACTIONS				
COC 02/08/13 CITY OF COCKBURN 042958				3,936.73
COC 06/08/13 CITY OF COCKBURN 042958				242,435.89
COC 09/08/13 CITY OF COCKBURN 042958				4,804.80
COC 13/08/13 CITY OF COCKBURN 042958				729,457.69
COC 20/08/13 CITY OF COCKBURN 042958				2,399.11
COC 20/08/13 CITY OF COCKBURN 042958				241,796.66
COC 21/08/13 CITY OF COCKBURN 042958				149.32
COC 21/08/13 CITY OF COCKBURN 042958				18,855.00
COC 27/08/13 CITY OF COCKBURN 042958				729,013.79
				1,972,848.99
CREDIT CARD PAYMENTS				
CBA CREDIT CARD PAYMENT				47,143.69
				47,143.69
TOTAL PAYMENTS FOR AUGUST				9,979,688.97

PAYMENT SUMMARY

CHEQUE PAYMENTS

025545 - 025556

CANCELLED PAYMENTS

025537; 025538
EF072421; EF072459; EF072538
EF072647; EF072698; EF072794

ELECTRONIC FUNDS TRANSFER PAYMENT

EF072739 – EF073290

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 August 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	59,562,770	59,584,605	0%	(21,835)	67,587,336	67,587,336
Financial Services	124,270	94,992	31%	29,278	684,954	684,954
Information Services	150	618	-76%	(468)	3,706	3,706
Human Resource Management	42,908	22,298	92%	20,610	133,789	133,789
Library Services	12,392	11,699	6%	693	49,532	49,532
Community Services	3,308,519	3,340,448	-1%	(31,929)	7,216,967	6,898,253
Human Services	1,660,595	1,186,284	40%	474,311 ✓	6,497,782	6,414,360
Corporate Communications	3,821	8,636	-56%	(4,815)	14,872	12,736
Development Services	1,050,031	960,841	9%	89,189	3,474,611	3,310,270
Planning Services	204,451	223,808	-9%	(19,357)	1,284,514	1,279,514
Waste Services	19,544,156	19,647,162	-1%	(103,006) ✗	36,109,491	36,102,121
Parks & Environmental Services	29,177	26,891	9%	2,286	33,166	6,963
Engineering Services	25,657	30,830	-17%	(5,173)	208,988	208,988
Infrastructure Services	47,154	47,667	-1%	(513)	54,592	8,304
	85,616,051	85,186,781	1%	429,270	123,354,301	122,700,826
Less: Restricted Grants & Contributions b/fwd	(731,099)	-	0%	(731,099)	-	-
Total Operating Revenue	84,884,952	85,186,781	0%	(301,829)	123,354,301	122,700,826
Operating Expenditure						
Governance	(600,114)	(722,805)	-17%	122,691 ✓	(4,996,785)	(4,942,112)
Financial Services	(1,669,661)	(1,593,864)	5%	(75,797)	(5,327,789)	(5,287,789)
Information Services	(532,882)	(1,006,053)	-47%	473,171 ✓	(4,366,942)	(4,126,942)
Human Resource Management	(432,697)	(494,214)	-12%	61,517	(2,253,541)	(2,221,344)
Library Services	(419,338)	(491,461)	-15%	72,124	(2,794,948)	(2,778,074)
Community Services	(1,324,153)	(1,378,277)	-4%	54,124	(9,343,678)	(9,087,564)
Human Services	(1,189,474)	(1,260,136)	-6%	70,661	(7,676,157)	(7,582,097)
Corporate Communications	(293,374)	(310,670)	-6%	17,296	(2,611,893)	(2,592,517)
Development Services	(751,272)	(785,321)	-4%	34,049	(4,846,018)	(4,681,677)
Planning Services	(219,416)	(220,241)	0%	826	(1,480,501)	(1,454,445)
Waste Services	(3,001,166)	(3,269,074)	-8%	267,908 ✓	(19,944,658)	(19,937,008)
Parks & Environmental Services	(1,106,932)	(1,740,207)	-36%	633,275 ✓	(10,619,912)	(10,482,547)
Engineering Services	(1,183,191)	(1,247,095)	-5%	63,904	(7,578,222)	(7,578,222)
Infrastructure Services	(1,183,312)	(1,281,206)	-8%	97,894	(7,748,357)	(7,681,404)
	(13,906,982)	(15,800,625)	-12%	1,893,644	(91,589,401)	(90,433,743)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 August 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	433,832	514,248	-16%	(80,416)	3,085,871	3,085,871
Add: Reverse Impairment Charge - Investments	-	-	0%	-	-	-
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(34,871)	(23,376)	49%	(11,495)	(140,256)	(140,256)
Furniture & Equipment	(28,125)	(27,278)	3%	(847)	(163,668)	(163,668)
Plant & Machinery	(504,408)	(539,460)	-6%	35,052	(3,236,760)	(3,236,760)
Buildings	(535,908)	(617,102)	-13%	81,194	(3,943,239)	(3,943,239)
Roads	(1,547,332)	(1,547,332)	0%	-	(9,283,992)	(9,283,992)
Drainage	(375,542)	(375,542)	0%	-	(2,253,252)	(2,253,252)
Footpaths	(186,422)	(186,422)	0%	-	(1,118,532)	(1,118,532)
Parks Equipment	(344,458)	(344,458)	0%	-	(2,066,748)	(2,066,748)
	(3,557,066)	(3,660,970)	-3%	103,904	(22,206,447)	(22,206,447)
Total Operating Expenditure	(17,030,215)	(18,947,348)	-10%	1,917,132	(110,709,976)	(109,554,318)
Change in Net Assets Resulting from Operations	67,854,737	66,239,433	2%	1,615,304	12,644,324	13,146,507
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	91,464	97,427	-6%	(5,963)	(417,141)	(627,141)
Freehold Land	-	308,788	-100%	(308,788) X	4,636,427	2,783,700
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	-	-	0%	-	-	-
	91,464	406,215	-77%	(314,751)	4,219,286	2,156,559
Less: Underground Power Infrastructure Contribution	-	(1,040,000)	-100%	1,040,000	(1,040,000)	(1,040,000)
Asset Acquisitions						
Land and Buildings	(677,313)	(8,113,456)	-92%	7,436,143 ✓	(41,508,406)	(25,506,000)
Infrastructure Assets	(1,349,556)	(2,959,309)	-54%	1,609,753 ✓	(23,887,861)	(17,713,224)
Plant and Machinery	(214,492)	(353,948)	-39%	139,456 ✓	(4,649,213)	(3,899,500)
Furniture and Equipment	-	(4,466)	-100%	4,466	(26,800)	(24,000)
Computer Equipment	(58,719)	(202,452)	-71%	143,733 ✓	(1,412,715)	(540,000)
Note 1.	(2,300,080)	(11,633,631)	-80%	9,333,551	(71,484,995)	(47,682,724)
Add: Transfer to Reserves	(2,459,175)	(1,882,967)	31%	(576,208) X	(35,191,519)	(33,226,292)
	63,186,946	52,089,050	21%	11,097,896	(90,852,904)	(66,645,950)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 August 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Add Funding from						
Grants & Contributions - Asset Development	2,687,235	976,038	175%	1,711,197 ✓	8,150,902	5,629,495
Less: held in restricted funds from prior years	(712,884)	-	0%	(712,884) X	-	-
Proceeds on Sale of Assets	91,464	457,538	-80%	(366,074) X	8,070,227	6,007,500
Reserves	738,788	10,385,362	-93%	(9,646,574) X	51,533,491	36,284,216
Loan Funds Raised	-	-	0%	-	-	-
Contributed Developer Assets	-	-	0%	-	-	-
	65,991,548	63,907,988	3%	2,083,561	(23,098,283)	(18,724,739)
 Less: Transfer from Reserves - Impaired Investments	-	-	0%	-	-	-
 Non-Cash/Non-Current Item Adjustments						
Depreciation on Assets	3,557,066	3,660,970	-3%	(103,904) X	22,206,447	22,206,447
Profit/(Loss) on Assets Disposal	(91,464)	(406,215)	-77%	314,751 ✓	(4,219,286)	(2,156,559)
Loan Repayments	-	-	0%	-	(1,325,149)	(1,325,149)
Non-Current Accrued Debtors	-	-	0%	-	-	-
Non-Current Leave Provisions	367,609	-	0%	367,609 ✓	-	-
Net Change in Restricted/Committed Cash	1,443,982	-	0%	1,443,982 ✓	-	-
Deferred Pensioners Adjustment	-	-	0%	-	-	-
	71,268,742	67,162,743	6%	4,105,999	(6,436,271)	0
 Opening Funds	10,064,727	6,568,075	53%	3,496,651	6,568,075	-
Closing Funds	81,333,469	73,730,818	10%	7,602,651	131,804	-
	-	-		-	-	-

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:

	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Assets Classification						
Land and Buildings	(677,313)	(10,964,468)	(11,641,781)	(8,113,456)	(41,508,406)	29,866,625
Infrastructure Assets	(1,349,556)	(1,620,956)	(2,970,512)	(2,959,309)	(23,887,861)	20,917,349
Plant and Machinery	(214,492)	(34,350)	(248,842)	(353,948)	(4,649,213)	4,400,371
Furniture and Equipment	-	-	-	(4,466)	(26,800)	26,800
Computer Equipment	(58,719)	(58,455)	(117,175)	(202,452)	(1,412,715)	1,295,540
	(2,300,080)	(12,678,230)	(14,978,310)	(11,633,631)	(71,484,995)	56,506,685

Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	116,388,552	81,286,137	52,257,534	65,409,779
Rates Outstanding	45,439,870	42,534,375	-	-
Rubbish Charges Outstanding	9,565,363	9,485,424	-	-
Sundry Debtors	9,650,566	8,760,521	-	-
GST Receivable	406,638	-	-	-
Prepayments	543,417	-	-	-
Accrued Debtors	343,198	-	-	-
Stock on Hand	(1,777)	-	-	-
	182,335,827	142,066,457	52,257,534	65,409,779
Current Liabilities				
Creditors	(17,763,175)	(8,370,331)	-	-
Income Received in Advance	(665,910)	-	-	-
GST Payable	(162,043)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,575,844)	-	-	-
Provision for Long Service Leave	(1,940,955)	-	-	-
	(23,107,926)	(8,370,331)	-	-
Net Current Assets	159,227,901	133,696,125	52,257,534	65,409,779
Add: Non Current Investments	5,943,115	-	-	-
	165,171,016	133,696,125	52,257,534	65,409,779
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(76,664,969)	(56,865,307)	(49,025,730)	(62,309,778)
Deposits & Bonds Liability *	(2,338,719)	-	-	-
Grants & Contributions Unspent *	(4,833,860)	(3,100,000)	(3,100,000)	(3,100,000)
	81,333,469	73,730,818	131,804	0
Closing Funds (as per Financial Activity Statement)	81,333,469	73,730,818	131,804	0

See attached Reserve Fund Statement

* See attached Restricted Funds Analysis

Note 3.

Amendments to original budget since budget adoption. Surplus/(Deficit)

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		Budget Adoption		Closing Funds Surplus(Deficit)				0
	590 to							
GL	595	Adjust SLLC salaries including fixing error in salary level		Operating Expenditure		75,762		75,762
GL	241	Extra income from activity for the first six months		Operating Income		649		76,411
	161,							
GL	162, 175	Balancing FESA budget according to its funding		Operating Expenditure		2,568		78,979
			OCM July13					
OP	628	Adjusting Summer of Fun events according to OCM	17.3	Operating Expenditure			5,175	73,804
OP	9170	Correcting funding for Offset Surf Life Saving Club		Operating Income		23,000		96,804
CW	2075	Adding owners contribution to Crossover Construction project		Operating Income		30,000		126,804
OP	6818	New commercial lease at Orsino Boulevard, North Coogee		Operating Income		5,000		131,804
				Closing Funds Surplus (Deficit)	0	136,979	5,175	131,804

Statement of Comprehensive Income *by Nature and Type*

#REF!

		Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
		\$	\$	\$	\$	\$	\$
OPERATING REVENUE							
01 Rates		57,334,918	56,782,801	552,116	58,468,930	57,916,814	57,916,814
05 Fees and Charges	Note 1	25,282,940	25,321,967	(39,027)	50,207,184	50,246,211	50,208,232
10 Grants and Subsidies		1,195,505	2,281,986	(1,086,481)	8,454,573	9,541,054	9,046,274
15 Contributions, Donations and Reimbursements		204,502	185,172	19,330	614,660	595,330	474,614
20 Interest Earnings		862,821	613,178	249,643	5,294,469	5,044,826	5,044,826
25 Other revenue and Income		4,266	1,676	2,590	12,656	10,066	10,066
Total Operating Revenue		84,884,952	85,186,781	(301,829)	123,052,472	123,354,301	122,700,826
OPERATING EXPENDITURE							
50 Employee Costs - Salaries & Direct Oncosts	Note 2	(6,556,775)	(6,862,900)	306,125	(40,414,565)	(40,720,690)	(40,783,674)
51 Employee Costs - Indirect Oncosts		(75,783)	(86,524)	10,741	(921,759)	(932,501)	(929,483)
55 Materials and Contracts	Note 3	(3,789,078)	(5,522,981)	1,733,903	(32,975,390)	(34,709,292)	(33,543,022)
65 Utilities		(670,684)	(748,683)	77,999	(4,232,280)	(4,310,279)	(4,315,599)
70 Interest Expenses		-	-	-	(171,505)	(171,505)	(171,505)
75 Insurances		(1,246,364)	(1,130,730)	(115,634)	(2,120,701)	(2,005,067)	(2,005,067)
80 Other Expenses		(1,568,297)	(1,448,807)	(119,490)	(8,859,556)	(8,740,066)	(8,685,393)
85 Depreciation on Non Current Assets		(3,557,066)	(3,660,970)	103,904	(22,102,543)	(22,206,447)	(22,206,447)
96 Internal Recharging (Unbalanced)		(4,371)	640	(5,011)	(789)	4,222	4,222
Add Back: Indirect Costs Allocated to Capital Works		433,832	514,248	(80,416)	3,005,455	3,085,871	3,085,871
Total Operating Expenditure		(17,030,215)	(18,947,348)	1,917,132	(108,792,844)	(110,709,976)	(109,554,318)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES							
		67,854,737	66,239,433	1,615,304	14,259,628	12,644,324	13,146,507
NON-OPERATING ACTIVITIES							
11 Capital Grants & Subsidies		758,259	155,244	603,015	3,820,646	3,217,631	2,081,658
16 Contributions - Asset Development		1,928,975	820,793	1,108,182	6,041,453	4,933,272	3,547,837
95 Profit/(Loss) on Sale of Assets		91,464	406,215	(314,751)	3,904,535	4,219,286	2,156,559
57 Acquisition of Crown Land for Roads		-	-	-	-	-	-
58 Underground Power Scheme		-	(1,040,000)	1,040,000	-	(1,040,000)	(1,040,000)
Total Non-Operating Activities		2,778,698	342,253	2,436,446	13,766,634	11,330,188	6,746,054
NET RESULT							
		70,633,435	66,581,686	4,051,749	28,026,262	23,974,513	19,892,561

Notes to Statement of Comprehensive Income

Note 1.

Additional information on main sources of revenue in fees & charges.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<u>Community Services:</u>				
Recreational Services	64,075	67,772	524,136	524,136
South Lake Leisure Centre	354,023	360,999	2,941,890	2,941,890
Law and Public Safety	2,517,105	2,531,957	2,861,346	2,861,346
	2,935,203	2,960,728	6,327,372	6,327,372
<u>Waste Services:</u>				
Waste Collection Services	16,881,289	16,424,178	16,807,430	16,807,430
Waste Disposal Services	2,647,377	3,209,469	19,256,811	19,256,811
	19,528,666	19,633,647	36,064,241	36,064,241
	22,463,870	22,594,375	42,391,613	42,391,613

Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

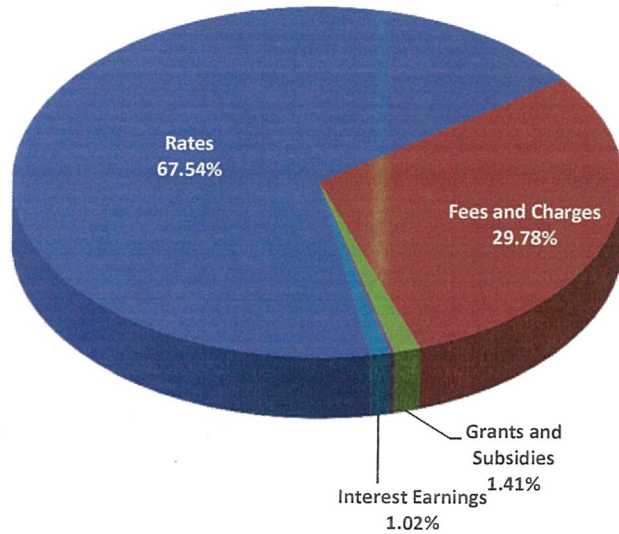
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(326,078)	(362,768)	(2,176,610)	(2,242,610)
Finance & Corporate Services Division	(1,046,768)	(1,125,086)	(6,150,515)	(6,150,515)
Community Services Division	(1,985,996)	(2,021,078)	(12,114,797)	(12,187,347)
Planning & Development Division	(852,550)	(803,187)	(4,819,124)	(4,743,558)
Engineering & Works Division	(2,345,383)	(2,550,781)	(15,459,644)	(15,459,644)
	(6,556,775)	(6,862,900)	(40,720,690)	(40,783,674)

Note 3

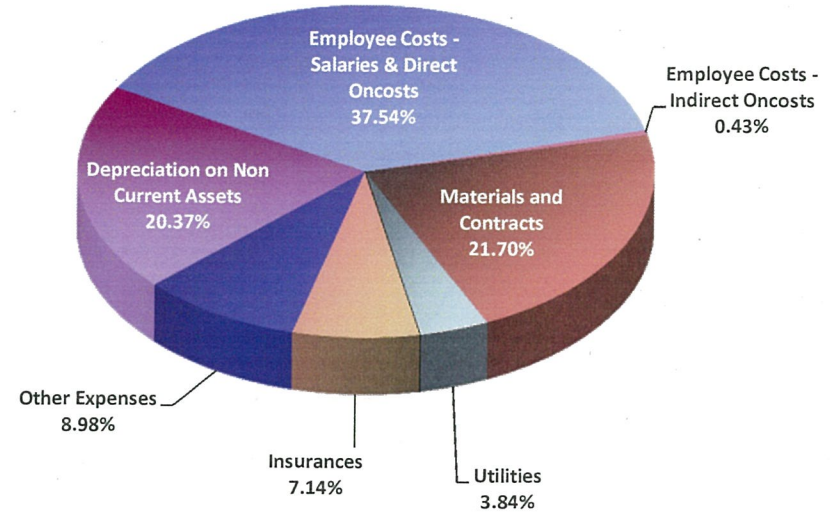
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(263,364)	(297,224)	(1,905,190)	(1,839,190)
Finance & Corporate Services Division	(274,282)	(748,233)	(3,401,454)	(3,089,257)
Community Services Division	(1,030,659)	(1,228,225)	(8,114,009)	(7,652,734)
Planning & Development Division	(117,201)	(195,695)	(1,400,339)	(1,285,508)
Engineering & Works Division	(2,103,573)	(3,053,603)	(19,888,301)	(19,676,332)
Not Applicable	0	0	0	0
	(3,789,078)	(5,522,981)	(34,709,292)	(33,543,022)

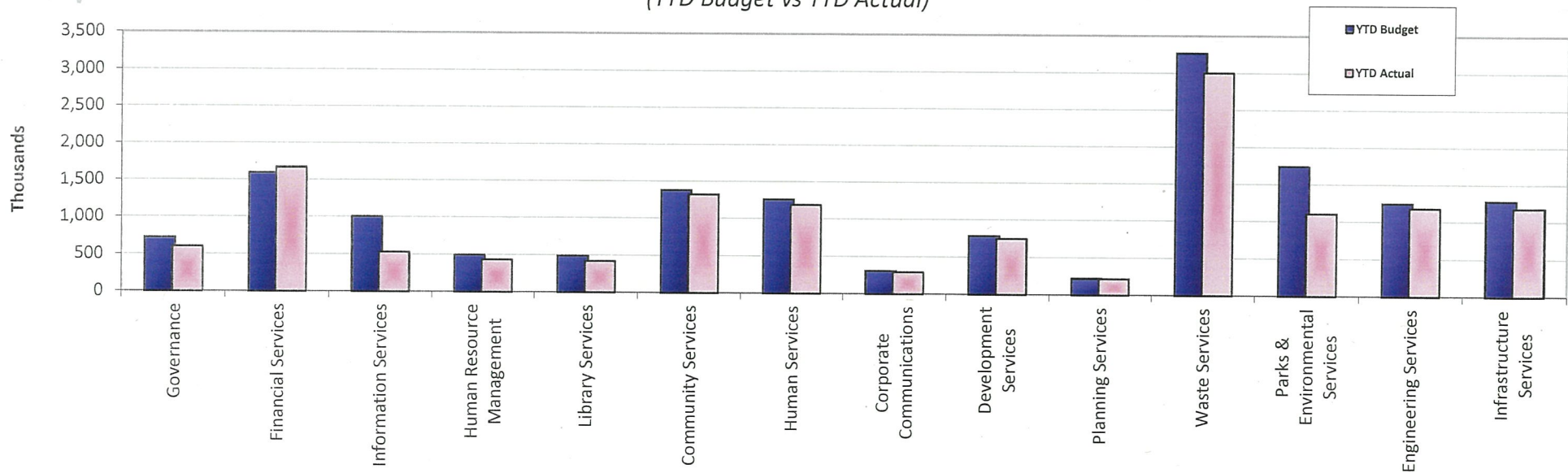
Operating Income by Nature and Type
(YTD Actual)



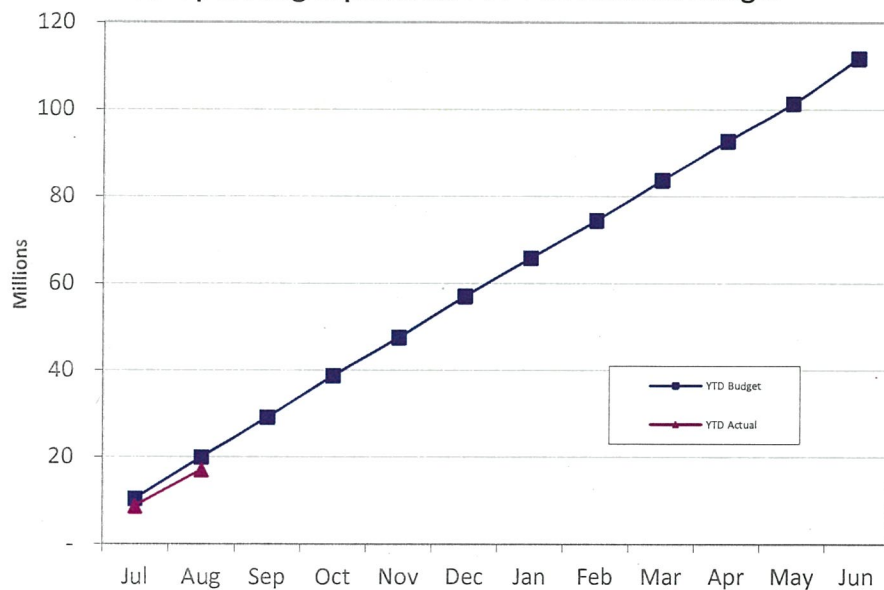
Operating Expenditure by Nature and Type
(YTD Actual)



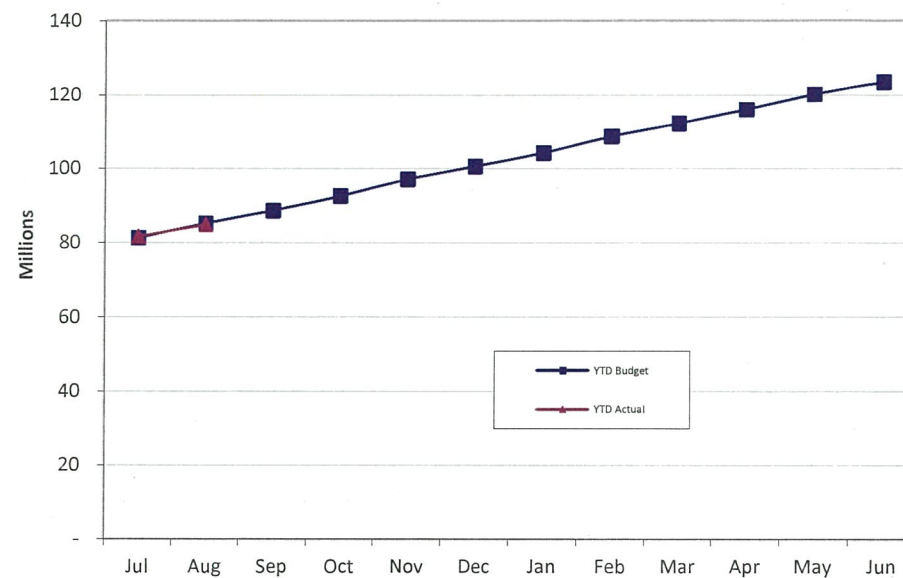
Operating Expenditure by Business Unit
(YTD Budget vs YTD Actual)



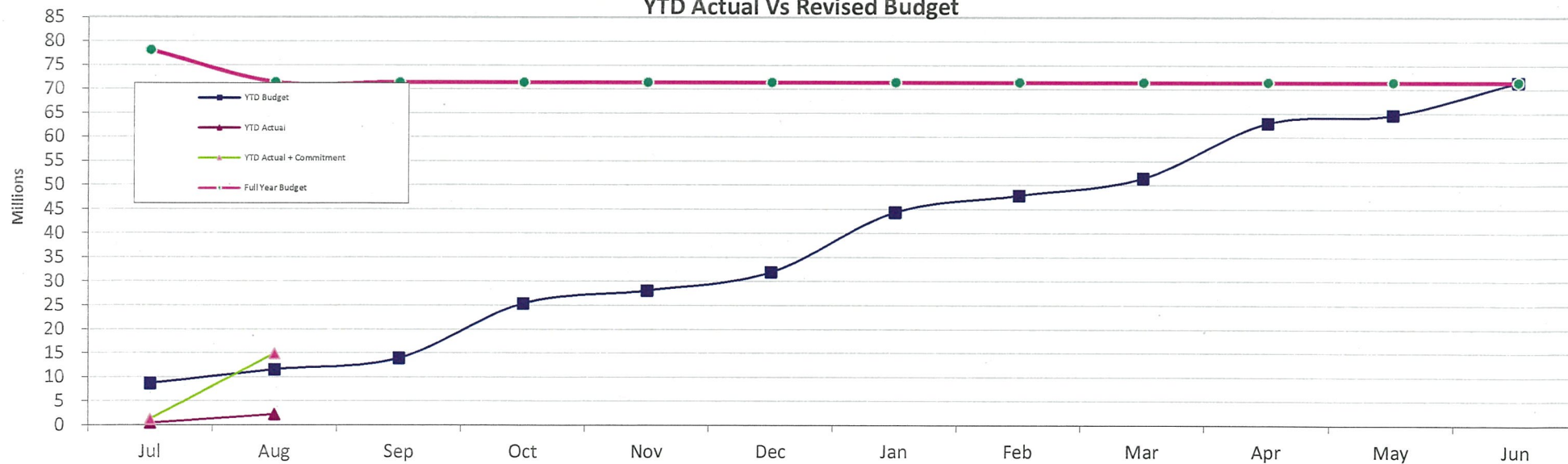
YTD Operating Expenditure Vs YTD Revised Budget



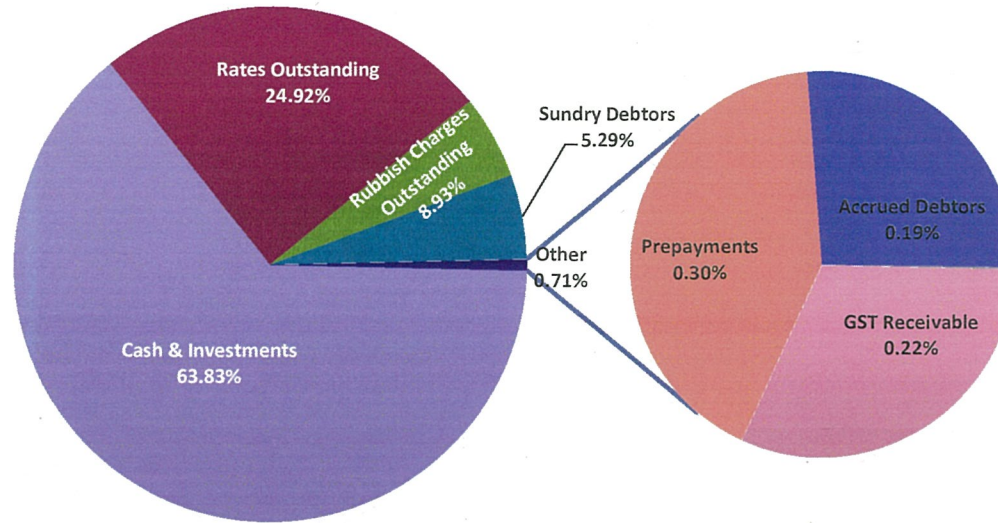
YTD Operating Income Vs YTD Revised Budget



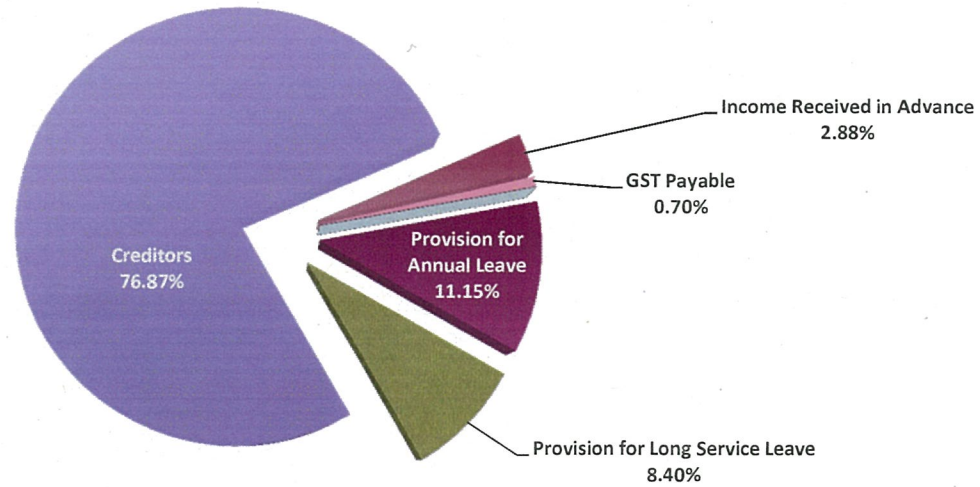
Capital Expenditure YTD Actual Vs Revised Budget



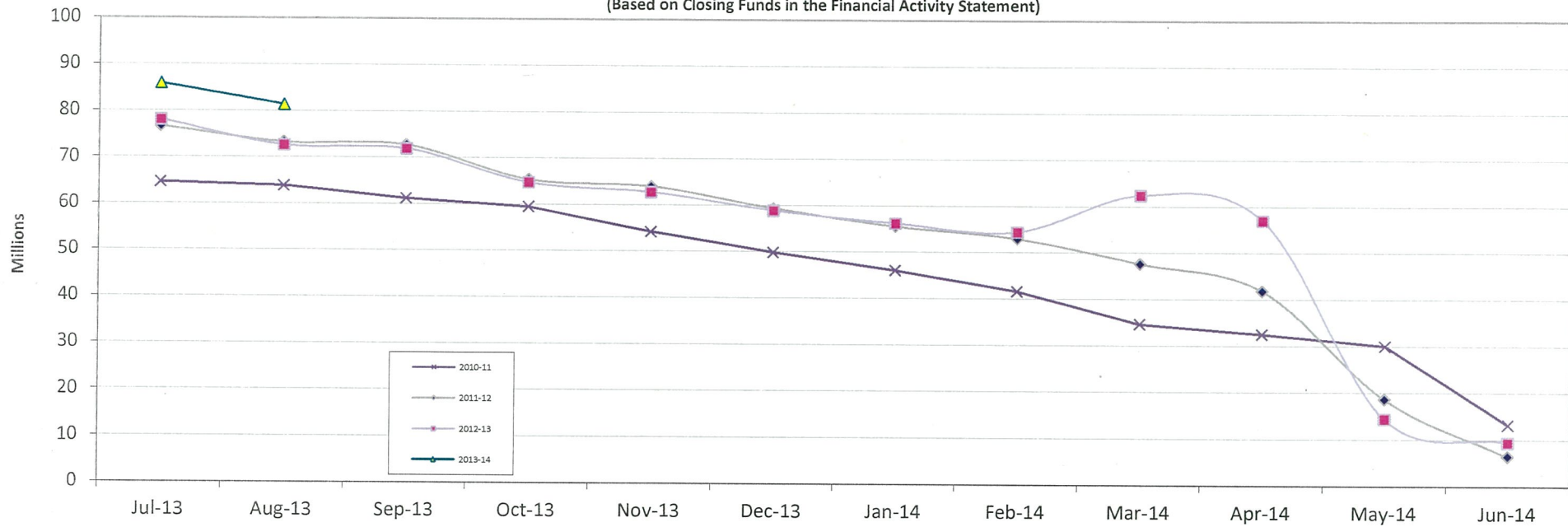
Current Assets
(YTD Actual)



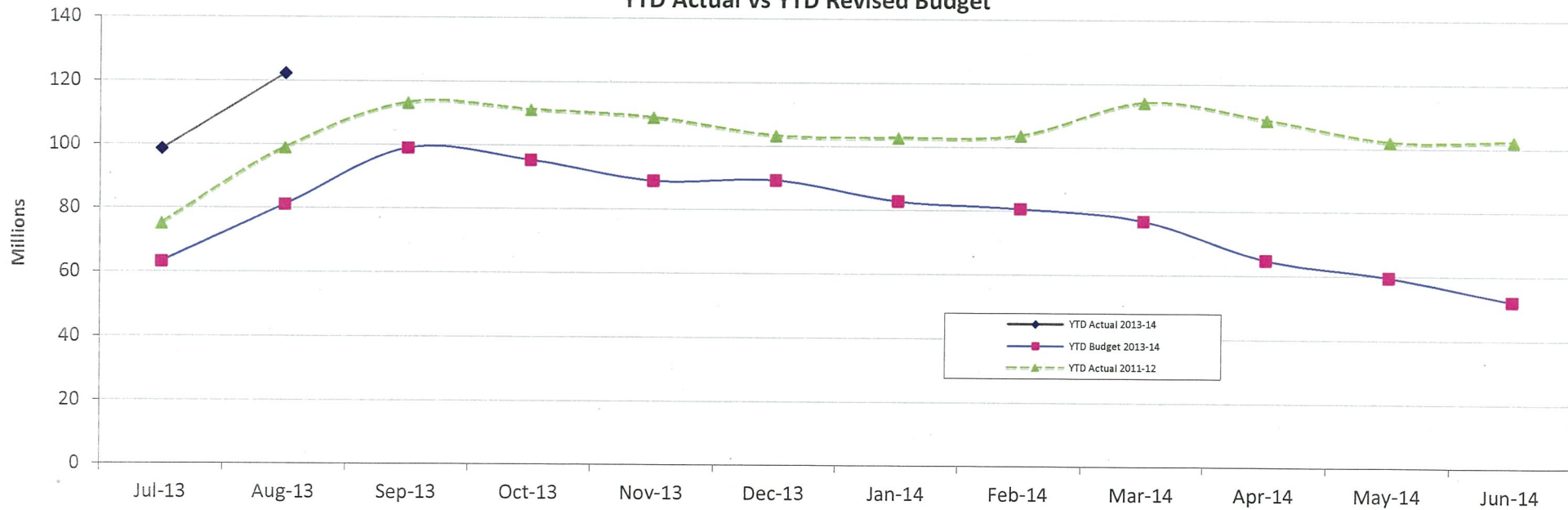
Current Liabilities
(YTD Actual)



Municipal Liquidity Over the Year
(Based on Closing Funds in the Financial Activity Statement)



Cash & Investments Positions
YTD Actual Vs YTD Revised Budget



City of Cockburn
Restricted Funds - Infrastructure Contributions & Carry Forwards
Financial Statement for the Period Ended 31 Aug 2013

Particulars		Balance July 1st 2013	Add: Receipts/Jnls	Less: Payments/Jnls	Closing Balance
INFRASTRUCTURE CONTRIBUTIONS					
Prog 12	ROAD CONSTRUCTION	1,264,557.16			1,264,557.16
Prog 12	FOOTPATH CONSTRUCTION	665,383.90			665,383.90
Prog 12	DRAINAGE DEVELOPMENT	645,419.01			645,419.01
		2,575,360.07	-	-	2,575,360.07
CARRIED FORWARDS					
Prog 8	FUNDED SERVICES SURPLUSES C/FWD	329,401.85	125,621.72	457,463.24 -	2,439.67
	UNSPENT PROJECT FUNDING C/FWD	2,627,397.15	279,840.41	696,699.04	2,210,538.52
Prog 12	UNSPENT ROAD FUNDING	745,683.14	421,711.68	1,116,994.01	50,400.81
		3,702,482.14	827,173.81	2,271,156.29	2,258,499.66
TOTAL		6,277,842.21	827,173.81	2,271,156.29	4,833,859.73

NB. Total Receipts and Payments of Contributions/CF Grants is the balance of Restricted Funds Activities (883-890):

Receipts: -	827,173.81
Payments:	2,271,156.29
Balance of Restricted Funds:	1,443,982.48

City of Cockburn - Reserve Funds

Financial Statement for Period Ending 31 August 2013

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Council Funded										
Bibra Lake Management Plan Reserve	946,772	1,014,207	-	4,874	-	-	(171,559)	(2,700)	775,213	1,016,381
Bibra Lake Nutrient Managment	306,924	305,625	12,740	1,469	-	-	-	-	319,664	307,093
Carbon Pollution Reduct Scheme Res CPRS	1,120,000	70,666	-	598	1,100,000	160,391	-	-	2,220,000	231,654
Community Infrastructure	12,282,643	10,890,947	254,740	50,491	3,825,600	-	(14,277,842)	(59,394)	2,085,141	10,882,043
Community Surveillance Levy Reserve	101,452	498,556	28,950	1,522	193,294	-	(233,958)	(14,179)	89,738	485,899
Contaminated Sites	1,764,335	1,999,849	59,060	9,313	500,000	-	(200,000)	(7,867)	2,123,395	2,001,295
DCD Redundancies Reserve	2,824	2,916	-	14	-	-	-	-	2,824	2,930
Environmental Offset Reserve	223,187	357,376	-	1,717	-	-	(138,591)	(4,620)	84,596	354,473
Green House Emissions Reductions	309,895	579,053	16,220	2,783	200,000	-	(507,000)	(440)	19,115	581,396
Information Technology	70,206	428,166	34,740	2,058	124,671	-	(373,000)	-	(143,383)	430,223
Land Development & Investment Fund Reserve	10,110,579	13,933,953	347,370	67,789	7,173,727	-	(17,427,992)	(103,376)	203,684	13,898,365
Major Buildings Refurbishment	2,412,121	2,409,325	40,530	11,579	2,500,000	-	-	-	4,952,651	2,420,904
Mobile Rubbish Bins	195,472	209,552	22,000	952	-	-	(170,000)	(23,868)	47,472	186,636
Municipal Elections	492,988	493,285	15,060	2,371	-	-	(490,000)	-	18,048	495,655
Naval Base Shacks	592,990	596,438	18,530	2,873	158,854	-	(220,228)	(550)	550,147	598,760
Plant & Vehicle Replacement	3,349,030	3,731,633	92,640	18,132	3,469,500	-	(3,043,000)	(83,820)	3,868,170	3,665,945
Port Coogee Special Maintenance Reserve	773,924	809,083	25,480	3,888	235,000	-	(96,907)	(25,754)	937,497	787,218
Roads & Drainage Infrastructure	1,305,440	2,087,403	98,430	9,845	1,250,000	-	(2,984,325)	(225,206)	(330,456)	1,872,042
Staff Payments & Entitlements	2,291,917	2,261,717	150,530	10,719	105,000	-	(186,000)	(107,500)	2,361,447	2,164,936
Waste & Recycling	13,094,956	13,388,732	636,850	69,024	6,798,832	-	(3,130,930)	(23,669)	17,399,708	13,434,087
Waste Collection Levy	2,000	(0)	2,320	-	310,732	-	-	-	315,052	(0)
Workers Compensation	400,820	399,501	16,220	1,920	-	-	-	-	417,040	401,421
POS Cash in Lieu (Restricted Funds)	3,546,626	4,031,593	142,470	19,375	-	-	(480,000)	-	3,209,096	4,050,967
	55,697,101	60,499,574	2,014,880	293,303	27,945,210	160,391	(44,131,332)	(682,943)	41,525,859	60,270,324
Grant Funded										
Aged & Disabled Vehicle Expenses	413,361	424,948	9,170	2,042	68,496	-	(72,000)	-	419,027	426,990
Cockburn Super Clinic Reserve	176,310	4,242,180	173,690	20,272	-	-	(4,703,516)	(55,845)	(4,353,516)	4,206,607
Family Day Care Accumulation Fund	64,432	64,233	2,500	309	-	-	(2,800)	-	64,132	64,541
Naval Base Shack Removal Reserve	263,232	272,408	5,715	1,309	54,000	-	-	-	322,947	273,717
UNDERGROUND POWER	1,826,959	1,301,740	-	6,256	1,200,000	-	(2,412,063)	-	614,896	1,307,995
Welfare Projects Employee Entitlements	400,362	452,182	16,911	2,194	-	-	(11,060)	-	406,214	454,375
	3,144,656	6,757,691	207,986	32,381	1,322,496	-	(7,201,438)	(55,845)	(2,526,300)	6,734,227
Development Cont. Plans										
Aubin Grove DCA	147,345	167,325	21,604	804	-	-	(5,310)	-	163,639	168,129
Community Infrastructure DCA 13	2,970,314	3,361,786	105,715	17,842	2,000,000	1,824,685	(85,311)	-	4,990,718	5,204,313
Gaebler Rd Development Cont. Plans	410,064	760,607	4,944	3,655	-	-	(8,610)	-	406,398	764,262
Hammond Park DCA	374,581	(9,371)	-	(45)	383,540	-	-	-	758,121	(9,416)
Munster Development	677,227	724,330	8,498	3,481	8,753	-	(12,410)	-	682,068	727,811
Muriel Court Development Contribution	155,936	(43,595)	-	(210)	206,000	-	(22,210)	-	339,726	(43,804)
Packham North - DCA 12	278,088	(18,720)	-	(90)	515,000	-	(6,860)	-	786,228	(18,810)
Solomon Road DCA	244,129	97,272	-	467	257,500	-	(15,060)	-	486,569	97,739
Success Lakes Development	217,085	1,582,041	-	7,604	-	-	(5,310)	-	211,775	1,589,645
Success Nth Development Cont. Plans	607,773	601,206	10,661	2,889	10,981	-	(10,410)	-	619,005	604,096
Thomas St Development Cont. Plans	11,404	11,778	-	57	-	-	-	-	11,404	11,835
Wattleup DCA 10	-	(4,674)	-	(22)	-	-	(13,010)	-	(13,010)	(4,696)
Yangebup East Development Cont. Plans	74,701	188,928	3,986	908	57,150	-	(9,010)	-	126,827	189,836
Yangebup West Development Cont. Plans	357,299	268,405	10,712	1,542	95,903	109,533	(7,210)	-	456,704	379,479
	6,525,945	7,687,318	166,120	38,882	3,534,827	1,934,218	(200,721)	-	10,026,171	9,660,418
Total Reserves										
	65,367,702	74,944,583	2,388,986	364,566	32,802,533	2,094,609	(51,533,491)	(738,788)	49,025,730	76,664,969

Capital Expenditure

for the period ended 31 August 2013

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	V = Favourable X = Unfavourable	Explanation
\$	\$	\$	\$	\$		
SUMMARY						
Purchase of Land and Buildings	677,313	8,113,456	44,042,673	7,436,143	✓	
Acquisition & Development of Infrastructure Assets	1,349,556	2,959,309	23,558,540	1,609,753	✓	
Purchase of Plant and Machinery	214,492	353,948	5,543,561	139,456	✓	
Purchase of Furniture and Equipment	0	4,466	11,736	4,466	✓	
Purchase of Computer Equipment	58,719	202,452	2,974,879	143,733	✓	
	2,300,080	11,633,631	76,131,390	9,333,551		
Material Variances Identified:						
<u>Works in Progress - Roads Infrastructure</u>						
2365 - HAMMOND RD [Russell/Bartram] - Construct 2nd cwy/ upgrade ve	375,489	224,628	4,341,351	(150,861)	X	Cashflow issue with regards to YTD budget. There needs to be a water main relocation which is to be started October. Currently \$426k in committed orders.
2417 - Intersection of Hammond & Beeliar Dr Stage 1	110,660	0	741,617	(110,660)	X	Project consolidated with CW 3545, with CW2417 budget been allocated to CW3545. Costs to be journalled to CW 3545.
2442 - Frankland Avenue construction Single carrieway Roper Bouleva	317,029	1,181,052	1,432,000	864,023	✓	Cash flow issue with regards to YTD budget. Currently \$136k in committed orders. Major works expected to be completed October 2013, with a minor street lighting project to be done after.
Sub Total	803,179	1,405,680	6,514,968	602,501		
<u>Works in Progress - Drainage</u>						
3556 - Phoenix Rd & Bullfinch St - Drainage Upgrade stage 3	758	130,000	0	129,242	✓	Without a drainer advisor. Deferred until November 2013.
2939 - Mala Wy/Sutton Dr - Drainage Upgrade	4,906	175,000	69,500	170,094	✓	Excessive amount of water around the project causing delays. After water is dried out the project will recommence. Expected to begin major works October 2013.
2932 - 14 Elderberry Dr - Drainage Upgrade	0	250,000	115,558	250,000	✓	Resources has been accessed as not being enough with more funds required. External Contractors to be used.
Sub Total	5,664	555,000	185,058	549,336		
<u>Works in Progress - Buildings</u>						
007 - Operations Centre Upgrade	46,265	339,914	2,577,517	293,649	✓	Funds accessed as not being enough. Expected to being major works January 2014 .
005 - Cockburn Integrated Health Facilities	127,032	5,012,211	29,269,466	4,885,179	✓	Project approximately 70% complete. Delay due to change of construction methodology. Gavin Construction has been liquidated and a new tender for builders will be done May 2014. Currently \$96k in committed orders.
4449 - New Cockburn Central Aquatic & Recreation Centre	36,099	1,687,500	292,750	1,651,401	✓	Consultancy underway. New funds needed and will be applied for in this financial year. Currently \$425k in committed orders.
Sub Total	209,396	7,039,625	32,139,733	6,830,228		

Variance Analysis						
Municipal Financial Activity Statement for the period ended 31 August 2013						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Aug-13
	\$	\$	\$	\$		
OPERATING REVENUE						
Human Services	1,660,595	1,186,284	6,497,782	474,311	√	HACC Grant received is \$195k over ytd budget. Family Services is \$121k over ytd budget due to the surplus b/f from previous year.
Waste Services	19,544,156	19,647,162	36,109,491	(103,006)	X	Landfill fees received are \$571k under ytd budget. MSW & Recycling Removal Levy received is \$457k over ytd budget.
OPERATING EXPENDITURE						
Governance	600,114	722,805	4,996,785	122,691	√	No material variances within this business unit.
Information Services	532,882	1,006,053	4,366,942	473,171	√	Total expenditures in equipment leasing expenses, salaries, maintenance expenses-PABX and software support expenses are \$189k under ytd budget. Contract expenses have not come in yet, resulting in \$244k favourable variance.
Waste Services	3,001,166	3,269,074	19,944,658	267,908	√	The internal Tipping Charges for COC Commercial MGB & Diversion is overspent by \$107k. Total expenses in Henderson waste recovery park are underspent by \$165k.
Parks & Environmental Services	1,106,932	1,740,207	10,619,912	633,275	√	Contract Expenses in Environmental Management and Parks Construction & Maintenance are underspent by \$167k and \$359k respectively.
ADDITIONAL FUNDING RECEIVED						
Grants & Contributions - Asset Development	2,687,235	976,038	8,150,902	1,711,197	√	Grants for Road Construction - Council Funded have not received yet resulting in unfavourable variance of \$225k. Owner Contribution received for DCA13 is ahead of its ytd budget by \$1.5m. Transfer from reserve to Wellard Street and Intersection of North Lake road / Forrest Road resulting in favourable variance of \$295k.
Proceeds on Sale of Assets	91,464	457,538	8,070,227	(366,074)	X	Sub div Lot 702 Bellier Pl & Lot 65 Erpingham Rd have not been sold, resulting in unfavourable variance of \$234k.

2012/13 Carried Forwards Information					Income Source				Attach 1
Service Unit	Project Description	Expenditure/ TF to Reserves	Reserves	External	Restricted Funds	Municipal			
113 - Other_Governance	CW4392 - Cockburn Central Super Clinic - Feds Funded	4,471,343	(4,138,843)	(332,500)					0
113 - Other_Governance	CW4399 - Cockburn Central Integrated Health, Community Facility & Li	6,843,456	(6,843,456)						0
211 - Accounting_Services	OP9155 - Business Intelligence Module	40,000							(40,000)
221 - Information_Technology	CW1357 - Audio Visual equipment for Boardroom and Chambers	20,000							(20,000)
221 - Information_Technology	CW1382 - Network Redundancy UPS Upgrade	30,000							(30,000)
221 - Information_Technology	CW1359 - Fibre Infrastructure	333,000	(333,000)						0
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	48,535							(48,535)
224 - Business_Systems_Services	CW1377 - Contract Management System	55,000							(55,000)
224 - Business_Systems_Services	CW1385 - Content Management and Web Design	150,000							(150,000)
231 - Human_Resources	OP9159 - Technology One modules	32,197							(32,197)
311 - Management_Libraries	CW1373 - Print Management Solution	12,376							(12,376)
311 - Management_Libraries	CW4361 - RFID Project Implementation - Success Library	17,350	(17,350)						0
311 - Management_Libraries	OP9235 - Spearwood Library: returns processing	458							(458)
311 - Management_Libraries	OP9292 - National Year of Reading 2012 (NYR)	2,588							(2,588)
311 - Management_Libraries	OP9293 - OverDrive eBooks & Digital Media Project	4,328							(4,328)
311 - Management_Libraries	OP9295 - YourTutor Online Delivery	9,500							(9,500)
323 - Recreational_Services	CW5399 - Watsons Reserve - Floodlights	35,650		(11,650)					(24,000)
323 - Recreational_Services	CW5400 - Malabar Park (BMX) landscaping design works	20,000							(20,000)
323 - Recreational_Services	CW5405 - Davilak Oval - Floodlighting Upgrade	39,000		(16,000)					(23,000)
323 - Recreational_Services	CW5405 - Davilak Oval - Floodlighting Upgrade	24,146		(24,146)					0
323 - Recreational_Services	OP8230 - Cockburn Urban Art Projects	17,500		(17,500)					0
323 - Recreational_Services	OP9068 - Sports Walk of Fame - OP Executive Support	11,000							(11,000)
323 - Recreational_Services	OP9116 - Kidsport	17,602		(17,602)					0
328 - Law_and_Public_Safety	CW1386 - CCTV Expansion Program	242,115	(233,958)						(8,157)
328 - Law_and_Public_Safety	CW1387 - Electronic Infringement System and Software	98,656							(98,656)
328 - Law_and_Public_Safety	CW1388 - CCTV Connecting and Protecting the	25,000		(25,000)					0
328 - Law_and_Public_Safety	CW1393 - Mobile CCTV solution-trailer	683							(683)
328 - Law_and_Public_Safety	CW1394 - Rapid Deployable CCTV - Crime Prevention	25,000		(25,000)					0
328 - Law_and_Public_Safety	OP8244 - CSCP Incentive grant	15,000		(15,000)					0
328 - Law_and_Public_Safety	OP9755 - Emergency Management Initiatives	17,171		(17,171)					0
329 - Community_Development	OP8322 - Connecting South Lake	49,128							(49,128)
329 - Community_Development	OP9194 - Liveable Cities Program for Cockburn Central West Structure	205,908		(205,908)					0
329 - Community_Development	OP9475 - Community Development Grants	4,461		(4,461)					0
329 - Community_Development	OP9652 - Community Projects - Fremantle Ports Sponsorship	5,429		(5,429)					0
331 - Family_Services	OP9103 - NILS	117		(117)					0
331 - Family_Services	OP9315 - Naidoc Week	1,032		(1,032)					0
331 - Family_Services	OP9562 - Coolbellup Financial Counselling Projects	11,060	(11,060)						0
331 - Family_Services	OP9570 - Family Support Admin Officer - Joint Funded	1,178		(1,178)					0
331 - Family_Services	OP9575 - Poverty Prevention	804		(804)					0
331 - Family_Services	OP9591 - NAIDOC Ball	49		(49)					0
333 - Aged_and_Disabled_Services	OP8324 - Private Fee Income	17,086		(17,086)					0

2012/13 Carried Forwards Information						
Service Unit	Project Description	Expenditure/ TF to Reserves	Income Source			
			Reserves	External	Restricted Funds	Municipal
334 - Child_Care_Services	CW1086 - Child Care Services Playground	2,800	(2,800)			0
334 - Child_Care_Services	OP9177 - Count Me in Inclusion Grant	37,860		(37,860)		0
334 - Child_Care_Services	OP9208 - Active After-school Communities	1,928		(1,928)		0
335 - Seniors Services	OP8247 - Fundraising - Senior Centre	5,747		(5,747)		0
335 - Seniors Services	OP9185 - Mosaic - Seniors Centre	227				(227)
335 - Seniors Services	OP9258 - Seniors Holiday	1,229		(1,229)		0
335 - Seniors Services	OP9592 - Age Friendly Community - Senior Centre	500		(500)		0
341 - Corporate_Communications	CW5317 - Public artworks	27,500				(27,500)
341 - Corporate_Communications	OP9298 - Video Footage - Photography	12,065				(12,065)
341 - Corporate_Communications	OP9463 - Drive Through Art Gallery	2,136		(2,136)		0
413 - Health_Services	OP8157 - Ngulluk Koolbaang Aboriginal Women's Exercise program	530		(530)		0
413 - Health_Services	OP8159 - Bulk Hydromulching of Private Land	10,000		(10,000)		0
413 - Health_Services	OP8231 - RAC Community Partnership Grant	18,600		(18,600)		0
413 - Health_Services	OP9059 - Health Promotions & Travelsmart	75,566		(75,566)		0
421 - Strategic_Planning	OP9082 - Hamilton Hill Revitalisation Strategy 2011	6,173				(6,173)
421 - Strategic_Planning	OP9166 - Scheme amendment, master planning and design guidelines for	19,883				(19,883)
423 - Land_Administration	CW1530 - Lot 1 Berrigan Dr, South Lake Rezoning & Subdivision	5,000	(5,000)			0
423 - Land_Administration	CW1539 - Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd	586,795	(586,795)			0
423 - Land_Administration	CW1539 - Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd	1,402,727		(1,402,727)		0
423 - Land_Administration	CW1540 - Subdivision Lots 485 and 459 Bourbon Street	45,800	(45,800)			0
423 - Land_Administration	CW1540 - Subdivision Lots 485 and 459 Bourbon Street	450,000		(450,000)		0
423 - Land_Administration	CW1545 - Lot 133 Arthur Street - fill and compact	10,000	(10,000)			0
423 - Land_Administration	CW1548 - Lot 40 Cervantes Loop - surveying and construction of access	25,000	(25,000)			0
423 - Land_Administration	CW1553 - Subdivision and development of Lot 915 and Reserve 38537	390,164	(390,164)			0
423 - Land_Administration	CW1554 - Purchase of portion of Koorilla School Site aged persons lan	150,000	(150,000)			0
423 - Land_Administration	CW1556 - Purchase of LOT 341 LAKEFRONT AVENUE, BEELIAR	480,000	(480,000)			0
511 - Waste_Collection_Services	OP9085 - Keep Australia Beautiful (KAB) Beverage Container Recycling	6,650		(6,650)		0
511 - Waste_Collection_Services	OP9193 - Resident Worm Farm /Composting Subsidy Program	1,000		(720)		(280)
512 - Waste_Disposal_Services	CW1920 - Waste Transfer Station Stage 1	22,925	(22,925)			0
512 - Waste_Disposal_Services	CW1929 - Henderson Waste Recovery Park	188,750	(188,750)			0
512 - Waste_Disposal_Services	CW1935 - Remediation & landfill leachate management	143,255	(143,255)			0
512 - Waste_Disposal_Services	CW1946 - GW Mon Bore E of Cell 7	19,888	(19,888)			0
512 - Waste_Disposal_Services	CW1949 - Haz Waste Recycle Stations	4,900	(4,900)			0
521 - Parks_Construction_and_Maintenance	CW2950 - Park Development – Bishop Park Earth	53,690				(53,690)
521 - Parks_Construction_and_Maintenance	CW5184 - Lopresti Park Development	61,960				(61,960)
521 - Parks_Construction_and_Maintenance	CW5261 - Bibra Lake MP Adventure Playground	486,061				(486,061)
521 - Parks_Construction_and_Maintenance	CW5407 - Park Development - Coogee Beach Master	25,806				(25,806)
521 - Parks_Construction_and_Maintenance	CW5408 - Park Development-Peace Park	34,890				(34,890)
521 - Parks_Construction_and_Maintenance	CW5430 - Public Request-Horse Hire Park-Drinking Fountain	1,225				(1,225)
521 - Parks_Construction_and_Maintenance	CW5434 - Public Request-Bishop Park-Footpaths	5,000				(5,000)
521 - Parks_Construction_and_Maintenance	CW5435 - Public Request-Bishop Park- Drinking	2,000				(2,000)
521 - Parks_Construction_and_Maintenance	CW5437 - Public Request-Rinaldo Park-Seat	2,500				(2,500)
521 - Parks_Construction_and_Maintenance	CW5514 - Greening Plan-Streetscape Management System	43,009				(43,009)
521 - Parks_Construction_and_Maintenance	CW5582 - North Coogee Foreshore MP Implementation Stage 2	56,060	(56,060)			0
521 - Parks_Construction_and_Maintenance	CW5628 - Tree planting Forrest Rd (Carrington st to Rockingham Rd)	76,957				(76,957)
522 - Environmental_Management	CW5313 - Davilak Trail Lotterywest Grant	4,428		(4,428)		0
522 - Environmental_Management	CW5443 - Formalise path to lookout from Manning	118,456				(118,456)

2012/13 Carried Forwards Information						
Service Unit	Project Description	Expenditure/ TF to Reserves	Income Source			
			Reserves	External	Restricted Funds	Municipal
522 - Environmental_Management	CW5449 - Revegetation of Lot 27 Progress Drive (CW 1535)	21,559	(21,559)			0
522 - Environmental_Management	CW5450 - Formalised parking area, Lake Coogee, Fawcett Rd	10,000				(10,000)
522 - Environmental_Management	CW5451 - Gross Pollutant Trap South Lake Drain	48,840				(48,840)
522 - Environmental_Management	OP8156 - Revegetation of at Manning Reserve	352		(352)		0
522 - Environmental_Management	OP8215 - Biodiversity Toolkit DEC Community Grant	567		(567)		0
522 - Environmental_Management	OP8229 - Lake Coogee Estate Maintenance	20,856		(20,856)		0
522 - Environmental_Management	OP8314 - NORTH LAKE RD [Bibra/Discovery]- environmental offset works	26,920	(26,920)			0
522 - Environmental_Management	OP8316 - Lot 1 & 2 Johnston Rd - Bank Guarantee					0
522 - Environmental_Management	OP9169 - Spearwood Avenue Offsets	88,671	(88,671)			0
531 - Road_Construction_and_Maintenance	CW2356 - BEELIAR DR [Hammond/Dunraven] - Construct 2nd cwy Stage 1	114,246		(114,246)		0
531 - Road_Construction_and_Maintenance	CW2358 - WINTERFOLD RD/LOCKETT ST/LETFCHORD ST - Contribution to Frem	56,876				(56,876)
531 - Road_Construction_and_Maintenance	CW2363 - Street Lighting System - Various Enhancements	16,110				(16,110)
531 - Road_Construction_and_Maintenance	CW2365 - HAMMOND RD [Russell/Bartram] - Construct 2nd cwy/ upgrade ve	1,347,768		(1,347,768)		0
531 - Road_Construction_and_Maintenance	CW2375 - TRAFFIC SAFETY MANAGEMENT - Traffic	41,146				(41,146)
531 - Road_Construction_and_Maintenance	CW2393 - ATWELL/AUBIN GROVE - Rehab Footpath	3,103				(3,103)
531 - Road_Construction_and_Maintenance	CW2394 - BEELIAR - Rehab Footpath	2,873				(2,873)
531 - Road_Construction_and_Maintenance	CW2398 - COCKBURN CENTRAL- Rehab Footpath	11,210				(11,210)
531 - Road_Construction_and_Maintenance	CW2402 - HAMMOND PARK - Rehab Footpath	2,747				(2,747)
531 - Road_Construction_and_Maintenance	CW2407 - NORTH COOGEE - Rehab Footpath	6,884				(6,884)
531 - Road_Construction_and_Maintenance	CW2408 - North Lake Road (Semple to Kentucky)- Rehab Footpath	27,132				(27,132)
531 - Road_Construction_and_Maintenance	CW2417 - Intersection of Hammond & Beelias Dr Stage 1	287,694		(62,285)		(225,409)
531 - Road_Construction_and_Maintenance	CW2418 - AZELIA ROAD (Davilak to Gorham) - New Footpaths	4,445				(4,445)
531 - Road_Construction_and_Maintenance	CW2436 - Intersection of North Lake Road/Gwilliam Dr/Forrest Rd	284,306		(187,639)		(96,667)
531 - Road_Construction_and_Maintenance	CW2437 - Intersection of North Lake Road/Phoenix Road	104,365		(67,698)		(36,667)
531 - Road_Construction_and_Maintenance	CW2439 - Intersection of North Lake/Farrington Road	94,200		(94,200)		0
531 - Road_Construction_and_Maintenance	CW2441 - Install cul-de-sac at 4 Dion Place, Coolbellup WA 6163	36,587				(36,587)
531 - Road_Construction_and_Maintenance	CW2442 - Frankland Avenue construction Single carrieway Roper Bouleva	1,086,311	(344,311)			(742,000)
531 - Road_Construction_and_Maintenance	CW2448 - Banjup - Footpath	305,720				(305,720)
531 - Road_Construction_and_Maintenance	CW2449 - Progress Drive - Footpath	28,926				(28,926)
531 - Road_Construction_and_Maintenance	CW2877 - Solace Gardens, Atwell - Drainage upgrade	45,120				(45,120)
531 - Road_Construction_and_Maintenance	CW2880 - Hurford Street (Corner Starling Street)	49,290				(49,290)
531 - Road_Construction_and_Maintenance	CW2888 - Beale Park (SP 023)	34,798				(34,798)
531 - Road_Construction_and_Maintenance	CW2946 - Drainage Upgrade Bullfinch and Skeahan stage 2	109,902				(109,902)
531 - Road_Construction_and_Maintenance	CW3497 - Miguel Road (Cocos to Cul de sac)	25,795				(25,795)
531 - Road_Construction_and_Maintenance	CW3498 - Hamilton Road (Mell Rd to King)	11,000				(11,000)
531 - Road_Construction_and_Maintenance	CW3501 - Erpingham Road (Bickford to Stanyford)	13,000				(13,000)
531 - Road_Construction_and_Maintenance	CW3504 - Dean Road (Dean Rd to Lakes way)	21,002				(21,002)
531 - Road_Construction_and_Maintenance	CW3506 - Dean Road (Dean Rd to FP_0005_01)	20,000				(20,000)
531 - Road_Construction_and_Maintenance	CW3507 - Turfan Way (Aden to Jessica)	3,419				(3,419)
531 - Road_Construction_and_Maintenance	CW3510 - March Street (Lancaster to Orleans)	23,084				(23,084)
531 - Road_Construction_and_Maintenance	CW3511 - Rockingham Road (Coleville to Rockingham)	23,000				(23,000)
531 - Road_Construction_and_Maintenance	CW3512 - Stevenson Way (Marvell to Stevenson)	10,000				(10,000)

2012/13 Carried Forwards Information						
Service Unit	Project Description	Expenditure/ TF to Reserves	Income Source			
			Reserves	External	Restricted Funds	Municipal
531 - Road_Construction_and_Maintenance	CW3513 - Beeliar Drive (Beeliar to Stock)					0
531 - Road_Construction_and_Maintenance	CW3516 - Realign footpath at Roe Highway on ramp	15,419				(15,419)
531 - Road_Construction_and_Maintenance	CW3520 - Realign footpath at Roe Highway on ramp	10,000		(10,000)		0
531 - Road_Construction_and_Maintenance	CW3521 - BARRINGTON ST (Stock Rd to Miguel) - Mill/Resurface	167,138		(56,664)		(110,474)
531 - Road_Construction_and_Maintenance	CW3523 - WELLARD ST (Quarimor Rd to 260m south	132,720		(88,480)		(44,240)
531 - Road_Construction_and_Maintenance	CW3524 - WELLARD ST (200m north of Howson Way to Barrington St)	49,296		(32,864)		(16,432)
531 - Road_Construction_and_Maintenance	CW3557 - Phoenix Business Park new Paths Sobek Pass and Aspiration Ci	7,666		(7,666)		0
543 - Facilities_Mtce_and_Management	CW4238 - Phoenix Central Revitalisation Plan	127,084				(127,084)
543 - Facilities_Mtce_and_Management	CW4332 - Coogee Beach Surf Life Saving Clubhouse & Carpark Constructi	2,036	(2,036)			0
543 - Facilities_Mtce_and_Management	CW4333 - Aubin Grove Facility Construction	21,773	(21,773)			0
543 - Facilities_Mtce_and_Management	CW4372 - Operations Centre - Laydown Area	93,558				(93,558)
543 - Facilities_Mtce_and_Management	CW4385 - Operations Centre - New Op Cntr Building Design & Constructi	1,945,917				(1,945,917)
543 - Facilities_Mtce_and_Management	CW4396 - Admin Building Office Modifications	50,000				(50,000)
543 - Facilities_Mtce_and_Management	CW4451 - Cockburn Toy Library	10,000				(10,000)
543 - Facilities_Mtce_and_Management	CW4459 - Len Packham Tennis court resurface	7,500				(7,500)
543 - Facilities_Mtce_and_Management	CW4462 - Southlake Child Activity Centre Upgrade	5,907				(5,907)
543 - Facilities_Mtce_and_Management	CW4464 - Coogee Toilet Upgrade sewerage from	51,320				(51,320)
543 - Facilities_Mtce_and_Management	CW4466 - Coogee Beach Café - Shade Sail	6,500				(6,500)
543 - Facilities_Mtce_and_Management	CW4468 - Manning Park & Azalea Ley Bldg's - Refurbish House	29,958				(29,958)
543 - Facilities_Mtce_and_Management	CW4472 - Naval Base Reserve Improvements	85,558	(85,558)			0
543 - Facilities_Mtce_and_Management	CW4473 - Coogee Holiday Park Electrical Supply Upgrade	268,067				(268,067)
543 - Facilities_Mtce_and_Management	OP9176 - Coastal Vulnerability & Adaption Study	66,953		(46,288)		(20,665)
543 - Facilities_Mtce_and_Management	OP9996 - CSCA Vulnerability & Adaptation Study					
544 - Plant_Maintenance	CW7207 - Light Fleet PL207 Planning & Develop Manager G. Bowering	37,000	(19,500)	(17,500)		0
544 - Plant_Maintenance	CW7209 - Light Flet PL 209 Manager Engineering	33,000	(33,000)			0
544 - Plant_Maintenance	CW7228 - Light Fleet PL228 Manager IT - J. Jones	37,000	(19,000)	(18,000)		0
544 - Plant_Maintenance	CW7236 - Light Fleet PL236 Manager Infrastructure D	37,000	(20,000)	(17,000)		0
544 - Plant_Maintenance	CW7458 - Trailer Multipurpose 2.5 Tonne PL4581 New 08/09 Roads	7,500	(7,500)			0
544 - Plant_Maintenance	CW7645 - Heavy Flet Trailer Waste education community events (New)	20,000		(20,000)		0
544 - Plant_Maintenance	CW7646 - Heavy Flet Trailer Waste education community events (New)	11,213	(11,213)			0
544 - Plant_Maintenance	CW7712 - Mitsubishi Light 3T Tip Truck	85,000	(62,500)	(22,500)		0
544 - Plant_Maintenance	CW7728 - Hino Dutro 5500 Tipper	85,000	(62,500)	(22,500)		0
544 - Plant_Maintenance	CW7780 - Heavy Fleet Waste Services Landfill Excavator 21Ton (New)	217,000	(217,000)			0
544 - Plant_Maintenance	CW7781 - Heavy Fleet Waste Services Landfill Excavator 14 Ton (New)	180,000	(180,000)			0
		26,511,446	(14,932,045)	(5,011,326)	0	(6,568,075)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	64,927,410	63,940,162	2%	987,248 ✓	63,940,162	64,033,597
Financial Services	730,789	581,100	26%	149,689 ✓	581,100	581,100
Information Services	560	3,627	-85%	(3,067)	3,627	3,627
Human Resource Management	237,237	145,395	63%	91,842	145,395	130,340
Library Services	58,002	47,601	22%	10,401	47,601	44,791
Community Services	6,470,345	6,667,301	-3%	(196,956) X	6,667,301	6,295,066
Human Services	6,745,193	6,660,915	1%	84,278	6,660,915	6,221,506
Corporate Communications	15,829	13,007	22%	2,821	13,007	8,640
Development Services	3,150,415	3,799,007	-17%	(648,592) X	3,799,007	3,126,770
Planning Services	1,367,842	1,332,615	3%	35,227	1,332,615	1,236,715
Waste Services	34,265,182	34,135,492	0%	129,690 ✓	34,135,492	31,994,738
Parks & Environmental Services	247,400	202,163	22%	45,236	202,163	6,760
Engineering Services	628,932	468,003	34%	160,929 ✓	468,003	176,560
Infrastructure Services	296,576	263,319	13%	33,257	263,319	8,150
	119,141,711	118,259,707	1%	882,004	118,259,707	113,868,360
Less: Restricted Grants & Contributions b/fwd	105,880	(2,739,963)	-104%	2,845,843	(2,739,963)	-
Total Operating Revenue	119,247,591	115,519,744	3%	3,727,847	115,519,744	113,868,360
Operating Expenditure						
Governance	(3,506,492)	(3,632,539)	-3%	126,047 ✓	(3,632,539)	(3,456,151)
Financial Services	(4,405,228)	(4,462,879)	-1%	57,652	(4,462,879)	(4,471,879)
Information Services	(3,745,494)	(4,003,598)	-6%	258,105 ✓	(4,003,598)	(3,881,598)
Human Resource Management	(2,205,367)	(2,160,690)	2%	(44,677)	(2,160,690)	(2,189,739)
Library Services	(2,582,347)	(2,831,632)	-9%	249,285 ✓	(2,831,632)	(2,783,692)
Community Services	(8,457,917)	(8,960,367)	-6%	502,449 ✓	(8,960,367)	(8,317,725)
Human Services	(7,807,746)	(7,751,283)	1%	(56,463)	(7,751,283)	(7,350,808)
Corporate Communications	(2,408,988)	(2,519,511)	-4%	110,522 ✓	(2,519,511)	(2,429,044)
Development Services	(4,363,517)	(4,756,039)	-8%	392,522 ✓	(4,756,039)	(4,232,525)
Planning Services	(1,497,743)	(1,862,616)	-20%	364,873 ✓	(1,862,616)	(1,774,180)
Waste Services	(19,422,464)	(18,596,176)	4%	(826,288) X	(18,596,176)	(17,902,061)
Parks & Environmental Services	(10,695,065)	(10,709,002)	0%	13,937	(10,709,002)	(10,406,522)
Engineering Services	(9,025,612)	(8,775,893)	3%	(249,718) X	(8,775,893)	(7,553,872)
Infrastructure Services	(8,093,143)	(7,729,661)	5%	(363,482) X	(7,729,661)	(7,448,857)
	(88,217,123)	(88,751,885)	-1%	534,762	(88,751,885)	(84,198,652)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	3,268,517	3,117,425	5%	151,092 ✓	3,117,425	3,115,859
Add: Reverse Impairment Charge - Investments	-	-	0%	-	-	-
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(247,008)	(206,784)	19%	(40,224)	(206,784)	(206,784)
Furniture & Equipment	(177,273)	(181,143)	-2%	3,870	(181,143)	(181,143)
Plant & Machinery	(3,014,606)	(3,256,091)	-7%	241,485 ✓	(3,256,091)	(3,256,091)
Buildings	(3,162,451)	(3,386,022)	-7%	223,571 ✓	(3,386,022)	(3,386,022)
Roads	(8,815,364)	(9,000,000)	-2%	184,636 ✓	(9,000,000)	(10,500,000)
Drainage	(2,136,463)	(2,280,000)	-6%	143,537 ✓	(2,280,000)	(2,280,000)
Footpaths	(1,063,722)	(877,274)	21%	(186,448) ✗	(877,274)	(877,274)
Parks Equipment	(1,928,288)	(1,900,000)	1%	(28,288)	(1,900,000)	(1,480,000)
	(20,545,175)	(21,087,314)	-3%	542,139	(21,087,314)	(22,167,314)
Total Operating Expenditure	(105,493,782)	(106,721,775)	-1%	1,227,993	(106,721,775)	(103,250,107)
Change in Net Assets Resulting from Operations	13,753,810	8,797,969	56%	4,955,841	8,797,969	10,618,253
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	286,272	(156,364)	-283%	442,635 ✓	(156,364)	(315,364)
Freehold Land	2,716,414	17,590,909	-85%	(14,874,495) ✗	17,590,909	1,175,000
Furniture & Office Equipment	(431)	-	0%	(431)	-	-
Buildings	(264,070)	-	0%	(264,070) ✗	-	15,000
	2,738,185	17,434,545	-84%	(14,696,360)	17,434,545	874,636
Less: Underground Power Infrastructure Contribution	(4,400,034)	(5,025,000)	-12%	624,966	(5,025,000)	(5,025,000)
Asset Acquisitions						
Land and Buildings	(25,983,881)	(44,042,673)	-41%	18,058,792 ✓	(44,042,673)	(35,818,923)
Infrastructure Assets	(21,048,892)	(23,558,540)	-11%	2,509,649 ✓	(23,558,540)	(17,259,411)
Plant and Machinery	(4,748,295)	(5,543,561)	-14%	795,266 ✓	(5,543,561)	(3,627,000)
Furniture and Equipment	(8,778)	(11,736)	-25%	2,958	(11,736)	(40,000)
Computer Equipment	(1,555,543)	(2,974,879)	-48%	1,419,336 ✓	(2,974,879)	(1,167,500)
Note 1.	(53,345,389)	(76,131,390)	-30%	22,786,001	(76,131,390)	(57,912,834)
Add: Transfer to Reserves	(51,239,642)	(53,863,805)	-5%	2,624,163 ✓	(53,863,805)	(31,392,984)
	(92,493,070)	(108,787,680)	-15%	16,294,610	(108,787,680)	(82,837,928)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Add Funding from						
Grants & Contributions - Asset Development	9,729,456	12,549,538	-22%	(2,820,082) X	12,549,538	10,936,929
Less: held in restricted funds from prior years	594,887	(439,655)	-235%	1,034,542 ✓	(439,655)	(219,500)
Proceeds on Sale of Assets	21,456,098	23,665,909	-9%	(2,209,811) X	23,665,909	7,106,000
Reserves	36,643,160	54,899,688	-33%	(18,256,528) X	54,899,688	38,638,204
Loan Funds Raised	4,865,000	4,865,000	0%	-	4,865,000	4,865,000
Contributed Developer Assets	5,014,560	-	0%	5,014,560 ✓	-	-
	(14,189,909)	(13,247,201)	7%	(942,708)	(13,247,201)	(21,511,296)
Less: Transfer from Reserves - Impaired Investments	-	-	0%	-	-	-
Non-Cash/Non-Current Item Adjustments						
Depreciation on Assets	20,545,175	21,087,314	-3%	(542,139) X	21,087,314	22,167,314
Profit/(Loss) on Assets Disposal	(2,738,185)	(17,434,545)	-84%	14,696,360 ✓	(17,434,545)	(874,636)
Non-Current Accrued Debtors	40,488	-	0%	40,488	-	-
Non-Current Leave Provisions	748,905	-	0%	748,905 ✓	-	-
Net Change in Restricted/Committed Cash	(700,767)	3,179,618	-122%	(3,880,385) X	3,179,618	219,500
Deferred Pensioners Adjustment	-	-	0%	-	-	-
	3,705,707	(6,414,814)	-158%	10,120,521	(6,414,814)	882
Opening Funds	6,355,912	6,355,912	0%	1	6,355,912	-
Closing Funds	10,061,620	(58,902)	-17182%	10,120,522	(58,902)	882
	-	-		-	-	-

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:

	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
Assets Classification	\$	\$			\$	\$
Land and Buildings	(25,983,881)	(10,508,984)	(36,492,865)	(44,042,673)	(44,042,673)	7,549,808
Infrastructure Assets	(21,048,892)	(1,999,942)	(23,048,833)	(23,558,540)	(23,558,540)	509,707
Plant and Machinery	(4,748,295)	(187,023)	(4,935,319)	(5,543,561)	(5,543,561)	608,242
Furniture and Equipment	(8,778)	-	(8,778)	(11,736)	(11,736)	2,958
Computer Equipment	(1,555,543)	(142,377)	(1,697,920)	(2,974,879)	(2,974,879)	1,276,959
	(53,345,389)	(12,838,326)	(66,183,715)	(76,131,390)	(76,131,390)	9,947,675

Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	96,326,166	49,862,086	49,862,086	56,957,676
Rates Outstanding	1,359,710	1	1	-
Rubbish Charges Outstanding	309,032	(1)	(1)	-
Sundry Debtors	3,302,906	1	1	-
GST Receivable	985,405	-	-	-
Prepayments	542,065	-	-	-
Accrued Debtors	942,355	-	-	-
Stock on Hand	44,202	-	-	-
	103,811,840	49,862,087	49,862,087	56,957,676
Current Liabilities				
Creditors	(10,208,450)	0	0	-
Income Received in Advance	(665,910)	-	-	-
GST Payable	(196,611)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,483,324)	-	-	-
Provision for Long Service Leave	(1,940,955)	-	-	-
	(15,495,250)	0	0	-
Net Current Assets	88,316,590	49,862,087	49,862,087	56,957,676
Add: Non Current Investments	5,964,183	-	-	-
	94,280,774	49,862,087	49,862,087	56,957,676
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(75,389,461)	(47,600,608)	(47,600,608)	(51,676,294)
Deposits & Bonds Liability *	(2,548,543)	-	-	-
Grants & Contributions Unspent *	(6,281,150)	(2,320,382)	(2,320,382)	(5,280,500)
	10,061,620	(58,902)	(58,902)	882
Closing Funds (as per Financial Activity Statement)	10,061,620	(58,902)	(58,902)	882

See attached Reserve Fund Statement

Notes to Statement of Financial Activity

Note 1.

Additional information on the capital works program including committed orders at end of month:

	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
Assets Classification	\$	\$			\$	\$
Land and Buildings	(25,983,881)	(10,508,984)	(36,492,865)	(44,042,673)	(44,042,673)	7,549,808
Infrastructure Assets	(21,048,892)	(1,999,942)	(23,048,833)	(23,558,540)	(23,558,540)	509,707
Plant and Machinery	(4,748,295)	(187,023)	(4,935,319)	(5,543,561)	(5,543,561)	608,242
Furniture and Equipment	(8,778)	-	(8,778)	(11,736)	(11,736)	2,958
Computer Equipment	(1,555,543)	(142,377)	(1,697,920)	(2,974,879)	(2,974,879)	1,276,959
	(53,345,389)	(12,838,326)	(66,183,715)	(76,131,390)	(76,131,390)	9,947,675

Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	96,326,166	49,862,086	49,862,086	56,957,676
Rates Outstanding	1,359,710	1	1	-
Rubbish Charges Outstanding	309,032	(1)	(1)	-
Sundry Debtors	3,302,906	1	1	-
GST Receivable	985,405	-	-	-
Prepayments	542,065	-	-	-
Accrued Debtors	942,355	-	-	-
Stock on Hand	44,202	-	-	-
	103,811,840	49,862,087	49,862,087	56,957,676
Current Liabilities				
Creditors	(10,208,450)	0	0	-
Income Received in Advance	(665,910)	-	-	-
GST Payable	(196,611)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,483,324)	-	-	-
Provision for Long Service Leave	(1,940,955)	-	-	-
	(15,495,250)	0	0	-
Net Current Assets	88,316,590	49,862,087	49,862,087	56,957,676
Add: Non Current Investments	5,964,183	-	-	-
	94,280,774	49,862,087	49,862,087	56,957,676
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(75,389,461)	(47,600,608)	(47,600,608)	(51,676,294)
Deposits & Bonds Liability *	(2,548,543)	-	-	-
Grants & Contributions Unspent *	(6,281,150)	(2,320,382)	(2,320,382)	(5,280,500)
	10,061,620	(58,902)	(58,902)	882
Closing Funds (as per Financial Activity Statement)	10,061,620	(58,902)	(58,902)	882

See attached Reserve Fund Statement
* See attached Funds Analysis
Document ID: 4205560
Version: 1, Version Date: 04/12/2014



DRAFT

**EXPENDITURE OF PUBLIC
OPEN SPACE
CASH-IN-LIEU FUNDS
STRATEGY**

JULY 2014 – JUNE 2016

DRAFT**Document Information**

Document Title: Expenditure of Public Open Space Cash-in-Lieu Funds Strategy July 2014 –June 2016

Prepared By Anton Lees, City of Cockburn

Doc. Status	Draft	Version:	1.0
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Version History

Version:	Description:	Issue Date:	Authorised By:

EXECUTIVE SUMMARY

The Expenditure of Public Open Space Cash-in-Lieu Funds Strategy has been developed to provide a strategic direction to the allocation of funds held within the City's POS Reserve accounts. These CIL funds have been received where the 10% contribution of POS, required to be provided by a land developer, would not provide a functional amenity and an adequate distribution of POS has been identified within a suburb. The CIL value is determined by an independent land valuation and agreed by the landowner, council and Western Australian Planning Commission (WAPC). The Planning and Development Act 2005 set specific criteria for expenditure of these funds and require approval from the Minister for Planning and Infrastructure.

The proposed expenditure and retention of funds from the POS Reserve accounts as outlined in this strategy are as follows:

POS Reserve Location	Funds Available	Proposed Expenditure	Funds Remaining for future POS purchase, council strategies or works
Aubin Grove POS Reserve	\$806,058.08	\$120,000.00	\$686,058.08
Atwell POS Reserve	\$625,332.66	\$625,332.66	\$0
Beeliar POS Reserve	\$868,205.30	\$100,000.00	\$768,205.30
Coogee POS Reserve	\$347,161.24	\$0.00	\$347,161.24
Cockburn Central POS Reserve	\$148,295.62	\$0.00	\$148,295.62
Hamilton Hill POS Reserve	\$51,200.68	\$51,200.68	\$0.00
Hammond Park POS Reserve	\$11,650.90	\$11,650.90	\$0.00
Jandakot POS Reserve	\$264,153.97	\$26,500.00	\$237,653.97
General POS Reserve	\$113,970.63	\$0.00	\$113,970.63
Munster POS Reserve	\$303,627.36	\$200,000.00	\$103,627.36
Southlake POS Reserve	\$279,908.07	\$279,908.07	\$0.00
Spearwood POS Reserve	\$0.00	\$0.00	\$0.00
Yangebup POS Reserve	\$202,776.68	\$0.00	\$202,776.68
TOTAL	\$4,022,341.19	\$1,414,592.31	\$2,607,748.88

1.0 **Purpose**

The Public Open Space Cash-in-Lieu Funds Strategy provides a coordinated approach to the expenditure of funds received through Cash-In-Lieu contributions in accordance with Planning and Development Act 2005. The expenditure of funds can only be allocated within the POS reserve location on specific infrastructure that will predominately ensure the functionality and useability of the park is increased for the betterment of the community.

1.1 **Strategic Alignment – City of Cockburn**

The City of Cockburn Strategic Community Plan (2012-2022) was developed in conjunction with the community and guides the City's strategic directions and priorities to 2022. The Community Strategic Plan commits to the following actions on expenditure of Cash-Lieu-Funds:

- Community environments that are socially cohesive and embrace diversity;
- Safe communities and to improve the community's sense of safety;
- Promotion of active and healthy communities;
- To protect, manage and enhance our natural environment, open space and coastal landscapes; and
- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.

The Strategy is linked to a number of other strategic documents including:

- Sport & Recreation Strategic Plan 2010-2015
- Youth Services Strategic Plan 2011-2016
- Public Health Plan 2013-2018
- Shade Sail Strategy 2013-2023

2.0 **WAPC - Public Open Space Cash-In-Lieu Expenditure Conditions**

All requests to expend cash in lieu monies under (c) are submitted to the Western Australian Planning Commission in the first instance. Section 153 of the Planning and Development Act 2005 requires all applications be accompanied by a map and schedule showing the following:

- Location and Commission reference from which the funds were obtained;
- The amount obtained;
- The location of where the funds are to be expended;
- The nature of the expenditure; and
- The program for the expenditure.

Section 153 states that the use of cash in lieu would not normally be acceptable for community halls or indoor recreation centers, enclosed tennis courts, bowling greens for clubs, facilities for private clubs or similar facilities where access by the general public is 'restricted'. Acceptable expenditure of funds include;

- Clearing and earthworks;
- Grass planting, landscaping and reticulation;
- Seating / Shelter and spectator cover;
- Community Halls, readily available for public use;
- Toilets and change rooms;
- Lighting;
- Play equipment;
- Pathways and walk trails;
- Fencing;
- Car parking;
- Signs relating to recreation pursuits.

Expenditure of cash in lieu funds must be directly related to the use or development of land for public open space purposes, which is vested or administered for recreation purposes with unrestricted public access. Accordingly it cannot be used for general POS maintenance, entry statements unless associated with POS land or streetscape projects.

2.1 POS Cash-In Lieu Collection Schedule

The following table outlines the funds received by landowners in the POS Reserves being accessed in this strategy.

Landowner	Land Description	Date	WAPC No	Suburb	Amount
Emmaus Development Pty Ltd	Lot 15 Twilight mews	4/02/2008	128275	Aubin Grove	\$19,042.00
Bravado Nominees	Lots 2 & 14 Lyon Rd	4/07/2007	127382	Aubin Grove	\$282,100.00
Condor Nominees Pty Ltd	Lot 3 Lyon Rd	6/07/2007	127417	Aubin Grove	\$273,162.50
Regents Garden Group Pty Ltd	Lot 18 & 19 Gaebler Rd	12/11/2008	138044	Aubin Grove	\$165,120.00
	Interest (31/5/13)			Aubin Grove	\$66,633.58
AUBIN GROVE TOTAL					\$806,058.08
	INTEREST(31/5/13)			Atwell	\$625,332.66
ATWELL TOTAL					\$625,332.66
Panama Developments	L 27 Birchley Rd	18/12/2007	127719	Beeliar	\$194,764.00
	Interest (31/5/13)			Beeliar	\$673,441.30
BEELIAR TOTAL					\$868,205.30
Camelo Sg	Blackwood Grove Subdivision	16/8/2004	127313	Hamilton Hill	\$39,000.00
	INTEREST (31/5/13)			Hamilton Hill	\$11,700.68
HAMILTON HILL TOTAL					\$51,200.68
	INTEREST (31/5/13)			Hammond Park	\$11,650.90
HAMMOND PARK TOTAL					\$11,650.90
The Planning Group	Lot 54 Turnbury Park Drive	8/5/1996	987397	Jandakot	\$26,500.00
Transfers from Trust 1099		31/8/2007	N/A	Jandakot	\$184,600.00
	INTEREST (31/5/13)			Jandakot	\$53,053.97
JANDAKOT TOTAL					\$264,153.97
Urban Focus	Woodman Village	11/2/2005	122857	Munster	\$80,154.00
Feymore Pty Ltd	Lot 28 & 29 Rockingham Rd	17/9/2008	133910	Munster	\$188,220.00
	INTEREST(31/5/13)			Munster	\$35,253.36
MUNISTER TOTAL					\$303,627.36
P & N Landreach	POS Lot 7 Semple Crt	21/5/2005	126059	South Lake	\$140,630.00
	INTEREST(31/5/13)			South Lake	\$139,278.07
SOUTH LAKE TOTAL					\$279,908.07

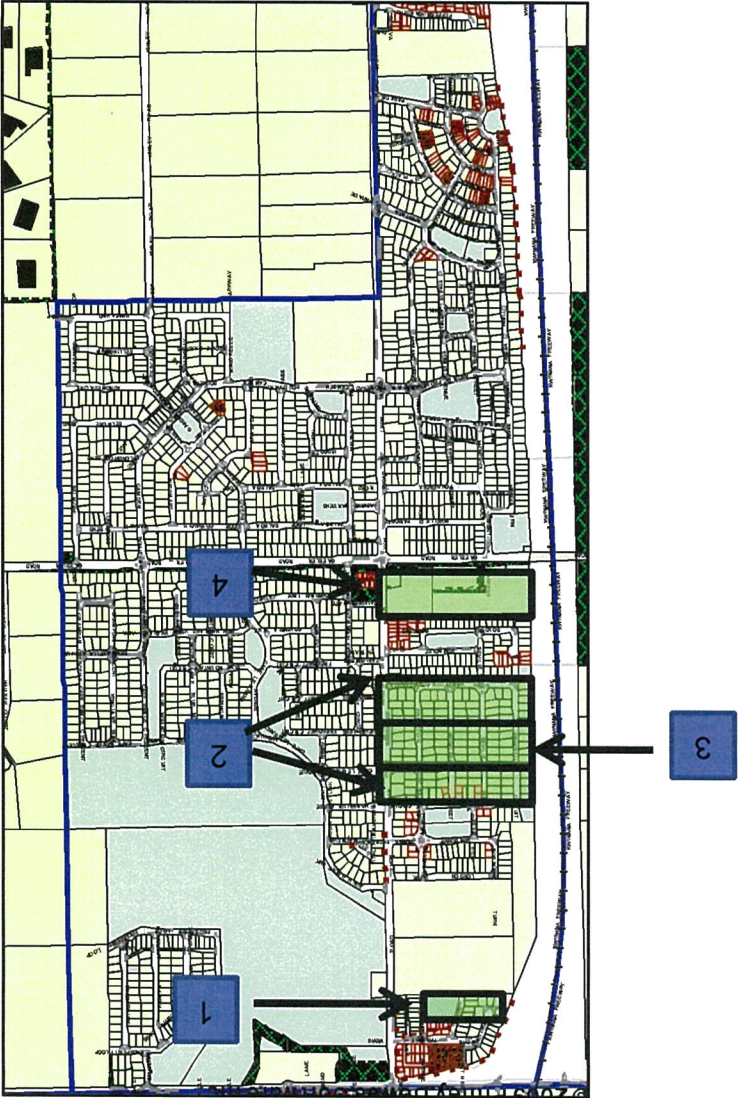
3.0 POS Reserve Expenditure Proposals

The following pages outline the POS CIL Funds Available and Reserve's Expenditures for Aubin Grove, Atwell, Beeliar, Hamilton Hill, Hammond Park, Jandakot, Munster and South Lake suburbs.

AUBIN GROVE POS RESERVE PROPOSAL

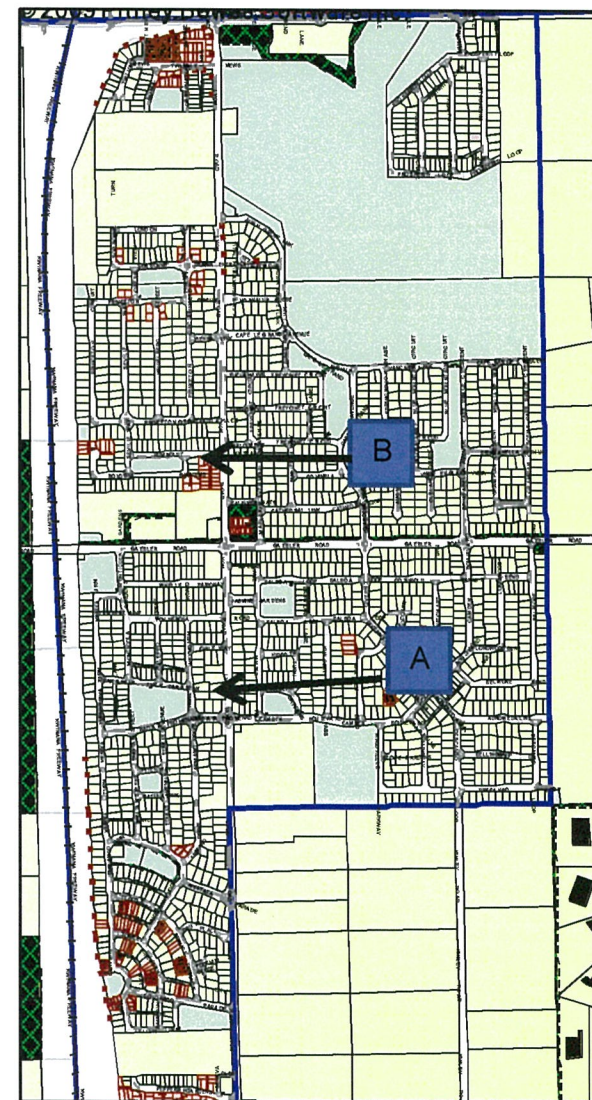
AREA CIL COLLECTED AND FUNDS AVAILABLE

MAP REF #	W.A.P.C. Ref.	Amount
1	128275	\$19,042.00
2	127382	\$282,100.00
3	127417	\$273,162.50
4	138044	\$165,120.00
	Interest	\$66,633.58
TOTAL		\$806,058.08



PROPOSED EXPENDITURE

Map ref.	Responsible Service unit	Location	Reserve No	Description	Programme (subject to final approval date by Minister)	Amount
1A	Parks	Radiata Park	48534	Exercise Equipment Playground Extension	Oct 2015 – Dec 2015	\$80,000.00
2B	Parks	Bologna Park	49770	Park shelter & seating	July 2014 – Sept 2014	\$40,000.00
TOTAL						\$120,000.00



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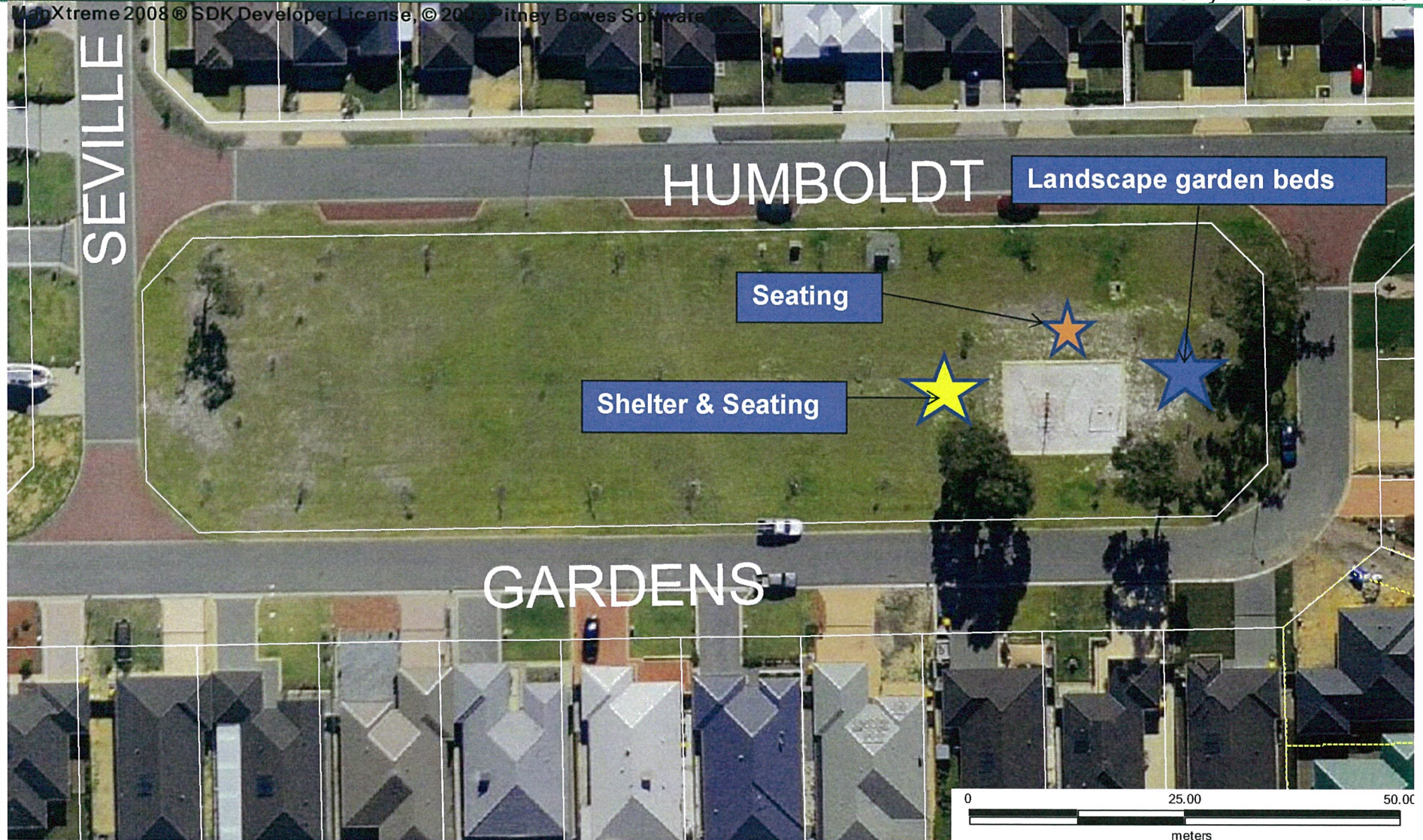


City of Cockburn
GIS Services Department

RADIATA PARK (48534)

MAP REF
1A





City of Cockburn
G.I.S Services Department

Bolonga Park (49770)

MAP REF
2B

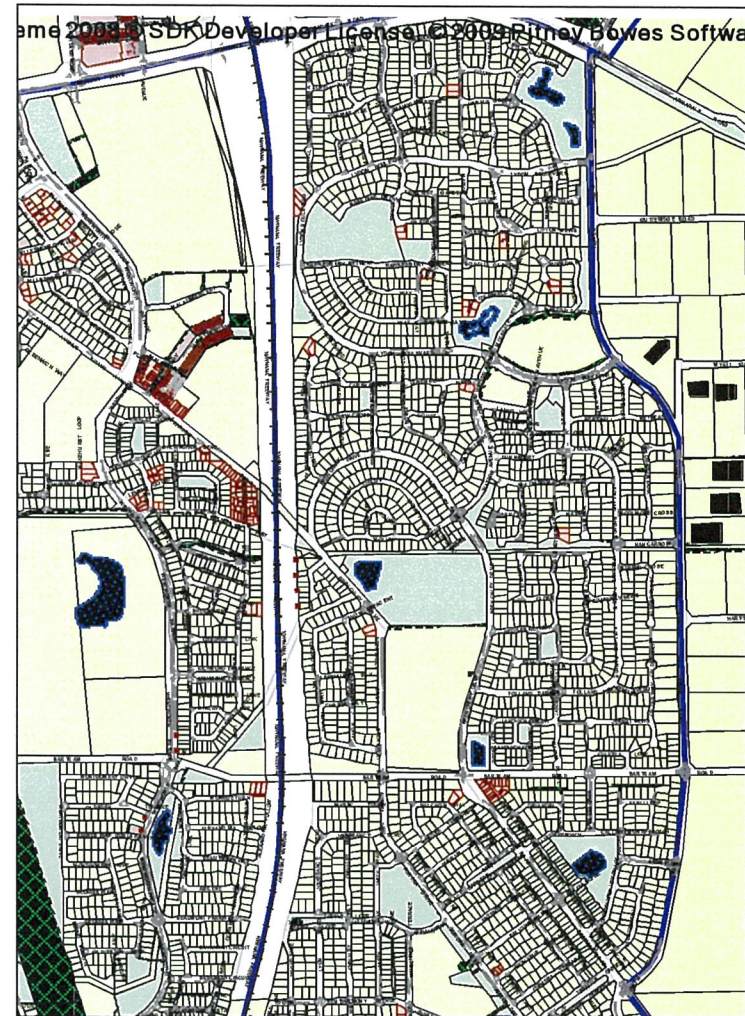


ATWELL POS RESERVE PROPOSAL

AREA CIL COLLECTED AND FUNDS AVAILABLE

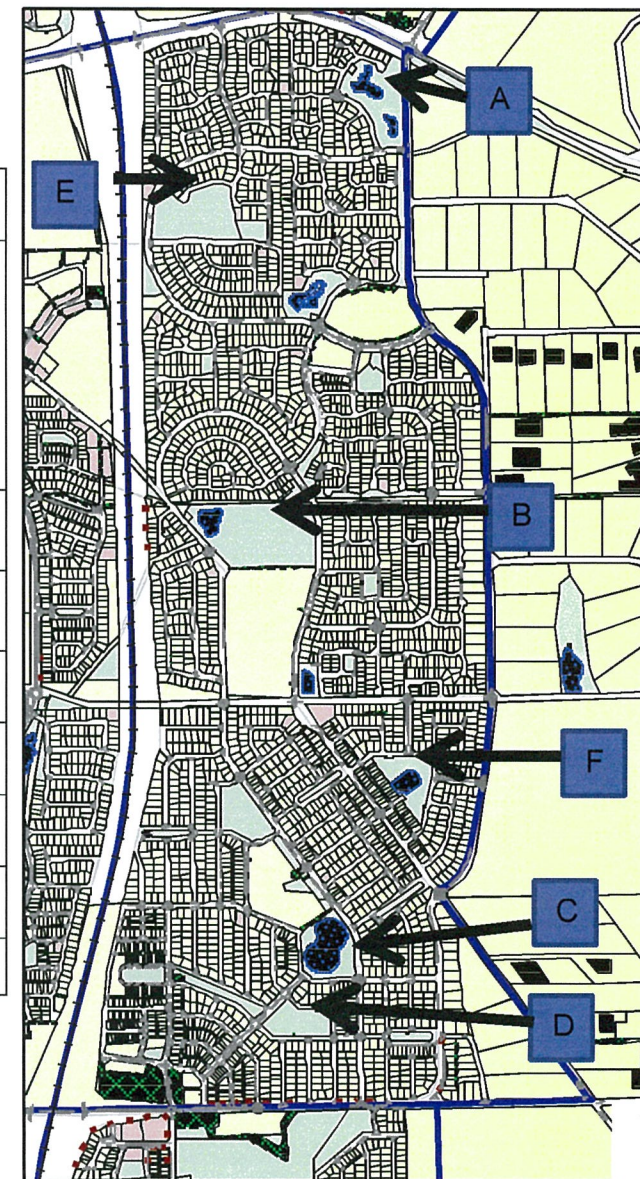
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	Interest	\$625.332.66
TOTAL		\$625.332.66

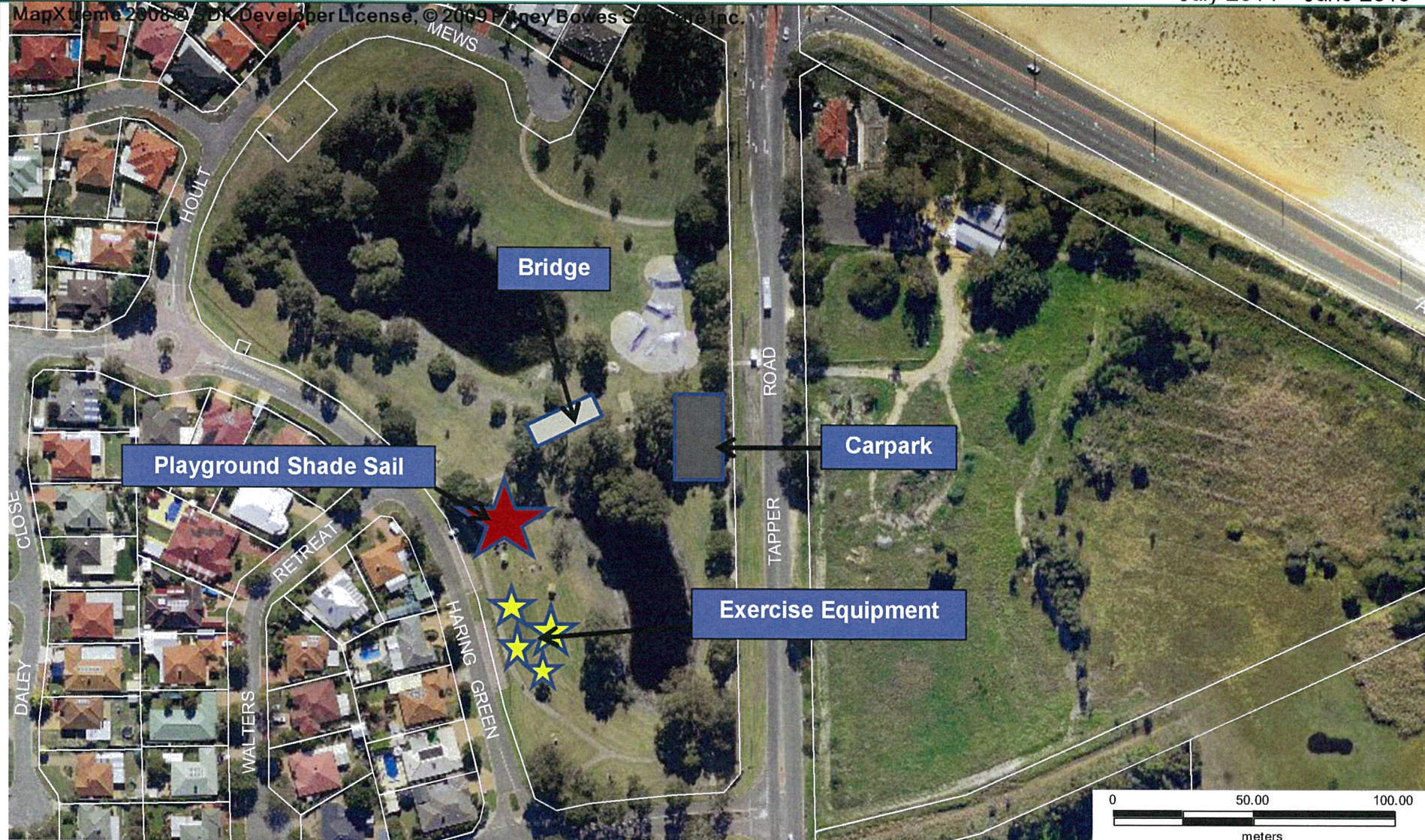
DRAFT



PROPOSED EXPENDITURE

Map ref.	Responsible Service unit	Location	Reserve No	Description	Implementation Program	Amount
2A	Parks	Tapper Reserve	43023	Bridge across Lake, Playground Shade Sail, Carpark, Exercise Equipment	July 2014 – June 2015	\$170,332.66
2B	Recreation	Atwell Oval	43583	Change Room Extensions	July 2014–June 2015	\$325,000.00
	Parks	Atwell Oval	43583	Exercise Equipment	Nov 2015–Dec 2015	\$40,000.00
2C	Parks	Harmony Park	47164	Exercise Equipment	Apr 2016–May 2016	\$45,000.00
2D	Parks	Goodwill Park	47175	Playground Shade Sail	Oct 2014–Nov 2014	\$20,000.00
2E	Parks	Freshwater Reserve	44932	Soccer Goals	May 2015	\$5,000.00
2F	Parks	Kurrajong Reserve	47241	Playground Shade Sail	Sept 2015–Oct 2015	\$20,000.00
TOTAL						\$625,332.66





City of Cockburn
G.L.S Services Department

Tapper Reserve (43023)

**MAP REF
2A**





City of Cockburn
GLS Services Department

Atwell Reserve (43583)

**MAP REF
2B**



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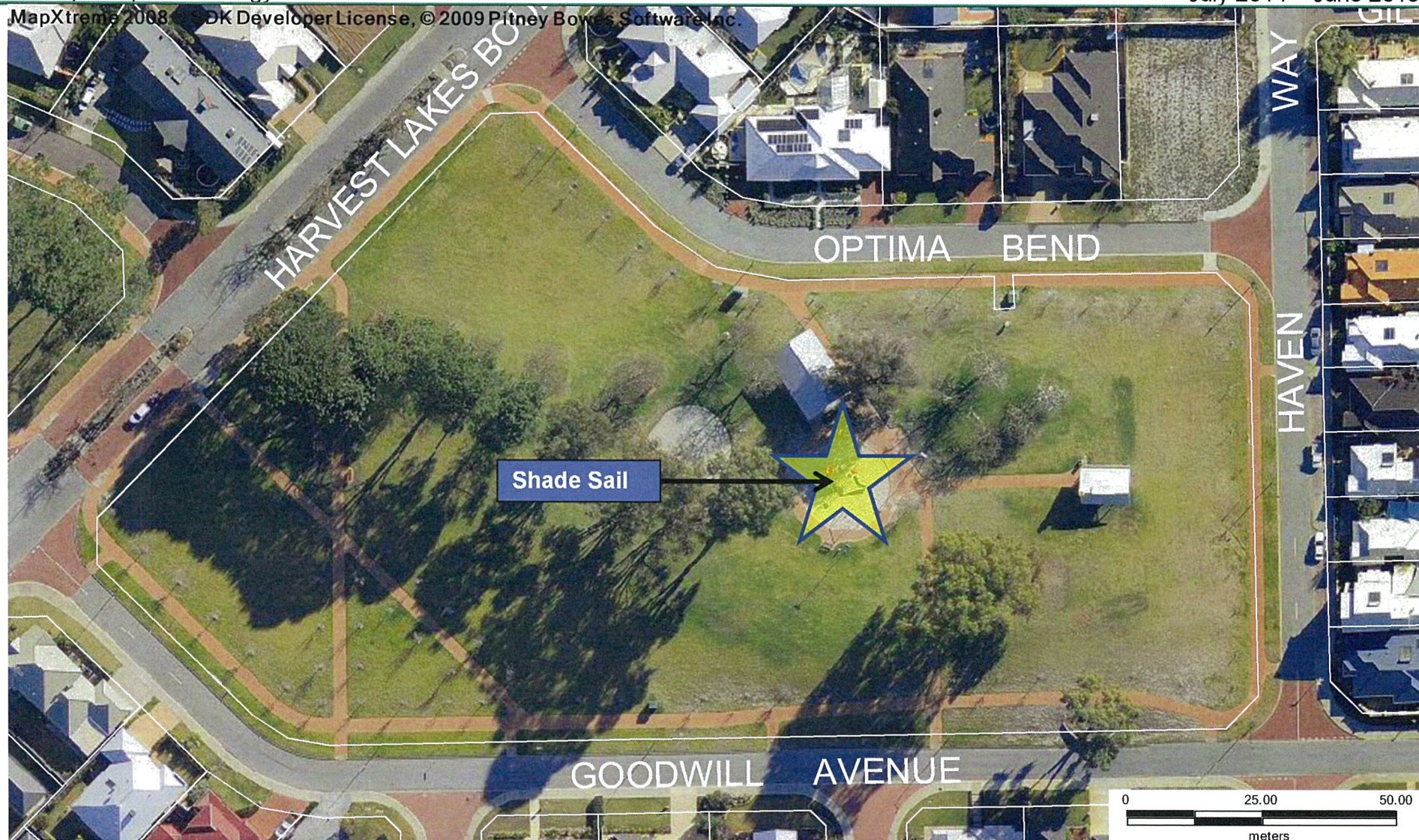
City of Cockburn
GIS Services Department

Harmony Park (47164)

MAP REF
2C



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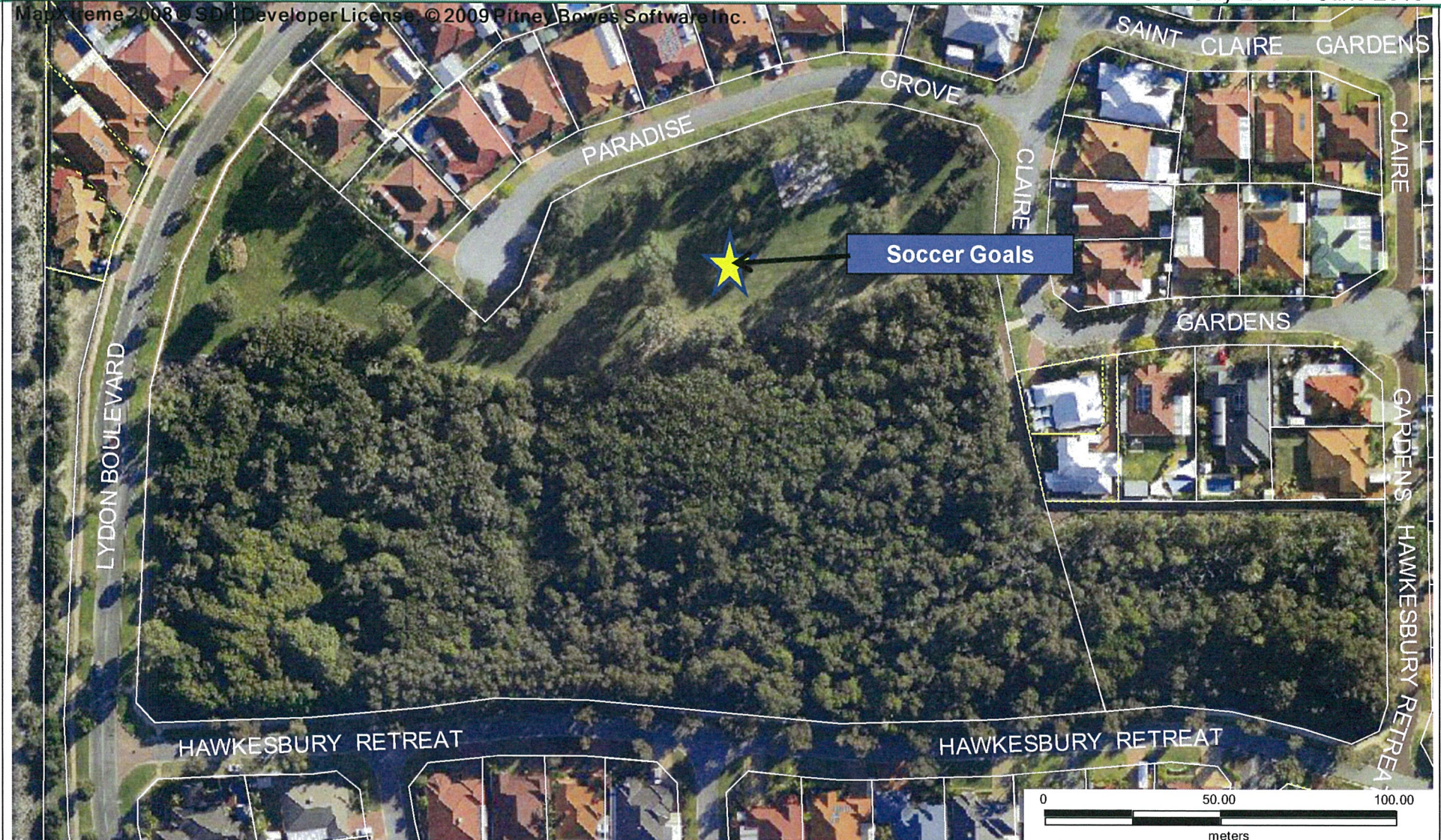
City of Cockburn
GLS Services Department

Goodwill Park (47175)

MAP REF
2D



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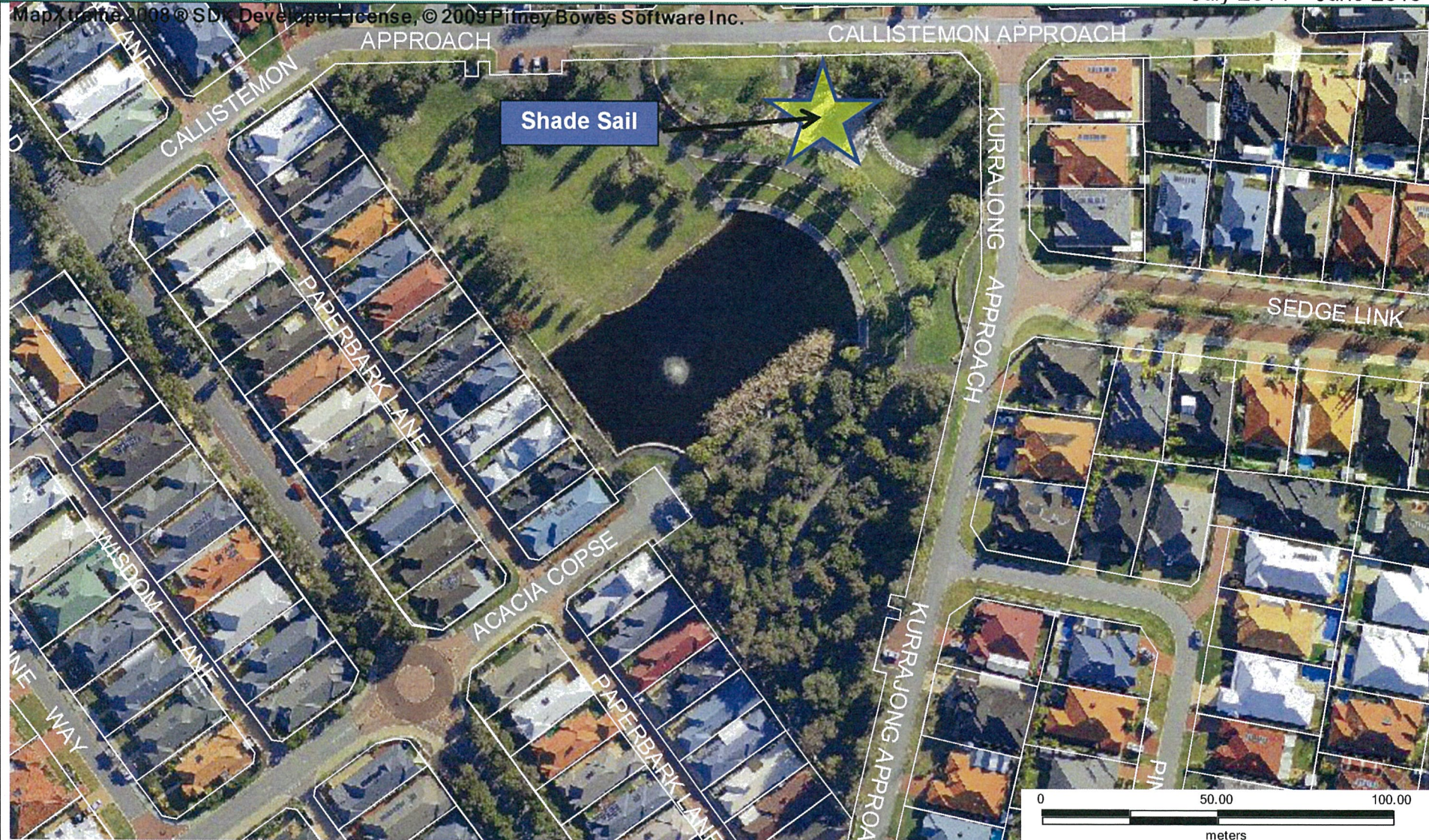
City of Cockburn
GIS Services Department

Freshwater Reserve (44932)

**MAP REF
2E**



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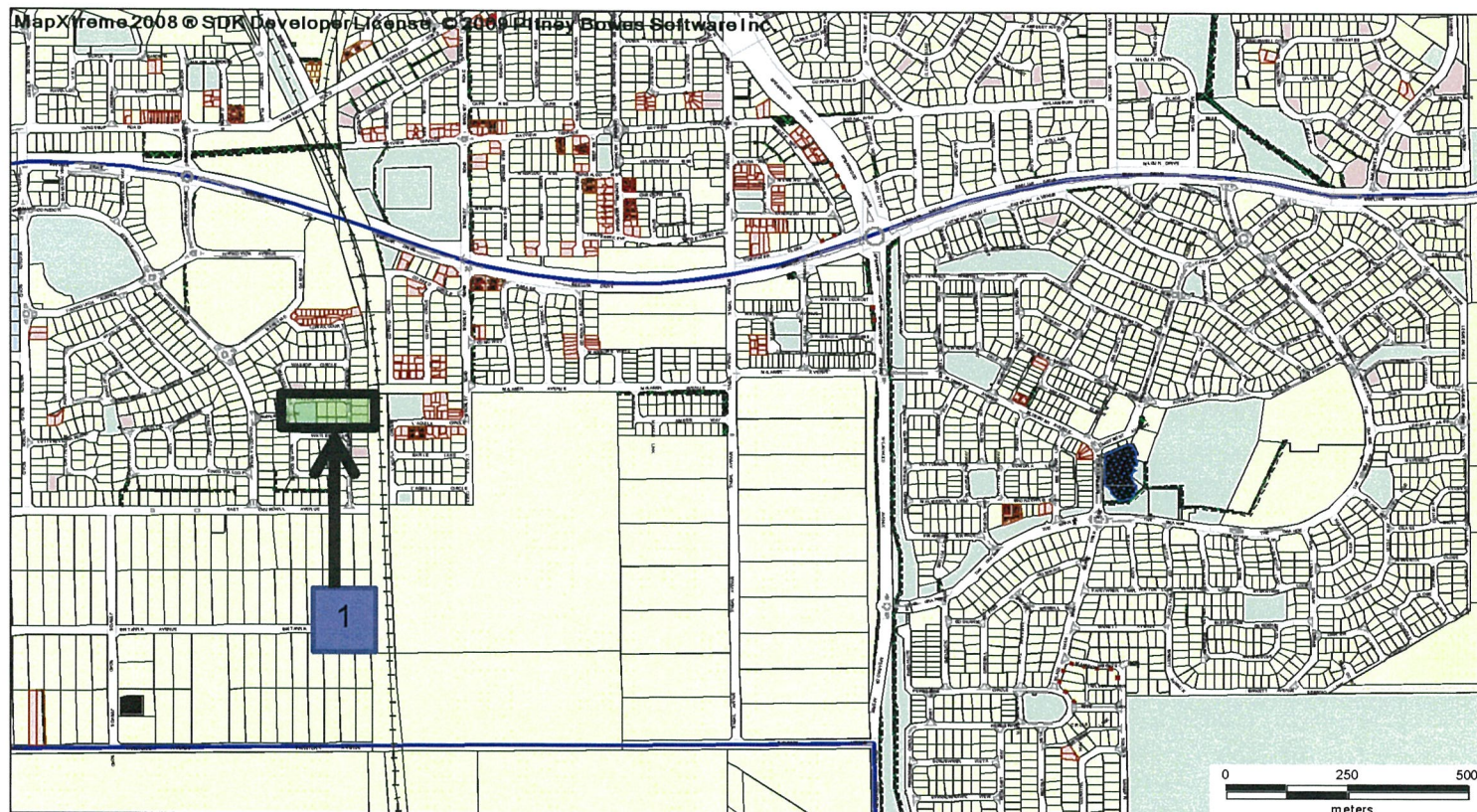


City of Cockburn
GIS Services Department

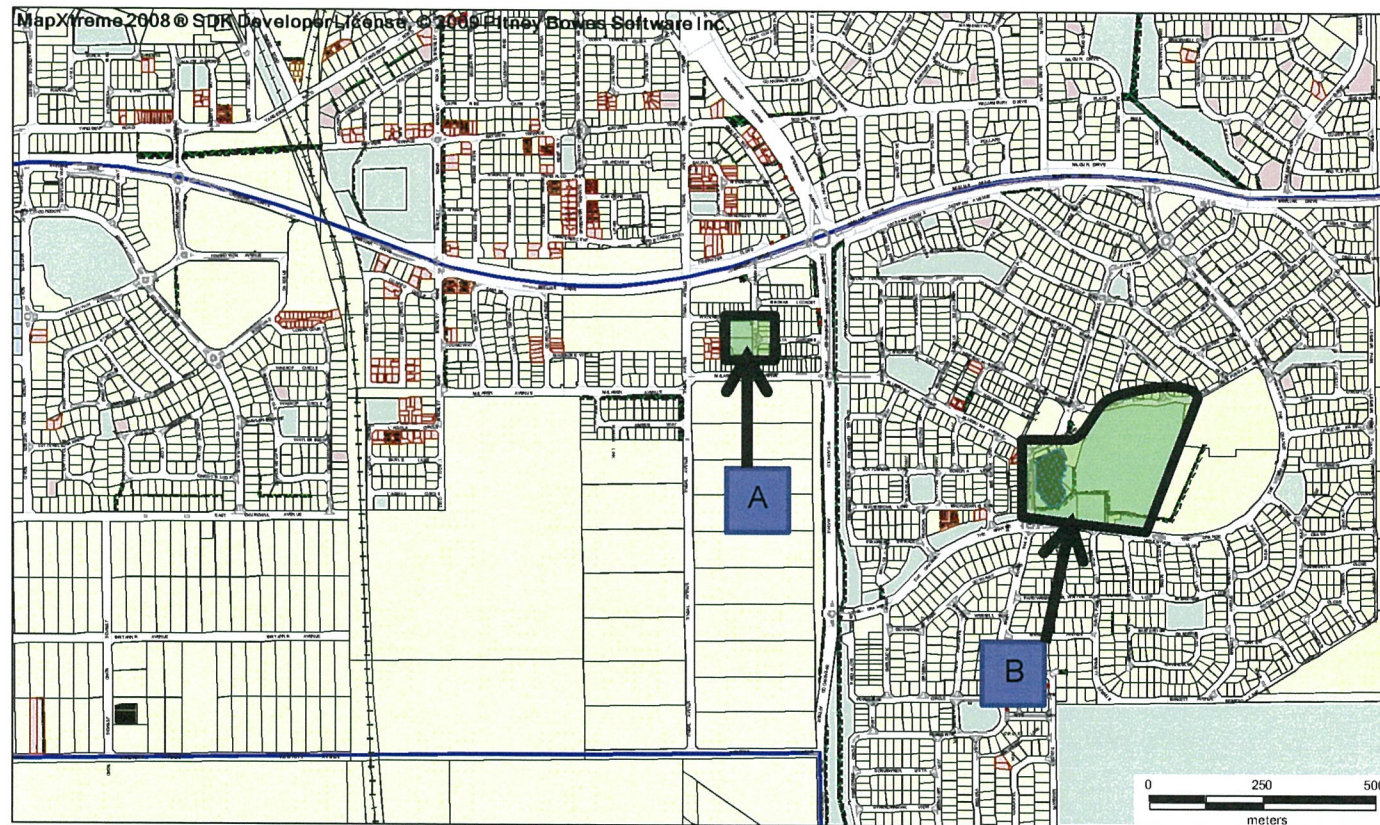
Kurrajong Reserve (47241)

MAP REF
2F



BEELIAR POS RESERVE PROPOSAL**AREA CIL COLLECTED AND FUNDS AVAILABLE**

MAP REF #	W.A.P.C. Ref.	Amount
1	127719	\$194,764.00
	Interest	\$673,441.30
	TOTAL	\$868,205.30

PROPOSED EXPENDITURE

Map ref.	Service unit	Location	Reserve No	Description	Implementation Program	Amount
3A	Parks	Wanarie Park	49886	Playground equipment & sand soft fall, Seating & Shelter, drinking fountain, paths, landscape	Sept 2014 – Feb 2015	\$100,000.00
TOTAL EXPENDITURE						\$100,000.00



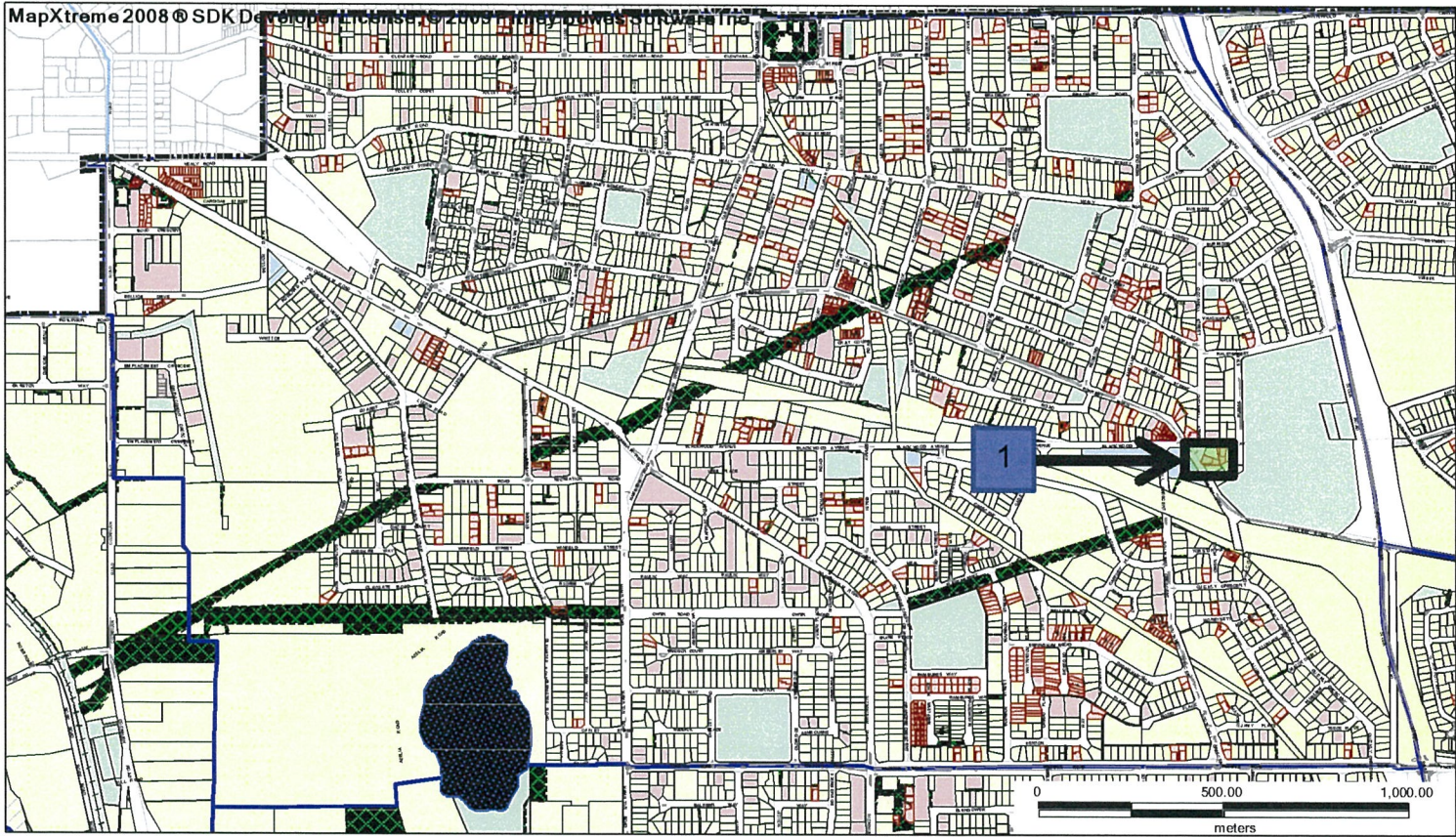
City of Cockburn
GIS Services Department

Wanarie Park (49886)

MAP REF
3A

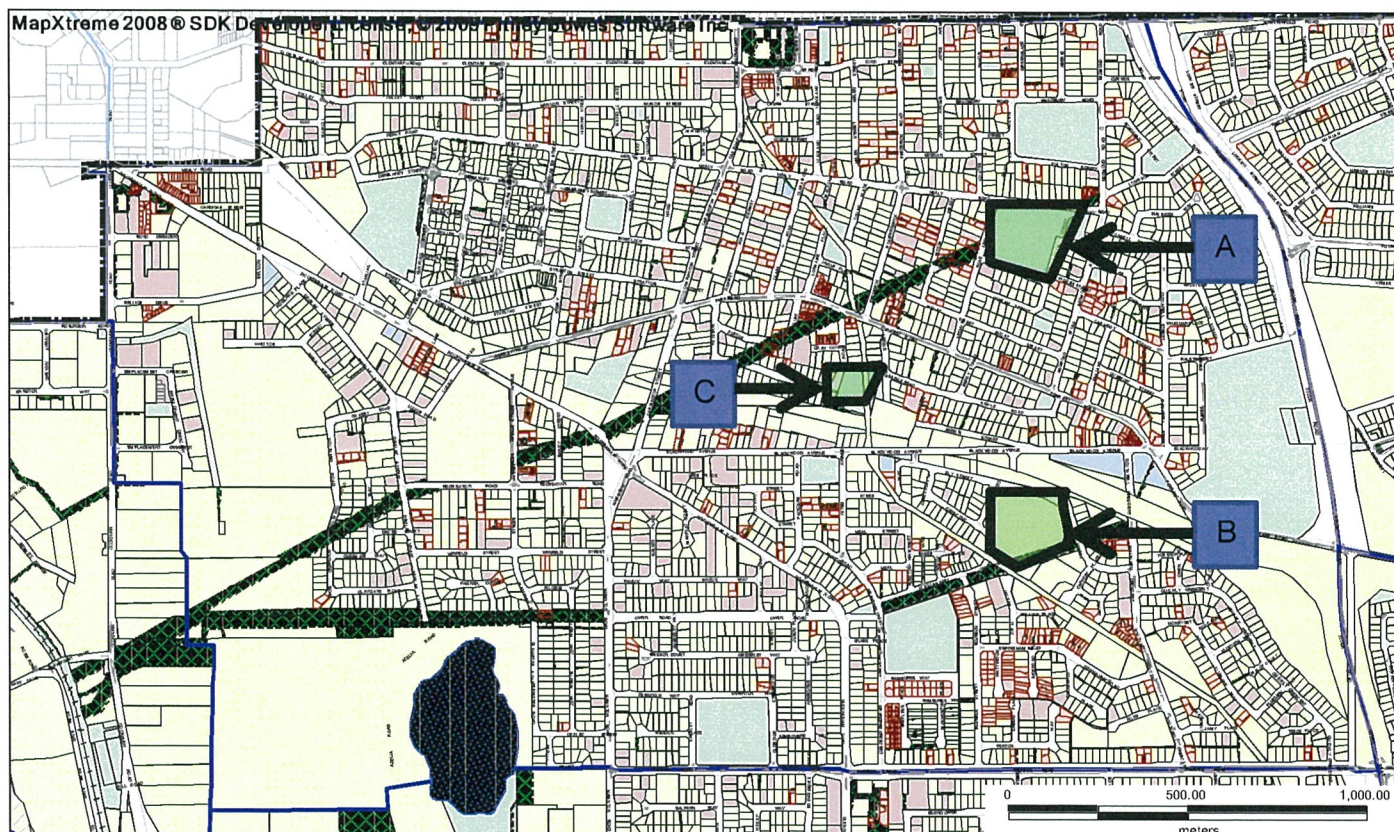


HAMILTON HILL POS RESERVE PROPOSAL

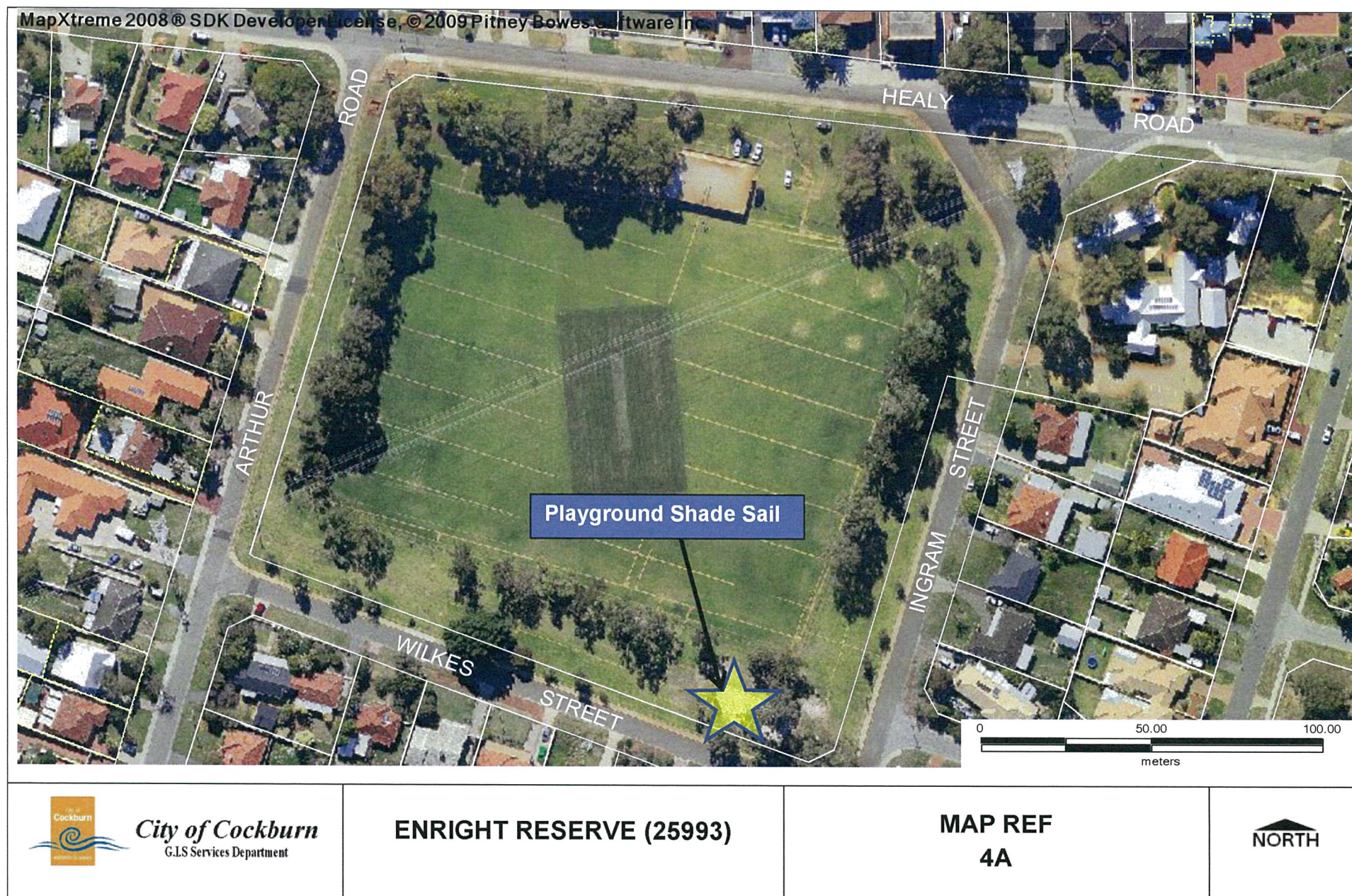


AREA CIL COLLECTED AND FUNDS AVAILABLE

MAP REF #	W.A.P.C. Ref.	Amount
1	127313	\$39,000.00
	Interest	\$12,200.00
TOTAL		\$51,200.00

PROPOSED EXPENDITURE

Map ref.	Responsible Service unit	Location	Reserve No	Description	Implementation Program	Amount
4A	Parks	Enright Reserve	25993	Playground Shade Sails	Sept 2014-Nov 2014	\$15,000.00
4B	Parks	Goodchild Reserve	30	Playground Shade Sails	Sept 2014-Nov 2014	\$15,000.00
4C	Parks	Wheeler Reserve	26337	Exercise Equipment	Nov 205 - Dec 2015	\$21,200.68
TOTAL						\$51,200.68





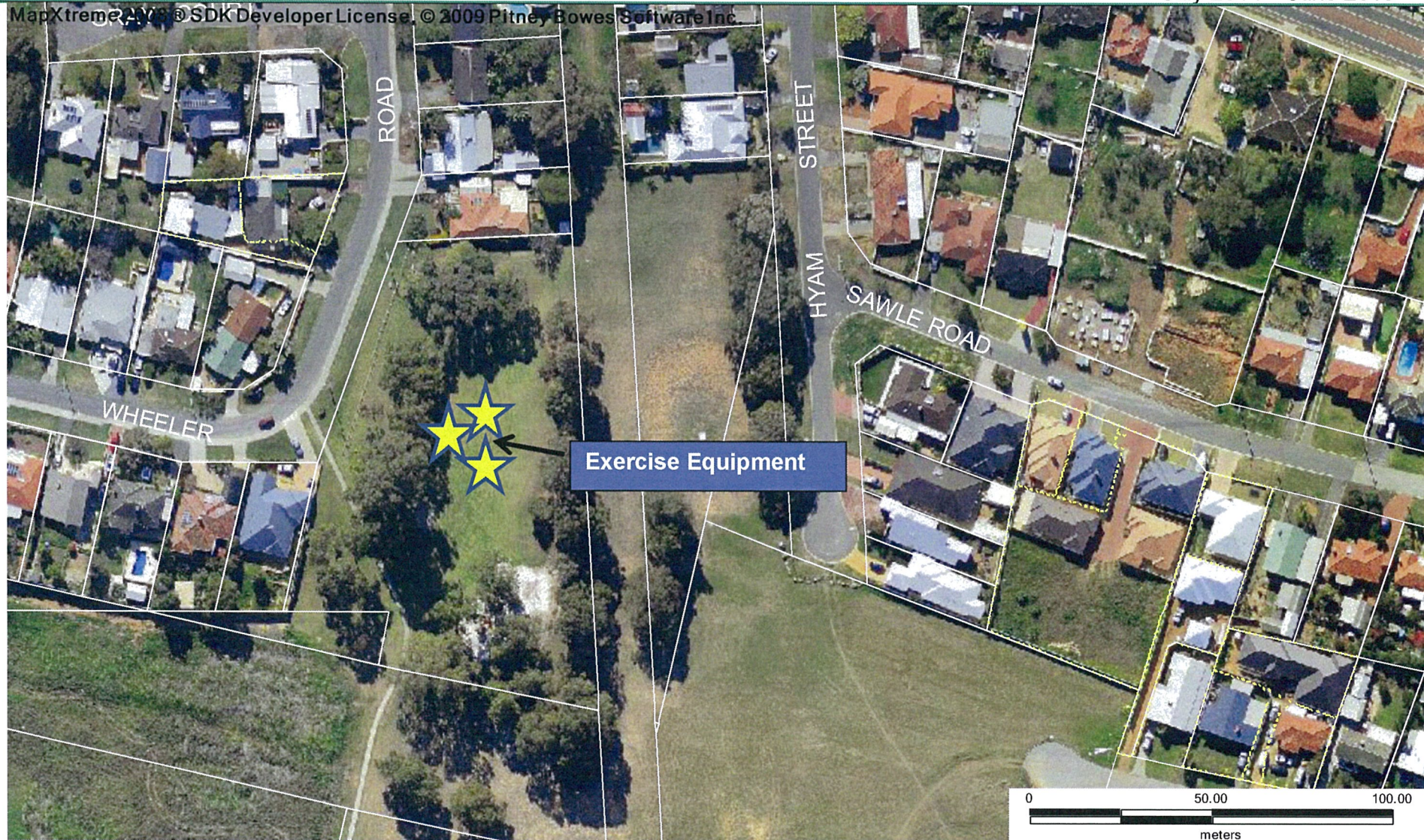
City of Cockburn
GLS Services Department

GOODCHILD RESERVE (30)

**MAP REF
4B**



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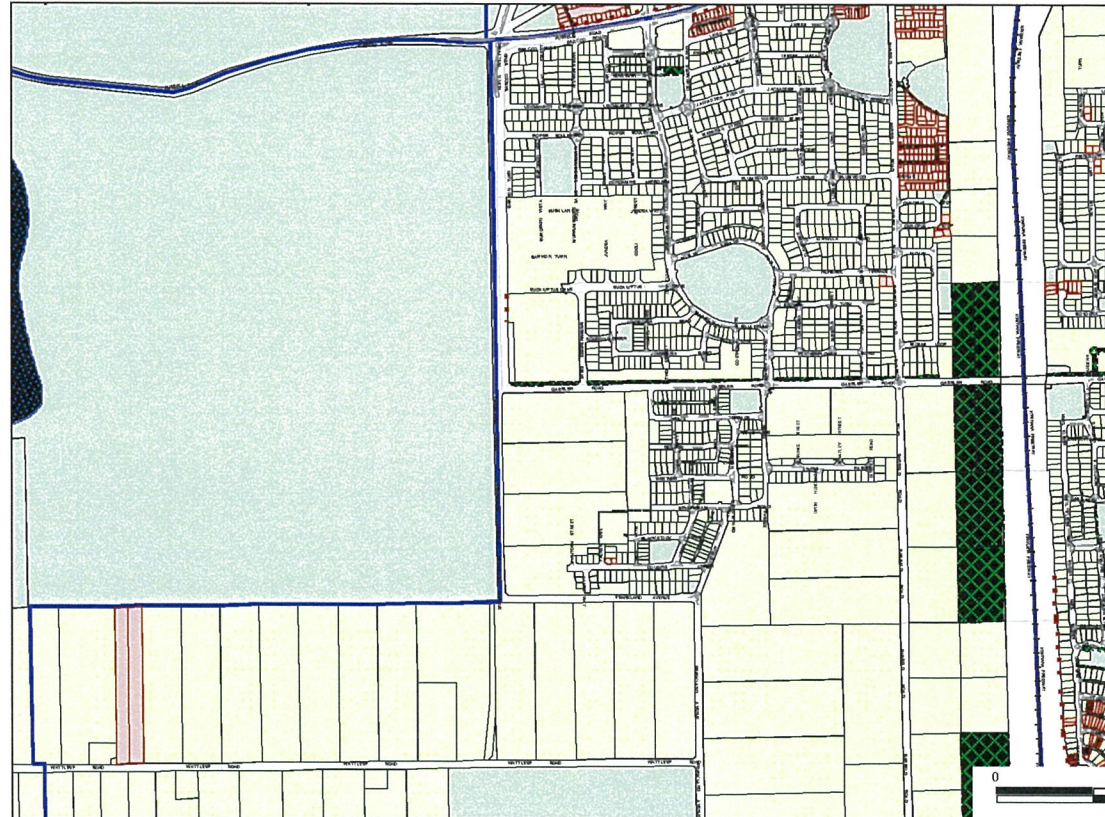


City of Cockburn
G.I.S Services Department

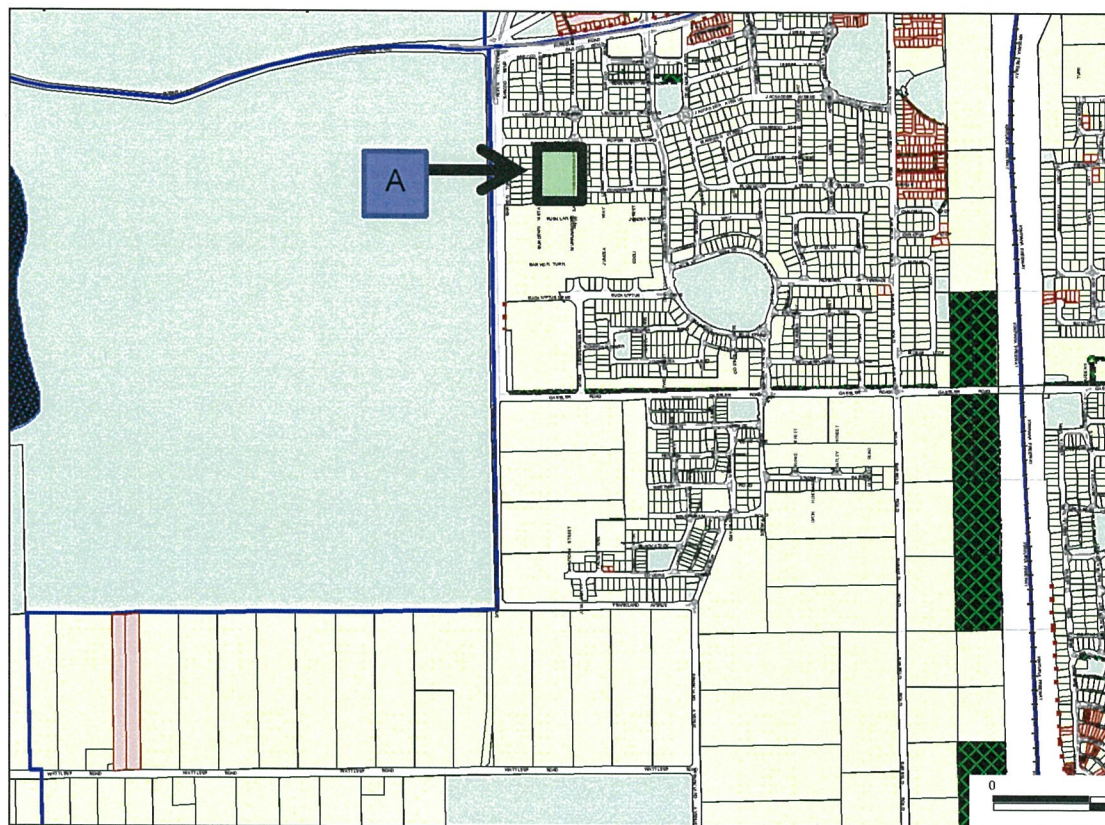
WHEELER RESERVE (26337)

MAP REF
4C

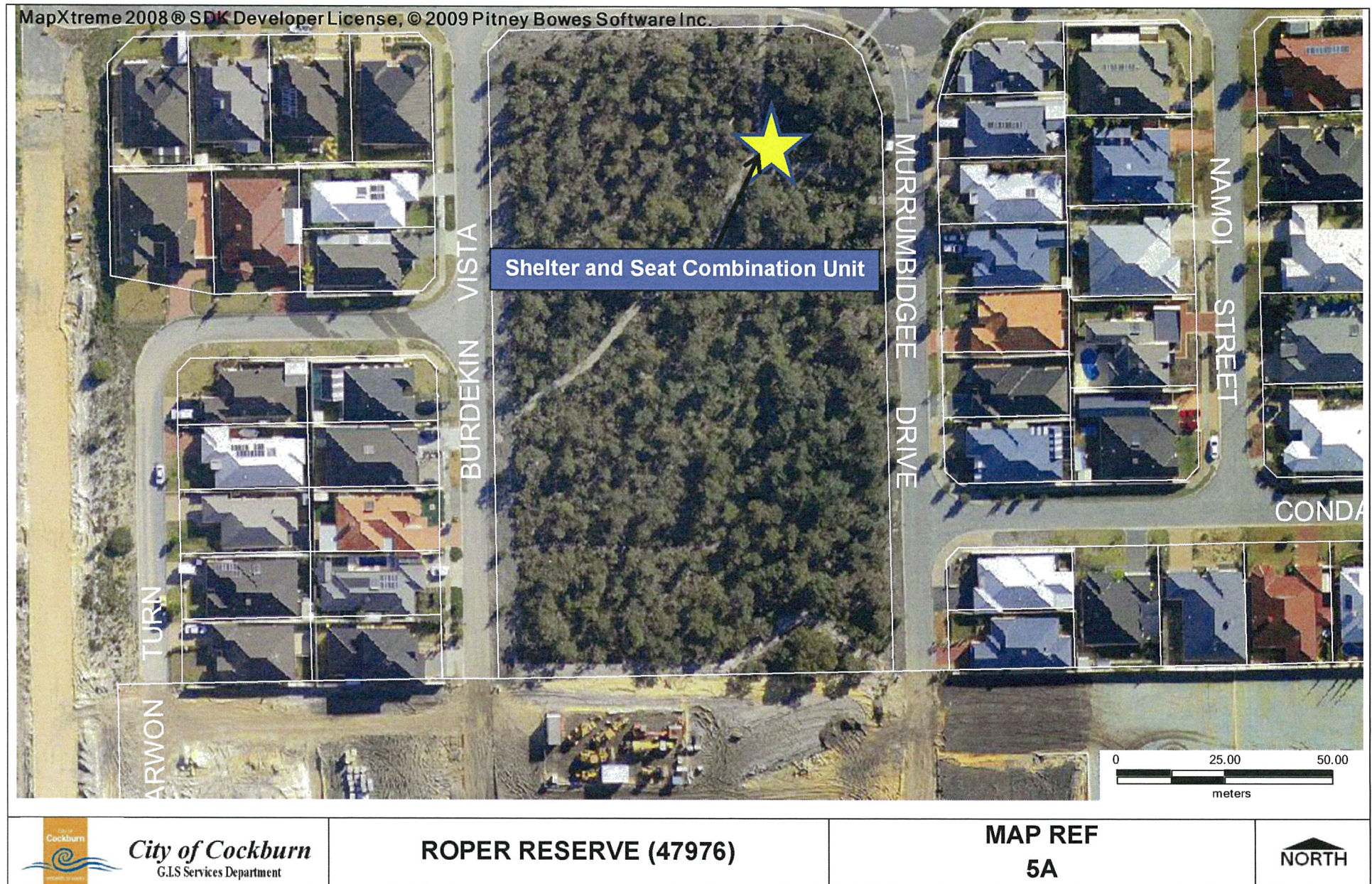


HAMMOND PARK POS RESERVE PROPOSAL**AREA CIL COLLECTED AND FUNDS AVAILABLE**

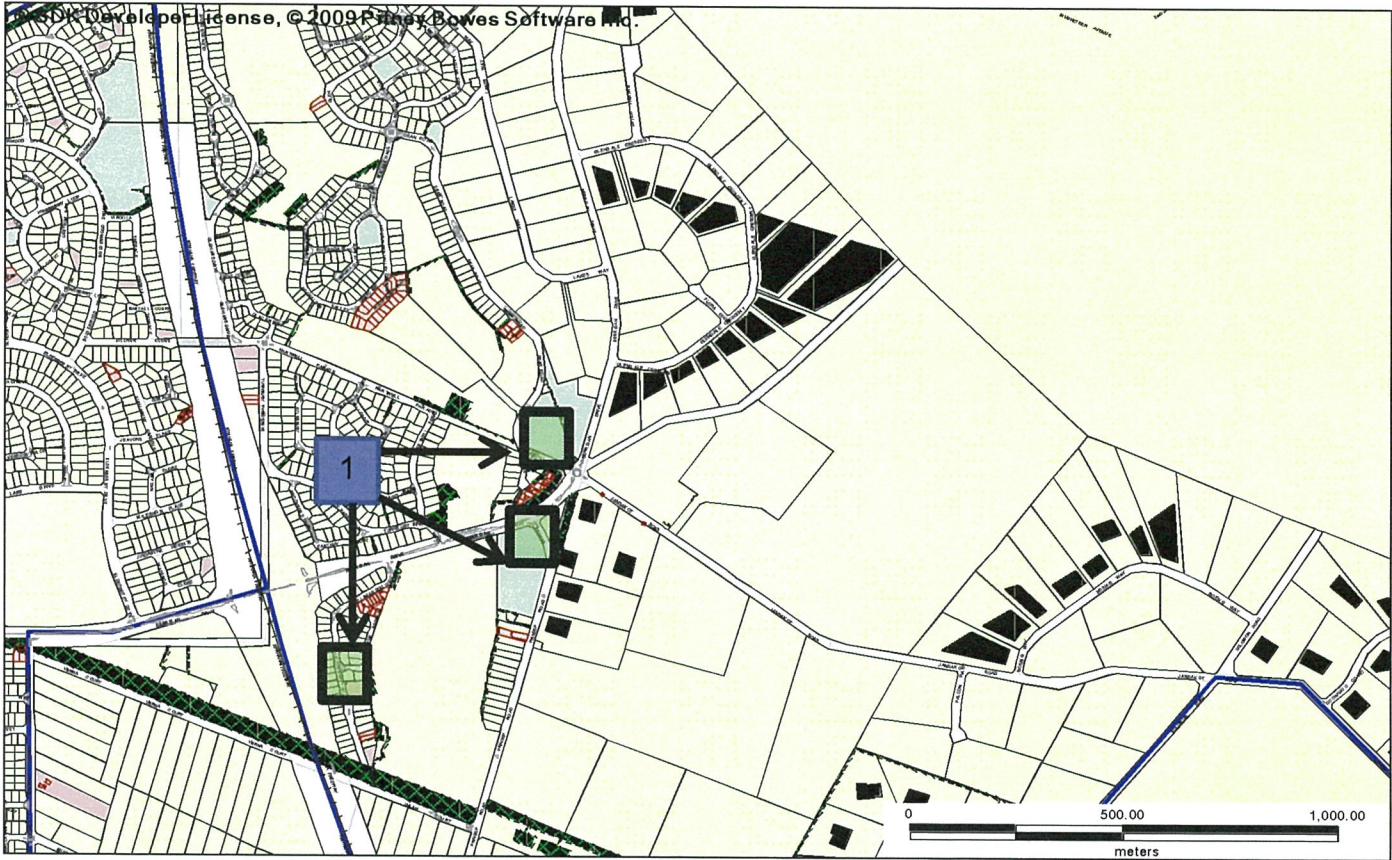
MAP REF #	W.A.P.C. Ref.	Amount
	Interest	\$11,650.90
TOTAL		\$11,650.90

PROPOSED EXPENDITURE

Map ref.	Responsible Service unit	Location	Reserve No	Description	Implementation Program	Amount
5A	Parks	Roper Reserve	47976	Shelter and Seat Combination Unit	Apr 2015 - Jun 2015	\$11,650.90
TOTAL						\$11,650.90

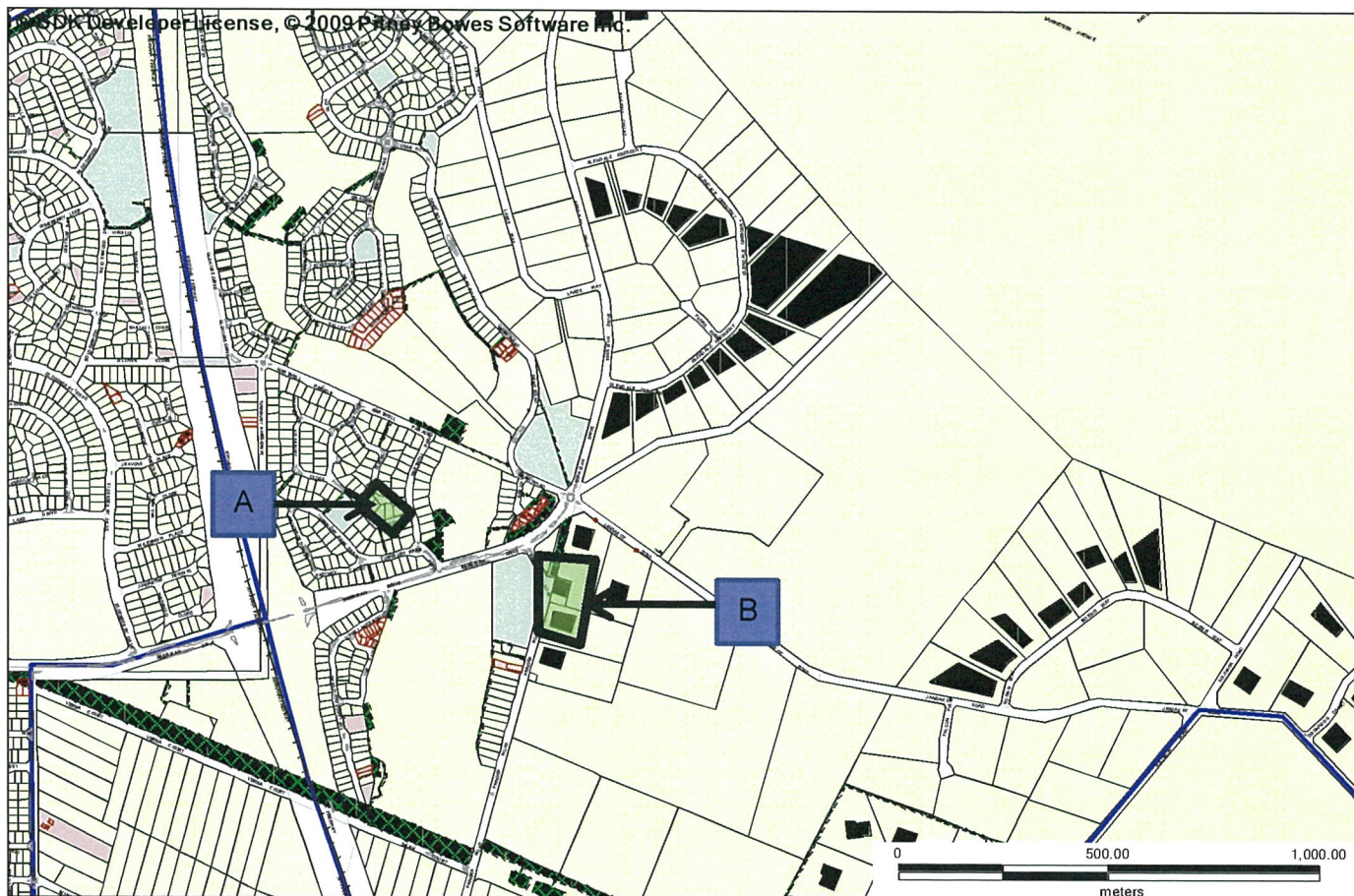


JANDAKOT POS RESERVE PROPSAL



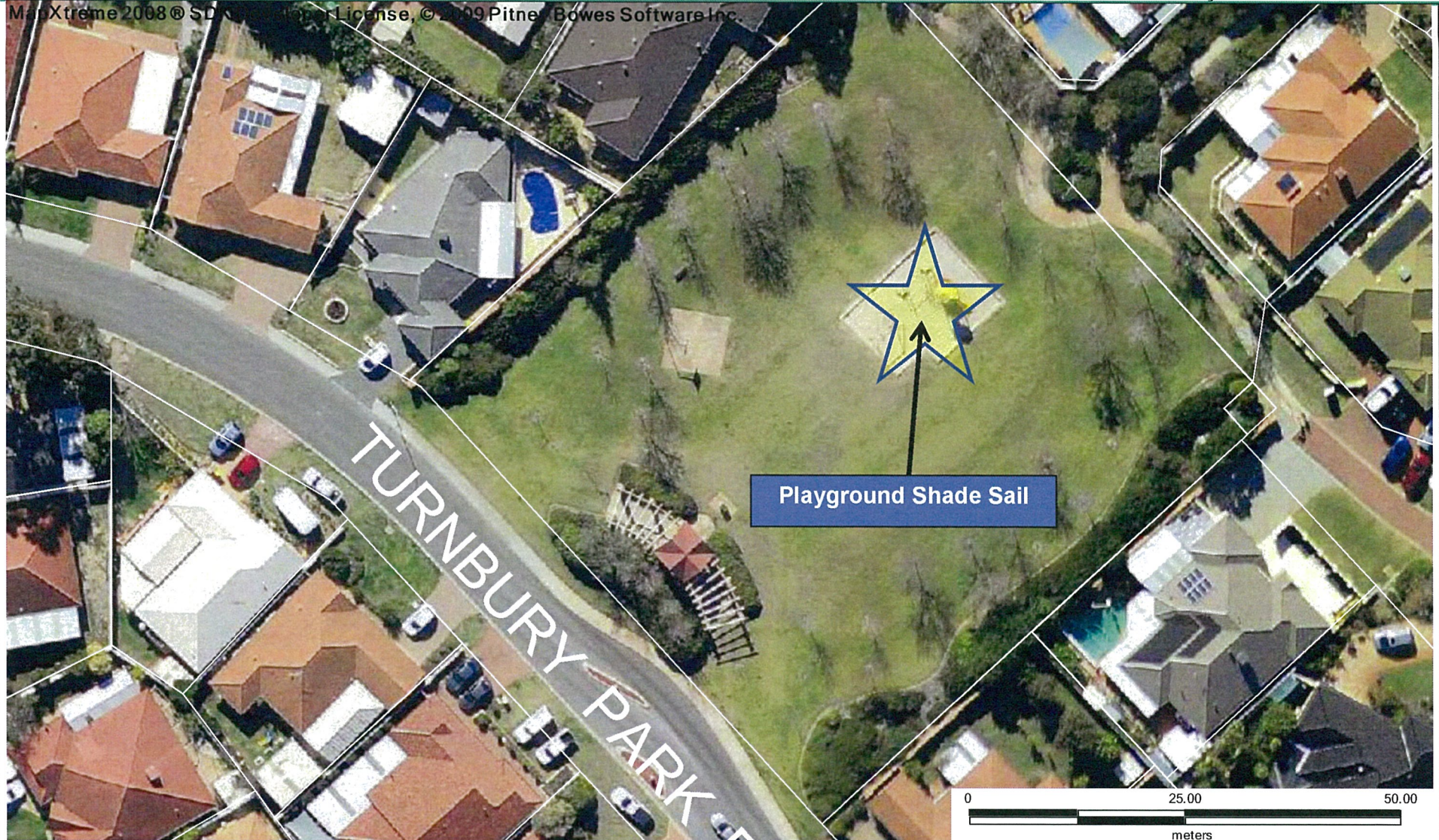
AREA CIL COLLECTED AND FUNDS AVAILABLE

MAP REF #	W.A.P.C. Ref.	Amount
1	987397	\$26,500
Transfers from Trust 1099		\$184,600.00
Interest		\$53,053.97
TOTAL		\$264,153.97

PROPOSED EXPENDITURE

Map ref.	Responsible Service unit	Location	Reserve No	Description	Implementation Program	Amount
6A	Parks	Turnbury Park	43363	Playground Shade Sails	Sept 2014 – Nov 2014	\$16,500.00
6B	Parks	Prinsep Park	46761	Shelter & Seat Combination Unit	Sept 2015 – Oct 2015	\$10,000.00
TOTAL						\$26,500.00

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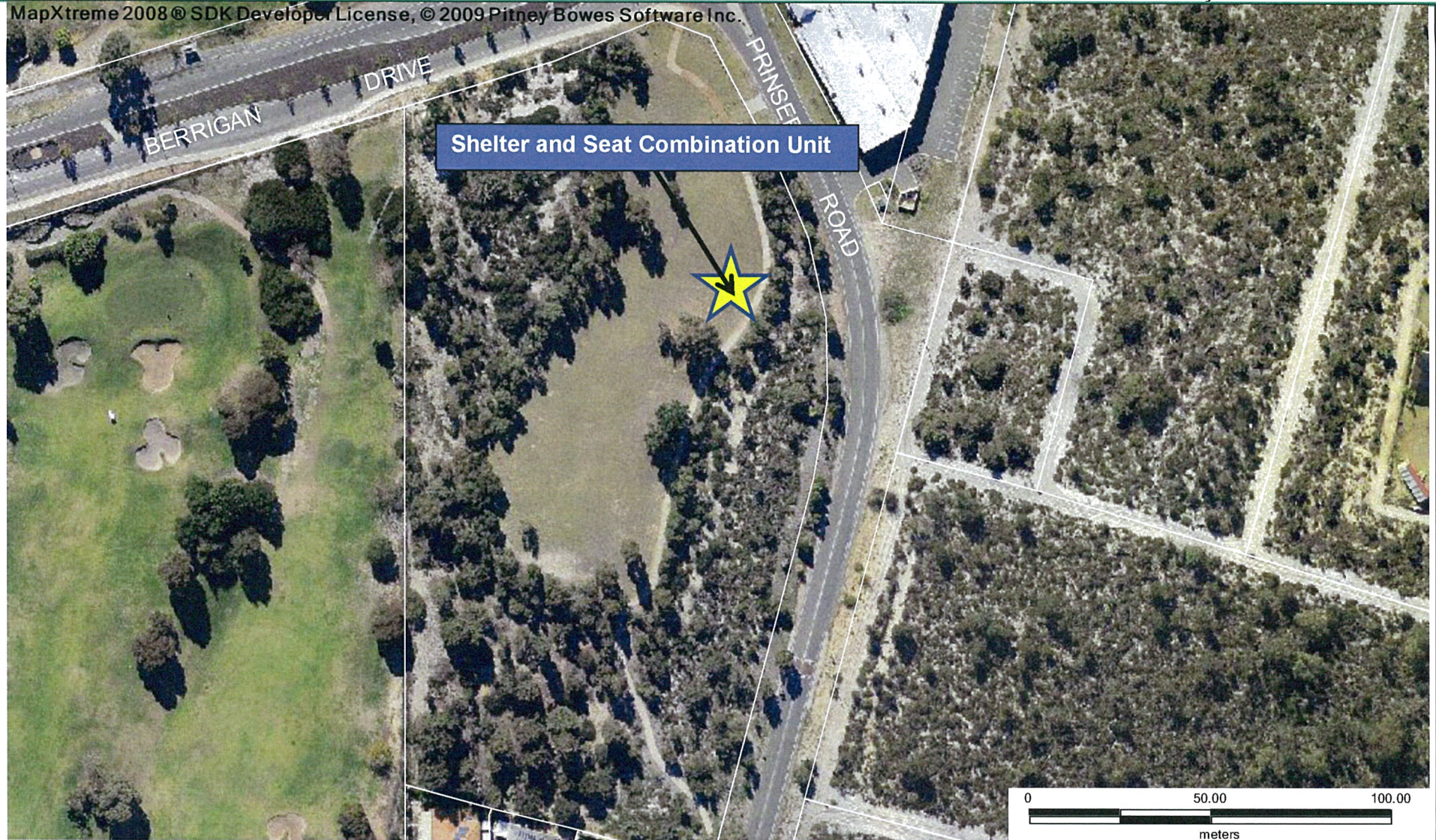
City of Cockburn
G.I.S Services Department

TURNBURY PARK

MAP REF
6A



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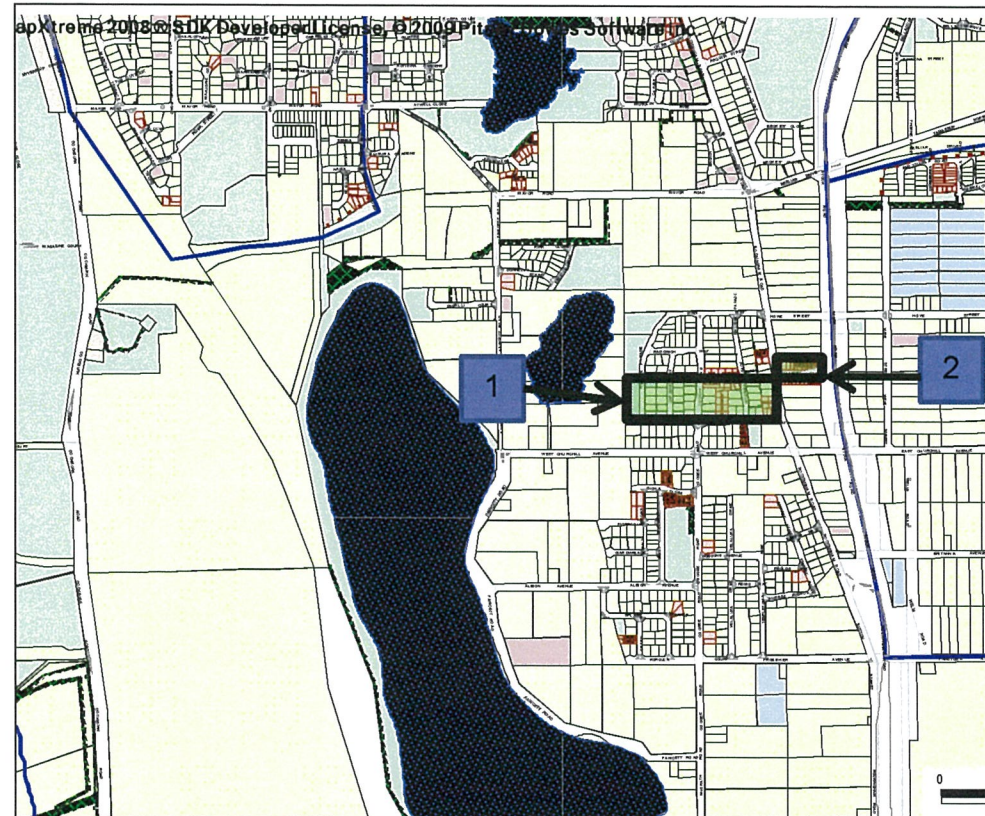


City of Cockburn
G.L.S Services Department

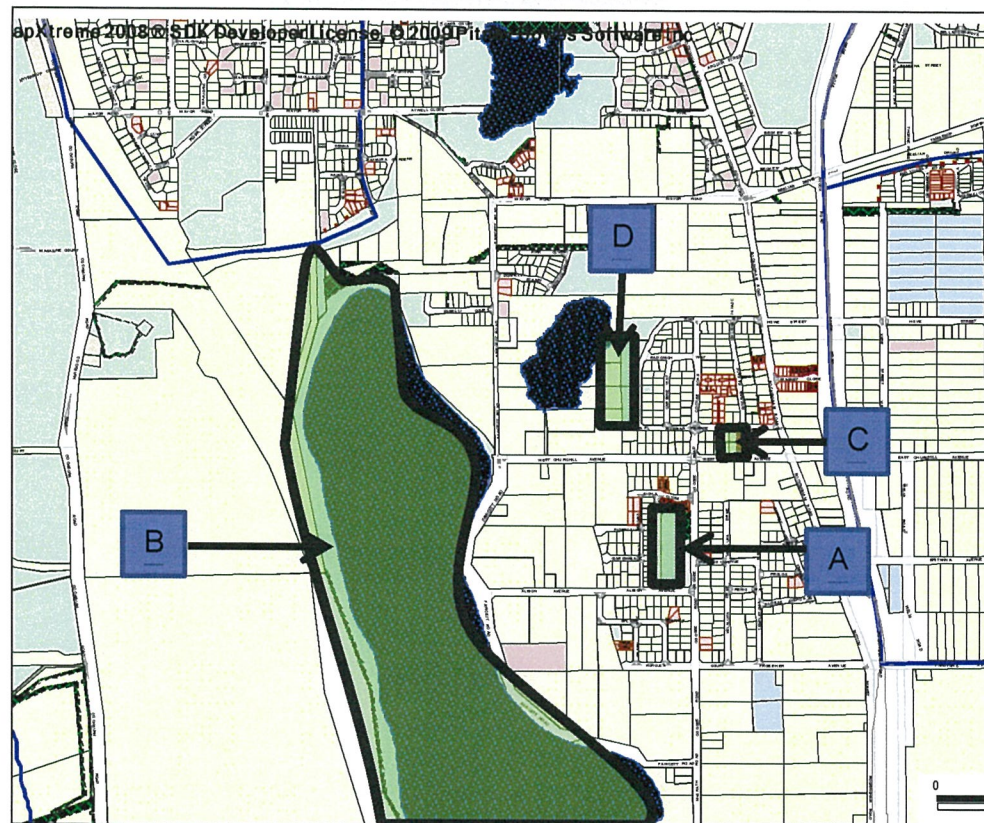
PRINSEP PARK

**MAP REF
6B**

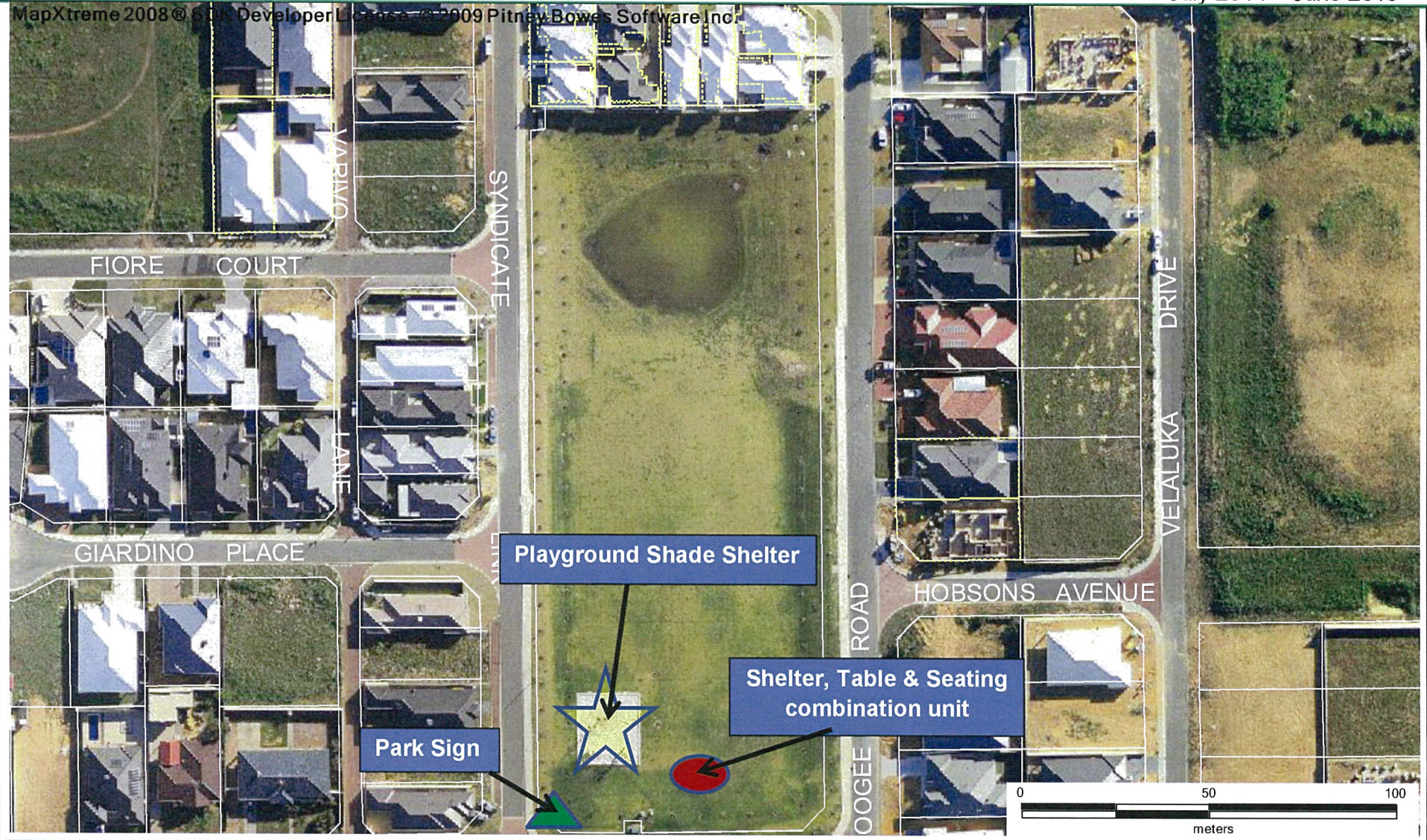


MUNSTER POS RESERVE PROPOSAL**AREA CIL COLLECTED AND FUNDS AVAILABLE**

MAP REF #	W.A.P.C. Ref.	Amount
1	122857	\$80,154.00
2	133910	\$188,220.00
	Interest	\$35,253.36
	TOTAL	\$303,627.36

PROPOSED EXPENDITURE

Map ref.	Responsible Service unit	Location	Reserve No	Description	Implementation Program	Amount
7A	Parks	Albion Park	50735	Playground Shade Shelter, Shelter & picnic tables, Park Signs	Sept 2014 – Nov 2014	\$75,000.00
7B	Parks	Lake Coogee Reserve	30861	Shelter & Seat Units (x2)	May 2016 – Apr 2016	\$50,000.00
7C	Parks	Solta Park	49771	Playground Shade Sails	Feb 2015 – Mar 2015	\$25,000.00
7D	Parks	Riverina Reserve	48213	Exercise Equipment	Dec 2015 – Jan 2016	\$50,000.00
TOTAL						\$200,000.00



City of Cockburn
G.L.S Services Department

ALBION PARK

**MAP REF
7A**





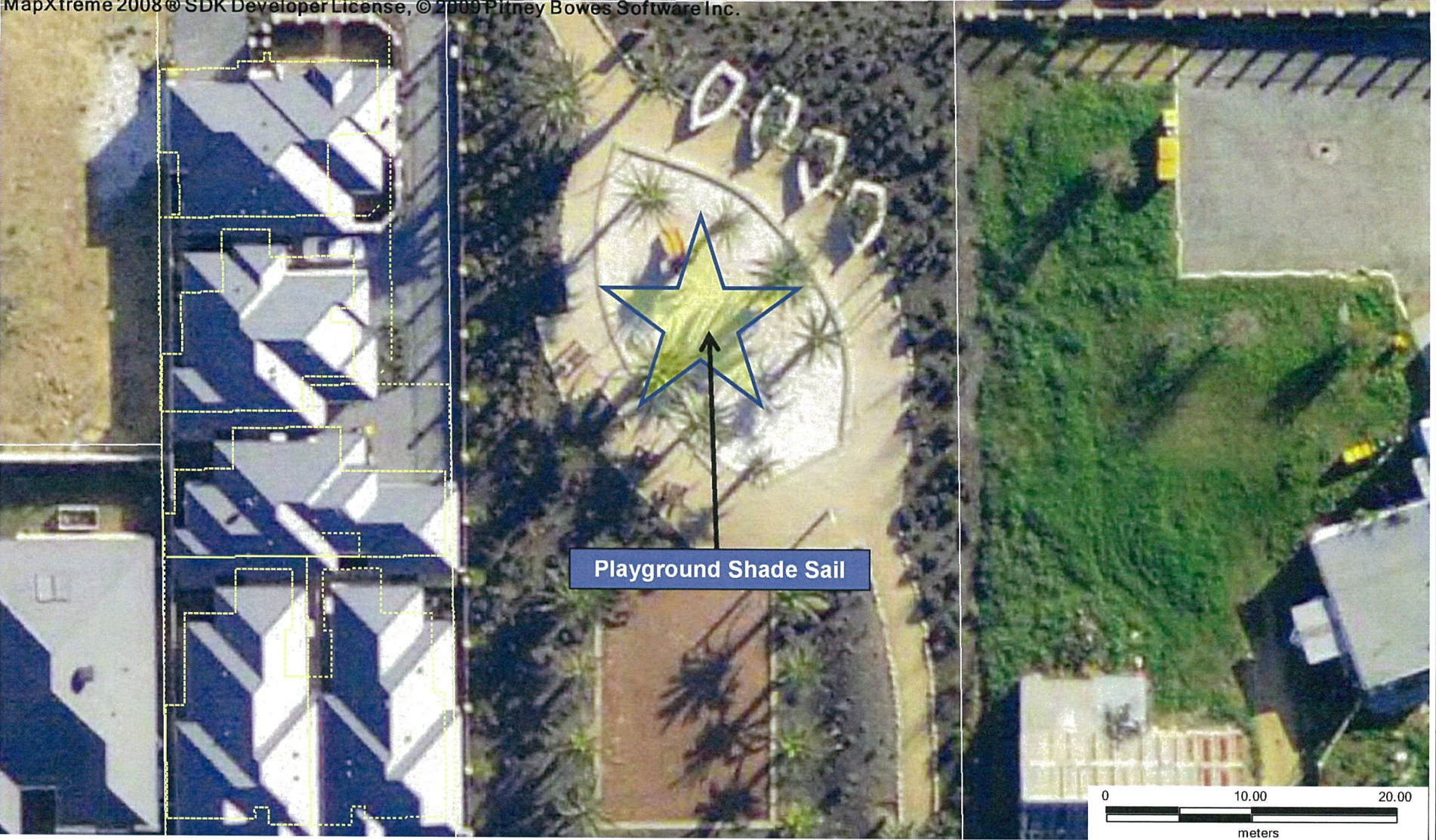
City of Cockburn
G.I.S Services Department

LAKE COOGEE RESERVE

**MAP REF
7B**



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SOLTA PARK

MAP REF
7C



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GIS Services Department

RIVERINA RESERVE

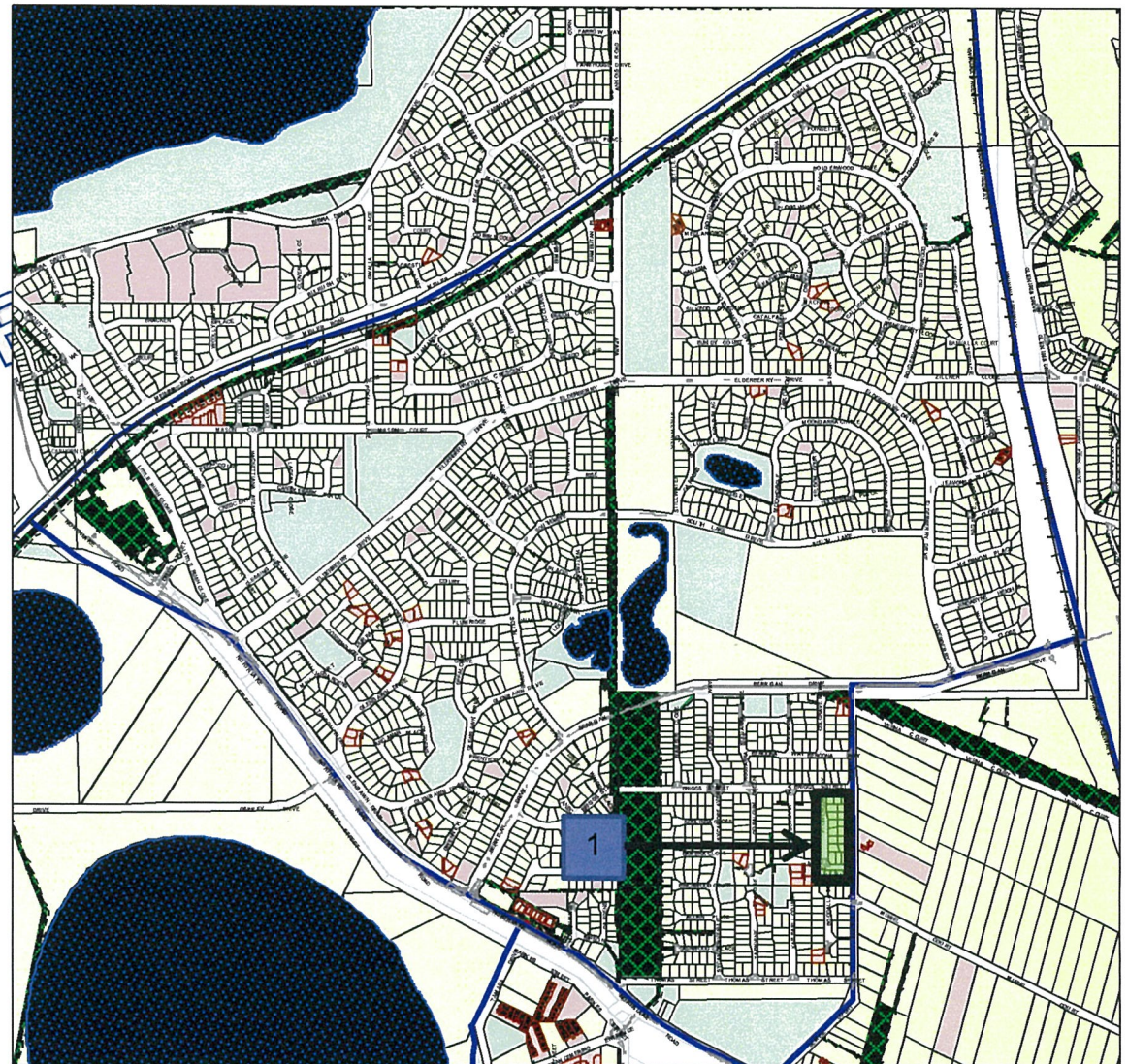
**MAP REF
7D**

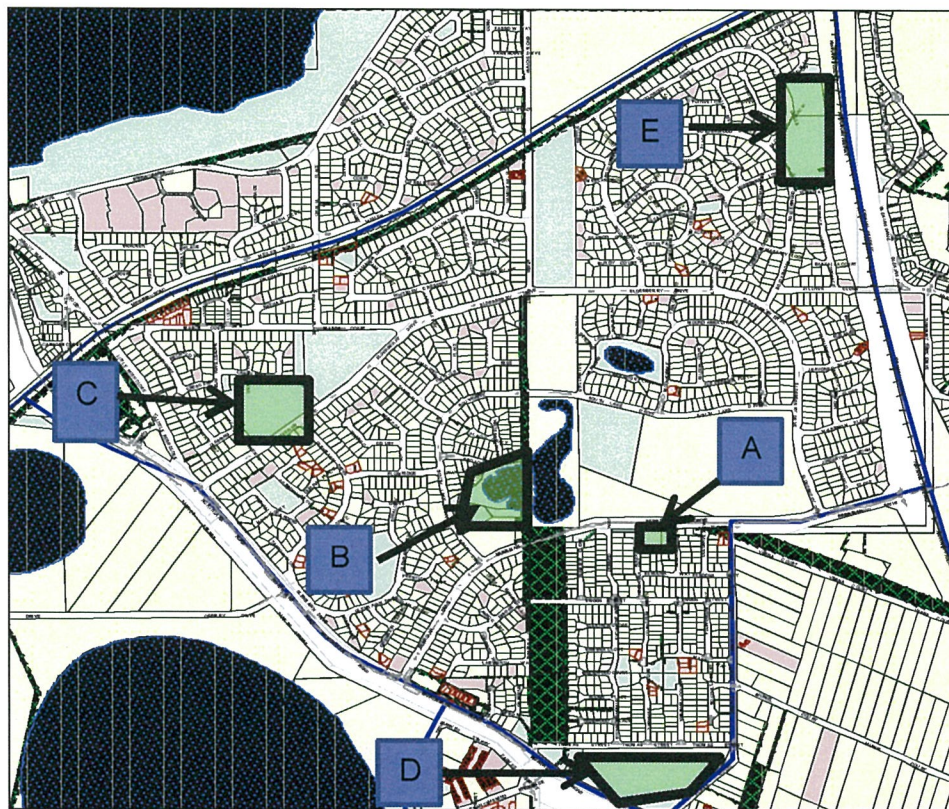


SOUTH LAKE POS RESERVE PROPOSAL

AREA CIL COLLECTED AND FUNDS AVAILABLE

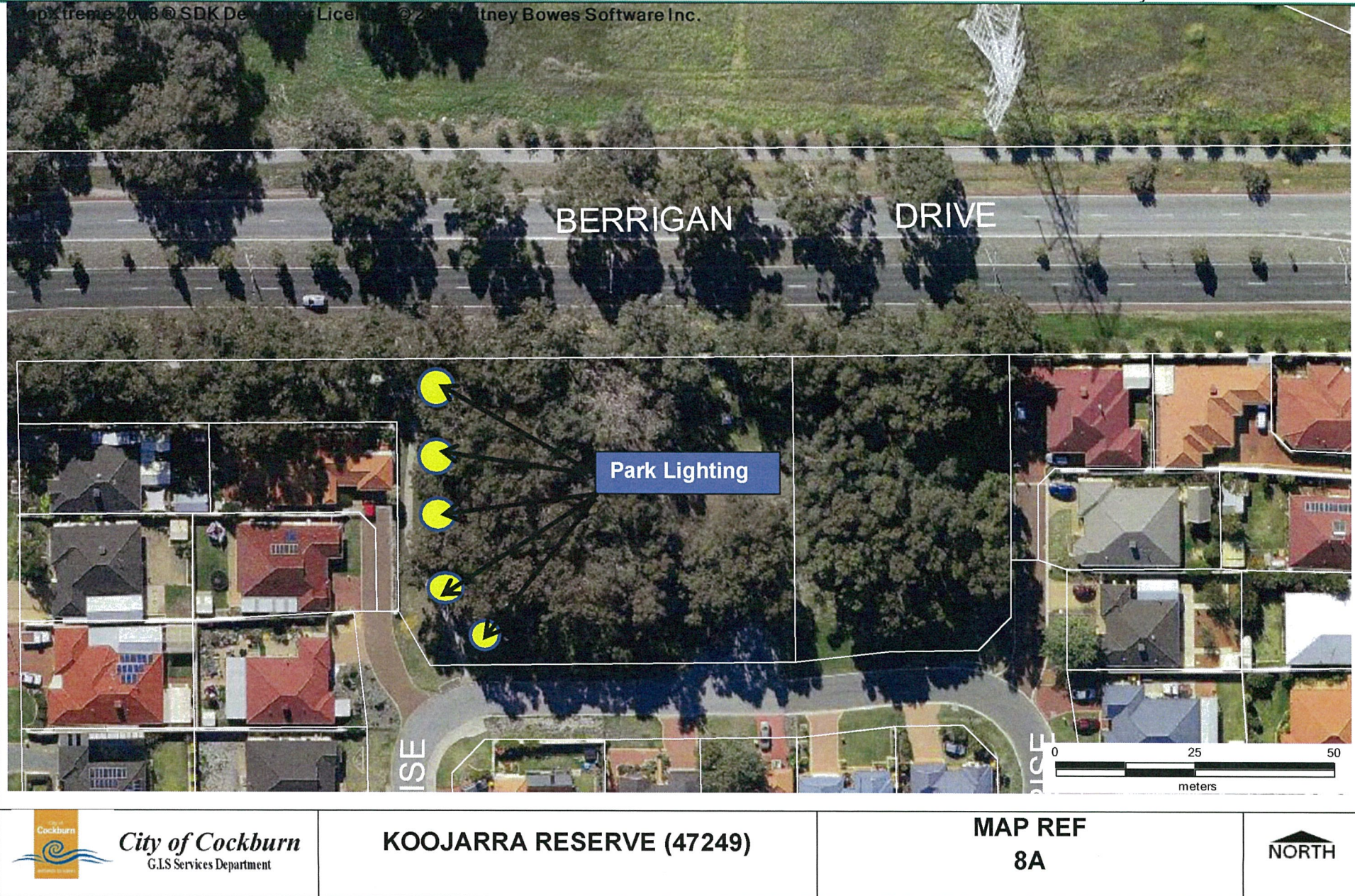
MAP REF #	W.A.P.C. Ref.	Amount
1	126059	\$140,630.00
	Interest	\$139,278.07
	TOTAL	\$279,908.07



PROPOSED EXPENDITURE

Map ref.	Responsible Service unit	Location	Reserve No	Description	Implementation Program	Amount
8A	Parks	Koojarra Reserve	47249	Park Lighting	Nov 2014 – Jan 2015	\$30,000.00
8B	Parks	Broadwater Park	39760	Park Lighting	Dec 2015 – May 2016	\$119,908.07
8C	Parks	Hopbush Park	38110	Exercise Equipment	Aug 2015 – Sept 2015	\$50,000.00
8D	Parks	Anning Park	3270	Exercise Equipment	Nov 2014 – Dec 2014	\$40,000.00
8E	Parks	Bloodwood Park	41039	Exercise Equipment	Oct 2015 – Nov 2015	\$40,000.00
TOTAL						\$279,908.07

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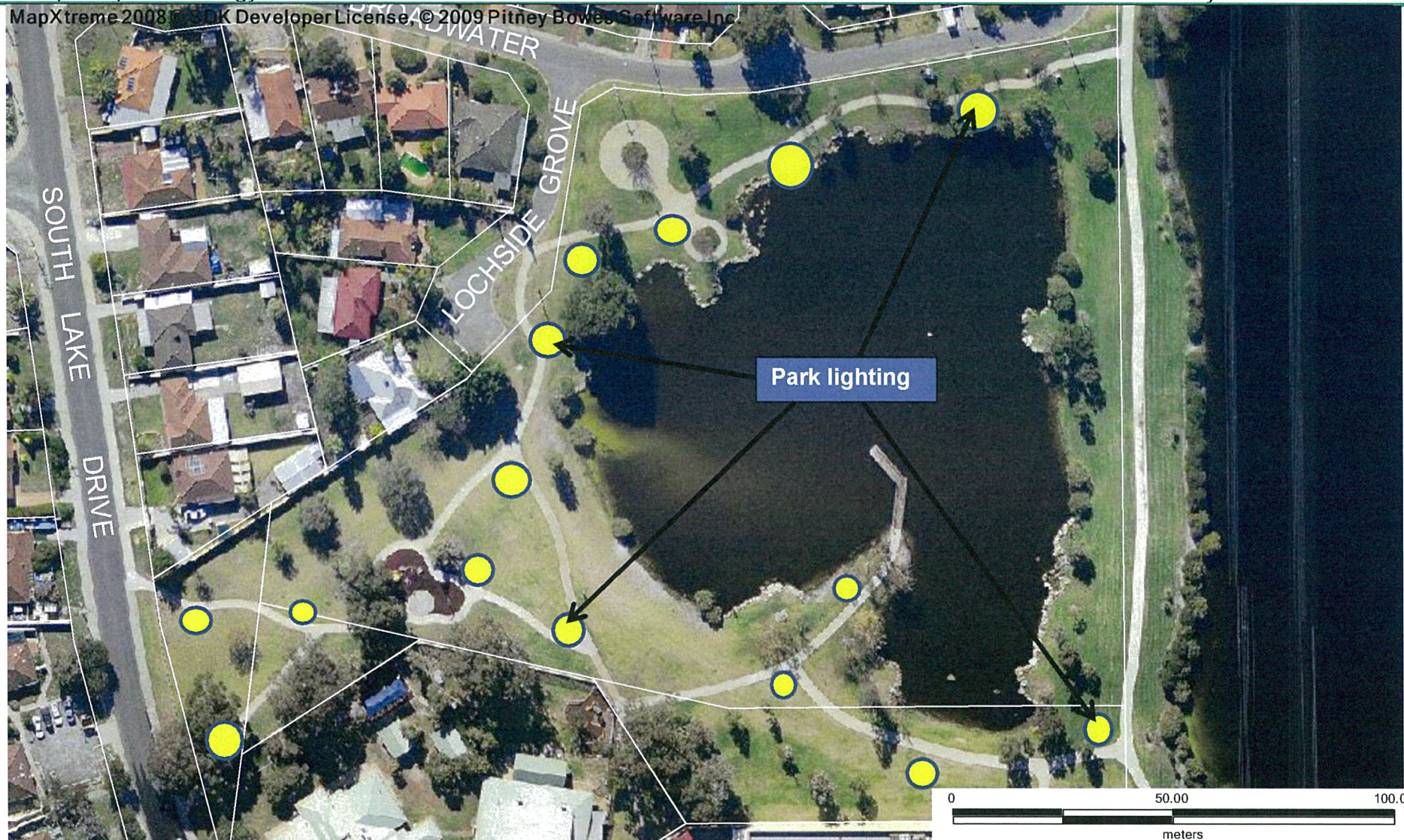
City of Cockburn
G.I.S Services Department

KOOJARRA RESERVE (47249)

MAP REF
8A



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City of Cockburn
GIS Services Department

BROADWATER PARK (39760)

**MAP REF
8B**

NORTH

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City of Cockburn
G.I.S Services Department

HOPBUSH PARK (38110)

MAP REF
8C







City of Cockburn
G.L.S Services Department

BLOODWOOD PARK (41039)

**MAP REF
8E**



PUBLIC OPEN SPACE TRUST FUNDS - PROPOSED EXPENDITURE TIMEFRAME

					2014 / 2015												2015 / 2016											
Service Unit	REF:	Location	Description	Amount	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Parks	1A	Radiata Park, Aubin Grove	Playground Extension & Exercise Equipment	\$80,000.00																								
Parks	1B	Bologna Park, Aubin Grove	Park seating, Shelter and landscape works	\$40,000.00																								
Parks	2A	Tapper Reserve, Atwell	Bridge across lake, playground shade sail,carpark, exercise equipment	\$170,332.66																								
Parks	2B	Atwell Oval, Atwell	Exercise Equipment	\$40,000.00																								
Recreation	2B	Atwell Oval, Atwell	Change Room Extensions	\$325,000.00																								
Parks	2C	Harmony Park, Atwell	Exercise Equipment	\$45,000.00																								
Parks	2D	Goodwill Park, Atwell	Playground shade sail	\$20,000.00																								
Parks	2E	Freshwater Reserve, Atwell	Soccer goals	\$5,000.00																								
Parks	2F	Kurrajong Reserve, Atwell	Shade Structure	\$20,000.00																								
Parks	3A	Wanarie Park, Beeliar	Playground equipment & sand soft fall, Seating & Shelter, drinking fountain, paths, landscape	\$100,000.00																								
Parks	4A	Enright Reserve, Hamilton Hill	Playground Shade Sails	\$15,000.00																								
Parks	4B	Goodchild Reserve, Hamilton Hill	Playground Shade Sail	\$15,000.00																								
Parks	4C	Wheeler Reser, Hamilton Hill	Exercise Equipment	\$21,200.68																								
Environment	5A	Roper Reserve, Hammond Park	Seats & Shelter	\$11,650.90																								
Parks	6A	Turnberry Park, Jandakot	Playground Shade Sails	\$16,500.00																								
Parks	6B	Prinsep Park, Jandakot	Park Furniture - seats, bins,park sign, shelter	\$10,000.00																								
Parks	7A	Albion Park, Munster	Playground Shade Sail, Shelter, Seating, Park Sign	\$75,000.00																								
Parks	7B	Lake Coogee Reserve, Munster	Shelter, Seating, Park Name Sign	\$50,000.00																								
Parks	7C	Solta Park, Munster	Playground Shade Sails	\$25,000.00																								
Parks	7D	Riverina Reserve, Munster	Exercise Equipment	\$50,000.00																								
Parks	8A	Koojarra Reserve,South Lake	Park Lighting	\$30,000.00																								
Parks	8B	Broadwater Reserve, South Lake	Park Lighting	\$129,908.07																								
Parks	8C	Hopbush Park, South Lake	Exercise Equipment	\$40,000.00																								
Parks	8D	Anning Park, South Lake	Exercise Equipment	\$40,000.00																								
Parks	8E	Bloodwood Park, South Lake	Exercise Equipment	\$40,000.00																								

POS Reserve Location	Funds Available	Proposed Expenditure	Funds Remaining for future POS purchase, council strategies or works
Aubin Grove POS Reserve	\$806,058.08	\$570,000.00	\$236,058.08
Atwell POS Reserve	\$625,332.66	\$625,332.66	\$0
Beeliar POS Reserve	\$868,205.30	\$100,000.00	\$768,205.30
Coogee POS Reserve	\$347,161.24	\$0.00	\$347,161.24
Cockburn Central POS Reserve	\$148,295.62	\$0.00	\$148,295.62
Hamilton Hill POS Reserve	\$51,200.68	\$51,200.68	\$0.00
Hammond Park POS Reserve	\$11,650.90	\$11,650.90	\$0.00
Jandakot POS Reserve	\$264,153.97	\$26,500.00	\$237,653.97
General POS Reserve	\$113,970.63	\$0.00	\$113,970.63
Munster POS Reserve	\$303,627.36	\$200,000.00	\$103,627.36
Southlake POS Reserve	\$279,908.07	\$279,908.07	\$0.00
Spearwood POS Reserve	\$0.00	\$0.00	\$0.00
Yangebup POS Reserve	\$202,776.68	\$0.00	\$202,776.68
TOTAL	\$4,022,341.19	\$1,864,592.31	\$2,157,748.88

Western Suburbs Skate Park Survey

1. What do you think about upgrading the existing metal skate park facility at Market Garden Swamp to a 1000 square metre concrete skate park facility?

Answer Options	Response Percent	Response Count
I am supportive of upgrading the existing skate park at	77.1%	293
I am against upgrading the existing skate park at the	7.6%	29
I am neither supportive or against upgrading the existing	15.3%	58
Other (please specify)		2
	<i>answered question</i>	380
	<i>skipped question</i>	0

2. Have you ever visited a skate park facility?

Answer Options	Response Percent	Response Count
yes?	71.1%	270
no?	28.9%	110
	<i>answered question</i>	380
	<i>skipped question</i>	0

3. If yes, what did you like about it the best, and the least?

Answer Options	Response Percent	Response Count
I liked best?	98.8%	247
I liked least?	78.8%	197
	<i>answered question</i>	250
	<i>skipped question</i>	130

4. If the Market Garden Swamp skate park was upgraded would you, or a member of your family use this facility?

Answer Options	Response Percent	Response Count
If yes, how often would you use the skate park ?	73.7%	280
If no, why not?	31.3%	119
	<i>answered question</i>	380
	<i>skipped question</i>	0

5. If the upgrade proceeds, and you would like to be involved in the design of a facility please include your contact details below.

Answer Options	Response Count
	120
	<i>answered question</i> 120
	<i>skipped question</i> 260

6. Do you live in the City of Cockburn, if so which suburb?

Answer Options	Response Count
	375
	<i>answered question</i> 375
	<i>skipped question</i> 5

7. What age group are you?

Answer Options	0-12	13-18	19-29	30-39	40-49	50-59	60+	Response Count
Age	125	119	33	48	35	8	7	375
								<i>answered question</i> 375
								<i>skipped question</i> 5

8. What gender are you?

Answer Options	Response Percent	Response Count
Male	51.2%	192
Female	42.9%	161
Other	6.4%	24
	<i>answered question</i>	375
	<i>skipped question</i>	5

9. Do you identify as being an Aboriginal or Torres Strait Islander person?

Answer Options	Response Percent	Response Count
yes	7.6%	27
no	92.4%	330
	<i>answered question</i>	357
	<i>skipped question</i>	23

17.3 (MINUTE NO 5073) (OCM 13/06/2013) - PROPOSED WESTERN SUBURBS SKATE PARK LOCATION (016/011) (G BOWMAN) (ATTACH)

RECOMMENDATION

That Council commence a process of public consultation, pursuant to Policy AEW4, on the proposal to:

- (1) locate the Western Suburbs Skate Park at Market Garden Swamp North Reserve, Spearwood;
- (2) upgrade the existing skate park facilities located at Market Garden Swamp North Reserve, Spearwood to include a 1,000 sq.m. skate park facility, and a 12 bay car park;
- (3) further consider the allocation of funding from the Community Infrastructure Reserve Fund for the detailed design, and construction of the Western Suburbs Skate Park and requisite facilities following the community consultation process; and
- (4) further consider the allocation of funding from the DCP 13 contribution for the Western Suburbs Skate Park and requisite facilities following the community consultation process.

COUNCIL DECISION

MOVED Cllr C Reeve-Fowkes SECONDED Cllr V Oliver that the recommendation be adopted.

CARRIED 7/0

Background

Due to previously identified community need the Developer Contribution Fund (DCF) 13 included an allocation of \$350,000 for the Western Suburbs Skate Park which is categorised as a Sub-Regional (West) facility.

The Department of Sport and Recreation's Decision Making Guide (2007) cites an example from the North Metropolitan Region Recreation Advisory Committee for facility provision needs based on a population of 100,000. The ratio indicated for skate parks is 3.57.

Translating this ratio to Cockburn's projected growth (127,885 in 2031), more than four skate parks would be required City wide. In 2006/07 two skate parks were constructed in Coolbellup and Atwell. However no

facility was provided for the West Ward suburbs of Coogee, Spearwood, Munster and Hamilton Hill. The additional Western Suburbs skate park is planned to fill this gap in provision.

Submission

N/A

Report

In 2008 it was estimated that there were upwards of 10,000 people under the age of 25 living in the western suburbs who did not have easy and convenient access to a permanent skate facility. That number will significantly increase as further development occurs within the catchment. The size of the facility has regard to the future residential development and growth in the number of potential users.

Due to this identified community need it is proposed that a sub-regional permanent skate park be constructed to satisfy the needs of the western portion of the district. This is considered appropriate because the Central Ward and the East Ward already have skate park facilities in Coolbellup and Atwell that cater for their needs.

The original recommended location of the Western Suburbs skate park was Dixon Reserve. More detailed analysis of the site found it to be contaminated, rendering it unsuitable for construction of a concrete slab and permanent skate park facility. Due to the unsuitability of Dixon Reserve other alternative sites have been investigated.

The City has considered alternative sites in the West Ward against the following key criteria:

- The land is under the City's control;
- The site has sufficient space for the proposed 1000 square metre facility;
- The site is suitable for development of a skate park facility with no ground water issues and minimal site works required;
- The site has good public transport to ensure accessibility of the facility for young people living in the west ward;
- The site is compatible with existing and adjacent land uses;
- The proximity of houses to the site;
- The site has good passive surveillance and meets the Crime Prevention Through Environmental Design (CPTED) requirements for a skate park facility; and
- The site has the ability to connect a drinking fountain.

For further details of the other criteria considered please see attached Reserve Multi-Criteria Matrix.

Eight reserves located in the west ward have been scanned with 3 sites ranked as most suitable. The top three sites were considered to be Market Garden Swamp North Reserve Spearwood, Rotary Park

Coogee, and Len McTaggart Reserve, Coogee. More detailed analysis of these three sites was then undertaken by the Parks, Youth Services, and Strategic Planning departments which is summarised below.

Site Option One: Market Garden Swamp North Reserve

Advantages

- Excellent public transport with frequent bus services from across the district on Rockingham Road.
- A local primary school is within 265 metres of the site
- Passive surveillance from nearby residents and a main road
- High existing land use compatibility due to a minor portable skate park facility already located on the site
- No history of noise complaints by nearby residents from the existing skate park facility
- Other park facilities such as a playground , picnic tables, seating, existing paths for pedestrian accessibility
- Sufficient land to upgrade the skate park facility to 1000 square metres
- Sufficient land to construct a 12 bay car park facility for access to the sub-regional facility
- Site suitable for construction of skate park facility with minimal site works
- Local shopping precinct within 700 metres

Disadvantages

- No car park is located on the site
- proximity of residents is approximately 40 metres

Site Option Two: Rotary Park, Coogee

Advantages

- Passive surveillance from nearby residents and a minor road
- Other facilities such as a playground , seating,
- car park facility is located on the site
- Sufficient land to provide a skate park facility up to 1000 square metres in size
- Site suitable for construction of skate park facility with minimal site works
- Minimal existing land use compatibility
- Local shopping precinct within 600 metres

Disadvantages

- Poor public transport with infrequent services for some areas of the west ward.
- Proximity to residents is approximately 45 metres
- No drinking fountain is on the site

Site Option Three: Len McTaggart Reserve, Coogee

Advantages

- Good public transport with frequent bus services from across the district from Cockburn Road.
- Other facilities on reserve include a playground, seating, and South Coogee Community hall
- car park facility is located on the site
- Sufficient land to provide a skate park facility up to 1000 square metres in size
- Passive surveillance from nearby residents
- Shopping centre within 400 metres
- Proximity of residents is 80 metres creating a larger buffer zone

Disadvantages

- The cul-de-sac location is less desirable from a CPTED perspective
- There is a History of noise complaints from nearby residents to the site regarding the Coogee Hall facility and complaints regarding some proposed changes to the reserve affecting property values.

All three site options meet the key criteria for a skate park facility.

However, Market Garden Swamp Reserve was ranked most suitable. Two significant advantages of this site were that it has frequent public transport making it accessible to young people in the sub-region, and that it has a high existing land use compatibility with a portable skate park already being located on the site. Due to the site having an existing skate park facility it only requires that residents be consulted about an upgrade to a sub-regional facility with car park. Having an existing portable skate park facility with no history of noise complaints ranked Market Garden Swamp North Reserve the most compatible site for this type of development.

It is also proposed to relocate the existing portable skate park pieces to another suitable site in the District that meets the CPTED criteria. This upgrade to a permanent facility will also provide an opportunity for a small skate park in another area. There is an existing operational budget for the purpose of relocating the portable skate park pieces to other locations so there will be no additional funds required for relocation costs.

The attached concept plan indicates the proposed location of the 1,000 square metre skate park facility and 12 bay car park facility at Market Garden Swamp North Reserve.

Strategic Plan/Policy Implications

Infrastructure

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

- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.
- Communities that are connected, inclusive and promote intergenerational opportunities.
- People of all ages and abilities to have equal access to our facilities and services in our communities.

Moving Around

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

Budget/Financial Implications

The projected original total cost estimated in the DCP 13 was \$350,000. The cost to construct the 1000 square metre Coolbellup and Atwell Skate Park facilities in 2006 was \$90,000 per skate park.

Due to increased price competition in the Australian skate park industry the City now considers that an estimated budget of \$250,000 is sufficient for a sub- regional skate park facility of 1000 sq. m., a 12 bay car park and drinking fountain.

The revised projected cost estimate is \$250,000 for the design and construction of the skate park, car park, and drinking fountain.

The costs estimates are:

- \$210k for the Detailed Design, Site Works, and construction of 1,000 sq.m. skate park facility;
- \$28k for the Design and construction of a 12 bay Car Park; and
- \$12k for the connection and Installation of a drinking fountain.

Total Estimated Cost \$250,000

The proposal will be funded from both Council sources and DCP contributions. The DCP13 percentage contribution for the Western Suburbs skate park was 31.594% leaving the remainder to be funded from Council sources, through the Community Infrastructure Reserve Fund.

Council share (68.406%) = \$171,015

DCP13 share (31.594%)= \$78,985

Legal Implications

N/A

Community Consultation

Public consultation will be conducted in accordance with Policy AEW4 Installation of Playground/ Recreation Equipment on Reserves for the proposed location of the Western Suburbs skate park at Market Garden Swamp North Reserve.

Public consultation will also be conducted in accordance with Policy AEW4 Installation of Playground/ Recreation Equipment on Reserves, for the proposed relocation site of the portable skate park pieces.

Policy AEW4 requires that a sign be erected on the site advertising the proposed location and type of recreation equipment for two weeks, and that neighbours within 50 metres of the site will be notified in writing of the intention to locate the recreation equipment on the site.

Attachment(s)

1. Concept plan
2. Reserve Multi Criteria Matrix

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



Fremantle Hockey Club

Fremantle Hockey Club (Inc.)

Steven's Reserve, Swanbourne Street Fremantle 9335 6102

CEO
City of Cockburn
PO Box 1215
BIBRA LAKE DC WA 6965

13/09/2013

Dear Stephen,

Request for approval to use Lakelands Reserve for Fremantle Hockey Club

Thank you for entertaining our desire to relocate to the City of Cockburn and establish a first grade hockey facility to service the residents of the City and help deliver our long term sustainability as a premier metropolitan hockey club.

We formally request approval to use Lakelands Reserve in South Lakes Drive, South Lakes as the site upon which to relocate the Fremantle Hockey Club. A thorough prefeasibility study has indicated the economic feasibility of our project and the suitability of this site for both grass fields and an artificial playing surface. A copy of the prefeasibility study report has previously been given to your Community Services group.

The Sport and Recreation Strategic Plan for the City of Cockburn notes the lack of facilities for the sport of hockey and recognises the sport could be introduced through the relocation of a club like Fremantle. The Fremantle Hockey Club has demonstrated throughout its time at Stevens Reserve in Fremantle that it works well with the City, the community and complementary sports to promote hockey and provide valuable facilities for active and passive recreation. The club received the Community Club Award from the City of Fremantle in 2011

The members of the Fremantle Hockey Club have overwhelmingly supported a full study into the relocation of the club to Lakelands Reserve. This site meets the requirements of the club, being space for an initial artificial playing surface, a minimum of two grass fields and clubrooms capable of servicing players and spectators. The proposed development at the site meets the stated aspirations of the Cockburn, Hockey WA and Fremantle Hockey Club strategic plans.

We have met with Hockey WA in regards to our study and project and have received in principle confirmation of its support in technical, funding and competitive fixture matters. It is, however, incumbent on us to move quickly in order to secure such full support. The club expects to receive a letter expressing support from Hockey WA in the near future and will forward a copy to you.

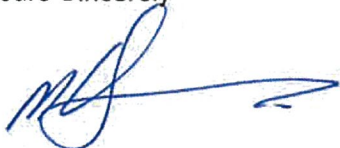
The Fremantle Hockey Club celebrated its 80th anniversary this year. We have established ourselves as a 'Premier League' Club in both men's and women's competitions. The club currently fields 20 senior and masters teams and 12 junior teams. The main weakness in the club is the split between turf based and grass based teams. The development of an artificial turf adjacent to grass fields will allow the club to provide training facilities for both and bring the turf based teams back to the club. It will also assist in the retention of juniors, many of whom are strongly attracted to turf based teams. We already work with schools within the area to conduct Hook in2 Hockey programs. We intend to increase this presence in season 2014 and also expect to conduct some competitive junior fixtures at Lakelands Reserve if permitted by the City.

Relocation to Cockburn will also provide a greater player catchment area for Fremantle Hockey Club and the study assumes a rapid but conservative growth in numbers (100 new players per year for 5 years) based on nearby population, increased marketing and the attractiveness of new facilities in an area that currently is not serviced by the sport of Hockey. Such growth has already been experienced over the last seven years by the Melville City Hockey Club following the development of a turf hockey facility in Kardinya and we are confident that it would be replicated or exceeded in Cockburn.

The prefeasibility report projects capital expenditure to be \$4.27 million which includes clubroom facilities. The most recent projected timelines suggest completion of the playing surface for the 2016 playing season is possible if in principle support, including for funds, is provided in late 2013.

We therefore request confirmation from the City of Cockburn that the Fremantle Hockey Club will be permitted to use land at Lakelands Reserve to play junior fixtures in 2014 and establish an artificial playing surface and associated facilities in 2015/2016. We also request contribution from the City of Cockburn to assist in the detailed design of the facility which will become a valuable community asset.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'MS', with a long horizontal flourish extending to the right.

Martin Spencer
President
Fremantle Hockey Club



Fremantle Hockey Club Inc.

Lakelands Reserve Artificial Hockey Turf Pre-Feasibility Study



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Appendices

Appendix A: *Sport and Recreation Strategic Plan*, Recreation Services City of Cockburn
November 2009

Appendix B: *State Sporting Strategic Facilities Plan 2009 to 2025*, CCS Strategic
Management and Hockey WA March 2009.

Appendix C: *Letter to City of Cockburn Referenced D12/04440250*, Department of Education
July 2012

Appendix D: *Lakelands Reserve Artificial Turf Proposal Needs Assessment Study*,
Fremantle Hockey Club May 2013



1. Executive Summary

Fremantle Hockey Club (FHC) has an 80 year history and is acknowledged as a premier metropolitan club with players from six to more than sixty years of age and representative teams throughout the Hockey WA (HWA) competition including at the highest level for both men and women.

Across the world, competitive hockey is now played on synthetic grass surfaces (*turf*) and, for more than a decade, FHC has unsuccessfully attempted to find a suitable location close to its current Fremantle base on which to construct a *turf*. FHC's long term lease at Stevens Reserve has expired and opportunities for relocation have been considered as part of FHC's strategic planning process.

In 2009 Hockey WA, the peak body for hockey in Western Australia, released its Strategic Facilities Plan covering the 2009 to 2025 period and made it clear that, inter alia, it wished to expand hockey into the City of Cockburn and nominated FHC as a club that could potentially carry this forward. Hockey WA also recognised the need for five new metropolitan *turfs* by 2015 and nominated Prinsep Road as potential location in the City of Cockburn for one of those *turfs*.

Also in 2009, the City of Cockburn released its Sport & Recreation Strategic Plan and recognised hockey as a sport missing from the City. It stated that the City was keen to develop "a hockey club in the future" but also recognised that a hockey club could "relocate from outside the City". The report anticipated a dedicated east ward location during the 2017 to 2019 period and nominated Atwell Reserve with a high priority to develop a *turf*.

The growth and sustainability needs of FHC together with the identified strategic positions of both Hockey WA and the City of Cockburn has led to this Pre-Feasibility Study to immediately develop a new hockey facility and relocate FHC to that facility. The subject site is Lakelands Reserve in the east ward of Cockburn and the facility is proposed to comprise a new synthetic grass field, new clubrooms and two grass fields. Neither Atwell Reserve nor the Prinsep Road site is available.

Lakelands Reserve is adjacent to the existing South Lake Leisure Centre and Lakelands Senior High School. A significant parking area exists and the Leisure Centre is used on a 7 day per week basis by the community. The grass surface of the Reserve is occasionally used by the school for rugby and it appears that the proposed hockey project presents no immediate barrier to continuation of this. In December 2012, the City announced plans for a new Regional Aquatic and Recreational Community Facility at Cockburn Central West. This new complex will result in the decommissioning of the South Lake Leisure Centre and FHC has aspirations to expand its presence to utilise some of the vacated infrastructure for continued sport and community recreational use. These aspirations are only noted at this time and this study deals specifically with the hockey facility (the project) described in the previous paragraph.

Although detailed geotechnical studies and construction plans remain for the next phase of the project, this study has shown that the Lakelands Reserve site is likely to be suitable and that the project is economically feasible. Capital expenditure is forecast to be \$4.27 million with proposed funding in equal parts by FHC, the City of Cockburn and the Department of



Sport and Recreation in line with Community Sport and Recreation Facilities Fund guidelines. FHC would incur all maintenance and operational costs including replacement of the synthetic playing surface as required; assumed to be each 7 years for this study. FHC will also manage the facility and its use.

Alternative locations for a new hockey facility were investigated with Lakelands Reserve being superior due to a favourable local population base; proximity to the Kwinana Freeway; space for north-south alignment of the *turf*, grass fields and clubrooms; adequate power, water and parking at the adjacent Leisure Centre; existing 7 day extended hours use of the Leisure Centre; proximity to Lakelands Senior High School and numerous primary schools; availability of power line easement for future grass field expansion; and medium term opportunity for business expansion into the Leisure Centre following decommissioning.

The proposed *turf* playing surface and associated services will meet the construction and performance standards required for high grade national and international games as defined by the International Hockey Federation (FIH) and adopted by Hockey WA. A number of *turfs* installed in the metropolitan area already meet these standards. The configuration of proposed facilities on Lakelands Reserve will allow for a second *turf*, if required in the future, to be serviced from the currently planned clubrooms and infrastructure connection points.

The project is justified by its benefits to both FHC and the community.

Hockey is a strong participation sport for all ages and is consistent with National Physical Activity Guidelines for Australia released by the Commonwealth Department of Health and Ageing in 2010. Clubs like FHC also promote fun, social responsibility and family values. Development and growth of hockey is a valid community benefit for which to strive.

Implementation of the project in Cockburn would immediately add the full range of hockey opportunities to the City's recreation services and fulfil that aspect of its strategic plan. The development of a new club could be expected to take many years, probably decades, to approach this state.

The benefits from the facilities and relocation for FHC are described in detail in the document but essentially there will be the elimination of the increasing separation between *turf* and grass members and the opportunity for the club to grow to the critical mass considered necessary to maintain premier club status in coming years. Without a home *turf*, it will almost certainly become impossible for the club to continue to provide a pathway for its boys and girls all the way from hockey commencement to State and National representation.

Whilst it is envisaged that *turf* will need to be solely reserved for use by the large hockey fraternity, including local schools, the grass fields and clubrooms are forecast to offer increased community opportunity for both active and passive activities.

The 15 year project is modelled to yield a positive cash flow with a net present value at 10% discount rate of \$85,753 after the replacement of the playing surface, incidental capital upgrades and the provision of a \$1.95 million sinking fund. FHC is committed to sustainability and community benefit through hockey and the strengthened business structure delivered by this project will allow it to use the sinking fund for future expansion such as a second *turf* or the development of an indoor hockey centre.



Financial sensitivity to selected reductions in revenue and bank loan interest increase was tested and although the \$1.95 million cash retention was reduced, the net present value remained positive and the project remained feasible under each scenario.

Both Hockey WA and FHC desire to have a *turf* operational in the City of Cockburn in 2015. This demands an urgent approach to the financing, detailed design and construction of the project and the study has developed an implementation schedule which calls for in-principle funding commitment during the final quarter of 2013; completion of detailed design, establishment of funding and regulatory approvals during the 2nd quarter of 2014; and commencement of construction in mid-2014.

This report concludes with specific recommendations in areas of stakeholder consultation, project design, development of hockey in Cockburn, fundraising and business planning but its principal recommendation is that FHC urgently proceed with the proposed project.



2. Background and Methodology

2.1 Introduction

In April 1979, synthetic grass or artificial turf (*turf*) hockey began in Perth with the Esanda World Hockey Tournament played at the newly opened State Hockey Centre at Curtin University. Some *turf* hockey had been played in Europe for a few years prior to this but there is no doubt that from the Esanda tournament onwards, every local hockey club knew that the future of elite field hockey would depend upon this fast and true surface. The game was simply more exciting, the plays more skilful and the surface more suitable in all weather conditions.

Perhaps due to the excellent grass growing conditions in Perth, the development of *turfs* has been slower than in many other parts of Australia and the world but the local competition now enjoys 10 *turfs* with several more in the planning. A number of country centres also boast hockey *turfs*.

Fremantle Hockey Club Inc. (FHC) formed 80 years ago in 1933 and almost without exception has had a team compete in Western Australia's premier field hockey grade every year since then. Few hockey clubs in metropolitan Perth can boast such longevity or elite performance. The club has a strong social focus, whilst providing a clear pathway for its players from entry level to selection in both State and Australian representative teams. This goal has been achieved in the past with many players reaching these high levels during the last 80 years.



Figure 1: Hockey WA Premiers 2006 - FHC Men



In 2013, FHC remains a premier club with

- Approximately 200 Junior participants in age grades from Hook in2 Hockey (early primary school) through to Year 11/12;
- Seven Senior Men's teams with 3 Metro (grass surface) grades and a team in each of the 4 top State League (artificial turf) divisions;
- Seven Senior Women's teams, 2 Metro (grass surface) grades and a team in each of the top 5 State League (artificial turf) divisions;
- Four Men's Masters' teams comprising players from 40 to beyond 60 years of age; one team of which is on artificial turf; and
- Two Women's Masters' teams, both playing on artificial turf.

The development of a home *turf* has been seen as a key element in the medium term sustainability of FHC. An artificial playing surface is seen as one of several key elements in:

- Ensuring FHC continues to develop home-grown talent to support the continued success of its premier teams and to develop players capable of state and national representation.
- Ensuring FHC can continue to attract new members in a competitive environment where *turfs* are highly valued by young players.
- Retaining existing talented Juniors.
- Retaining a unified club. The current lack of a home *turf* is increasingly creating a division within the club as teams required to play on *turf* also need to train on *turf* that is necessarily remote from the FHC home base.
- Obtaining sufficient economical training and playing time on appropriate quality *turf* facilities.

FHC has sought a suitable *turf* location within the City of Fremantle for more than a decade but due to space and planning consents, it has had no success. During this time it has compensated for the lack of a *turf* by developing one of the best grass hockey arenas in the metropolitan area and by committing substantial funds each year to the hire of available turfs for elite team training purposes. Also during that time, FHC has enjoyed a growth in its player base from the rapidly developing City of Cockburn but there has been a perception that the absence of a *turf* has constrained its ability to expand both its junior and senior player base.

The long term lease of Stevens Reserve to FHC and the Fremantle District Cricket Club has expired. FHC is now undertaking a pre-feasibility assessment for the establishment of an artificial hockey turf at Lakelands Reserve (the Site), located within the City of Cockburn (CoC).

The pre-feasibility assessment for the Lakelands Reserve *turf* is detailed in this document but, *prima facie*, there are multiple benefits.

1. For FHC, it represents an opportunity to ensure its sustainability through suitable and necessary facilities and its establishment in a rapidly growing City that currently does not have a hockey club operating within its boundaries.



2. For CoC, it meets the City's 2009 Strategic Plan (CoC 2009) to expand its local sports facilities to include hockey. Moreover, it would do so in a manner that immediately provides the opportunity for community members of all ages and talent levels to engage with a well-established and recognised, premier club. CoC 2009 is attached as Appendix A and forms an important reference document for this *turf* assessment.
3. For Hockey WA (HWA), the peak body for hockey in WA, the relocation of FHC to CoC would fulfil one of the planks of its State Sporting Strategic Facilities Plan released in 2009 (HWA 2009). The Plan is attached as Appendix B and forms another important reference for this *turf* assessment.
4. For the Department of Education (DoE) and more specifically for the Lakelands Senior High School, there would be an easily accessed, high quality hockey surface and committed club adjacent to the existing school facilities. A letter of support from the Department of Education is attached as Appendix C.

2.2 Previous Studies

FHC has spent several years identifying a suitable location for the development of a *turf* within the surrounding areas and a Needs Assessment has been undertaken in support of the Study. The Needs Assessment was carried out using the Department of Sport and Recreation (DSR) Needs Assessment Guide 2nd Edition (DSRNAG 2007) and the report is attached as Appendix D. In summary it found that the demographics of the surrounding areas could be expected to sustain an artificial hockey turf facility into the future. More specifically:

- Based upon a participation rate of 1%, the estimated 2015 population of 100,949 in the CoC would support more than 1000 members for FHC. By 2024 the population is estimated to grow to 124,400.
- HWA 2009 and DSR suggested that one grass hockey field is required for each 12,500 community members and one *turf* is required for each 75,000 persons.
- Relocation of FHC to CoC with the development of *turf* and grass playing surfaces meets the strategic guidelines of CoC, HWA and DSR.
- The preliminary business plan, funding and management models suggest that the club relocation and facility development is achievable and sustainable.

2.3 Terms of Reference

The terms of reference for this *turf* pre-feasibility study are:

- To investigate and report on the technical, social and financial feasibility of the proposed facility. Detailed engineering design is not included within the terms of reference.
- To confirm that Lakelands Reserve is a suitable site for the facility. Full geotechnical assessment is a matter for a further stage.
- To investigate management options and recommend an appropriate facility management model.



- To investigate and report on the potential to utilise the existing South Lake Leisure Centre in the event that City of Cockburn decommissions the facility.
- To examine potential design and management structures and recommend the best long-term option.

2.4 Methodology

This pre-feasibility study has been undertaken with reference to the Department of Sport and Recreation's *Feasibility Study Guide – Sport and Recreational Facilities* (DSR 2007). In developing this assessment, the Study team has principally relied upon the following approaches to obtain information:

- Literature research.
- Liaison with facility managers of comparable facilities.
- Liaison with suppliers of *turf* arenas.
- Liaison with key stakeholders, including Hockey WA and the City of Cockburn.
- Design standards.
- GIS mapping.
- Utilisation of available information sources (e.g. Dial Before You Dig).

2.5 Site Information

The Study is focussed upon assessing the suitability of Lakelands Reserve as a facility for locating the turf. The Reserve is currently utilised by the adjacent Lakelands Senior High School for sport, and as an overflow cricket ground.

This site location is perceived as good site because:

- There are existing parking facilities and the Reserve is adjacent to a functioning recreation facility which operates from 0530 to 2100 each weekday and 0700 to 1900 on weekends in summer (0700 to 1700 in winter).
- There are no current full time tenants on the Reserve.
- The site falls within the acknowledged catchment area for FHC.
- The site location is near to the site at Prinsep Rd POS which was identified for HWA in HWA 2009. The Prinsep Rd site is no longer available.
- The site location is within the east ward of the CoC. The east ward was identified as the preferred location for a hockey facility in CoC 2009.
- Although subject to geotechnical testing, it is expected that the existing ground conditions will be amenable to the construction of a *turf* which utilises a road-like base course from imported materials laid over the existing soils.
- Substantial water and electrical supplies are available at the adjacent CoC managed recreation centre and swimming pool.
- The site location is close to major road and rail infrastructure.



2.6 Mapping

The site location is shown in Figure 2 with the hockey development outlined in red.



Figure 2: Site Location



3. Organisational Philosophy

3.1 Vision

FHC's vision is to provide a strong vibrant and sustainable club in the South West Region of the Perth Metropolitan Area, which is welcoming to families, new members and visiting teams and offers the potential to participate in all forms of hockey all year round. To achieve this we will maintain:

- Our Men's and Women's Premier League, Premier 2 and Premier 3 sides as well as representation in all other turf and grass leagues at the levels required to cater for the needs of our members.
- A range of Junior Boys and Girls teams playing on our own artificial turf and top grade grass fields at the various levels to cater for current needs and to enable the full development potential of our members.
- A clubhouse providing a function centre and access to training facilities.
- An active affiliation with HWA to facilitate a pathway for members to play hockey at the highest levels at both state and National levels.

3.2 Strategic Goals and Objectives

FHC will

1. Remain one of the top five clubs in the metropolitan area in terms of membership and competitive performance.
2. Be represented in each competition level in seniors and juniors to provide members with opportunities for State and National selection.
3. Have a state of the art clubhouse, with artificial turf and grass fields that are among the best in Perth.
4. Provide opportunities for all our members to enjoy the game of hockey to their full potential.
5. Have State and Regional representation at all levels including officiating and coaching.
6. Be represented at all levels of hockey administration in Hockey WA.
7. Have an agreed framework for all our management and club processes.
8. Recognise volunteers for their time and effort.
9. Have a strong association with all of the schools in our catchment and continue with our established Hook in2 Hockey program.
10. Continue its established umpiring training and mentoring program for all levels of hockey and continue to encourage participation for all as an integral part of their hockey program.
11. Continue its established coaching, training and mentoring program.



3.3 Core Business

The Core business of FHC is to provide an avenue for all its members to play hockey at a level that meets their talent and expectations and provides a path for them to develop to their full potential.

This is achieved through:

- Affiliation with Hockey WA allowing participation in an organised competition.
- Talent identification.
- Junior development.
- Promotion of hockey.
- Maintenance and upkeep of the Club grounds, fields and club house.
- Fundraising.

3.4 Club Motivation

The current location of FHC has a limited catchment. The Melville City Hockey Club is less than 7 kilometres east and the Indian Ocean eliminates a western catchment. The club draws members from southern regions around Cockburn. If a separate new club were formed in the region as suggested in CoC 2009, the catchment for FHC would overlap that club's catchment and would not advance the development of either club.

At successive Annual General Meetings, FHC members have overwhelmingly supported the concept that the club's *turf* and grass based teams should be co-located in the CoC if a suitable site can be acquired. The club has successfully moved three times in its history to enable further growth. The members believe that the club has reached a watershed in its development and relocation is required in order to establish a larger catchment area and provide the opportunity to realise its vision through the construction of a *turf*.

3.5 Financial Costs

Project financial analysis is based upon capital costs of approximately \$4.3 million shared equally between the club, the CoC and DSR. Club funding includes cash reserves and loans from a bank and HWA.

Funding for all project operating costs and capital improvements is generated and sustained from club operations.

The project site is owned by the CoC and it is assumed that this will be made available to FHC on a long term, sole management basis through a peppercorn lease.

Details of financial feasibility are contained in Section 10 of this report.

3.6 Facility Usage

Since its relocation to Stevens Reserve in 1968, FHC has shared its grass fields and clubrooms with the Fremantle District Cricket Club on a seasonal basis. The facilities are administered by a Joint Management Committee of the two clubs throughout the entire year with the Committee Chairperson drawn from hockey during the winter season and cricket during the summer season. This arrangement has operated successfully and professionally and has been considered a model for club co-operation and facility utilisation within



Fremantle. The success has been predicated on both the substantial compatibility of grass surface needs for hockey and cricket and the attitudes of the clubs.

FHC foresees that its proposed grass grounds at Cockburn could be utilised for compatible activities during the summer period and has the management experience and pre-disposition to make such usage a success. All year round passive recreation on the Reserve also appears possible based on the Stevens Reserve experience.

The *turf* facility is proposed for hockey on an all-year-round basis with formal HWA competition during winter and social/casual fitness hockey activities during summer. This model is well established for existing *turfs* in the metropolitan area. Although it has been proposed on occasion that other *turf* activities could be compatible with hockey, it has generally been found that the high all-year-round use for hockey together with the need to protect the playing surface has precluded unsupervised and general public access to the *turf*. Arranged use by bona fide hockey playing groups beyond FHC, such as local schools, is of course, anticipated and would be encouraged.

The proposed clubrooms design for the project includes a social/function area for members and although this will also be utilised in conjunction with hockey activities all year, it is anticipated that it can become a useful function centre for hire within the community. It is expected that its function capacity will be around 300 persons.

All facilities will be managed by FHC on an all-year-round basis.



4. Market Analysis

4.1 Socio-demographic Characteristics

Data describing the locality by locality growth in CoC population over the 15 year project period is contained in the Needs Assessment (Appendix D) along with key statistics such as age, education and employment status, income and accommodation. The important aspects for the Needs Assessment are summarised in Table 1. The value of a series of socio-demographic factors as indicators on the participation rates in hockey were analysed in HWA 2009. Indicators for other sports such as nationality (Australian born versus migrant) and income were found to be inconclusive.

Parameter	Value
Current Population (as at 2013)	97,088
Projected annual population growth	1.54% until 2031 (31.72% from 2013 – 2031)
Population percentage below 25 (at June 2010)	34.5%
Population percentage below 35 (at June 2010)	50.9%
Unemployment rate (at June 2010)	5.0%
Average taxable income (at June 2009)	\$48,433

Table 1: City of Cockburn Demographics

In 2012, the combined population of the City of Fremantle and Town of East Fremantle was 35,281 whilst the City of Cockburn was 91,448. Furthermore, the City of Fremantle growth rate in the 5 years to 2011 was 1.64% against CoC at 14.2%.

The CoC growth to 2031 is a further 36,000 persons with strong growth in the important hockey development age group of 5-19 years. Significant growth is also predicted for our sustaining 20-45 age group and our Masters group. FHC already has 5 Master's teams with players up to the age of 70 playing regular hockey.

Population growth is a key indicator for the growth and sustainability of FHC and the localities with the largest predicted growth are all well within the catchment for a Lakelands Reserve based club.

The CoC population demographics underpin the proposed *turf* development and relocation of FHC and are clearly superior to those for the City of Fremantle.

4.2 Hockey and our Community

Hockey is a major organised sport in Australia and has enjoyed international competitive success for almost 100 years. Australia's hockey achievements during the last 30 years in particular mean that Olympic and World Cup medals have become expected by the community at every opportunity available to both our men's and women's teams.

HWA 2009 has noted a steady growth in registered teams since 2004 and has published Western Australian participation rates for persons over the age of 15 years by locality. Figure 2 shows that it lies in the 0.70 – 2.38% within the FHC catchment area. A rate of 1%



has been used for the purposes of this Study and this is consistent with the conservative approach adopted by The Exercise Recreation and Sport Survey (ERASS 2010).

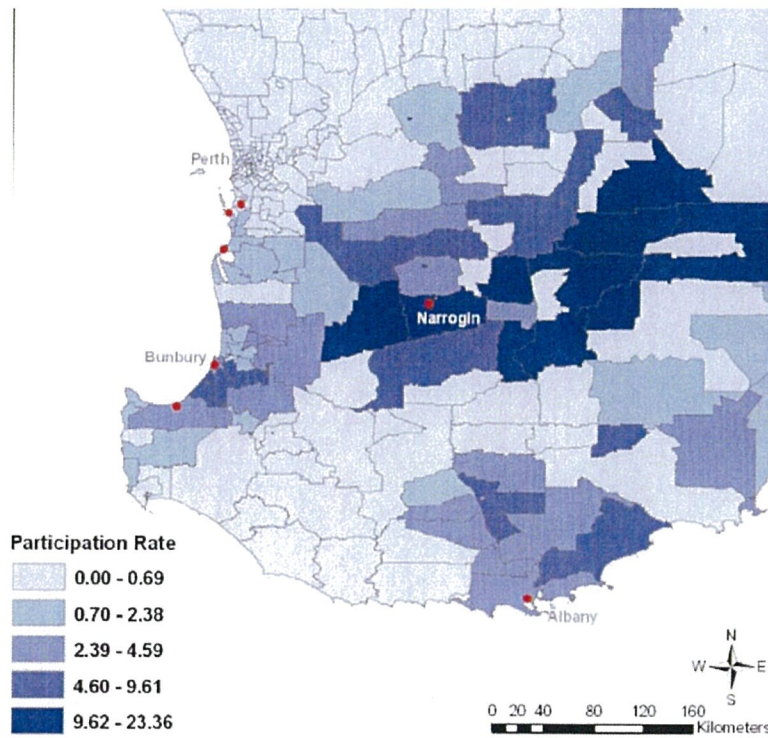


Figure 3: Hockey Participation in WA by Locality (HWA 2009)

Importantly, HWA 2009 notes that there is a “strong connection between club locations and high participation rates”. HWA 2009 also recognises that “clubs lying in outer metro and country areas may need to be supported more by the provision of good quality facilities to lift participation rates”.

The connection between club location and high participation rates is not a coincidence in FHC’s experience. Good local playing and training facilities and a good social environment attract participation. Equally important, schools’ hockey programmes supported by local clubs drive junior participation and ultimately senior membership and ensure club sustainability. For some years, FHC has been an active participant in HWA’s Hook in2 Hockey introductory programme within primary schools in Fremantle and surrounding districts.

HWA 2009 depicted the spread of metropolitan clubs and the schools involved in hockey programmes and Figure 4 is taken from that document. Whilst HWA 2009 stated that CoC has a strong school programme and no local club to service it, FHC has found no significant hockey programme beyond its own Hook in2 Hockey work. HWA 2009 identified FHC and Kwinana as target clubs for service to Cockburn’s schools and indeed FHC has supported the development of hockey in Cockburn’s schools in recent years.

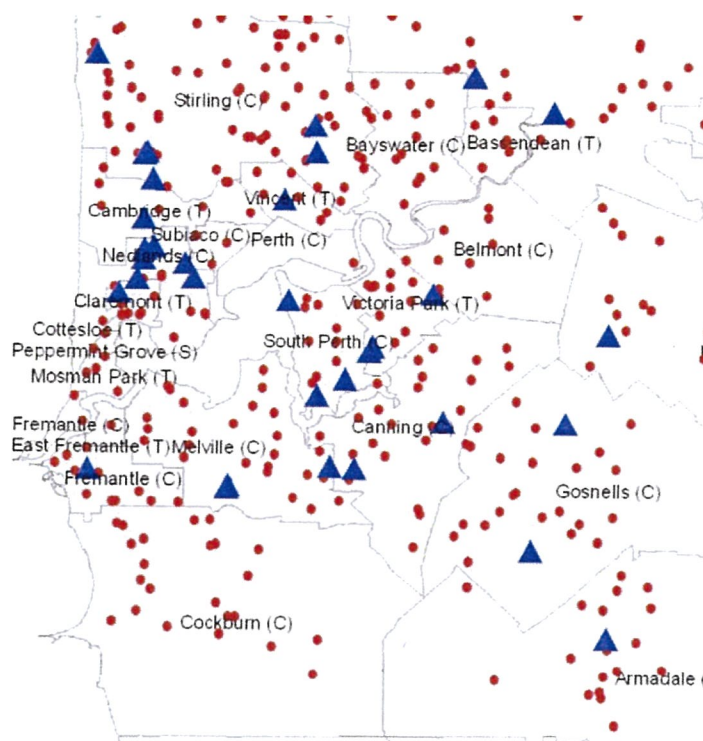


Figure 4: Clubs and School Hockey Programmes by Locality (HWA 2009)

Hockey is played by both genders and across the age spectrum in our community.

Table 2, drawn from ERASS 2010 data, shows more than 24,000 men and women over the age of 15 participated in organised hockey in 2010.

	Males	Participation Rate	Females	Participation Rate
Indoor Hockey	3,100	0.3%	4,000	0.4%
Outdoor Hockey	16,200	1.8%	8,100	0.9%

Table 2: Male and Female Hockey Players – Western Australia (ERASS 2010)

Specific ERASS 2010 breakdown by age is not available but we know that many thousands of sub-15 year olds play in both HWA and schools competitions. HWA alone has more than 40 official competitions for this age group. Likewise, hundreds of 40-70 year old ‘veterans’ play every week during formal winter and informal summer competitions.

FHC’s existing team list shown in section 2.1 exemplifies the gender and age diversity of a premier hockey club. It is confidently expected that this diversity will continue and offer immediate opportunity for active participation across the entire Cockburn community

4.3 Competition

No hockey club has established in CoC.



To the south, Kwinana Tigers Hockey Club operates from Orelia. Its website, www.kwinanahockey.org.au, lists 2 senior men's teams and 1 senior women's team. Junior players from Hook in2 Hockey to 9/10 (under 15) are also in place. Kwinana's top men's team plays in Provisional 4 Grade, the lowest *turf* grade supported by HWA. It is hoped that Kwinana will become an affiliate of a Cockburn based FHC, using a Lakelands Reserve based *turf* for training and home game purposes. This opportunity will be fully investigated following in-principle support from HWA and CoC.

To the north of Cockburn and east of Fremantle, Melville City Hockey Club operates from Kardinya. Like FHC, Melville is a premier hockey club with men's and women's teams at all levels from Juniors to first grade men and second grade women. Melville now boasts 1000-1200 members, more than double the number when it installed a *turf* 7 years ago. Melville is currently FHC's major competitor for players but that competition will diminish should FHC relocate and upgrade to *turf* club status. Indeed, Melville's population catchment continues to grow and it is considering a second *turf* at Kardinya to cope with local demand. Significant incursion by Melville City into Cockburn seems unlikely.

General competition will exist from all other major clubs enjoying a *turf* facility and they currently are:

- Joondalup Lakers at the Arena in Joondalup
- Hale at Hale School in Doubleview
- University at McGillivray Oval in Mount Claremont
- Curtin Trinity Pirates at Perth Hockey Stadium in Curtin University, Bentley (2 *turfs*)
- Old Aquinians at Aquinas College in Salter Point
- Wolves/YMCC/Riverside Lions/Suburban consortium at Shenton College in Shenton Park
- Rockingham at Lark Hill in Port Kennedy

Other *turfs* are said to be in the planning stage including

- Victoria Park at a Victoria Park location to be determined
- Whitford at Warwick Open Space in Warwick
- Southern River at Sutherlands Park in Gosnells
- Old Guildfordians

Each of these clubs has a catchment area which is separate and distinct from the Fremantle-Cockburn catchment proposed for this study. HWA 2009 rated a club located in Cockburn as one of its development priorities and recognised FHC as a suitable proponent. Further, HWA 2009 favoured the construction of *turfs* with adjacent grass grounds and clubrooms by existing clubs.

HWA 2009 recognises that sustainability of *turfs* is significantly driven by utilisation and therefore developed limited preferred locations for new *turfs* in the following 5-10 years (2014 – 2019). Figure 5 is drawn from HWA 2009 and shows those preferred *turf* locations along with existing *turfs*. Existing *turfs* (2009) are shown by the small blue rings.

The Prinsep Road site referenced in Figure 5 is no longer available in the CoC. This study substitutes it with Lakelands Reserve.

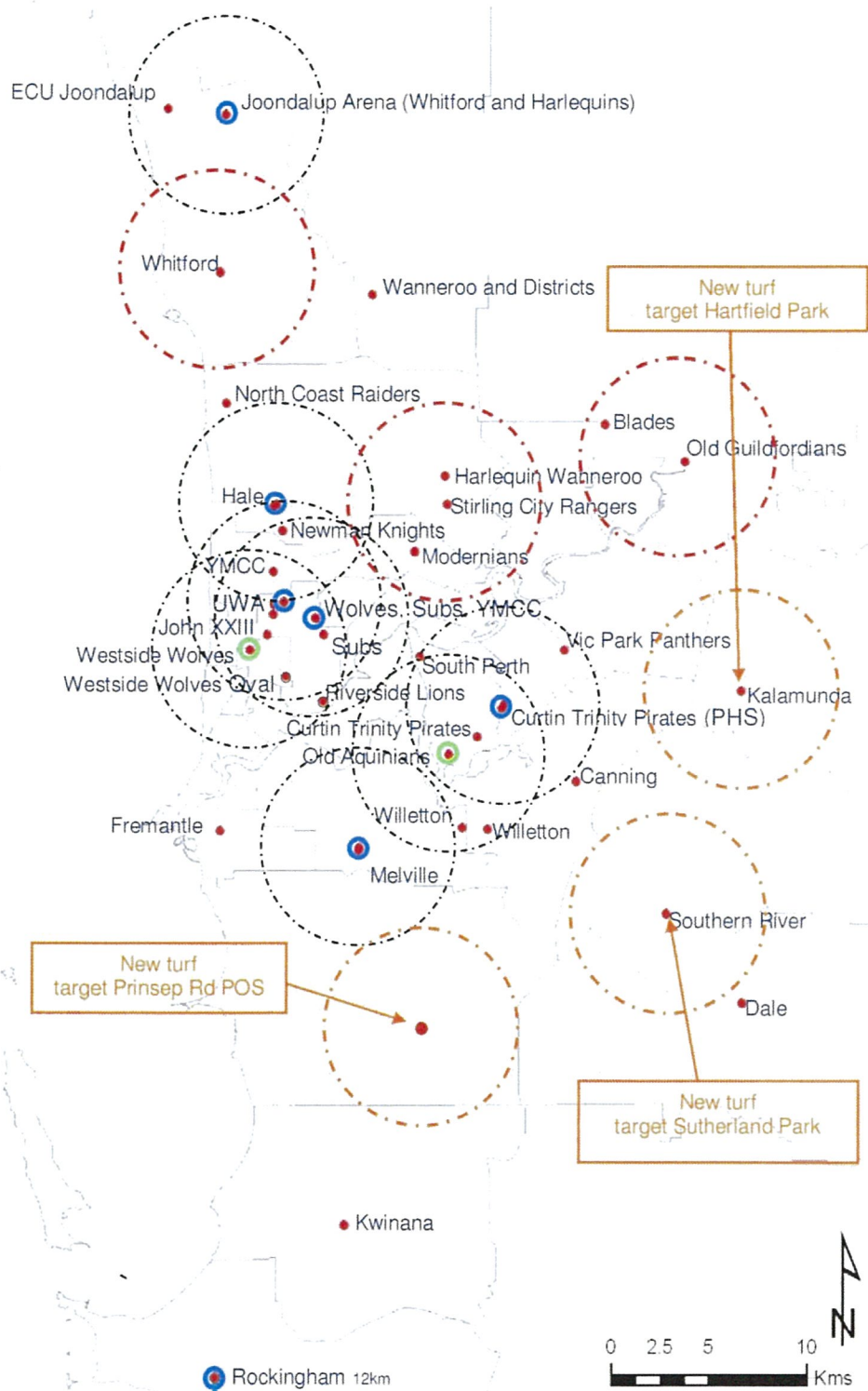


Figure 5: Proposed Turf Facilities 2014 – 2019 (HWA 2009)

The broken circles drawn around each club site (red dot) represents the HWA view of the natural, defensible catchment areas for those clubs. FHC proposes to re-locate to the new Cockburn catchment whilst maintaining its existing Fremantle area.



Overall, it is expected that the principal challenge will be to build the club membership rather than repel competition. Junior development will be crucial in this regard. Melville City Hockey's growth has been largely in Junior numbers and this serves as a recent and proven model for FHC.



5. Justification for the Proposed Facility

5.1 Site Options

A number of options were considered for FHC development.

5.1.1 Do nothing

The “do-nothing” option means that FHC would remain at Stevens Reserve in Fremantle and continue to hire *turf* time for training and games at other locations, notably Perth Hockey Stadium and Melville.

The advantages of this approach are simplicity and minimal additional financial risk/liability.

The disadvantages are

- Continued loss of current and future Junior members to Melville due to the attraction of its *turf*.
- Continued division of the club into grass players based at Stevens Reserve and *turf* players mostly based at competitor clubs. This has immediate, adverse social and revenue impacts and ultimately threatens club sustainability.
- More or less stagnant catchment population and limited growth/economies of scale.
- Need to renegotiate a long term lease with the City of Fremantle and the Fremantle District Cricket Club.
- Continued and increasing cost of *turf* hire for training and playing with an outlook for reduced availability (especially for attractive training times).
- Loss of HWA support for one of the 5 strategic *turfs* proposed for development by 2015.

In short, this option appears to spell the ‘beginning of the end’ for FHC as a premier club.

5.1.2 Development at Stevens Reserve or another Fremantle site

FHC has pursued this option for more than a decade without success. Suitable new land committed to organised sport and recreation has proven to be unavailable in Fremantle. Several sites have been identified over the years but each has been refused in favour of alternative development.

The advantages of continuing to utilise current facilities and maintaining the geographical origins of the club are outweighed by land availability in Cockburn and a significantly better growth equation. Additionally, investment within the Fremantle catchment would not appear to satisfy HWA’s strategic direction.

Successive General Meetings of club members have resolved to thoroughly investigate the relocation option.



5.1.3 Development at an alternative site in Cockburn

The Prinsep Rd site identified in HWA 2009 is no longer available to hockey and nor is Atwell Reserve. Atwell Reserve was set aside for a hockey *turf* in CoC 2009 but has since been dedicated to Australian (Rules) Football.

During the review of all available sports sites in CoC for this study, consideration was given to a site near to the former South Coogee Primary School on Stock Road. The land is the subject of a swap with Landcorp and is small, offering no space for future expansion to include a second *turf* and additional grass fields. Additionally, although access via Stock Rd may be adequate, the site lacks immediate access from the Kwinana Freeway. Easy freeway access would be beneficial for visiting players, spectators and officials for years to come.

5.1.4 Lakelands Reserve

Lakelands has several advantages.

- It has space for an initial *turf* aligned in a favourable north-south configuration plus 2 grass fields and a suitable clubrooms/function area.
- It satisfies the strategic intention of both HWA and CoC.
- It has a future development capacity through development of new grass fields across the road (electricity transmission line easement) and a second *turf* on Lakelands Reserve.
- It is adjacent to Lakelands Senior High School and close to many primary schools. Most of the existing *turfs* in the metropolitan area are on or adjacent to secondary school grounds and the benefits to students have been well demonstrated.
- It is adjacent to the South Lake Leisure Centre containing a public swimming pool and gymnasium already operating similar hours to those proposed for the hockey *turf*. Considerable parking is already established.
- It is close to the Kwinana Freeway and the rapidly developing Cockburn Central area. The population catchment for hockey is superior to other options.
- Adequate power and water supply is available at the adjacent Recreation Centre.
- CoC plans to relocate the existing Leisure Centre activities to a new facility at Cockburn Central in the medium term. This may present opportunities for FHC to develop additional facilities within the existing building fabric such as the development of an indoor hockey arena. Such matters, however, do not form part of this study.

The major risks perceived for this option are:

- Significant financial commitment.
- Potential resistance from some members based upon the relocation outside of the City of Fremantle borders.
- Loss of some FHC's traditional catchment areas.

Subject to planning and funding approvals, development at Lakelands Reserve and relocation of the club is clearly the best option available at this time.



5.2 Project Benefits

The justification for the project lies in its benefits. Although FHC's long term lease over Steven's Reserve has expired and current tenure is on a monthly basis, there appears no real risk that FHC will be compromised by loss of its existing facilities. The City of Fremantle has indicated that re-negotiation of a further lengthy period of secure tenure would be possible once it completes a review of its lease model for recreation facilities.

5.2.1 Club Competitiveness

FHC has been a premier club in the Western Australian organised hockey competition for 80 years.

During the last 80 years, many new clubs have formed and many once-powerful clubs have disappeared or if they have continued, they have done so by offering a lower level of competitive opportunity to their members. For the men, only the Fremantle and University clubs remain in an 'intact' state from Fremantle's inaugural A1 season in 1938.

For FHC's future to be as promising as its past, it must retain its competitiveness. It must provide a pathway for our boys and girls all the way from hockey commencement to hockey glory as a State and/or National representative.

This project will deliver two essential foundations for the retention of premier club status in the metropolitan area, viz top level playing facilities and domicile in a growing, young and vibrant City.

The model for success in this regard is Melville City Hockey Club. Melville is a growing city and the club installed a synthetic turf at its home base 7 years ago. At the time, Melville had similar playing numbers as FHC but still strived to achieve top grade competitiveness for both men and women. Melville City Hockey Club now serves more than twice the number of members and is planning to develop a second *turf* to cope with increasing demand. Some of the most talented Juniors from the Fremantle area now play for Melville.

At the opposite end, it may be fair to consider Old Modernians Hockey Club (Mods). Forty years ago, Mods men were a powerhouse of the Western Australian hockey competition with multiple national team representatives. Whilst *turf* wasn't an issue then, Mods moved from King's Park to a new home in North Perth and the decline began. Relatively few years later, Mods lost 1st Division status and had neither the facilities nor the catchment to permanently re-establish that status. Reportedly, Mods acknowledged that it only had the resources to be a 'second string' club and whilst it has been successful in that space, Mods has now merged its State League (*turf*) teams with Harlequins. FHC wishes to avoid Mods' path in coming years.

5.2.2 Hockey Development

Hockey is a strong participation sport for all ages and is consistent with National Physical Activity Guidelines for Australia released by the Commonwealth Department of Health and Ageing in 2010 (DoHA 2010). Clubs like FHC also promote fun, social responsibility and family values. Development and growth of hockey is a valid community benefit for which to strive.



FHC is committed to the growth of hockey and is proud of the value and benefits that the club brings to its members and the broader community.

5.2.3 Cockburn Community Service Growth

The project would immediately add the full range of hockey opportunities to CoC's recreation services and fulfil that aspect of its strategic plan.

The formation of a new hockey club in Cockburn with reliance on organic growth would take many years to achieve the same outcome. Total funding of a *turf* by the City and State (as for Rockingham) should accelerate growth for a new club but it still takes significant time to build a strong player base in an amateur sport. Many of Perth's second tier clubs have been in existence for 20 years or more.

5.2.4 Club Growth and Sustainability

As the metropolitan area grows and the structure of organised hockey changes, it appears that larger clubs with stronger balance sheets and well organised business structures will become more sustainable. Indeed, it has often been suggested that hockey will ultimately move to the organisational structure of other sports whereby geographical areas ('franchises') are allotted to clubs with suitable facilities and 1st grade teams. The investments made by those clubs may then be protected by a 'no-relegation' rule.

A benefit of this project would be to grow FHC to a critical size (nominally greater than 1000 members) for inclusion as such a 'franchised' club.

In the same vein, the potential future opportunity associated with the closure of the South Lake Leisure Centre could strengthen FHC's business structure through the development of a high standard indoor hockey facility.

5.2.5 Financial Surplus

The pre-feasibility study economic model returns a small positive net present value and cash surplus over the 15 year project life, whilst at the same time providing funding for future turf replacement/additions via a Sinking Fund.

The funding, revenue and capital and operating costs are discussed in Section 10 of this report.



6. Draft Management Plan

6.1 Management Structure

FHC has successfully operated for many decades as an incorporated body managed solely by volunteers. It has been recognised within the City of Fremantle Champion Clubs Management Guide (CoF 2012) and its shared facility management approach has been cited by the City as a model for community clubs. FHC's Constitution was last reviewed and modified in 2009 and satisfies contemporary requirements.

Essentially the club operates through an elected Committee with an Executive Group comprised of the Club President, Treasurer, Secretary and Vice Presidents with specific responsibility for each of Men's, Women's and Junior's matters. A series of Sub-Committees also operate to address specific areas. Each Sub-Committee comprises of at least one elected Committee member (sometimes as Chairperson) and a number of co-opted members with appropriate qualifications or experience. FHC also has representatives serving on some HWA Committees. Figure 6 depicts the current organisational structure.

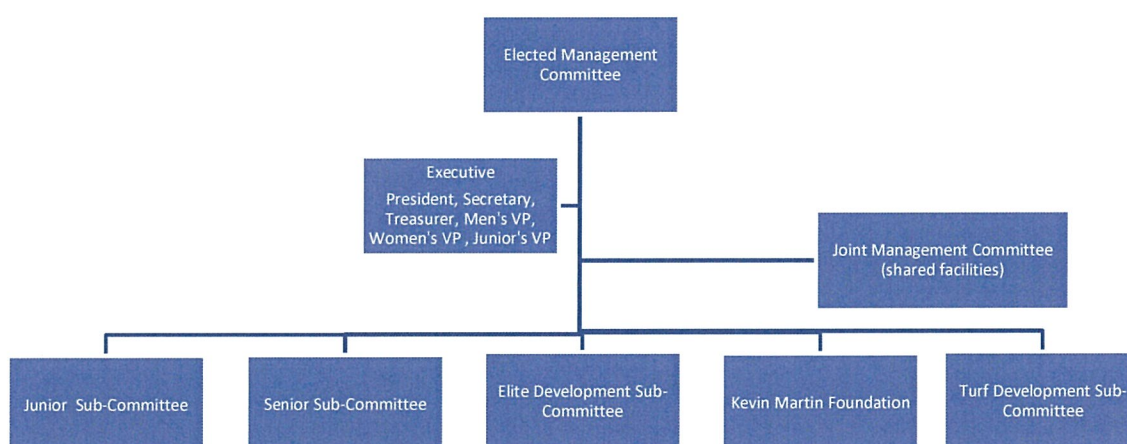


Figure 6: FHC Organisational Structure

Following commissioning of the proposed Cockburn facilities, it is anticipated that a direct management structure will remain. A *Turf* Management Strategy defining the exact structure of the facilities management will be developed during the detailed design phase of the project but it is likely that the current shared facilities committee will morph into a Facilities Management Sub-Committee with specific responsibility for the smooth and profitable operation and maintenance of the *turf*, grass fields and clubrooms. The *Turf* Development Sub-Committee will no longer be required and will be dissolved.

The Asset Management Guide issued by DSR in 2004 provides useful guidelines for the management of sport and recreation facilities.



6.2 Usage Estimates

The usage of the *turf* may be divided into 4 categories being FHC training, competition game hire, informal game hire and training hire. For economic modelling purposes, only hockey use has been considered.

6.2.1 FHC Training Use

Currently, FHC has 5 men's teams and 7 women's teams playing *turf* hockey. Training costs for the hire of *turfs* at other club locations are paid by FHC and costs are recouped through the higher membership fees charged to *turf* players. The economic model for the study removes these training hire costs paid to owners of existing *turfs* but retains the additional membership fees as part of revenue.

Currently Junior members enjoy only an ad hoc training experience on *turf* and making the club *turf* available to Junior members for training is a key ambition of the club and a significant driver for the project. Access to the *turf* for an hour or more each week is an important part of Junior skills development.

In summary, combining half and full *turf* requirements, it is planned that FHC training use would consume 11 hours of *turf* availability from late afternoon from Monday to Thursday during the 18 weeks of the winter season.

6.2.2 Competition Game Hire

It has been assumed that *turf* teams will play at the FHC facility on a home and away basis; that is at home every second week. This equates to 6 senior games each week in which the visiting team pays a hire fee and each team pays an entry/playing fee. The fees used in the economic model are commensurate with the current fees paid at existing metropolitan *turfs*.

Additionally, many HWA fixtures are played on *turf* each week and HWA has indicated strong support for a new FHC *turf* in Cockburn. This support has been translated into a further 8 senior games each week at the *turf*. These additional games contribute hire and playing fees from the parties which are important to the economic feasibility of the project. Whilst confirmation of these games is to be advised by HWA, FHC believes that Melville's experience provides a reasonable benchmark. Melville currently hosts 17 or more senior fixtures at its Kardinya turf each week of the 18 week senior winter season.

Nine Junior games have been assumed for 14 weeks of the winter season.

6.2.3 Informal Game Hire

The advent of *turfs* has not only improved the quality of the competition, it has also brought the opportunity for hockey to be played all year round on any day/night of the week. Although normally informal in HWA competition terms, games are now played on summer evenings throughout the age groups. The drivers are fitness and enjoyment and there are many mixed (men and women) and 7-a-side competitions operating on established *turfs*. These competitions are usually comprised of teams formed along club lines but the growth of 'fast food' sport whereby non-aligned players come together on a casual and irregular basis is now well recognised.



The economic model for the study has allowed for 12 Senior and 4 Junior games of 'night hockey' per week during 16 weeks of summer.

6.2.4 Training Hire

FHC will use a significant proportion of the available training time during the winter season but hire for 3 hours per week has been assumed for external parties during the 18 week senior winter season. Given the demand experienced at other *turfs* and the available hours (beyond FHC demand), this is considered conservative. This available time presents an opportunity for increased revenue.

The 8 weeks prior to the winter season commencement is characterised by the end of informal hockey competitions and a ramp up of pre-season training/'scratch matches' by all clubs. Hire to external parties averaging 9.6 hours per week has been allowed during this pre-season period.

6.2.5 Comparable Facility Benchmarking

The estimates provided in 6.2.1 to 6.2.4 have been prepared from first principles by experienced FHC administrators but comparison of activity at Melville's Kardinya *turf* provides comfort that these estimates are both sensible and achievable.

Currently, Melville uses its *turf* for its own training purposes for 11.5 hours each week and rents it to others (including FHC) for a further 3 hours each week. It enjoys 22 HWA competition games each week during the winter season with a base of 10 Senior 'home and away' games involving Melville teams.

6.3 Target Groups

External groups proposed to be serviced by the *turf* and clubrooms comprise potential new FHC members, particularly those residing in Cockburn; established hockey clubs without a home *turf* and within reasonable travel distance; schools (both established in hockey and not); and community members and groups who may wish to use the clubrooms facilities for passive recreation and functions.

6.3.1 New Club Members

Growth in membership is an important driver for the project. The current membership comprises around 280 Senior and Master's players and 220 Junior players of which approximately 70% play every week and the remainder on a less frequent basis. It has been estimated that the planned facilities naturally limit the club to around 900 members and growth to this level is expected within 4-5 years.

The cap of 907 members used for economic modelling is considered conservative because it is likely that part-time, casual and rostered employment will continue at least at current levels in the community and therefore the core group of players may remain around 70%. If that is the case, growth to more than 1200 members may be realistic for the proposed facilities.

Assuming a participation rate of 1% of the population over 15 years of age, Cockburn should theoretically support FHC with more than 1000 members in 2015. Many existing members live beyond Cockburn and have stated both support for the relocation to Lakelands Reserve and the intention to continue membership of the club. ERASS figures suggest that a 1%



participation rate is conservative (Table 2). Additionally, where *turfs* and hockey clubs are concentrated in the western suburbs (Figures 3 and 4), HWA has found the participation rate to be significantly higher than the ERASS results. Detail may be found in HWA 2009.

6.3.2 Established Hockey Clubs

The nearest established hockey club without its own *turf* is Kwinana and it is hoped that strong relationships can be formed with this club.

As noted in 4.3, Melville's continued membership growth has brought it to consideration of a second turf and some hire of a new FHC *turf* may provide a feasible interim solution for a few years until Melville membership fully justifies the construction of that second facility. Although Southern River is itself investigating a home *turf*, it and Dale currently hire the Melville facility and may find a Cockburn *turf* to be more attractive in both location and availability terms.

6.3.3 Schools

Development of hockey in conjunction with both the primary and secondary schools within reasonable travel distance is an important target for FHC. FHC has already shown its willingness and competence in this regard through Hook in2 Hockey programmes and co-operation with Santa Maria College, Iona Presentation College and Christian Brothers College (Fremantle).

Twenty seven local primary schools and eight secondary schools have been identified as possible partners and are listed in Table 3. Consideration of priority target schools is underway.

Primary Schools						
Atwell	Aubin Grove	Beeliar	Bibra Lake	Blue Gum	Coolbellup	Coogee
Divine Mercy	East Ham Hill	Hammond	Harmony	Jandakot	Kerry St	Mater Christi
New Life	Newton	Perth Waldorf	Phoenix	Sth Coogee	Sth Lake	Southwell
Spearwood	Spearwood Alternative		St Jerome's	Success	Yangebup	
Secondary Schools						
Lakelands	Hamilton	North Lake	Corpus Christi	Leeming	Murdoch College	
Kennedy Baptist College		Seton Catholic College				

Table 3: Nearby Schools

6.3.4 Community Members and Groups

The clubrooms planned for the project will have separate male and female changing rooms, toilets and showers; a kitchen; bar service and open area capable of seating around 300 persons. This open area can be hired for functions, passive recreation such as bridge or bingo or appropriate active recreation such as aerobics. FHC already has experience of all such activities at its current Stevens Reserve clubrooms in Fremantle.

The economic model for the Study allows an average net revenue of \$2,000 per month for activities associated with community members and groups.

It is recognised that some recreation activities other than hockey may be compatible with the *turf* playing surface and consideration will be given to these on a case by case basis. The economic model conservatively assumes no alternative activities on the *turf*.



6.4 Programs and Services

Expected FHC growth in Cockburn is expected to be 80% Junior and 20% Senior players. A programme for the development of hockey programmes and the recruitment of Junior playing members through co-operation with schools is currently being planned in detail.

Contact has been made with the Cockburn Community Schools Association in the hope that FHC can encourage the introduction of hockey into the co-ordinated sports calendar for primary schools in the district during 2014. FHC anticipates working with 'staff champions' in each of the priority schools to commence a hockey programme for Years 3, 4 and 5 pupils and it is hoped that a hockey carnival can be held at Lakelands Reserve towards the end of Term 3 in 2014. Older pupils will initially be encouraged to visit FHC at Stevens Reserve to experience hockey and join the club.

HWA has indicated support for FHC including allowing some Junior (grass) competition games to be played at Lakelands Reserve from 2014. This matter is yet to be discussed with CoC.

Priority secondary schools in and around Cockburn will be contacted in the hope that 'staff champions' will agree to encourage students to join FHC. In the past, FHC has successfully offered coaching assistance to local schools.

It is expected that some senior hockey players (past or current) living within the catchment area may see a new FHC facility in Cockburn as both convenient and attractive. FHC will seek local publicity and conduct recruitment drives in the hope of attracting new senior members. FHC will take part in appropriate sport and recreation open days held in Cockburn.

Conceptual plans are being developed for social hockey. These games are most likely to be during summer and include both men and women and a mixture of experienced and new senior players. In the past, FHC has found that parents of new Juniors are often attracted to the game, particularly if the opportunity exists to occasionally play socially with their children and friends. Like all new Juniors, all new Seniors learning the game will be welcome.

It is hoped that the conditions and programme for hire of the clubrooms facility for community recreation and functions will be circulated through existing CoC channels and local advertising. Acquisition of appropriate liquor licencing permits will be necessary.

6.5 Staff Requirements

FHC has been administered on a voluntary unpaid basis since its inception and this development and relocation proposal does not envisage significant change in that regard. This is the model applied by most and perhaps all hockey clubs in the metropolitan area. Notwithstanding, it is recognised that management and co-ordination of bookings for a *turf* requires year-round effort and the economic model for this study has allowed an annual honorarium of \$50,000 for one or more 'administration officers' handling bookings and secretarial matters.

It is acknowledged that future expansion beyond a single *turf* or a move to a different HWA competition structure may require a different club legal entity and paid employees. These matters are beyond the scope of the current study and re-location proposal.



6.6 Marketing Strategy

The marketing of the new facility will principally be to organised hockey through HWA channels and affiliated clubs. Promotional plans and customer service standards for all the areas described in 6.4 will be developed during the detailed design and construction phases.

A SWOT Analysis associated with the project is included as Table 4

<p>Strengths</p> <p>Strong management/administrative group and structure</p> <p>Sound, healthy, long-term financial record</p> <p>Pathway all the way to International Representation for both males and females through</p> <ul style="list-style-type: none"> • 4 Hook in2Hockey programmes • 1 Graduates team • 10 Junior teams (including A Grade) • Social grades teams – turf and grass • First Grade Men's and Women's teams <p>Masters teams – top and social grades</p> <p>Skills and experience to run a successful club – 80 year history</p> <p>Strong strategic direction</p> <p>Training and development programmes for Juniors, elite and talented players, umpires and administrators</p> <p>During and after schools programmes</p> <p>Experienced in inter-club relationships and facilities sharing including contractor management</p> <p>Experienced in working alongside Local Government</p> <p>Close ties with regional clubs</p> <p>Ties with country and international clubs</p>	<p>Weaknesses</p> <p>Lack of space and facilities to sustain FHC as a premier club</p> <p>Existing catchment area has neither the growth nor demographics to fuel growth</p> <p>Management structure needs development to oversee the proposed <i>turf</i> facility</p> <p>Reliance on volunteers</p> <p>Membership unease due to absence of home <i>turf</i></p> <p>Inadequate plan developed for growth beyond <i>turf</i> (e.g. indoor hockey centre)</p>
<p>Opportunities</p> <p>Significant growth in member numbers – playing and social</p> <p>Strategic alliances with</p> <ul style="list-style-type: none"> • Other sporting groups • Community groups (non-sporting) • City of Cockburn and State Government • Primary and secondary schools and colleges • Local businesses <p>Funding</p> <ul style="list-style-type: none"> • Sponsorship • Existing members • HWA • Grants • City of Cockburn • <i>Turf</i> hire <p>Attract and retain elite players</p> <p>HWA <i>turf</i> fixtures</p> <p>Development of a Communication Plan – social, print, television, internet</p>	<p>Threats</p> <p>Insufficient capital funding</p> <p>Community opposition to the project and consequent failure to gain CoC support</p> <p>Delay resulting in loss of priority support from HWA</p> <p>Strong competition for development funds/support from other clubs</p> <p>Rising construction costs</p> <p>Loss of elite players and premier club status before the facility is complete</p> <p>Reversal of member support for club relocation</p> <p>Inadequate appeal of proposed schools programmes</p>

Table 4: Project SWOT Analysis



7. Concept Plan

7.1 Location

7.1.1 Proposed Location

The proposed facility location is at Lakelands Reserve, South Lake. The South Lake Leisure Centre and Lakelands Senior High School are located immediately to the east of the reserve. A groundwater expression lake forms the western and eastern boundary of the site. To the north, the site is bordered by South Lake Drive. Figure 7 shows an aerial image of the location with a stylised hockey development superimposed upon it. The site plan for the development is shown in Figure 8.

Lakelands Reserve is currently used by Lakelands Senior High School for some sporting activities including rugby. The reserve is also used on an infrequent basis as an overflow ground for weekend Junior cricket during summer months. There appears no immediate conflict between grass field hockey use and continued use by the school for rugby. The DoE and CoC have agreed in principle to modifications to grass areas within the school and on Lakelands Reserve that would facilitate the proposed FHC development.

7.1.2 Existing Assets

Lakelands Reserve is a sports ground located adjacent to the South Lake Leisure Centre. The reserve consists of a large grass area with a synthetic cricket pitch, cricket nets, football goals, rugby goals and a shelter.

The South Lake Leisure Centre includes indoor and outdoor swimming pools, an indoor sporting centre, a gym area, crèche, change rooms, ablution facilities and a meeting room. The City of Cockburn plans the construction of a new Regional Aquatic and Recreation and Community Facility at Cockburn Central to replace the existing facility. Upon completion of this new facility, the South Lake Leisure Centre will be de-commissioned. Preliminary discussions with the City of Cockburn have indicated that the Council may support FHC's use of part of the infrastructure at the South Lake Leisure Centre for its proposed and potential future hockey developments.

Parking facilities associated with the Leisure Centre are located adjacent to the Centre (east of the proposed *turf*). The car park has 155 bays, 60 bays in the eastern section and 95 bays in the western section.



7.1.3 Site Suitability and Specifications

A preliminary desktop assessment of the Site was undertaken, which is summarised in Table 5.

Assessment type	Assessment approach	Outcome
Site contamination	DEC Contaminated Site database search	No contaminated sites were identified at the Site.
Sub-surface infrastructure	Dial before you dig database search	No sub-surface services were identified at the Site.
Heritage	Department of Indigenous Affairs Aboriginal heritage database search	No heritage sites were identified at the Site.

Table 5: Site assessment

High voltage aboveground power lines are located on the western boundary of the Site. A buffer zone will be retained around the aboveground power lines.

A preliminary assessment of the Site indicates that there is sufficient room for locating the *turf* facility, including the elements proposed in Section 7.2.

The Site is currently zoned Parks and Recreation, which is a compatible zoning for the proposed land use. Lakelands Reserve is owned by CoC and maintained under a shared user agreement with the DoE. Preliminary discussions with the City of Cockburn have indicated that they are prepared to provide the area for the development of a *turf* facility.

The adjacent land uses include the South Lake Leisure Centre and Lakelands Senior High School. It is understood that City of Cockburn is likely to replace the South Lake Leisure Centre with a recreational centre at Cockburn Central West within the next five years.

The Site is located close to the Berrigan Drive freeway off-ramp, is serviced by public transport and is readily accessible for motorists and cyclists. The surrounding land uses are complementary to the development of an artificial turf and visually consistent with the adjacent buildings. The proposed land use is unlikely to have a significant impact upon local traffic.

The site is generally flat. To the west of the site is a groundwater expression lake. DEC acid sulphate soils mapping indicates that the Site has a high to moderate risk of being potentially acid sulphate forming. The site is approximately 21 m above sea level with a depth to groundwater of approximately 2 m based upon the Perth Groundwater Atlas and supported by observations of the lake.

The key potential site impacts which will need to be managed are light and noise pollution and acid sulphate soils.

Figure 7 shows the development footprint overlaying an aerial photograph and the site plan is shown in Figure 8. The potential for the future development of 2 further grass fields on the land to the north-west, across South Lake Drive and within the power line easement adds to the suitability of the Lakelands Reserve site for the main club infrastructure.



Figure 7: Project Footprint

7.2 Components

7.2.1 Primary components

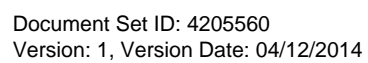
The primary components for the facility will consist of:

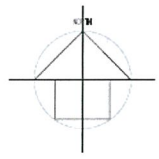
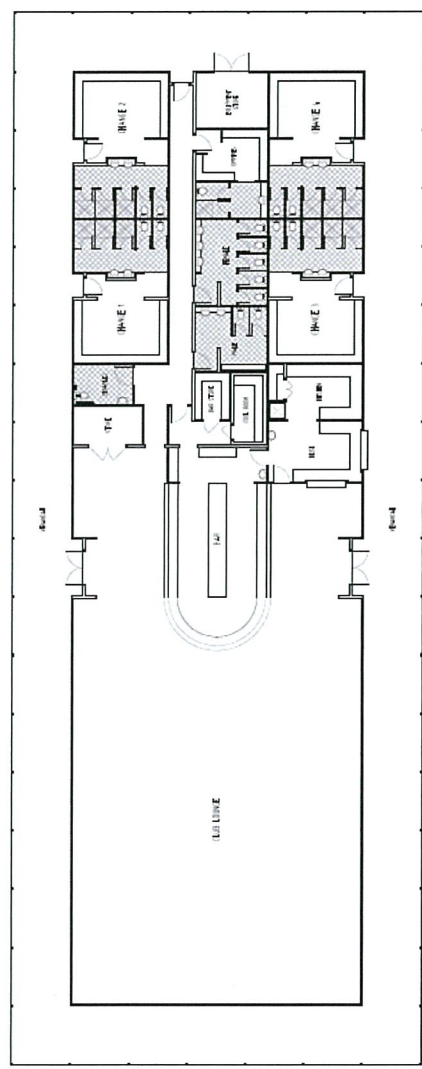
- A wet artificial hockey turf in a north-south orientation with the potential to add a second adjacent artificial hockey turf.
- Clubroom facilities, including four change rooms, toilet facilities, storeroom, bar and indoor function area, outdoor area and kitchen facilities. A preliminary plan is shown in Figure 9.
- Two grass hockey fields.

7.2.2 Secondary components

The secondary components of the facility will consist of:

- Car parking.
- Seating.
- Fencing.
- Lighting.
- Turf water supply equipment, including groundwater bores, storage tanks, pipework and irrigation equipment.





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Figure 9: Clubrooms Preliminary Plan



7.3 Constraints and Opportunities

7.3.1 Constraints

High voltage power lines are located on the western boundary of the Site. A buffer zone will need to be retained between the *turf* facility and the power lines.

The site is a high to medium risk of containing potentially acid sulphate soils. It is likely that soils will be imported to provide a base course for the *turf*. An acid sulphate soils management plan will be required in the event that dewatering becomes necessary.

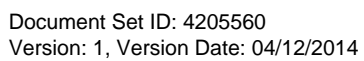
The available space for the facility is constrained in a north-south direction. The *turf* should be aligned north-south to limit the visibility impact from afternoon sun and avoid the need to remove any of the existing parking facilities where feasible.

7.3.2 Opportunities

The South Lake Leisure Centre is likely to be decommissioned within the next five years and the City of Cockburn has indicated that there is potential for FHC to take over part of the facility. FHC envisages that this could form the basis of an indoor hockey facility and has prepared an indicative floor plan shown in Figure 10. This opportunity does not form part of the current proposal.

The proximity of Lakelands Senior High School to the Site creates an opportunity to support significant development of hockey at the school.

The vacant land within the power line easement to the north of South Lake Drive provides a future opportunity for grass hockey field development without the need for significant additional infrastructure. This will assist club sustainability.





7.4 Functional Requirements

Functional requirements are summarised in Table 6.

Component	Requirement
Turf facility	<ul style="list-style-type: none"> • Turf standards to meet: <ul style="list-style-type: none"> ○ Level B standard from <i>Strategic Facilities Plan for Hockey WA</i> (HWA 2009). ○ National standard, from <i>Handbook of Performance Requirements for Synthetic Turf Hockey Pitches</i> (International Hockey Federation, 2008). • Floodlighting in accordance with FIH, Hockey WA and local government requirements. • Security fencing and ball fencing. • Pitch surrounds. • Irrigation.
Clubroom facilities	<ul style="list-style-type: none"> • Function centre for up to 300 people. • Bar facility, including cool room and store room. • Kitchen and attached kiosk with access to the exterior. • Four changing rooms, including showers and toilets. • Equipment storeroom. • Toilet facilities, including disabled access facilities. • Outdoor seating facilities over both the eastern and western ground. • General storeroom.
Parking	<ul style="list-style-type: none"> • Parking facilities for at least 100 cars (broadly based on 1 bay per 4 participants) • Bicycle parking for 10 bicycles

Table 6: Facility Functional Requirements

7.5 Interconnectivity

The clubrooms shall be located between the primary eastern turf and the western field. Access to the artificial turf facility will be controlled through the clubrooms. Pedestrian flow will be around the north side of the *turf* (through the new car park) to the clubrooms and *turf* entry point.

The function centre will be aligned to provide a view over the centre of the proposed and future *turfs*. The outdoor viewing area will be located to be sympathetic for use of the facility as a function centre.

7.6 Concept Design

7.6.1 Site Layout

A conceptual General Arrangement drawing for the Site is shown in Figure 8.

The site layout has been prepared such that the turf is aligned north-south and the clubrooms are located such that a second adjacent turf facility could be constructed in the future.



7.6.2 Turf Performance

It is proposed that the primary turf will achieve the Level B requirements presented in *Strategic Facilities Plan for Hockey WA* (HWA 2009) and the National Standard, presented in *Handbook of Performance Requirements for Synthetic Turf Hockey Pitches* (International Hockey Federation (FIH), 2008).

Key turf requirements are summarised in Table 7, and will be refined in detailed design.

Parameter	Requirement
<i>Field Alignment</i>	Approximately north-south
<i>Field Dimensions</i>	91.44 m x 55 m
<i>Buffer Zone</i>	3 m side, 4.5 m end
<i>Turf Material</i>	FIH approved for National or Global standard. Material to be UV resistant. Nominally Poligras® Olympia or equivalent.
<i>Shock Pad</i>	Polyurethane bound rubber or equivalent.
<i>Base Preparation</i>	Compacted sub-grade or specified sub-base with geotextile and engineered bound surface
<i>Joining</i>	Taped butted joints, minimum 300 mm for seams and wider for line joins, with tolerances <2 mm. Glues to be two part polyurethane or equivalent
<i>Drainage</i>	Pitch to be free draining, with drainage into soakwells or existing drainage lines.
<i>Rebound walls</i>	Behind goals, 100 mm high at a 10% incline.
<i>Furnishings</i>	Corner posts at the four corners
<i>Pitch surrounds</i>	Masonry or pre-cast concrete walls surrounding the pitch. Shoe washing area at the base of the steps to enter the turf area. Technical bench and team dugouts.
<i>Other</i>	Allowance for provision of irrigation and electronic scoring equipment.

Table 7: Turf design parameters

7.6.3 Lighting

Lighting will be designed in accordance with AS 2560 Part 2.7 and the *Guide to Artificial Lighting of Hockey Pitches* (FIH, 2011). The lighting design will be based on the following criteria:

- Lighting to be optimised for non-televised matches (horizontal illuminance on the pitch is the frame of reference for lighting).
- Lighting to be designed to meet the Class 1 non-televised specifications of (FIH, 2011) and those required for major grade club presented in HWA 2009
- Achieve maintenance illuminance of ≥ 500 lux. The ratio of minimum illuminance and maximum illuminance from a horizontal frame of reference should be >0.5 , and the ratio of minimum illuminance and average illuminance >0.7 .
- Light aiming angle of ≤ 65 degrees from Nadir.
- Eight lighting mast configuration, with masts located a minimum of 5 m beyond the backlines and 6 m beyond the sidelines.
- Lighting to be designed to minimise light overspill in accordance with City of Cockburn regulations.



7.6.4 Fencing

Fencing will be designed in accordance with AS 1725.5 *Chain link fabric fencing – Sports ground fencing – General requirements*. Fencing shall be 3,600 mm high, constructed of PVC coated chain link topped with barbed wire. The fence height will be 3,600 mm at each goal end and behind the practice circles on the eastern edge of the ground.

7.6.5 Irrigation

Adequate irrigation water will be required for the facility. The exact needs will be dependent upon the turf selected. Irrigation water will be drawn from a groundwater bore, and will be adequately treated and stored within a balancing tank with a working capacity of 127 kL.

The irrigation system will be designed such that it is capable of wetting the entire turf surface in wind speeds of up to 10 m/s. The supply bore will be level controlled within the tank and consist of a duty/standby pump set. The pumps will be capable of filling the tank from empty within 30 minutes.

7.6.6 Clubrooms

A conceptual design for the clubrooms has been developed and is shown in Figure 9.

7.7 Staging

The ultimate project would be constructed in stages:

- **Stage One:** Construction of the eastern turf facility and the clubrooms. Development of two grass fields with training lights. Target completion date April 2015.
- **Stage Two:** Construction of the western turf facility and 2 grass fields (in power line easement). Target completion date contingent upon demand and funding availability but is unlikely to be within 7 years of the completion of Stage 1.
- **Stage Three:** Development of an indoor hockey facility at the former South Lake Leisure Centre. Completion is contingent upon facility availability, demands and funding availability.

Stage One is the subject of this study.



8. Design/Technical Evaluation

Full technical evaluation including energy efficiency and water consumption will be undertaken during the detailed design stage. For the purposes of this study, preliminary designs have been developed by a qualified engineer and consultant architect and each has drawn on his knowledge of both hockey and contemporary design factors.

Along with FIH reference standards, specific criteria for the *turf* design and construction have been established through discussion with Sports Technology International Pty Ltd (STI), suppliers of the *turfs* for the Sydney, Beijing and London Olympic Games. STI boasts preferred pitch supplier status for FIH and, in association with ABS Sports Fields, is able to provide turnkey *turf* installation including lights and irrigation.

The Shenton *turf*, installed just prior to the London Olympics was sourced from STI. *Turfs* sourced from alternative suppliers are well known to FHC and available for detailed inspection at Kardinya and Aquinas College. Operating experience including maintenance requirements is available from either the home clubs or HWA.



9. Capital Costs

9.1 Pre-Feasibility Cost Estimate

A pre-feasibility cost estimate has been completed for the Project. The results are summarised in Table 8. This is a Class 4 estimate (15% project definition) based upon concept design and draws on information supplied by STI (*turf* suppliers) and contemporary engineering and construction costs published in Rawlinsons Australian Construction Handbook 31st Edition (Rawlinsons 2013).

Task	Capital Estimate (\$)
Ground Preparation	339,149
Turf Facility	1,080,136
Turf Ancillaries	203,450
Clubrooms	1,751,184
Consultants' Fees (3% of capital)	101,218
Sub-Total	3,475,138
Contingency (20% of sub-total)	695,028
Grass Field Training Lights	100,000
Total Estimate	4,270,166

Table 8: Capital Cost Summary

9.2 Capital Funding

9.2.1 Funding Model

The capital funding model used in the study assumes a somewhat traditional approach for sports and recreational development, being one third from each of the proponent club, the DSR and the Local Government Authority.

It is assumed that Lakelands Reserve will remain under CoC ownership and be provided to FHC through a long-term peppercorn lease.

9.2.2 Fremantle Hockey Club

At 33.34% of the capital demand, FHC plans to contribute \$1,426,235. Although the exact nature of the funding is yet to be negotiated, FHC plans to source about one third of its commitment from a zero real interest loan from Hockey WA, a further one third from a conventional bank loan and the remainder from cash and in-kind contributions.

At this time, FHC has approximately \$250,000 in cash or pledged donations to support the development and the club is actively seeking partnerships with local businesses and community members to complement fundraising which the club members are undertaking.

An application for tax-deductible donation status through registration of the project with the Australian Sports Foundation will also be undertaken when all the eligibility criteria are met. This will ensure that all donations from FHC families, business partners and community members will be tax-deductible.

9.2.3 City of Cockburn

As part of its support for the project the City will be asked to join with FHC in the nomination of the project for Community Sports and Recreation Facility Funding (CSRFF) as part of the



Department of Sport and Recreation's 2014/15 Forward Planning Grants funding round. In general, the DSR grant would be limited to one third of the project cost and therefore FHC seeks a cash contribution of at least \$1,421,965 for the City of Cockburn.

FHC recognises that this is a significant cash investment for CoC but it believes that the project is justified as an unparalleled opportunity to bring a fully integrated premier hockey club and local facility to the people of Cockburn.

9.2.4 Department of Sports and Recreation

The economic model for the study assumes a \$1,421,965 contribution from the State through a DSR CSRFF grant.

FHC is aware that the DSR may soon be facing several applications for synthetic hockey turf funding from metropolitan clubs and that Hockey WA has been in close consultation in that regard. FHC believes that it is a strong contender for priority support for its project because

- the proposal projects significant growth in the sport of hockey in a vibrant, growing City without organised hockey and
- FHC already competes at the highest HWA level for both men and women and has shown its ability to sustain its premier club status throughout its 80 year history

DSR is aware of FHC's ambitions and efforts and discussions have been foreshadowed between FHC, DSR and HWA. These will occur following completion of this study report.



10. Financials

The economic model for this study was prepared by a retired Certified Practising Accountant with considerable experience in business management and corporate investment assessments. It incorporates an analysis of revenue from fees; food and beverage; and facility hire as well as expenditure including forecast loan repayments and allowance for future improvements expenditure and turf surface replacement.

Where possible, revenue information has been benchmarked against similar clubs and facilities and costs have been derived from recognised published sources or potential suppliers.

10.1 Cash Flow Forecast

The 15 year cash flow forecast is shown in Table 9. The forecast demonstrates the financial feasibility of the proposed project with the key aspects being

- A positive cash balance at bank each year.
- The replacement of the playing surface in year 7 and year 14
- Allowance for capital improvements in year 4 (nominally seating).
- A sinking fund which amounts to \$1.95 million at the end of year 15. Notionally, this may be used for an expanded hockey facility such as an indoor centre.
- Repayment in full of both capital and interest on project loans
- Conservative allowance for expenditure of 100% of the capital in Year 0.
- Based upon a 10% cost of capital, the project returns a moderate positive net present value of \$85.753 with the inclusion of the sinking fund (notionally, akin to depreciation) within the discounted cash flow.

10.2 Key Revenue Assumptions

The principal sources of revenue are membership fees, income from *turf* operations, sales of food and beverages and other income; notably sponsorship, fundraising and clubrooms hire.

10.2.1 Membership Fees

Income from membership fees has been calculated with recognition of projected membership growth and is shown in Table 10.

The fees shown in 2013 are the actual levels and the stepwise change in 2014 recognises both FHC's current lower fees (when benchmarked against similar clubs) and the need to increase fees to facilitate the *turf*. Following 2014, fee increases are modelled to increase at a nominal CPI rate of 3% per year.

Anticipated growth in member numbers is 80% to Juniors and 20% to Seniors and is capped after Year 4 in conservative recognition of manageable team numbers for the proposed facility. The age group distribution of growth is heavily weighted towards young Juniors and therefore revenue growth due to membership growth is relatively modest and conservative.



As noted in 6.3.1, experience has shown that the proportion of core members (those playing every week) is around 70% of listed members and therefore the product of the membership numbers and the annual fees has been discounted by 34%. Although FHC intends to work towards reducing this discount factor, it reflects current experience and has been retained as part of the overall conservative approach to the economic feasibility.

10.2.2 Turf Operations

Usage estimates for the *turf* have been discussed in 6.2.

The hire rates inputted for both games and training in the economic model are competitive with the published rates for all existing *turfs* in the metropolitan area. Escalation has again been capped at a nominal CPI level of 3%.

The assumptions detail is shown in Table 11.

10.2.3 Food and Beverages

Food and beverage sales are an important aspect of the social fabric of sporting clubs and also an important revenue source.

The two bases for the figures in the economic model are FHC's existing income and the current level of sales enjoyed by the Melville City Hockey Club. Melville City Hockey kindly provided this information for both winter and summer sales and FHC adopted starting sales equal to 60% of Melville's sales. FHC allowed for a real 10% growth in sales for the first four years and then escalated sales at the nominal 3% CPI rate. The rationale for capping real growth after four years is driven by the membership cap that was applied at that time.

The assumptions detail is shown in Table 11.

10.2.4 Other Income

Other income is a combination of revenue that is predicted to flow from clubrooms hire, sponsorship and fundraising.

Clubrooms hire, including food and beverage components, has been set at a net \$24,000 per year. This assumption is driven by FHC's experience of occasional hire of its existing Stevens Reserve clubrooms and a belief that a modern, casual hire facility capable of seating 300 persons will be in demand in the community.

The sponsorship and fundraising components of other income are similar to those currently experienced.

The values used for other income are shown in Table 11.



Table 8: 16 Year Cash Flow Forecast

		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
		Year 0	Year 1	Year 2	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Cash Flows		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Inflows																		
Funding	Dept SR		1,421,965															
	City of Cockburn		1,421,965															
	Fremantle Hockey Club		501,235															
	Hockey WA Loan		500,000															
	Bank Loan		425,000															
	Sinking Fund Interest (4%)					9,000	11,000	12,000	18,000	18,000	17,000	25,000	35,000	46,000	57,000	68,000	71,000	73,000
	Funding sub-total		4,270,166			9,000	11,000	12,000	18,000	18,000	17,000	25,000	35,000	46,000	57,000	68,000	71,000	73,000
Operational	Turf Fees			165,946	170,924	176,052	181,334	186,774	192,377	198,148	204,093	210,215	216,522	223,018	229,708	236,599	243,697	251,008
	Membership Fees			119,376	136,191	153,907	172,564	177,741	183,073	188,565	194,222	200,049	206,050	212,232	218,599	225,157	231,911	238,869
	Beverage & Food Sales			40,500	45,765	51,714	58,437	60,190	61,996	63,856	65,772	67,745	69,777	71,871	74,027	76,247	78,535	80,891
	Other Operating Revenue			88,754	91,436	94,200	97,047	99,981	103,002	106,116	109,323	112,627	116,032	119,539	123,152	126,874	130,709	134,659
	Bank Interest (3%)			0	1,269	891	1,009	52	1,463	1,605	374	1,486	1,367	1,531	1,252	2,027	2,377	679
	Operational sub-total			414,575	445,585	476,764	510,391	524,738	541,912	558,290	573,783	592,122	609,747	628,189	646,737	666,904	687,229	706,106
Total Inflows			4,270,166	414,575	445,585	485,764	521,391	536,738	559,912	576,290	590,783	617,122	644,747	674,189	703,737	734,904	758,229	779,106
Outflows																		
Funding	Project Cost		4,270,166															
	Future Capital Costs						300,000			500,000							600,000	
	Loan repayments-Bank (P & I)			45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130
	Loan repayments HWA (P & I)			41,435	41,435	41,435	41,435	41,435	41,435	41,435	41,435	41,435	41,435	41,435	41,435	41,435	41,435	41,435
	Hire of demountable			16,040														
	Project maintenance			25,664	26,439	27,239	28,062	28,910	29,784	30,684	31,611	32,567	33,551	34,565	35,610	36,686	37,795	38,938
	Sinking Fund Provision				150,000	150,000	-50,000	100,000	200,000	-200,000	150,000	250,000	250,000	300,000	250,000	300,000	-150,000	250,000
	Funding sub-total		4,270,166	128,269	263,004	263,804	364,627	215,475	316,349	417,249	268,176	368,132	370,116	421,130	372,175	423,251	574,360	375,503
Operational	Utilities			31,233	32,177	33,149	34,151	35,183	36,247	37,342	38,471	39,634	40,832	42,066	43,337	44,647	45,996	47,387
	Insurance			12,090	12,455	12,832	13,220	13,619	14,031	14,455	14,892	15,342	15,806	16,283	16,776	17,283	17,805	18,343
	Equipment			6,416	6,610	6,810	7,015	7,228	7,446	7,671	7,903	8,142	8,388	8,641	8,903	9,172	9,449	9,734
	Hockey Wa			53,466	55,082	56,747	58,462	60,229	62,050	63,925	65,857	67,848	69,899	72,011	74,188	76,430	78,740	81,120
	Elite Team			18,179	18,728	19,294	19,877	20,478	21,097	21,735	22,391	23,068	23,765	24,484	25,224	25,986	26,772	27,581
	Admin/other			80,316	82,744	85,245	87,821	90,475	93,210	96,027	98,930	101,920	105,000	108,174	111,444	114,812	118,282	121,857
	Operational sub-total			201,699	207,796	214,076	220,547	227,213	234,080	241,155	248,444	255,953	263,690	271,660	279,870	288,330	297,044	306,023
Total Outflows			4,270,166	329,968	470,800	477,880	585,174	442,688	550,429	658,404	516,621	625,085	633,806	692,790	652,046	711,581	871,405	681,525
Net cashflow			0	84,608	-25,215	7,885	-63,782	94,050	9,483	-82,114	74,163	-7,963	10,942	-18,601	51,691	23,323	-113,176	97,581
Opening balance				0	84,608	59,393	67,278	3,495	97,546	107,028	24,914	99,077	91,114	102,056	83,455	135,146	158,469	45,294
Closing cash balance			0	84,608	59,393	67,278	3,495	97,546	107,028	24,914	99,077	91,114	102,056	83,455	135,146	158,469	45,294	142,875
Cashflow-DCF Analysis																		
Net Cash Inflow/(Outflow)		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Discount Rate (%)		0	84,608	-25,215	7,885	-63,782	94,050	9,483	-82,114	74,163	-7,963	10,942	-18,601	51,691	23,323	-113,176	97,581	97,581
Discounted Cashflow		1.0000	0.9091	0.8264	0.7513	0.6830	0.6209	0.5645	0.5132	0.4665	0.4241	0.3855	0.3505	0.3186	0.2897	0.2633	0.2394	0.2394
Cumulative DCF		0	76,916	-20,838	5,924	-43,564	58,398	5,353	-42,137	34,597	-3,377	4,218	-6,519	16,470	6,756	-29,803	23,360	85,753
Financial Rates & Analysis																		
	Taxation	0																
	Cost of Capital	10%																
	NPV @ 10%	85,753																
Note: In addition to the NPV, FHC has \$1,950,000 in a Sinking Fund (assumes interest is paid into revenue each year)																		

Note: In addition to the NPV, FHC has \$1,950,000 in a Sinking Fund (assumes interest is paid into revenue each year)

Table 9: 15 Year Cash Flow Forecast



Table 10: Membership Revenue Growth

MEMBERSHIP GROWTH

Juniors

		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Hook in 2 Hockey	Mixed	70	70	100	130	160	190	190	190	190	190	190	190	190	190	190	190	190
Grads	Mixed	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Year 5/6	Mixed	31	31	56	81	106	131	131	131	131	131	131	131	131	131	131	131	131
Year 7/8	Boys	13	13	22	31	40	49	49	49	49	49	49	49	49	49	49	49	49
	Girls	22	22	38	54	70	86	86	86	86	86	86	86	86	86	86	86	86
Year 9/10	Boys	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
	Girls	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Year 11/12	Boys	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Girls	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
		227	227	307	387	467	547	547	547	547	547	547	547	547	547	547	547	547

Seniors

Turf	3/5	168	168	180	192	204	216	216	216	216	216	216	216	216	216	216	216	216
Grass	2/5	112	112	120	128	136	144	144	144	144	144	144	144	144	144	144	144	144
		280	280	300	320	340	360	360	360	360	360	360	360	360	360	360	360	360

Total Members

FEES

Growth (CPI)		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Hook in 2 Hockey	Mixed	80	90	93	95	98	101	104	107	111	114	117	121	125	128	132	136	140
Grads	Mixed	80	92	95	98	101	104	107	110	113	117	120	124	127	131	135	139	143
Year 5/6	Mixed	120	134	138	142	146	151	155	160	165	170	175	180	185	191	197	203	209
Year 7/8	Boys	140	154	159	163	168	173	179	184	189	195	201	207	213	220	226	233	240
	Girls	140	154	159	163	168	173	179	184	189	195	201	207	213	220	226	233	240
Year 9/10	Boys	160	175	180	186	191	197	203	209	215	222	228	235	242	250	257	265	273
	Girls	160	175	180	186	191	197	203	209	215	222	228	235	242	250	257	265	273
Year 11/12	Boys	170	185	191	196	202	208	214	221	228	234	241	249	256	264	272	280	288
	Girls	170	185	191	196	202	208	214	221	228	234	241	249	256	264	272	280	288
Seniors (grass)		340	390	402	414	426	439	452	466	480	494	509	524	540	556	573	590	608
Seniors(turf)		440	490	505	520	535	551	568	585	603	621	639	659	678	699	720	741	763

Membership Fees

92,242	103,425	119,376	136,191	153,907	172,564	177,741	183,073	188,565	194,222	200,049	206,050	212,232	218,599	225,157	231,911	238,869
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Table 10: Membership Revenue Growth



(All figures exclude GST)

Table 11: Economic Model Assumptions



10.3 Key Operating Cost Assumptions

Details of operating costs are shown in Table 11.

10.3.1 Utilities

Electricity costs will be considerably higher than those currently incurred by FHC; principally due to the greatly increased use of playing surface lighting and clubrooms air conditioning. The value used for the economic model is based upon current costs for Stevens Reserve plus 13,500 kWh for lighting (8 banks of 2kW lights) and almost 30,000 kWh for air conditioning per year.

Playing surface water is supplied from City owned bores at Stevens Reserve and allowance has been made for bores and a water storage tank in the capital for the project. The CoC has considerable scheme water capacity into the South Lake Leisure Centre and it is hoped that the use of this infrastructure may present a saving in the modelled costs for the project.

10.3.2 Administration

FHC currently has no administration costs due to its strong volunteer base. Whilst this volunteer base is expected to remain and grow with the club, it is recognised that year round facility management including *turf* and clubroom booking will add to the administrative burden and an annual honorarium of \$50,000 has been provided for person(s) assuming this role.

10.3.3 Insurance

The insurances cost allowance of \$12,000 is significantly higher than the costs currently incurred for the shared Stevens Reserve facilities. The allowance comprises a general insurance premium of \$5,000 per year (based upon \$4.5 million replacement cost) and a \$10 million public liability cover premium of \$7,000 per year.

10.3.4 Other Costs

Other operating costs, with the exception of *turf* maintenance which has been sourced from STI and Melville City Hockey Club, are expected to be similar to those incurred by FHC now. Such costs include HWA affiliation fees and minor equipment and consumable purchases.

10.4 Sensitivity Analysis

The economic model is considered conservative with the revenue and cost assumptions generally benchmarked. Nevertheless a number of modified scenarios have been modelled to provide confidence that the proposed project is robust.

Final capital cost will be determined following detailed design but the current figure of \$4.27 million is considered conservative and includes a contingency of 20%. The funding model relies upon three way equal contributions and no sensitivity analysis was undertaken around capital cost per se.

The base case modelling yields a net present value for the project (15 years, 10% discount rate) of \$85,753 with a cash surplus at the end of the period of \$1.95 million. The modelled net present values for all scenarios described herein were generated after appropriate



sinking fund adjustments so as to maintain a positive trading cash balance at the end of each year.

10.4.1 Increased Bank Loan Interest Rate

The base case loan rate of 6.75% is above current rates but similar to that experienced in recent years. An increase of 1% to 7.75% for the full project life was used for this scenario and that resulted in a reduction of net present value of \$23,170 to \$62,583 along with a decrease in retained cash of \$100,000 to \$1.85 million.

10.4.2 Reduced Membership Growth

The base case membership growth is dominated by an increase in young Junior players and compares well with the experience of the Melville City Hockey Club since it commissioned its *turf* in 2005. In this sense, revenue growth from playing fees is less sensitive than if the membership growth were weighted towards senior members.

The scenario chosen provided for a growth reduction of 20% at essentially the same age group weighting as used in the base case. The physical impact is that the imposed maximum membership used for modelling is delayed for 4 years and the financial impact is minor with a net present value reduction of only \$19,114 to \$66,639 and no reduction in retained cash.

10.4.3 Reduced Turf Hire Revenue

HWA commitment to hold competition games at the proposed *turf* is an important assumption and base case numbers are benchmarked against Melville City Hockey Club experience. Notwithstanding, this scenario assumes a reduction of two Senior and two Junior games each week during the winter season.

The negative impact of this reduced competition use of the *turf* is a reduction of \$33,289 in net present value and \$350,000 in retained cash.

10.4.4 Removal of Clubroom Hire Revenue

The base case assumes that the new clubrooms will be used for occasional casual function hire by community members throughout the year. Net revenue (profit) generation of \$24,000 per year has been attributed to hire and sales of food and beverages.

The scenario modelled provides for the worst case in which FHC is prevented from using the clubrooms for non-club functions. This results in a net present value reduction of \$27,265 to \$58,488 and a reduction of \$600,000 in retained cash over the 15 year term.

10.4.5 Increased Bank Interest Rate and Lost Clubroom Hire Revenue

A number of adverse combinations can be considered but those beyond club influence are the most concerning. The simultaneous increase of 1% in bank loan interest and the inability to use the clubrooms for occasional function hire for the full 15 years of the project has been modelled and shows a reduction of \$35,572 in net present value and \$700,000 in retained cash.



Although this impact is significant for financial sustainability, like all the other scenarios considered the project remains feasible.



11. Schedule and Staging Alternatives

The notional project schedule is outlined in Figure 11. At the time of preparing this study report, the schedule remains valid although significant progress is urgent if the *turf* is to be available for use in 2015.

Although the project is planned and modelled as a single development, it is recognised that the construction of the *turf* and the clubrooms may not be simultaneous. In the event that some separation is required, it is expected that the clubrooms will be the component that is somewhat delayed. To this end, allowance has been made for the hire of a demountable building to act as a temporary service facility during 2015. The full relocation of the club from Stevens Reserve is not planned to occur until the new clubrooms at Lakelands Reserve is complete.

It is hoped that the changing rooms and toilets facilities at the South Lake Leisure Centre can be made available for hockey needs (on a shared basis) in the event that the *turf* is ready before its support facilities.

The wider concept includes both an indoor hockey centre (in the redundant leisure centre) and the installation of a second *turf* when growth supports it. Both these projects are conceptual at this time but the development of a dedicated indoor hockey centre for the metropolitan area will be particularly exciting to the wider hockey fraternity. No such facility exists within the metropolitan area at this time.

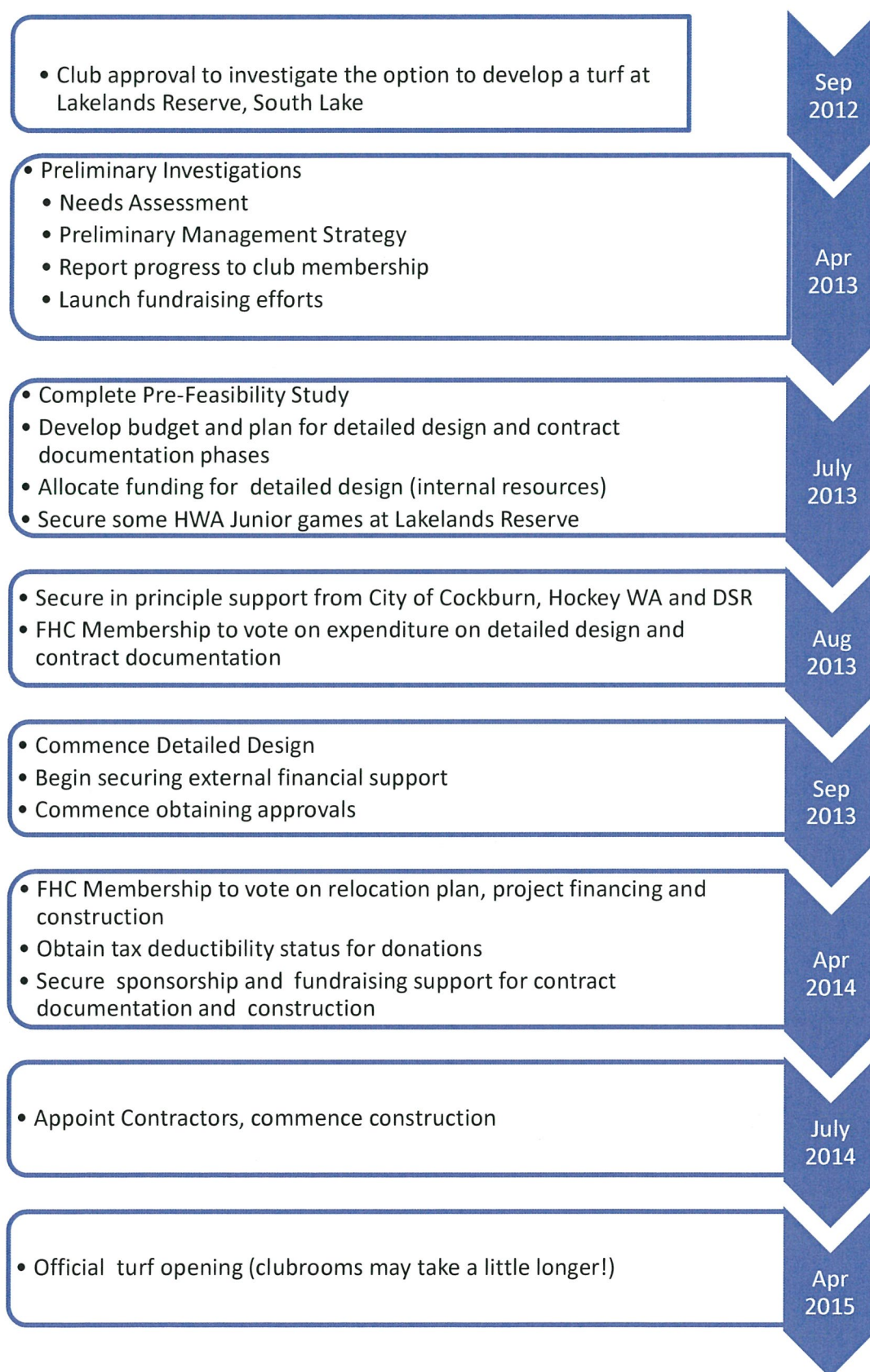


Figure 11: Proposed Project Schedule



12. Sustainability

Sustainability of FHC as a premier hockey club is the driving force for the study and proposed facility but it is clear that the broader principles of sustainability in the community are also served by this development.

12.1 Economic Impacts

The re-location of FHC to the Lakelands Reserve and South Lake Leisure Centre site presents opportunities to maintain the fabric of the existing development at this site long beyond the planned decommissioning of the Leisure Centre.

The built facilities themselves are expected to present opportunities for smaller community groups to avoid capital expenditure whilst improving the operating revenue (capital efficiency) of the project.

On a wider community basis, it is very likely that the City of Fremantle will continue to use the existing Stevens Reserve buildings and playing surfaces with little or no new investment. FHC knows well that the City of Fremantle has struggled to find space for sports and recreation and the grass surfaces at Stevens Reserve are amongst the best in Perth. FHC's past investment will not be wasted.

12.2 Environmental

The conservation of energy and water will be key aspects for the project.

Every economic opportunity will be investigated with the objective of meeting sustainability benchmarks. FHC's design team will comply with all CoC environmental regulations.

12.3 Social

The new facility will enhance and complement the existing social and leisure patterns that have developed around the South Lake Leisure Centre and the Lakelands Senior High School.

The development will provide easy, low cost access to a top class hockey facility for Lakelands SHS and other schools in the City.

Following decommissioning of the Leisure Centre, the investment that FHC has made in physical and management infrastructure should facilitate continued use of the existing building fabric to the benefit of the community.



13. Needs Assessment Review

The Needs Assessment established that one dedicated hockey field per 12,500 residents is an adequate provision to meet the basic community sporting and recreation requirement. Further, in the metropolitan area where catchments are not isolated and discrete, it is considered appropriate to have one synthetic hockey turf where the 5 km radius population catchment exceeds 50,000 and there is not another turf within 10km.

The City of Cockburn has recognised the absence of hockey in the City and the need to develop it. The City noted that this hockey absence can in part be attributed to the lack of a good facility that would attract members, the lack of foresight by the state (hockey) body in attempting to work with the local council and the competition for (recreational) space.

Hockey WA, the state hockey body, has also recognised the need for hockey development in Cockburn and the absence of a local club to promote and service that growth. The strategic facilities plan for HWA has a goal for 5 new *turfs* by 2015 and favours their installation adjacent to grass fields and in the growth localities in the metropolitan area.

The plan by FHC to develop both a synthetic turf and grass hockey fields at Lakelands Reserve as described in this study report satisfy all the needs listed above. Additionally, it delivers the opportunity for a sustainable future for an accomplished premier club and lies within the timelines of both Hockey WA and the City of Cockburn. Any significant delay in the proposed project may lose priority support from HWA/DSR as other areas move to instal new *turfs*.

The Cockburn community currently enjoys the amenities of the South Lake Leisure Centre but many of these amenities will be relocated to Cockburn Central within a few years. The relocation of FHC to Lakelands Reserve will add new infrastructure and also presents an opportunity to maintain part of the existing infrastructure to the benefit of the wider community.



14. Conclusions

The key conclusions that may be drawn from the study are:

1. The construction of a synthetic turf facility, two grass grounds and clubrooms at Lakelands Reserve along with the relocation of FHC to these new facilities would satisfy stated hockey objectives of Hockey WA, the City of Cockburn and Fremantle Hockey Club. Catchment area demographics are favourable.
2. The proposed project is economically feasible although the quanta and terms of capital funding are critical to that feasibility. The project's NPV of approximately \$85,000 includes \$1.4 million capital improvement and playing surface replacement during the project life and is augmented by a \$1.95 million sinking fund available for further improvement or facility extension at the end of the 15 year assessment period.
3. The window of opportunity to implement the project is short due to the immediate competition for finite funds for hockey *turfs* and the wider competition for available land within Cockburn. HWA has indicated that, in conjunction with DSR, it intends to support only 5 new *turfs* to be available in 2015.
4. The location and proposed project layout both facilitate the development of additional *turf* and grass playing surfaces when required.
5. Additional, related development opportunities should arise when the current South Lake Leisure Centre is decommissioned. At a conceptual level, a full scale indoor hockey centre is mooted.



15. Recommendations

The principal recommendation from the study is that FHC urgently proceed to confirm stakeholder support and detailed design, schedule and costing for the proposed project.

More specifically,

A. Stakeholders

1. Immediately engage with the City of Cockburn to formalise its commitment to contribute the land, the existing infrastructure and financial support to enable access to CSRFF grant. (Aug 2013)
2. Formalise with Hockey WA its support for the project. This includes priority status for the proposed *turf*, allocation of competition fixtures and funding opportunities (Sep 2013)
3. Engage with the Department of Sport and Recreation to establish the steps that must be taken to secure the grant of necessary CSRFF capital through 2014/15 Forward Planning Grants and the acquittal requirements in regard to that funding (Sep 2013)
4. Engage with potential loan providers to establish availability of funds. (Oct 2013)
5. Engage with FHC members and sponsors to realise promised funds and gain support to commence detailed engineering design and the CoC Development Approval process. (Sept 2014)
6. Further engage with local schools and HWA to implement the hockey development plan for Cockburn. (Feb 2014)
7. Engage with the Cockburn community as guided by and in cooperation with the City administration. (Apr 2014)

B. Design

1. Form a design and construction team comprising a manager and engineering and architectural consultants as required (Sep 2013)
2. The design team develop a design plan and schedule including consideration of a turnkey approach for part of or for the entire project. (Nov 2013)
3. Subject to club confirmation, develop the detailed design, project schedule and Bill of Quantities (May 2014)

C. Hockey Development

1. Finalise and implement the hockey development plan for both Juniors and Seniors. (Mar 2014)



D. Sponsorship and Fundraising

1. Initiate the fundraising plan and register the project with the Australian Sports Foundation. (Apr 2014)

E. Business Planning

1. Refine the economic model for the life of project and develop financial management protocols. (Feb 2014)
2. Develop a detailed operating plan with reference to the DSR Asset Management Guide (DSR 2004), prepare customer service standards and review policies and procedures to align with new facilities and club structure. (May 2014)
3. Develop detailed promotional plans including a contact schedule for potential *turf* and clubrooms customers. (May 2014)
4. Investigate all necessary licences and insurances for the proposed facility. (June 2014)



16. References

- CoC 2009: *Sport and Recreation Strategic Plan*, Recreation Services City of Cockburn November 2009
- HWA 2009: *State Sporting Strategic Facilities Plan 2009 to 2025*, CCS Strategic Management and Hockey WA March 2009.
- DoE Letter: *Letter to City of Cockburn Referenced D12/04440250*, Department of Education July 2012
- DSRNAG 2007: *Needs Assessment Guide Sports and Recreation Facilities 2nd Edition*, Department of Sport and Recreation March 2007
- Needs Assessment: *Lakelands Reserve Artificial Turf Proposal Needs Assessment Study*, Fremantle Hockey Club May 2013
- DSR 2007: *Feasibility Study Guide Sport and Recreation Facilities*, Department of Sport and Recreation July 2007.
- ERASS 2010: *Participation in Exercise, Recreation and Sport Annual Report 2010*, Australian Sports Commission 2011
- DoHA 2010: *The National Physical Activity Guidelines for Australians*, Commonwealth Department of Health and Ageing 2010
- CoF 2012: *Champion Clubs Club Management Guide* City of Fremantle 2012
- Rawlinsons 2013: *Rawlinsons Australian Construction Handbook 31st Edition*, Rawlinsons Publications 2013
- DSR 2004: *Asset Management Guide Sports and Recreation Facilities*, Department of Sport and Recreation January 2004



17. Acknowledgements

FHC acknowledges with thanks the contributions made by many in the conduct of the study and preparation of this report. In particular, it thanks

- City of Cockburn Recreation Services for identifying Lakelands Reserve as a possible new home for FHC and encouraging this study.
- Tony Dobbs for his economic modelling efforts and advice in all financial matters.
- Guy Grant (Montague Grant Architects) for his preliminary designs and drawings.
- Spatial Solutions for its support in Geographical Information Services.
- Melville City Hockey Club for sharing experiences and data on the operations of its Kardinya *turf* facility.
- FHC members for their assistance, encouragement, questions and support for potential relocation.
- The members of FHC's Turf Development Sub Committee for their sustained, professional efforts in gathering information, developing concepts and plans, analysing project feasibility and preparing this report. These members are Andrew Robertson, Martin Spencer, Elis Smedley, Paul Nicholls, Lee Abbott, Tania Smith, Les Faulds and Glenn Strother.



Attach 3

Hockey WA, PO Box 1090, Bentley MDC,
Western Australia, 6983
Curtin University, Hayman Road, Bentley
Phone (08) 9351 4300, Fax (08) 9458 552
admin@hockeywa.org.au
www.hockeywa.org.au
ABN: 93 502 752 344

Adrian Lacquiere
Chief Executive Officer
City of Cockburn
alacquiere@cockburn.wa.gov.au

25 September 2013

Dear Mr Lacquiere

RE: Lakelands Reserve Development

The Western Australian Hockey Association Inc. (HWA) supports initiatives that service the growth and sustainability of the sport of Hockey in Western Australia.

This is to confirm that the application to use Lakelands Reserve and develop an artificial turf for the Fremantle Hockey Club meets with the Hockey WA strategic plan and we support the initial investigation.

Hockey WA is very excited about the development and looks forward to working with the Fremantle Hockey Club to develop the concept further.

Yours sincerely

A handwritten signature in black ink, appearing to read "P. Churack".

Peter Churack
Chief Executive Officer

BEAUCHAMP BITUMEN

Mailing Address: PO Box 277, Midland WA 6936
 Office: 30 Oxford Court, Maida Vale WA 6057
 A.B.N. 70 009 029 565
 Email: mail@allied-beauchamp.com.au
 Web: www.allied-beauchamp.com.au

Telephone: (08) 9454 4710
 Facsimile: (08) 9454 4541
 Mobile 0419 769 530

Ref: AY:05

17 June 2013

Tony Fedele
 19 Bushy Road
 SPEARWOOD WA 6163

Dear Tony

Site: 19 Bushy Road Spearwood

We have pleasure in submitting our quotes for the proposed paving at the above site.

Quote 1

Sweep clean crossover totalling approximately 68m².
 Prefill and compact potholes and depressions.
 Supply and lay tackcoat and hotmix @ average 25mm to resurface.
 Area to be left clean and tidy ready for immediate use.

PRICE\$2 610.00 + \$261.00 GST = \$2 871.00

Quote 2

Remove existing bitumen surface from crossover totalling approximately 68m².
 Re-grade and compact existing base.
 Supply and lay tackcoat and hotmix @ average 25mm to seal.
 Area to be left clean and tidy ready for immediate use.

PRICE\$3 290.00 + \$329.00 GST = \$3 619.00

We look forward to hearing from you should either of these quotes be successful or if you have any further queries.

Regards


Chris Macskasy

MR POTHOLE

"GOT A HOLE - WE CAN FILL IT"

44 COOLGARDIE STREET BENTLEY WA 6102

A.B.N. 14 009 206 213

OFFICE : 08 9458 7102 FAX : 08 9458 3776

MOBILE : 0418 927 887

EMAIL : sales@mrpothole.com.au

QUOTE

38816

Date 10/07/2013

Tony and Franka Fedele

19 Bushy Road

Spearwood

WA 6163

Phone Number 9418 1826

Fax Number

RE : RESHEET FRONT CROSSOVER AREA

We have pleasure in submitting the following quotation for your consideration.

ATTN : TONY

BITUMEN REPAIRS TO RESURFACE FRONT CROSSOVER AREA :

Resheet 8mts x 7.6mts front crossover area butting to concrete driveway and concrete path .

Sweep repair areas clean of any loose sand rock or dust .

Asphalt Cut Out area , Bobcat lift all old asphalt load and dump .

Relevel Regrade existing Gravel roadbase and compact .

Fully emulsion all areas and edges .

Supply and lay hot asphalt to area and Vib Roll compact .

Sweep and leave our repair work site clean .As site inspected by Scott with Tony

NOTE : Keep roadside hump to stop water entry from road water flow .

NOTE : Gravel base may fine crack new asphalt in time .

NOTE : Quoted to lift all old asphalt, so as to have finished asphalt level with driveway and path .

NOTE : Mr Pothole's Staff and Trucks are fully P.P.E. equipped.

NOTE : Mr Pothole's Staff completes our own J.S.A. and Risk Hazard Analysis on site and posts on completion of job with invoice


Repairs using hot asphalt and emulsion and compacted with Pedestrian Roller or Plate Compactor.

Cost	\$4,545.00
GST	\$454.50
Total	\$4,999.50

Quote is Valid Until 17/07/2013

NOTE OUR TRADING TERMS ARE STRICTLY NETT 7 DAYS UNLESS PRIOR ARRANGEMENT

ALL OUR WORK GUARANTEED



ANYTHING GOES
ASPHALT

ADAM HACKETT
OWNER / DIRECTOR

CALL TODAY FOR YOUR
FREE QUOTE
0411 188 680

19 bushy st
 65 sm \$2200 - Black - Red
 cutting - \$300 \$2600
 Rubish - \$250
 Tach coat - no charge
 Total \$2750 Black + GST
 \$2853 Red