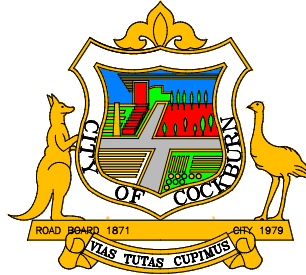


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA

FOR

THURSDAY, 10 APRIL 2014

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 10 APRIL 2014 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 APRIL 2014 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

7. PUBLIC QUESTION TIME

8. CONFIRMATION OF MINUTES

8.1 (OCM 10/4/2014) - SPECIAL COUNCIL MEETING - 6 MARCH 2014

RECOMMENDATION

That Council adopt the Minutes of the Special Council Meeting held on Thursday, 6 March 2014, as a true and accurate record.

COUNCIL DECISION

8.2 (OCM 10/4/2014) - ORDINARY COUNCIL MEETING - 13 MARCH 2014

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday, 13 March 2014, 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)

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

13. COUNCIL MATTERS

13.1 (OCM 10/4/2014) - MINUTES OF THE AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 20/3/2014 (026/007) (S DOWNING) (ATTACH)

RECOMMENDATION

That Council receive the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 20 March 2014, and adopt the recommendations contained therein.

COUNCIL DECISION

Background

A meeting of the Audit and Strategic Finance Committee was conducted on 20 March 2014.

Submission

N/A

Report

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

1. Local Government Statutory Compliance Audit Return
2. External Audit Plan for the Year Ending

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

As contained in the Minutes.

Legal Implications

As contained in the Minutes.

Community Consultation

N/A

Attachment(s)

Minutes of the Audit and Strategic Finance Committee Meeting – 20 March 2014

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 (OCM 10/4/2014) - RETROSPECTIVE PLANNING APPROVAL FOR A CAMERA POLE - LOCATION 18 (LOT 402) MELL ROAD SPEARWOOD - OWNER / APPLICANT: IVAN BACICH (3209031) (D ARDESHIRIAN) (ATTACH)

RECOMMENDATION

That Council

- (1) refuses to grant retrospective planning approval for a camera pole at 18 (lot 402) Mell Road Spearwood for the following reasons:
 1. The proposal does not comply with part 5.4.4 of the Residential Design Codes of Western Australia in relation to External Fixtures.
 2. The proposal is incompatible within its residential setting which is inconsistent with Clause 10.2.1(i) of the City of Cockburn's Town Planning Scheme No.3.
 3. The proposal causes a detrimental impact on the amenity of nearby residents and the streetscape which is inconsistent with Clause 10.2.1(n) and (o) of the City of Cockburn's Town Planning Scheme No.3.
- (2) direct staff to issue a Directions Notice for the removal of the existing camera pole at 18 (Lot 402) Mell Road Spearwood; and
- (3) notify the applicant and those who made a submission of Council's decision.

COUNCIL DECISION

Background

The subject site, No. 18 (Lot 402) Mell Road Spearwood, is located on the northern side of Mell Road and has an area of approximately 1155m². The site is currently zoned 'Development' under City of Cockburn Town Planning Scheme No. 3 (TPS 3) and is identified as

R25 under the Ocean Crest Estate Local Structure Plan. The southern side of Mell Road, opposite the subject site, is currently zoned 'Residential R30' under TPS3.

The subject site currently contains a single house, outbuildings and an eight metre high camera pole with fixtures including two security cameras and two lights. A retrospective development application was lodged with the City on 29 October 2013 for the existing pole, security cameras and lights, based on direction from the City's Compliance Officer.

The Ocean Crest Estate Local Structure Plan, which the subject site is located within, encompasses the area north of Mell Road and east of Hamilton Road. This area of land was previously used for market garden purposes. Since the Ocean Crest Estate Local Structure Plan was endorsed by the WAPC, on 24 April 2012, the area has seen a transition towards medium density residential development with various subdivision approvals currently in place.

The application was referred to the 13 February 2014 Council meeting for determination as the submissions received possessed planning merit and therefore administration did not have the delegated authority to determine the application.

At its 13 February 2014 ordinary council meeting, council resolved to defer the retrospective camera pole development application as detailed below:

"Council defer this matter until the March OCM, in order for a meeting to take place between the resident, Mayor, West Ward Councillors, any other Elected Members, and Council officers."

On 18 March 2014, a meeting was held at the subject site between Council officers, the majority of the Elected Members, and the landowner. At the meeting, the landowner was given the opportunity to discuss the intention of the camera pole and respond to any of the councillor's questions.

Submission

The application seeks retrospective approval for an eight metre high pole which accommodates two security cameras and two security lights. The camera pole is located in front of the existing single house, setback approximately 7.5m from the primary street, 15m from the western boundary and 12m from the eastern boundary.

The applicant has advised that the purpose of structure is to provide security to the occupants of the dwelling who have previously been exposed to threats and crime at the residence.

Consultation

The City's statutory planning policies do not provide specific guidance or development requirements for camera pole proposals. As a result, the first course of action for the subject application was to advertise the application to thirty-one landowners along Mell Road for comment. The City received seven submissions in total, three of which objected to the proposal, three had no objection and one conditionally supported the application. A summary of the issues raised in the objections is as follows:

- Concerns about the cameras being an invasion of privacy of nearby residents.
- Concerns about light pollution intruding into nearby dwellings.
- Concerns about the detrimental impact of the structure on the streetscape.
- Concerns that support of the application will set an undesirable precedent in residential areas.
- No objection if the cameras and lights were not intrusive and located on the existing dwelling.
- No objection to the lights being directed at the subject site and the vision from the cameras not encroaching into adjoining properties.

Report

Statutory Framework

Zoning

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), 'Development' under TPS 3 and 'R25 Residential' under the Ocean Crest Estate Local Structure Plan. The objectives of the Residential Zone are defined in part 4.2.1 (a) of TPS 3 as follows:

'To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes'.

Clause 10.2 of TPS 3 includes matters to be considered by Council in relation to considering an application for planning approval. Specifically, Council shall have due regard to the requirements of the following in relation to this proposal:

- (c) any proposed Statement of Planning Policy of the Commission.
- (i) the compatibility of a use or development within its setting.
- (n) the preservation of the amenity of the locality.
- (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect on height, bulk, scale, orientation and appearance of the proposal.
- (y) any relevant submission received on the application.

State Planning Policy 3.1 – Residential Design Codes 2013 (R-codes)

As discussed above, the R-codes are intended to guide the development of residential zoned land. Although the R-codes do not have specific provisions for camera poles, based on the definition of 'external fixtures' below, part 5.4.4 of the R-codes is considered applicable for the purposes of assessing the application.

The R-codes define 'external fixtures' as:

'Utilities, equipment, plant or other structures which are necessary for a dwelling to achieve efficient, comfortable and environmentally sustainable operating outcomes and may include; solar collectors, rainwater storage tanks, clothes drying structures, communications and power and water infrastructure, letter boxes, or other fixtures as necessary for the residential use of the buildings on-site.'

Provision C4.3 of part 5.4.4 of the R-codes includes deemed-to-comply requirements for 'other external fixtures' which can be applied to fixtures that are not solar collectors, television antennas or water pipes. The camera pole, the subject of the application, meets the definition of 'other external fixtures', the deemed-to-comply provisions of which are detailed below:

- *not visible from the primary street;*
- *are designed to integrate with building; or*
- *are located so as not to be visually obtrusive.*

The application is not considered compliant with the deemed-to-comply requirements above. As a result, the application is required to be considered under the relevant design principles for part 5.4.4 (External Fixtures) of the R-codes below:

Solar collectors, aerials, antennas, satellite dishes, pipes and other external fixtures integrated into the design of the building to not be visually obtrusive when viewed from the street and to protect the visual amenity of surrounding properties.

Issues

Community consultation revealed the general opinions of the surrounding landowners in relation to the application. Although a number of submitters were not affected by the structure and did not object to the application, the objections that were received raised relevant planning concerns. The interests of existing and future nearby landowners should be taken into consideration when determining the application. Taking into consideration the assessment of the application against the R-codes (above) and the points raised in the submission received; the key issues identified are visually amenity, privacy and light spill.

Visually Amenity

The existing single storey dwelling has a wall height of approximately three (3) metres and a maximum roof pitch height of approximately five (5) metres. In light of this, the eight (8) metre high camera pole structure is not considered to be integrated into the design of the building and is considered to be visually obtrusive as viewed from the public realm (as shown in attachment 1 and 2) and adjoining dwellings. Approval of the pole would not be in the interests of preserving the character of the streetscape and protecting the visual amenity of surrounding properties, as intended by the design principles of part 5.4.4 of the R-codes.

Invasion of Privacy, Outdoor Lighting and Light Spill

All of the objections received refer to the invasion of privacy and light spill as key concerns. Although there is no guidance from statutory planning policies on these specific matters, part 5.5 of the Local Government Act has the ability to regulate outdoor lighting to be in accordance with the relevant Australian Standard (AS4282 – 1997).

Both issues are a direct result of the height of the structure. If the cameras and lights were fixed to the existing residence at the height of the dwelling, as encouraged in part 5.4.4 of the R-codes, the concerns relating to visual amenity, invasion of privacy and light spill would be eliminated. In the event that the abovementioned modification was approved, the external fixtures would subsequently be integrated into the design of the building, the potential for the invasion of privacy would be eliminated due to the reduced height and resultant viewing potential from the security cameras and light spill would be limited to within the subject site in accordance with the relevant Australian Standard (AS4282 -1997).

Conclusion

The proposal is not supported for the following reasons:

- The application is not compliant with the provisions of the Residential Design Codes, in particular the deemed-to-comply and/or design principles of part 5.4.4 – External Fixtures.
- A number of objections were received from affected adjoining landowners which have merit and are considered relevant planning considerations.
- The application is considered to cause detrimental impacts to the amenity of the adjoining residents and the streetscape.
- The application will set an undesirable precedent for camera poles within the residential areas of the City of Cockburn.

Strategic Plan/Policy Implications

Growing City

- Development that is soundly balanced between new and existing areas.

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.
- Effective advocacy that builds and manages relationships with all stakeholders.
- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

See Community Consultation section of the report above.

Attachment(s)

1. Site Plan, floor plan and elevations.
2. Photo of Camera Pole.

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 April 2014 Council Meeting.

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

Nil.

14.2 (OCM 10/4/2014) - PROPOSED LOCAL STRUCTURE PLAN FOR LOT 94 WATSON ROAD, BEELIAR - OWNER: EMMAUS DEVELOPMENTS PTY LTD (JOHANN HERMAN FOURIE) - APPLICANT: VANGUARD PLANNING SERVICES (STEPHEN WALKER) (110/092) (L SANTORIELLO) (ATTACH)

RECOMMENDATION

That Council

- (1) in pursuance of Clause 6.2.9.1 (a) of The City of Cockburn Town Planning Scheme No. 3 ("the Scheme") adopt the proposed Local Structure Plan for Lot 94 Watson Road, Beeliar;
- (2) endorse the Schedule of Submissions prepared in respect of the proposed Local Structure Plan for Lot 94 Watson Road, Beeliar;
- (3) in pursuance of Clause 6.2.10.1 of the Scheme forward the proposed structure plan to the Commission for its endorsement;
- (4) advise the proponent and those persons who made a submission of Council's decision; and
- (5) advise the proponent that the site is subject to Development Contribution Areas No. 4 and 13.

COUNCIL DECISION

Background

A proposed Local Structure Plan ("LSP") was received on 29 October 2013 for Lots 94 and 95 Watson Road, Beeliar. The LSP was referred to the Western Australian Planning Commission ("WAPC") for comment, as required by Clause 6.2.7.2 of the City of Cockburn Town Planning Scheme No. 3 ("the Scheme").

The LSP was later modified to exclude Lot 95 Watson Road, Beeliar. The revised LSP, for Lot 94 only, was subsequently advertised for public comment in accordance with the Scheme.

The purpose of this report is to consider for adoption the proposed LSP for Lot 94 Watson Road, Beeliar ("subject land"). The proposed LSP proposes nine (9) Residential R40 lots, a local road reserve and 402m² of Parks and Recreation.

Submission

The proposed Structure Plan was prepared by Vanguard Planning Services on behalf of the landowner Emmaus Developments Pty Ltd – Director: Johann Herman Fourie.

Report

Planning Background

The subject land is 4 047m² in area and generally bounded by Watson Road to the east and existing residential development to the north, south and west. Attachment 1 provides a location plan.

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under the City of Cockburn Town Planning Scheme No. 3 ("the Scheme"). The subject land is also located within Development Area 4 ("DA 4"), Development Contribution Area No. 4 ("DCA 4") and Development Contribution Area No. 13 ("DCA 13").

Pursuant to Clause 6.2.3.1 of the Scheme *"the development of land within a Development Area is to comply with Schedule 11"*. The specific provisions applicable to DA 4 in Schedule 11 are outlined as follows;

1. *"An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development."*
2. *Land uses classified on the Structure Plan apply in accordance with Clause 6.2.6.3."*

Residential Density – State Government Direction

Directions 2031 and Beyond (“Directions 2031”) and Liveable Neighbourhoods (“LN”) promote 15 dwellings per hectare, as the ‘standard’ density for new greenfield development in urban areas, and an overall target of 47% of all new dwellings as infill development. This percentage equates to 154 000 of the required 328 000 dwellings.

The Draft Outer Metropolitan Perth and Peel Sub-Regional Strategy (“Draft Strategy”) identifies the subject land as being part of the “BEE1” area with a future dwelling target of 860+. This proposal will assist in ensuring that the state residential targets are reached whilst providing additional housing diversity to the area.

Residential Density – Previous decisions of Council

Council approved a Local Structure Plan for Lots 91, 500, 501 and 1-5 Howe Street, Beeliar in June of 2010 which provides a density of Residential R20 immediately north of the subject site.

In June 2011 Council approved a Structure Plan for Lots 1001, 83 Watson Road and 82 View Street Beeliar, 330 metres north of the subject site, which included a range of densities including R20, R25, R30 and R40.

Residential Density - Proposed

As noted above, the proposal seeks to provide for a medium density of Residential R40. Under the proposed density a dwelling yield of 11 residential lots is possible for the subject land. Notwithstanding, two of the residential lots will be required to be retained, at subdivision stage, for the partial use as a temporary cul-de-sac until such time as the surrounding land is structure planned and subdivided (please refer to Attachment 2). On this basis the proposal will result, at subdivision stage, in 9 residential lots and a balance of title lot.

The proposed density meets the State Government density targets as well as providing for additional housing diversity in the locality. The subject site is also well connected to public transport.

At its closest point the subject area is 100 metres from a bus stop, located at the intersection of East Churchill Avenue and Stock Road. This is a “nominated stop” for the 920 bus service, which is a high frequency service running between Fremantle and Rockingham.

Access and Traffic

The proponent has included a Transport Assessment as part of the Structure Plan Report to provide assurance that any increase in traffic can be managed safely and efficiently by the existing road network. Furthermore the report considers the location of the proposed local road in comparison to the surrounding/ existing local roads from a vehicular safety perspective.

The Transport Assessment provides a review on the superseded structure plan for Lot 94 and 95 Watson Road, Beeliar. Notwithstanding this report was supported by the City's traffic engineers and considered acceptable by Main Roads Western Australia.

Indicative detail

The structure plan for lot 94 includes an indicative subdivision design over the adjacent lots to demonstrate compliance with Clause 6.2.4.2 of the Scheme. This clause is outlined below;

“Notwithstanding clause 6.2.4.1, a local government may recommend subdivision or approve the development of land within a Development Area prior to a structure plan coming into effect in relation to land, if the local government is satisfied that this will not prejudice the specific purposes and requirements of the Development Area and the owner's liability for the proportion of land or development can be fulfilled pursuant to clause 6.3.5.”

Specifically the indicative design demonstrates that the proposed Structure Plan does not 'prejudice the specific purposes and requirements of the (surrounding) Development Area'. The indicative design does not allow for development over the adjacent lots.

The lot 94 structure plan only applies to lot 94. Any structure plan over the surrounding land, as identified by Attachment 2, will be assessed as a separate structure plan on its merits. Any structure plan over the surrounding land will be required to have due regard to the lot 94 structure plan. This includes, but is not limited to, consideration of the local road network, public open space and lot layouts.

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

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Moving Around

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

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

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. The advertising period formally concluded on the 12 March 2014.

Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme, public consultation was undertaken for a minimum period of 21 days. The advertising period commenced on the 19 February 2014 and concluded on the 12 March 2014.

Advertising included a notice in the Cockburn Gazette, letters to landowners within and surrounding the Structure Plan area and State Government agencies.

Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions which provides detailed comments on the issues (Attachment 4).

In total Council received a total of eight (8) submissions of which three (3) were from a local resident and the remaining five (5) were provided by government agencies. In total seven (7) of the submissions were in support of the proposal and one (1) objected to the proposal.

Notwithstanding the above, the assessing officer met in person with a number of landowners who made appointments to discuss this proposal. Most residents were in support of the proposal however were concerned with the implications of the indicative detail over the proposed structure plan. It was advised that the indicative detail has no

statutory basis as a structure plan and that this structure plan applies to Lot 94 only. Most residents were satisfied with this explanation.

Attachment(s)

1. Location Plan
2. Proposed Local Structure Plan
3. Aerial photograph
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 April 2014 Council Meeting.

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

Nil.

14.3 (OCM 10/4/2014) - ANNUAL UPDATE OF CITY OF COCKBURN LOCAL GOVERNMENT INVENTORY - LOCATION: CITY OF COCKBURN - OWNER: VARIOUS - APPLICANT: N/A (095/001) (D DI RENZO) (ATTACH)

RECOMMENDATION

That Council

- (1) amend the City of Cockburn Local Government Inventory by:
 1. Adding 'Place No. 111: Robb Jetty (Remains)' as a 'Management Category B Place' as show at Attachment 2.
 2. Adding 'Place No. 112: Wyola Wreck and Barge (Remains)' as a 'Management Category B Place' as shown at Attachment 2.
 3. Adding 'Place No. 113: Hamilton Hill Swamp Precinct' as a 'Management Category C Place' as shown at Attachment 2.
 4. Replacing 'Place No. 67 Naval Base Caravan Park' with the Place Record for 'Naval Base Holiday Park Heritage Area' as shown in Attachment 3.
 5. Other minor changes as shown in Attachment 1.

- (2) amend the City of Cockburn Heritage List by including the following places pursuant to clause 7.1 of the Scheme;
 1. 'Place No. 111: Robb Jetty (Remains)'.
 2. 'Place No. 112: Wyola Wreck and Barge (Remains)'.
- (3) advise all submissioners, the Office of State Heritage and Western Australian Planning Commission of Council's decision accordingly; and
- (4) advise the Coogee Beach Progress Association that Council does not support the inclusion of 'Place No. 032 Magazine Woodman Point Jetty' on the State Register; however they can nominate the inclusion directly to the Office of Heritage.

COUNCIL DECISION

Background

In 2011, the City of Cockburn undertook a comprehensive review of its Local Government Inventory ("LGI") in accordance with the requirements of the Heritage of Western Australia Act 1990 ("the Act"). Section 45 of the Act stipulates that the City is required to annually update the LGI and ensure suitable consultation is undertaken as part of any update process. The LGI was updated in 2012, and advertised again in 2013 for the annual update.

The purpose of this report is for Council to consider nominations/submissions received during advertising of the annual update.

Heritage consultant Eddie Marcus from History Now has been engaged to review a number of the submissions that were received, and his recommendations are outlined in this report.

Submission

N/A

Report

The annual review of the LGI has been undertaken, including a request for comments and nominations from the community. As a result of this review a number of modifications and additions to the LGI and Heritage List pursuant to City of Cockburn Town Planning Scheme No. 3 ("the Scheme") are recommended.

Proposed New Place - Robb Jetty (Remains)

A submission was received requesting that the Robb Jetty remains be included as a place on the LGI. Inclusion of the Robb Jetty as a separate place was also a recommendation of the Cockburn Coast Heritage Strategy, and its inclusion is therefore recommended.

Robb Jetty (remains) are located off C Y O'Connor beach, approximately 550 metres north of the South Fremantle Power Station site. Submerged piles extend from the foreshore out into the Indian Ocean for a distance of approximately 280m. Robb Jetty was constructed circa 1877, and it was a notable landmark at Cockburn Sound until it was burnt and dismantled in 1975. A number of timber piles remain visible.

Robb Jetty (remains) are a visual reminder and marker of the former Robb Jetty that was an important component of the meat industry in Western Australia.

Robb Jetty (remains) have aesthetic significance as a landmark in the area along with the Robb Jetty chimney, contributing to the community's sense of place and history.

Robb Jetty (remains) have historic significance as a representation of the importance of shipping in the provision of stock for slaughter, to feed the growing metropolitan area and Goldfields, in the 19th and early 20th century. Robb Jetty played an integral part in the agricultural industry of the State, particularly as it facilitated the development of slaughterhouses and associated industries in the Cockburn area from the 19th century through to the 20th century.

It is recommended that it be included on the LGI as a 'Management Category B' place, reflecting its current condition as remains only. It is also recommended that it be included on the Heritage List pursuant to the Scheme, as all Management Category A and B places on the LGI are considered to be of significance for inclusion on the Heritage List. A draft place record has been prepared (included at Attachment 2).

Proposed New Place - Wyola Wreck and Barge (Remains)

A submission was received requesting that the Wyola wreck and barge be included on the LGI.

The Wyola was a 306-ton steam tug built in South Shields, England in 1912. The remains of the Wyola are evident at C. Y. O'Connor beach, with the stern frame protruding from the beach with the bottom of the hull buried in the sand. A timber barge buried in the sand just to the north and sometimes visible is said to have been used in the scrapping of the Wyola.

The Wyola and barge (remains) have historical significance as a tangible and visible reminder of the maritime history associated with Owen Anchorage. The Wyola is associated with both World Wars and had a long and important association with the Fremantle Harbour shipping industry, through its involvement in long-distance towing, salvage and rescue.

The remains of the hull of the Wyola form a landmark on C. Y. O'Connor Beach, and have aesthetic and interpretive significance.

Wyola Wreck and Barge (remains) have social value as a publicly accessible landmark, contributing to the community's sense of place. The timber barge has social and historic significance for its association with shipbreaking activities and Cockburn's maritime industrial heritage.

Accordingly it is recommended that it be included on the Local Government Inventory and Heritage List, as a Management Category B place. A draft place record is included at Attachment 2.

Proposed New Place – Hamilton Hill Swamp Precinct

A nomination was received from a member of the community for the nomination of the 'Hamilton Hill Swamp Precinct'. This submission is included at Attachment 4.

This nomination was reviewed by the Heritage Consultant who has advised that it is very probable that the Hamilton Hill Swamp Precinct would have extremely high cultural heritage values if the exact location of the various elements could be confirmed through archaeological investigation, and the Aboriginal heritage values confirmed, either by archaeology or through a separate report commissioned from a suitably qualified professional.

With the current level of knowledge about the remaining physical fabric below the surface, and the Aboriginal heritage being known only from

newspaper reports substantially after the events they describe, it is not possible to accurately determine the potential cultural heritage values for the place.

As a consequence, it is recommended that Hamilton Hill Swamp Precinct be included within the Local Government Inventory with a management category 'C', identifying its potential for cultural heritage significance, mainly archaeological values and possible educational values, but recognising the lack of data available at the moment.

The Heritage Consultant has not recommended that Hamilton Hill Swamp Precinct should be included on the Heritage List. This is a direct consequence of the current lack of information regarding the precise archaeological nature of the site.

The Heritage Consultant has prepared a draft Place Record for Hamilton Hill Swamp Precinct (Attachment 2). It is recommended that this place be adopted for inclusion on the LGI as a 'Management Category C' place. This has no statutory implications for the landowners of the land.

The Heritage Council have determined that the Hamilton Hill Swamp Precinct does not have sufficient cultural heritage significance at the State level for inclusion in the State Register of Heritage Places, however the Register Committee believes it is important to the history and development of the City of Cockburn.

This area encompasses two Council reserves (including Dixon Reserve), and land owned by Main Roads WA, LandCorp, and the Western Australian Planning Commission (see Attachment 2).

Request for upgrade of Management Category and inclusion of Place No. 106 – South Beach Battery (Remains) on Heritage List

A request was received prior to commencement of the annual update for South Beach Battery remains be included on the Heritage List, and upgraded from a Management Category C place to a Management Category B place.

The gun emplacement is included on the City's LGI as a Management Category D place. It is currently located within POS, and is proposed to be retained within POS in accordance with the Cockburn Coast District Structure Plans (Part 1 and 2), and the Draft Emplacement Local Structure Plan that has been adopted by Council, and is currently awaiting a decision from the Western Australian Planning Commission (WAPC).

The place was also nominated by the submission for inclusion on the State Register, and the Heritage Council of WA determined it to be 'below threshold'. The Heritage Council's decision supports the City's position that there is no evidence suggesting there are tunnels associated with the gun emplacement.

It is therefore considered that the City's current listing for this Place which has been recommended by a heritage consultant engaged by the City (ie. Management Category D) is appropriate, and it is not recommended that any changes be made to the place record as a result of this submission. It is also noted that the place is contained within POS, and is therefore protected.

Request for inclusion of Place No. 032 Magazine Woodman Point Jetty on the State Register

A submission was received from the Coogee Beach Progress Association requesting that Council support the inclusion of Place No. 032 Magazine Woodman Point Jetty on the State Register, and that the City of Cockburn prepares and submits a nomination form to the State Heritage Council for the Magazine Jetty to be placed on the State Heritage Register.

The full details of the submission are included in Attachment 5. The stated reason for inclusion of the place on the State Register is to provide it with protection under the Heritage of Western Australia Act. However, in order for a place to be considered worthy of inclusion on the State Register it must meet the relevant criteria.

Currently this place is included on the LGI as a 'Management Category C' place and has the following Statement of Significance:

Magazine Jetty has social significance for those recreational fishermen who use the place.

Magazine Jetty is associated with the Explosive Magazines on Woodman Point.

The Heritage Consultant has reviewed this request and has stated that in his opinion the Magazine Jetty is very unlikely to meet the threshold for inclusion in the State Register. This is because it is identified as having low to medium authenticity, mainly as a result of 1980s refurbishment. Consequently, it is considered that the current management category 'B' correctly reflects the historic and social significance of the place, which was highlighted in the request from the Coogee Beach Progress Association, while acknowledging that little fabric remains from the original 1903-04 jetty.

Management category 'A' should be used for places already acknowledged as being of State significance, or are likely to have sufficient cultural heritage significance to be entered in the State Register of Heritage Places. Consequently, it is recommended that the current management category be retained for Magazine Jetty.

Nominations for Significant Trees

During the advertising of the LGI update there were no nominations received for Significant Trees, however since the end of advertising there have been two submissions received for a tree in Coolbellup, on the former Koorilla School Site.

The City's Significant Tree nomination form sets out criteria for inclusion on the list, and requires two nomination criteria to be addressed by the nominator. In this case the tree has been nominated on the basis of:

Historical Significance –

The submissions outline that the tree has historical significance because it is original to settlement of the area, and building of the school. Aerial photographs indicate the likelihood that the tree was planted along with other similar trees at the time the school was developed in the 1970s, and therefore possibly has some historical association. A 1965 aerial photo indicates that the site predominately has scattered native vegetation, and in 1974 the school has been built and this particular tree seems to be present. Prior to this there appears to be a building, possibly a dwelling on the property, with a track

Location or Context –

No details were provided regarding how the tree meets this criterion by having a unique location or context, aesthetic value, major contribution to the landscape and/or local place character.

The tree is not considered to have any unusual characteristics in its location or context, and does not contribute to the local place character in any specific way more than other trees.

Exceptional Size, Age and Form-

No details were provided as to how the tree meets this criterion. The nominated tree is a large species of *Corymbia Citriodora* (lemon-scented gum). It is not considered that it is of exceptional size, age and form, as there are a number of similar trees in Coolbellup and the City of Cockburn. The tree has a regular canopy and shape, and the

trunk of the tree is not considered to be significant in size, or unusual in shape.

While it is agreed that this is a large and attractive specimen, it is not considered to adequately meet two of the criteria for inclusion on the Significant Tree list. It is therefore not recommended that this tree be included on the Significant Tree list.

Place Record - Naval Base Holiday Park Heritage Area

Council on 14 June 2012 adopted the Naval Base Holiday Park as a Heritage Area pursuant to Clause 7.2 of the City of Cockburn Town Planning Scheme No. 3.

When the proposed 'Heritage Area' was advertised for public comment it was advertised as a package comprising:

- Draft Place Record 'Naval Base Holiday Park Heritage Area'
- Draft Local Planning Policy Naval Base Heritage Area Local Planning Policy

No comments were received regarding the Draft Place Record for Naval Base Holiday Park Heritage Area.

Council adopted the Naval Base Holiday Park Heritage Area and Local Planning Policy at the meeting of 14 June 2012 in accordance with the Scheme, and the designated Heritage Area has been successfully in place since this time.

Due to the timing of the 2012 annual update of the LGI and the adoption of the Naval Base Holiday Park Heritage Area and Local Planning Policy the new place record was not incorporated into the 2012 LGI. It is therefore proposed that the Place Record for the Naval Base Holiday Park Heritage Area be adopted and incorporated into the LGI, as advertised for public comment and included at Attachment 3.

Proposed modifications to Management Categories

There are a number of proposed modifications to the Management Categories of places that have been demolished over the last few years (subsequent to relevant approvals being granted). The City's LGI includes places that have been demolished to provide a record of places and their location.

Where there are no longer any physical remains of the place it is included on the LGI as a Management Category D place, and identified as being a 'site only'. This is consistent with other sites in the City's Local Government Inventory.

‘Place No. 10: Two Watsonia Cottages’: The ‘Two Watsonia Cottages’ were demolished between September and November 2011, subsequent to a planning approval being issued for their demolition (subject to an archival record which is now held by the City of Cockburn). It is therefore proposed that this place be modified from Management Category C to D to reflect that this is now a site only.

‘Place No. 13: Dutch Windmill’: The ‘Dutch Windmill’ was demolished between April and June 2012 subsequent to a planning approval being issued for demolition (subject to an archival record now held by the City of Cockburn). It is therefore recommended that this place be modified from Management Category C to D to reflect that this is now a site only.

‘Place No. 54: South Coogee School’: South Coogee School was demolished in 2012 subsequent to planning approval being issued for its demolition (subject to an archival record). It is therefore recommended that this place be modified from Management Category C to D to reflect that this is now a site only.

‘Place No. 73 Watsonia Factory’: The Watsonia Factory buildings were demolished in 2011 subsequent to a planning approval being issued for their demolition (subject to an archival record). It is therefore proposed that this place be modified from Management Category C to D to reflect that this is now a site only.

Minor Updates/Modifications

A number of minor updates are proposed to the Local Government Inventory as follows:

1. Place No. 092 – Norfolk Pine Tree Hamilton Road (300 Hamilton Road) – The place record currently states that the tree is on the boundary, however the property has been recently subdivided and a survey has identified that the tree is located on private property. It is proposed that the place record be modified accordingly.
 - a. Update to a number of demolition dates subsequent to examining historical aerial photographs.
 - b. Update/correction to some lot numbers.

Inclusion of additional historical information for the following place records:

1. Place No. 45 ‘Uniting Church, Spearwood’ – additional information regarding the church and ‘Moore Cottage’ that was relocated to the site, based on information from historical newspaper articles and other publications.

2. Place No. 21 'Residence: Meller' - Inclusion of additional information to reflect additional historical information provided by the historian for a recent development application. There is no change proposed to the Statement of Significance or the Management Category.
3. Place No. 13 'Dutch Windmill (site)' – addition of information obtained from the archival record.
4. Place No. 50 'Quarantine Station (fmr)' – addition of information and photos taken from the conservation plan.
5. Place No. 33 'Separovich House' – additional information regarding the orientation of the dwelling based on historical aerial photos.

The updated Local Government Inventory includes a number of new photos as follows:

1. Inclusion of a new place record photo for Dadley Sheds (site) taken from the 2009 Archival Record that depicts the former dwelling more clearly.
2. Place No. 45 Uniting Church, Spearwood – inclusion of a historical photograph of the building prior to modifications.

These changes are reflected in the Draft Local Government Inventory included at Attachment 1.

Community Consultation

Comments were invited from the community on the Local Government Inventory and Heritage List from 16 July 2013 until 3 September 2013.

Community consultation included the following:

1. Article in 'Cockburn Soundings' sent to all households explaining the annual update and inviting comments on existing places, and nominations for new place and Significant Trees.
2. Notice in the Cockburn Herald newspaper inviting comments and nominations for inclusion of new places.
3. Displays at the Administration Building and all City of Cockburn libraries inviting comments and nominations for inclusion of new places.

A total of five submissions were received, and these are all addressed in the Schedule of Submissions (Attachment 5) and the key issues have been discussed in this report.

Conclusion

It is recommended that Council endorse the identified modifications and additions to the LGI and Heritage List discussed in this report.

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

Leading & Listening

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

Budget/Financial Implications

The review of the LGI was undertaken through general municipal funds.

Legal Implications

N/A

Community Consultation

In accordance with Section 45(2)(b) of the Heritage of WA Act 1990, the City undertook extensive consultation in relation to the LGI annual update. Community consultation was carried out for a period of 50 days, and included:

1. An article in 'Cockburn Soundings' sent to all households explaining the annual update and inviting comments on existing places, and nominations for new place and Significant Trees.

2. Notice in the Cockburn Herald newspaper inviting comments and nominations for inclusion of new places.
3. Displays at the Administration Building and all City of Cockburn libraries inviting comments and nominations for inclusion of new places.

Attachment(s)

1. Draft Revised Local Government Inventory 2014
2. Proposed New Places - Draft Place Records
3. Place Record for Naval Base Holiday Park Heritage Area
4. Nomination for Hamilton Hill Swamp Precinct
5. Schedule of Submissions

Advice to Proponent(s)/Submissioners

Those who lodged a submission on the proposal have been advised that this matter is to be considered at the April 2014 Council Meeting.

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

Nil.

14.4 (OCM 10/4/2014) - CONSIDER SUBMISSIONS AND ADOPT: TOWN PLANNING SCHEME NO. 3 AMENDMENT 94 - INTRODUCING DEVELOPMENT CONTRIBUTION AREA 14 COCKBURN COAST: ROBB JETTY AND EMPLACEMENT PRECINCTS (109/027) (C CATHERWOOD) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the Schedule of Submissions prepared in respect of Amendment 94 to City of Cockburn Town Planning Scheme No. 3 ("Scheme");
- (2) require modification to the proposed northern boundary of Development Contribution Plan Area 14 to reflect the existing alignment of Development Area 33 and update line style and letter colouring to be consistent with the City's Scheme;
- (3) subject to modification (2) above, adopt Scheme Amendment No. 94 for final approval for the purposes of:

1. Amending Schedule 12 of the Scheme text by including DCA 14 – Cockburn Coast as follows.

Schedule 12 - Development Contribution Plan

Area:	Cockburn Coast: Robb Jetty and Emplacement Precincts
Infrastructure and administrative items to be funded	<p>Contributions shall be made towards the following items by all landowners within DCA 14:</p> <ul style="list-style-type: none"> • Proportional contribution to the upgrading of Cockburn Road between Rollinson Road and MacTaggart Cove including the cost of land required for road widening, verge and median landscaping between Rollinson Road and MacTaggart Cove, construction of the Robb Jetty Main Street signalised intersection, construction of drainage and service relocation where necessary. Earthworks, service relocation and construction of dual carriageways will be funded and constructed by Main Roads Western Australia. • The cost of land and works (including landscaping) associated with the construction of the proposed Robb Jetty Main Street between the Cockburn Road intersection and Robb Road intersection. The works include construction of an at-grade rail crossing including vehicle and pedestrian signalisation associated with the new Robb Road intersection (including sufficient fencing to deter pedestrians from unsafe crossing). The cost of works is the cost over and above that of providing a normal 20m wide local subdivision road whereby drainage, lighting, footpaths, lower specification landscaping and parking embayment's provided at the cost of adjoining landowners. • The cost of land and works (including landscaping) associated with the construction of the proposed Bus Rapid Transit (BRT) route which extends between the Rollinson Road / Cockburn Road intersection and the intersection of MacTaggart Cove and the proposed BRT route. The cost includes acquisition of Lot 18 Garston Way and provision of bus stops and associated infrastructure. The cost of works is the cost over and above that of providing a normal 20m wide local subdivision road whereby drainage, lighting, footpaths, lower specification landscaping and parking embayment's provided at the cost of adjoining landowners. • Provision of pedestrian signals at the Rollinson Road

	<p>railway crossing (including sufficient fencing to deter pedestrians from unsafe crossing).</p> <ul style="list-style-type: none"> • Provision of land for public open space area as detailed in the Robb Jetty and Emplacement Precinct Local Structure Plan(s) and the cost of landscape construction (including minor earthworks and drainage). • The cost of land and construction of a multistorey local community building and associated landscaping, play equipment and car parking areas. • Costs to administer cost sharing arrangements of the DCA including detailed engineering design and project management POS, drainage, roads, rail crossings and the community building the subject of the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs. • Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA 14.
<p>Method for calculating contributions</p>	<p>All landowners within DCA 14 shall make a contribution to land and infrastructure works required as part of the development of the Robb Jetty and Emplacement Precinct Development Contribution Area (with the exception of the Mixed Business Zone).</p> <p>The proportional contribution is to be determined in accordance with the provisions of Clause 6. 3 of the Scheme and this Development Contribution Plan.</p> <p><u>Cost Apportionment for the Mixed Business Zone</u></p> <p>No contribution is required in respect to land and lots required for public open space, public open space construction, and local community facilities for Lot 4 and 303 Darkan Avenue and Lot 8 Garston Way (Mixed Business Zone).</p> <p>Landowners in the Mixed Business Zone will be responsible for 5.46% of the cost of upgrading all DCP roads, service infrastructure and administration costs. The contribution payable will be based on a rate per m2 of developable land area, which equates to:</p> <ul style="list-style-type: none"> • Lot 4 Darkan Way: 1.44% • Lot 303 Darkan Way: 1.45% • Lot 8 Garston Way: 2.57%

	<p>All other Zones and R-Codes will fund the remaining 94.54% in accordance with development potential calculation methodology for all other Zones/R-Codes.</p> <p><u>Development Potential Calculation Methodology for all other Zones and R-Codes</u></p> <p>With the exception of Lot 4 and 303 Darkan Avenue and Lot 8 Garston Way (Mixed Business Zone), cost contributions shall be calculated based on the minimum potential number of dwellings (85%) that can be constructed on each lot or lots as detailed in Schedule 11. Contributions shall be calculated on a per potential dwelling basis. The potential number of dwellings (or equivalent) per Zone or R-Code is calculated as follows:</p> <table border="1" data-bbox="625 745 1353 1296"> <thead> <tr> <th data-bbox="625 745 877 817">Zone/R-Code</th> <th data-bbox="877 745 1353 817">Method for Calculating No. of Dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="625 817 877 920">District Centre R-ACO (R160 equivalent)</td> <td data-bbox="877 817 1353 920">1x equivalent dwellings per 62.5m² of net land area</td> </tr> <tr> <td data-bbox="625 920 877 1023">Mixed Use (R100 equivalent)</td> <td data-bbox="877 920 1353 1023">1x equivalent dwellings per 100m² of net land area</td> </tr> <tr> <td data-bbox="625 1023 877 1093">R40</td> <td data-bbox="877 1023 1353 1093">1x dwellings per 220m² of net land area</td> </tr> <tr> <td data-bbox="625 1093 877 1162">R80</td> <td data-bbox="877 1093 1353 1162">1x dwellings per 125m² of net land area</td> </tr> <tr> <td data-bbox="625 1162 877 1232">R100</td> <td data-bbox="877 1162 1353 1232">1x dwellings per 100m² of net land area</td> </tr> <tr> <td data-bbox="625 1232 877 1296">R160</td> <td data-bbox="877 1232 1353 1296">1x dwellings per 62.5m² of net land area</td> </tr> </tbody> </table> <p>Notwithstanding Clause 6.3.13 of Town Planning Scheme No. 3 Text, applications for continuance or extension of existing non-conforming uses will be exempt from development contributions.</p>	Zone/R-Code	Method for Calculating No. of Dwellings	District Centre R-ACO (R160 equivalent)	1x equivalent dwellings per 62.5m ² of net land area	Mixed Use (R100 equivalent)	1x equivalent dwellings per 100m ² of net land area	R40	1x dwellings per 220m ² of net land area	R80	1x dwellings per 125m ² of net land area	R100	1x dwellings per 100m ² of net land area	R160	1x dwellings per 62.5m ² of net land area
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R80	1x dwellings per 125m ² of net land area														
R100	1x dwellings per 100m ² of net land area														
R160	1x dwellings per 62.5m ² of net land area														
Period of Operation	Until 30 June 2034. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments.														
Priority and Timing	In accordance with the City of Cockburn Capital Expenditure Plan for Robb Jetty and Emplacement Precincts.														
Review Process	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the development contribution area since the last review and the degree of development potential still existing.														

Participants and Contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA 14.
<p>2. Amend the Scheme Map to include the boundaries of the proposed Development Contribution Area No. 14 Cockburn Coast: Robb Jetty and Emplacement Precincts.</p> <p>(4) ensure the amendment documentation, once modified, be signed and sealed and then submitted to the Western Australian Planning Commission along with the endorsed Schedule of Submissions with a request for the endorsement of final approval by the Hon. Minister for Planning and for the Minister's consideration to take into account the preferred proposal for local government reform as it relates to the City of Cockburn should it be known at the time of their consideration;</p> <p>(5) advise those parties that made a submission of Council's decision accordingly; and</p> <p>(6) request the Western Australian Planning Commission consider participation in the proposed DCP14 with a view to effectively 'seed funding' the public open space proportionate to the area of the existing reserves for recreation (whole of Reserve 44048 and portion of Reserve 44273) which were rezoned from 'Parks and Recreation' to 'Urban' under the Metropolitan Region Scheme via Amendment 1180/41.</p> <p>(7) request the Western Australian Planning Commission and Department of Local Government and Communities' advice as to the practicalities of processing town planning scheme amendments in the lead up to local government reform given this amendment (dependant on the preferred proposal) places significant obligations in terms of shouldering DCP shortfall (as per clause 6.3.17.1 of the Scheme) on the responsible local government.</p>	

COUNCIL DECISION

Background

The purpose of this report is to consider submissions and final adoption of Amendment No. 94 to City of Cockburn Town Planning Scheme No. 3 ("Scheme").

Council resolved to initiate the Amendment for the purposes of advertising at the Ordinary Meeting of 12 September 2013. It was advertised for public comment for a period of 42 days from 29 October to 10 December 2013. It should be noted, this amendment was initiated prior to any local government reform proposal which sought to disaggregate the City of Cockburn being made public. However, local government reform is not one of the matters outlined in Division Three of the Planning and Development Act 2005 which can be considered in relation to a scheme amendment.

At its ordinary meeting held 9 May 2013, Council approved, subject to modifications, two local structure plans within the Cockburn Coast development area for the Robb Jetty and Emplacement precincts. Endorsement of the latter plan from the Western Australian Planning Commission ("WAPC") is still pending. The former was endorsed in late February 2014, subject to modifications.

The local structure plans propose to develop the subject land for a mix of zones, including a dense activity centre, residential (ranging up to R160 density), public open space, mixed business, mixed use, and a primary school with a shared oval. Noted within these local structure plans was the need for a cost sharing mechanism for several local government infrastructure items.

In line with State Planning Policy 3.6 Development Contributions for Infrastructure ("SPP3.6"), a development contribution plan ("DCP") is proposed to cover this area. To introduce a new DCP an amendment to the City's Scheme is required.

This report seeks Council to consider all submissions received during the advertising and recommends adoption of the Amendment for final approval. It is also suggested advice be sought from the Western Australian Planning Commission and the Department of Local Government and Communities concerning the practicalities of the processing of this scheme amendment, should the preferred proposal for local government reform involve disaggregation of Cockburn.

Submission

A Scheme Amendment has been lodged by APP on behalf of Landcorp, the proponents for the Robb Jetty and Emplacement Local Structure Plans within the Cockburn Coast development area ("subject

land"). The amendment seeks to introduce a new DCP known as DCP14 to cover the areas of Robb Jetty and Emplacement.

DCP14 will complement another scheme amendment request which seeks to introduce additional items to the City's existing DCP13 for community infrastructure. The DCP13 items have a catchment greater than the Cockburn Coast development area.

Report

Contribution Area/Items

Given that all infrastructure items identified for inclusion in the DCP provide a benefit to all landowners in the project, one DCP will apply to both the Robb Jetty Precinct and Emplacement Precincts.

The draft DCP14 includes a number of items for which the cost sharing mechanism of a DCP is appropriate. These include public open space and key roads providing a district function (above standard road cost/specification) such as the main street and the rapid bus route.

Also included is a Community Centre which will cater for the Cockburn Coast area. A portion of this will be funded via this DCP, with the remaining to be funded via the future DCP which covers the Power Station precinct.

Some of these items have been the source of objection and this is discussed in more detailed in the Schedule of Submissions and the Community Consultation Outcomes section of this report.

Methodology

A key objective of the cost apportionment methodology is the need to provide certainty to each landowner on their cost contribution and ensure costs are shared in a transparent and equitable manner. It is also important to provide the custodian of the DCP appropriate certainty on the source of all funds required to deliver infrastructure and mitigate any potential for shortfalls in funding.

Basing contributions on the 'actual' development outcome is usually considered to be the most equitable outcome from a user pays point of view. This will not work in Cockburn Coast as not all developers will maximise their development potential and this will lead to shortfalls in DCP funds.

Another matter to consider is what the infrastructure items are. In this case they involve items which are required at the subdivisional stage and therefore there must be some 'fixed' basis for assigning

contributions, not the unknown 'actual' development outcome. There is already a scheme requirement for development in Cockburn Coast to achieve 85% of a site's potential as a minimum. This provides an ideal 'fixed' basis to apportion costs.

Cost contributions within the Cockburn Coast will be commensurate with the development potential of each site within the Cockburn Coast. To achieve an equitable outcome, the development potential of each site will be determined in an equal and consistent manner. This approach is consistent with the overarching principle 'beneficiary pays' of SPP 3.6.

Note also that the subject land is already located within Development Contribution Area 13, which provides for cost contribution to specified local, sub-regional and regional level community infrastructure. This applies in addition to this DCA proposal.

Period of Operation

The infrastructure items included in the DCP are being planned and provided on the basis of the needs of the ultimate community which will be substantially achieved in 20 years, being 2034.

The DCP will be reviewed when considered appropriate though not exceeding every five years, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

Exemptions

Applications for continuance or extension of existing non-conforming uses will be exempt from development contributions. It is only where a proposal is seeking to develop in line with the local structure plans that a development contribution liability will apply.

Administrative concerns

A specific resolution has been included to seek advice from both the Western Australian Planning Commission and the Department of Local Government and Communities. There are very practical concerns that need to be considered in a variety of matters concerning local government reform. This proposed amendment was initiated prior to the local government reform proposals. As part of the scheme amendment process, Council is now bound to resolve either to not proceed with the amendment, or to adopt the amendment (with or without modifications).

As part of the consideration of the scheme amendment, relevant considerations are set out in Division 3 of the Planning and Development Act 2005. In brief, these are:

- Effect of State planning policy
- Advice from Heritage Council
- Advice from Environmental Protection Authority/Environmental review outcomes
- Consultation of persons likely to be affected.

In terms of the latter of these, it is tenuous to say the adjacent local governments are 'likely' to be affected. There are a number of local government reform proposals before the Local Government Advisory Board and it is still several months before the preferred proposal is known. In light of this, the resolution requesting the Minister's endorsement of final approval has specifically requested that if the preferred proposal for local government reform affecting the City of Cockburn is known at the time of the Minister's consideration that due regard be given to the proposal.

Clause 6.3.17 of TPS3 deals with the situation of shortfall of DCP funds. Whether by unforeseen circumstances in project delivery/management, or underestimating of growth figures, if the DCP collected less than expected, the administrator of the Scheme would need to make up that shortfall, including any liabilities to developers from 'works in kind'.

Community Consultation Outcomes

A total of eight submissions were received on this amendment. Four of these (all from landowners within the proposed DCA 14) raised concerns with various issues which are set out below.

The main theme of concern was the items and their associated costs and the timing of contribution payments.

In summary, the submitters would like to have payment of the contribution delayed from commencement of development till completion of development. This would involve changing the liability for cost contribution clause within the Scheme text and would therefore impact all development contribution plans. This would also be inconsistent with the model scheme text provisions set by the Department of Planning for development contributions. It has been confirmed by City officers, the Department of Planning would not support taking an approach which varied from the model scheme text.

In meeting with the landowners who expressed this concern, the opportunity to 'stage' subdivision approvals has also been explained. That is, the liability for contribution only applies to the lots for which clearance is sought. So if a proposal for four lots was conditionally approved, but clearance was only sought for two lots at a time, then the DCP invoice would be based on the two lots. The remaining amount would be paid when the clearance was sought for those lots.

The cumulative cost of the items proposed by DCP14 and those in DCP13 are substantial and the submitters believe these are higher than elsewhere in Perth. There is an assumption with this argument the development, its location and the DCP items themselves are similar across Perth, which they are not. As per TPS3 and the State Planning Policy 3.6 (SPP3.6), estimated costs have been based on the best available information. Costs in this DCP are also expressed as an amount per development lot based on their individual potential as opposed to simply a rate per hectare or a flat rate per lot or dwelling. With the higher densities in this area (combined with high land value) it is not reasonable to compare DCP14 to peripheral broadacre greenfield DCAs for example. Where possible, City officers have already reined in the DCP14 costs. A number of items originally proposed for inclusion have specifically been excluded and City officers are comfortable the level of inclusions is reasonable and appropriate to this development area.

Another concern raised is that an element of 'double dipping' is at play in regard to local public open space. Two local reserves were rezoned as part of Amendment 1180/41 to the Metropolitan Region Scheme from 'Parks and Recreation' to 'Urban'. The whole of Reserve 44048 and portion of Reserve 44273 Cockburn Rd rezoned total approximately 1.176ha. While the area may not sound large, it equates to just over 21% of the local public open space to be ceded. Considering the current land value of the local public open space is just over \$18 million, it is understandable why this concern has been raised.

These reserves appear to have been ceded as part of a previous subdivision, then some years later rezoned to 'Urban'. It is assumed as the District and Local Structure Plans designate these reserves now for development lots (and public open space has been assigned elsewhere), they will be sold by the WAPC. Neither of the above plans gave instruction as to these reserves being used as a 'deduction' in calculating the local POS requirement. Unfortunately, concerns with the content of these plans or the MRS amendment did not extend to this particular issue. An inclusion in the officer recommendation is for the WAPC to consider 'seed funding' the DCP14 to ensure Cockburn Coast landowners are not unfairly penalised by rationalising of these

reserves. General advice from DoP officers was sought in the month prior to finalising this report; however no response was forthcoming in that time.

Concern was also raised by some landowners about the proposal for all landowners to contribute to the 'above standard' requirements for the Main Street. Their contention is these landowners receive added development potential so this should not be a DCP item. This point has been reviewed by the licensed land valuer who has clarified their position that all Cockburn Coast landowners receive a benefit from the presence of a Main Street and therefore it is appropriate to share this cost. City officers agree with the valuer's position.

None of the proposed issues raised is considered to warrant modifications to the amendment. However, as mentioned an additional recommendation for the WAPC's consideration has been included concerning existing reserves.

Conclusion

It is recommended that Council endorse the Schedule of Submissions and adopt the amendment for final approval. Some very minor changes to the amending scheme map are required and these will need to be made before the amendment is sent for endorsement.

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

- Communities that take pride and aspire to a greater sense of community.

Budget/Financial Implications

N/A

Legal Implications

Planning and Development Act 2005
Town Planning Regulations 1967
Planning and Development Regulations 2009
 City of Cockburn Town Planning Scheme No. 3

Community Consultation

The Amendment was advertised for public comment for a period of 42 days from 29 October 2013 to 10 December 2013.

Attachment(s)

Schedule of Submissions

Advice to Proponent(s)/Submissioners

The Proponent for the proposal has been advised that this matter is to be considered at the 10 April 2014 Council Meeting.

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

Nil.

14.5 (OCM 10/4/2014) - COOLBELLUP REVITALISATION STRATEGY LOCATION: CITY OF COCKBURN OWNER: N/A (110/019) (R PLEASANT) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the draft Coolbellup Revitalisation Strategy (the Strategy) (Attachment 1) for the purposes of advertising, noting the estimate of costs referred to under the budget and financial implications of this report;
- (2) advertise the Strategy for 60 days;
- (3) as part of the advertising of the strategy, undertake two community open days, as well as a direct letter to each landowner inviting their feedback on the Strategy.

COUNCIL DECISION

Background

The purpose of this report is to provide an overview of the Coolbellup Revitalisation Strategy (the Strategy) and to seek Councils support to advertise for public comment for 60 days. Council previously resolved to support the preparation of the Strategy on 8 August 2013.

The purpose of the Strategy is to guide the delivery of future residential development within the suburb and identify improvements and infrastructure required to support this growth. The Strategy is largely directed towards identifying appropriate increased residential densities and strategies to encourage housing choice. A key focus is to ensure Coolbellup is an attractive place to live and visit into the future and as a result the proposed changes to residential densities is supported by a range of other strategies to improve the livability of the suburb for current and future residents.

The Western Australian Planning Commission ('WAPC') in 2010 released its latest strategic plan for Perth and Peel, Directions 2031 and beyond: Metropolitan planning beyond the horizon ("Directions 2031"). Directions 2031 set a target that 47% of the additional dwellings required by 2031 will be delivered through urban infill. This target seeks to address the urban sprawl of Perth's outer suburbs and to promote sustainable planning objectives.

Since 2009 the City of Cockburn has been undertaking revitalisation strategies to identify further housing opportunities while at the same time identifying plans to revitalise suburbs. Coolbellup follows on from the Hamilton Hill Revitalisation Strategy of which is currently being finalised, and the Phoenix Revitalisation Strategy, finalised in May 2009.

Coolbellup is considered a well-connected inner ring suburb and is well situated to contribute to the delivery of these infill targets. It is also considered a unique suburb to provide further development opportunities and associated revitalisation work due to the strategic location of Coolbellup within the heart of the rapidly expanding south west corridor and is seen as a highly desirable location in which to live and invest. Additionally, the locality is a well-connected inner ring suburb and in proximity to the new Fiona Stanley Hospital, Murdoch University Precincts and close to the Fremantle city centre and Phoenix activity centre, is well serviced by infrastructure and the physical age of built form within the suburb being such that decisions for redevelopment and/or renewal are expected to be made by landowners over the coming years.

The Strategy provides an opportunity to support the commercial aspects of the town centre by increasing residential densities, and

therefore the number of people to frequent the shops, within the centres proximity. The suburb contains a unique age demographic which sees the opportunity to explore more diverse responses in housing variety and form. This approach will also support the demographic forecasting that suggests over the coming years the population in Coolbellup is expected to become increasingly diverse, contain smaller households, increase the number of young families and like the wider National trend have an increasingly ageing population.

The development of the Strategy commenced in August 2013 at which time a thorough contextual analysis and background research commenced to identify local attributes, issues and opportunities. This information informed the strategy preparation and the structure of the community engagement work. Consultation with the community comprised a Resident and Property Owners Survey (over 400 responses received), and two community visioning sessions attended by 128 people.

Key outcomes of the residents and property owners survey identified 72% of the respondents supported some increase in housing in the suburb and a clear majority indicated strong support for more medium density housing types, and good support for more medium to high density housing types. Further, the results clearly identified Coolbellup residents greatly value and appreciate their parks, the trees, greenery and streetscapes, and the remnant bushland.

Submission

N/A

Report

The outcome is a Strategy that provides a balance of providing opportunities for further housing growth while recognising the elements that contribute to the character of Coolbellup and ensuring these are protected when identifying actions for the future. The Strategy does this by identifying three guiding principles of which each of the identified actions are drawn from:

- Program 1 – Encourage and support appropriate development and diverse housing options.
- Program 2 – Improve the function and presentation of Coolbellup streets.
- Program 3 – Protect and enhance the character and natural environment of Coolbellup.

Key recommendations of this Strategy include a change to most residential land within the Study Area, the exception being several

large lots already zoned at higher densities remain unchanged. The base density code of R30 will maintain the existing local character of Coolbellup while allowing flexibility for increased development opportunities for land owners. Further, the R30 code is consistent with the three former Coolbellup School sites and allows subdivision and development potential for most landowners.

Higher density development is proposed around the Coolbellup Town Centre, high frequency transport routes, areas of Public Open Space (POS) capable of supporting increased densities, and large land parcels which offer the opportunity to undertake coordinated urban infill development.

All new developments within infill areas should present a quality design outcome that contributes to the local context and as a result the Strategy recommends:

- Amendments to the City's Local Planning Policy – *APD58 Residential design Guidelines* which propose new controls relating to landscaping and driveways and the requirement for a *Design Quality Statement* for all grouped and multiple dwelling development applications, and;
- The preparation of a City wide *Medium Density Good Development Guide*.

The treatment of the public domain, including streets is critical in ensuring Coolbellup is an attractive place to live and visit. The public domain strongly influences how people feel and experience the suburb and ties the elements of the neighbourhood together. As a result the Strategy contains:

- Concept plans to revitalise key streets and public places including - Coolbellup Avenue, Counsel Road, Waverley Road, and Cordelia Avenue, the town centre surrounds and Len Packham Reserve;
- A Street Tree Masterplan;
- A recommendation to investigate and prepare a City wide Local Planning Policy to require new developments in revitalisation areas to contribute to streetscape upgrades;
- The preparation of a City wide residential verge education brochure;
- The facilitation of the provision of underground power for the western side of Coolbellup by applying for the next round of funding through the State Underground Power Program.

In relation to the Coolbellup Shopping Centre and immediate surrounds, the Coolbellup community expressed strong support for the centrally located community hub and shopping centre, however, the shopping centre is most appreciated for its central location and accessibility, rather than its appearance and form. There is a very

strong feeling amongst the Coolbellup community that improvements to the shopping centre (i.e., relating to its appearance, functionality, the breadth of uses available, its lack of vibrancy, poorly-maintained parking areas and unclear/unsafe circulation patterns) are urgently required.

In response the Background Report ties together various information sources and identifies key elements of which should be considered in and around the town centre should any works be proposed. This includes following the extensive design guidance provided within the adopted Local Structure Plan (LSP) for future development proposals. While the City is limited in its ability to influence the redevelopment and/or revitalisation of the shopping Centre, it remains committed to assisting the Coolbellup Shopping Centre land owners where it can.

The Strategy is presented in two parts, the Strategy document and a supporting Background Report. The first section of the Strategy provides a discussion detailing why the Strategy was prepared, the context in terms of locality and State planning policy objectives. This is followed by a summary of the analysis findings identified within the Background Report.

Section two identifies the Strategy recommendations and Section three explains implementation implications including a work plan detailing an estimate of costs associated with delivering the Strategy's recommendations.

Conclusion

The Coolbellup revitalisation Strategy presents the latest urban renewal project within the City of Cockburn of which has evolved out of a balanced process of community engagement, local contextual research and the need to plan for the Coolbellup community future needs. The Strategy is well aligned with both community views and desires for the future, in addition to metropolitan level aspirations for the future of Perth. This next wave of public consultation will enable further enhancement of the Strategy to occur.

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

Infrastructure

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

Environment & Sustainability

- A community that uses resources in a sustainable manner.

Moving Around

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

Corporate Business Plan

The Coolbellup Revitalisation Strategy is a project identified within the adopted Corporate Business Plan to be undertaken by the Strategic Planning Department in 2013/2014.

Budget/Financial Implications

Upon implementation of the Strategy several actions will be implemented as part of the City's normal processes using existing resources and allocations. However the cost of implementing the works identified within the Works Plan and an Estimate of Costs, mostly relating to streetscape and public space upgrades, will need to be funded and planned for within the City's budgeting framework.

Appendix 2 of the Strategy document sets out a preliminary estimate of costs inclusive of the proposed Strategy upgrades, the drainage review and the recommendations required to upgrade Len Packham Hall to address vandalism. This preliminary assessment comes to \$3.5m. Upon adoption of the Strategy these costs will need to be considered within the City's budgeting framework over the next 5 years.

Legal Implications

N/A

Community Consultation

Stakeholder consultation took place through a resident and property owner survey and two community visioning forums. The purpose of the consultation was to ensure the Coolbellup community views informed the preparation of the Strategy. The surveys and the forums were undertaken in October-November 2013. The Background Report provides further details however in summary the key outcomes of the community consultation that have informed the draft Strategy include the following.

Support for urban infill

Residents generally support further housing in Coolbellup. This is a result of 72% of the respondents supporting some increase in housing in the suburb. Strong support is provided for more medium density housing types and good support for more medium to high density housing types.

Streetscapes and Parks

Residents want to see Coolbellup streets continue to be upgraded to improve their presentation and function. More street trees are wanted and the second phase of undergrounding power lines is supported.

Many trees in the suburb are important to the community and Coolbellup residents are proud of their beautiful parks and every effort to maintain them should be undertaken to maintain them. Residents wish to see the facilities and services in these parks diversified.

Coolbellup shopping centre

There is a very strong feeling amongst the Coolbellup community that improvement to the shopping centre (i.e., relating to its appearance, functionality, the breadth of uses available, its lack of vibrancy, poorly maintained parking areas and unclear/ unsafe circulation patterns) are urgently required.

Transport and accessibility

The community is not satisfied with cycle paths and bus services in and around Coolbellup. They wish to see more bike lanes, cycle paths and bus services outside business hours connecting to areas such as Fremantle and Cockburn Central.

Future Consultation

The Strategy will be advertised for 60 days. During the advertising period the City will run a community open day in Coolbellup. There will also be a direct letter sent to all landowners within the area.

Attachment(s)

1. Coolbellup Revitalisation Strategy Study Area
2. Draft proposed residential densities coding plan
3. Coolbellup Revitalisation Strategy

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.6 (OCM 10/4/2014) - ROAD DEDICATIONS FOR TWELVE INDIVIDUAL LAND PARCELS - OWNER: STATE OF WESTERN AUSTRALIA - APPLICANT: CITY OF COCKBURN (177/001) (A VAN BUTZELAAR) (ATTACH)

RECOMMENDATION

That Council

- (1) request that the Minister for Lands dedicate the following parcels of land as road reserve pursuant to Section 56(1) of the *Land Administration Act 1997*:
 - a) Lot 55 (Plan 31519), Lot 67 (Plan 30038), Lot 66 (Plan 49012), Lot 67 (Plan 47724), Lot 66 (Plan 45912) and Lot 67 (Plan 38558) Ives Street, Hamilton Hill
 - b) Lot 50 (Plan 43898) Lintott Way, Spearwood
 - c) Lot 66 (Plan 28996) and Lot 67 on (Plan 33688) Jean Street, Hamilton Hill
 - d) Lot 66 (Plan 44876) and Lot 67 (Plan 39815) Norland Way, Spearwood
 - e) Lot 166 (Plan 32965) March Street, Spearwood; and
- (2) indemnify the Minister for Lands against reasonable costs incurred in considering and granting the request in (1) above.

COUNCIL DECISION

Background

Lot 55 (Plan 31519); Lot 67 (Plan 30038); Lot 66 (Plan 49012); Lot 67 (Plan 47724); Lot 66 (Plan 45912) and Lot 67 (Plan 38558) Ives Street, Hamilton Hill

Six portions of land with a combined area of approximately 3 274 square metres along Ives Street, Hamilton Hill were intended to be part of a road reserve and were overlooked at the time of subdivision. A sketch showing the location of the subject lots can be reviewed in Attachment 1.

Lot 50 (Plan 43898) Lintott Way, Spearwood

A rectangular parcel of land with an area of approximately 278 square metres along Lintott Way, Spearwood was intended to be part of a road reserve and was overlooked at the time of subdivision. A sketch showing the location of the subject lots can be reviewed in Attachment 2.

Lot 66 (Plan 28996) and Lot 67 on (Plan 33688) Jean Street, Hamilton Hill

A rectangular and a square portion of land with a combined area of approximately 1 111 square metres along Jean Street, Hamilton Hill was intended to be part of a road reserve and was overlooked at the time of subdivision. A sketch showing the location of the subject lots can be reviewed in Attachment 3.

Lot 66 (Plan 44876) and Lot 67 (Plan 39815) Norland Way, Spearwood

Two rectangular adjacent portions of land with a combined area of approximately 1 823 square metres along Norland Way, Spearwood were intended to be part of a road reserve and were overlooked at the time of subdivision. A sketch showing the location of the subject lots can be reviewed in Attachment 4.

Lot 166 (Plan 32965) March Street, Spearwood

A rectangular portion of land with an area of approximately 1 583 square metres along March Street, Spearwood was intended to be part of a road reserve and was overlooked at the time of subdivision. A sketch showing the location of the subject lots can be reviewed in Attachment 5.

The purpose of this report is to finalise the matter by way of ensuring that the above mentioned portions of land are dedicated as road reserve.

Submission

N/A

Report

In a routine search for mapping anomalies conducted in 2014 the following lots were identified by officers as land comprising a road yet displayed as freehold land on the City's digital mapping system (Intramaps):

- Lot 55 (Plan 31519), Lot 67 (Plan 30038), Lot 66 (Plan 49012), Lot 67 (Plan 47724), Lot 66 (Plan 45912) and Lot 67 (Plan 38558) Ives Street, Hamilton Hill
- Lot 50 (Plan 43898) Lintott Way, Spearwood
- Lot 66 (Plan 28996) and Lot 67 (Plan 33688) Jean Street, Hamilton Hill
- Lot 66 (Plan 44876) and Lot 67 (Plan 39815) Norland Way, Spearwood
- Lot 166 (Plan 32965) March Street, Spearwood

This was confirmed by a recent Landgate search of the Certificates of Title.

The following table outlines the date on which each of the subject lots was vested under section 20A of the *Town Planning and Development Act 1928* for the purpose of right of way (ROW).

Subject Lot and Plan Number	Date vested for ROW
Lot 55 on Plan 31519	22 June 1965
Lot 67 on Plan 38558	16 November 1972
Lot 66 on Plan 49012	20 January 1976
Lot 67 on Plan 47724	29 January 1975
Lot 66 on Plan 45912	7 November 1974
Lot 67 on Plan 30038	22 October 1969
Lot 50 on Plan 43898	12 November 1972
Lot 66 on Diagram 28996	4 August 1964
Lot 67 on Diagram 33688	27 February 1967
Lot 66 on Plan 44876	29 June 1973
Lot 67 on Plan 39815	11 February 1971
Lot 166 on Diagram 32965	3 May 1966

The registered proprietor for all the subject lots as identified on the certificates of title is the State of Western Australia.

To facilitate a road dedication a request pursuant to section 56 of the *Land Administration Act 1997* is required. The request is to be supported by a Council resolution.

Following Council's resolution, the request will be forwarded to the Department of Lands. The Department of Lands will then instigate a

process whereby the dedication will proceed and each road will be dedicated as a road reserve.

Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

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

Moving Around

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

Budget/Financial Implications

N/A

Legal Implications

Provisions of the *Land Administration Act 1997*

Community Consultation

N/A

Attachment(s)

Location Plans

Advice to Proponent(s)/Submissioners

The Proponent has been advised that this matter is to be considered at the 10 April 2014 Council Meeting.

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (OCM 10/4/2014) - LIST OF CREDITORS PAID - FEBRUARY 2014 (076/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt the List of Creditors Paid for February 2014, as attached to the Agenda.

COUNCIL DECISION

Background

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

Submission

N/A

Report

The List of Accounts for February 2014, 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 – February 2014

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 10/4/2014) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - FEBRUARY 2014 (071/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the Statement of Financial Activity and associated reports for February 2014, as attached to the Agenda; and
- (2) amend the 2013/14 Municipal Budget in accordance with the Schedule of Budget adjustments as listed in the attached schedule on page 5.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

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

Opening Funds

The City's opening funds from 2012/13 FY were revised upwards to \$11.25M (from \$10.06M) after the completion of external audit. The increase of \$1.2M related mainly to a downwards adjustment in the amount of accrued expense for disputed land fill levy charges subsequently settled post June. There was also a minor adjustment between the current and non-current portions of long service leave provisions. The initial \$10.06M comprised \$6.57M for carried forward projects and \$3.5M of unrestricted surplus transferred to the City's Community Infrastructure Reserve in accordance with Council budget

policy. The additional \$1.2M in opening funds was transferred to the Waste and Recycling and Community Infrastructure reserves at mid-year budget review.

Closing Funds

The City's closing funds of \$61.5M are currently \$8.0M higher than the YTD budget forecast. This comprises net favourable cash flow variances across the operating and capital programs as detailed later in this report.

The revised budget currently shows end of year closing funds of \$0.5M (increased from a balanced budget position of nil). This has predominantly resulted from several upwards adjustments to revenue and a \$0.16M balancing item in the mid-year review. The budgeted closing funds will fluctuate throughout the year, due to the impact of Council decisions and budget recognition of additional revenue. Details on the composition of the budgeted closing funds are outlined in Note 3 to the financial report.

Operating Revenue

Consolidated operating revenue of \$107.7M is ahead of the YTD budget forecast by \$3.6M. Several compensating variances comprise the majority of this amount:

- Revenue from property rates is \$0.64M higher than the YTD budget target.
- Underground power charges collected were \$0.1M ahead of budget.
- Interest on investments exceeded YTD budget by \$0.95M, a contraction of \$0.4M from last month's variance due to budget increase in the mid-year review.
- Financial Assistance Grant Scheme (F.A.G.S.) quarterly grant of \$0.42M received one month ahead of the cash flow budget.
- Human Services operating grants are \$0.32M ahead of budget due to \$0.25M of surpluses carried forward from the previous year and \$0.21M of additional In-Home Care subsidies, offset by a \$0.18M shortfall in Community Aged Care Packages YTD funding.
- Fees & charges across the Human Services business unit are \$0.13M behind the YTD budget, mainly due to the out of school care and family day care programs.
- Development application fees are up by \$0.15M against the YTD budget.
- Revenue from dog registration fees is \$0.12M greater than the full year budget due to the impact of changes made to the Dog Act.

- Commercial revenue from the HWRP is now exceeding YTD budget by \$0.68M, after the full year budget was significantly reduced in the mid-year budget review due to falling tonnages.

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

Operating Expenditure

Operating expenditure (including asset depreciation) of \$71.3M was under the YTD budget by \$2.0 and comprised the following significant items:

- *Material and Contracts (\$2.0M under budget).* The following areas are currently under their YTD budgets:- environmental management services and projects by \$0.43M; CoSafe by \$0.3M; Recreational Services projects by \$0.1M; liveable cities program for CCW by \$0.13M; SLLC operations by \$0.13M; contaminated sites costs by \$0.17M; the summer of events program by \$0.2M; and costs for council functions & receptions by \$0.16M.
- Those areas exceeding budget include:- unbudgeted payments for vested crown land of \$0.55M; in-home care subsidies paid over by \$0.22M (offset by additional revenue); waste disposal operating costs by \$0.12M; and waste collection operating costs by \$0.13M .
- *Other Expenses* – The budget for landfill levy charges was reduced in the mid-year review due to the decrease in waste tonnages received. However, the rate of monthly expense accrual has not been adjusted downwards as a consequence leading to a \$0.37M over budget variance. Offsetting this, Council's donations program is \$0.20M behind the YTD budget.
- *Salaries & Direct On Costs* – These are slightly under budget by \$0.26M or 0.9% of the YTD budget of \$27.5M.
- *Utilities* – These are \$0.19M under budget but this represents a lag in the billing for electricity, especially street lighting.
- *Depreciation* - At a consolidated level, asset depreciation is on budget, but there are significant variances at the asset type level. Parks Equipment depreciation is over budget by \$0.67M, impacted by a comprehensive asset pick up and revaluation exercise completed during 2012/13 year end. This is offset by Roads (\$0.19M), Buildings (\$0.31M) and Plant (\$0.16M) all under the YTD budget.

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

Nature or Type Classification	Actual	Amended Budget	Variance to Budget
	\$M	\$M	\$M
Employee Costs	27.22	27.47	0.26
Materials and Contracts	21.28	23.26	1.98
Utilities	2.76	2.95	0.19
Insurances	2.24	2.23	(0.01)
Other Expenses	4.89	4.68	(0.21)
Depreciation (non-cash)	14.61	14.64	0.03

Capital Expenditure

The City's actual capital spend to the end of February was \$18.77M, representing a \$4.50M underspend on the YTD budget of \$23.27M.

- *Building infrastructure* – was \$0.13M overspent overall due to the GP Super Clinic/Library project being \$0.91M ahead of the cash flow budget. Offsetting this are underspent projects including the CCW recreation facility project (\$0.41M) and no expenditure to date on Civic Building energy reduction initiatives (\$0.13M).
- *Plant & Machinery* - was underspent \$0.68M against its YTD budget of \$2.12M (32% under). However, it has \$1.43M expenditure committed under order.
- *Roads & drainage infrastructure* - projects are \$1.81M under YTD budget targets with notable projects being:

Project	Budget underspend \$M
Beeliar Drive/Hammond Road North and South	0.50
Berrigan Drive – [Kwinana Fwy to Jandakot]	0.42
Bibra Drive (North Lake to Farrington)	0.25
14 Elderberry Drive - Drainage Upgrade	0.25
North Lake Road (Hammond to Kentucky)	0.23
North Lake Road (Discovery to Masefield)	0.14
Mala Wy/Sutton Drive - Drainage Upgrade	0.12

- *Freehold Land* - development and land acquisition spending is \$0.83M behind YTD budget settings primarily due to subdivision projects at Bellier/Erpingham Rd (\$0.39M) and Goldsmith Rd (\$0.25M). The planned purchase of portion of the Koorilla school site for aged person's accommodation is also adding \$0.1M to the budget variance.

- *Parks Infrastructure* – spending on new assets and asset replacement is \$0.57M behind YTD budget, spread uniformly over most projects. There is \$0.59M of expenditure committed under order.
- *Information Technology* – spending on various software and systems development projects is \$0.51M below YTD budget including the EDMS (\$0.11M) and CCTV expansion (\$0.13M) projects.

The following table shows the under spend by asset class:

Asset Class	YTD Actuals	YTD Budget	YTD Variance	Annual Budget
	\$M	\$M	\$M	\$M
Buildings Infrastructure	9.79	9.67	(0.13)	34.42
Roads Infrastructure	5.16	6.97	1.81	18.43
Parks Landscaping & Infrastructure	1.23	1.81	0.57	6.49
Land Acquisition & Development	0.50	1.32	0.83	2.13
Landfill Infrastructure	0.23	0.46	0.23	1.70
Plant & Equipment	1.47	2.15	0.68	4.38
Information Technology	0.38	0.89	0.51	1.45
	18.77	23.27	4.50	69.01

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

Capital Funding

Capital funding sources are generally highly correlated to capital spending, the sale of assets and the rate of development within the City (for developer contributions).

Significant variances for February include:

- Transfers from financial reserves were \$3.38M behind budget.
- Road grants received were \$0.76M ahead of the cash flow budget of which \$0.66M represents grants carried forward from the prior FY.
- The \$0.17M balance of the CSRFF grant for the Coogee Beach Surf Club project has not been reflected in the budget.

- Developer contributions received under the Community Infrastructure plan (up \$2.53M) and the road infrastructure DCA's (down \$0.51M) were collectively \$2.02M higher than the YTD budget.
- Proceeds from the sale of plant were \$0.27M behind YTD budget targets.
- Proceeds of \$2.48M from the sale of land associated with the Quarimor Rd industrial land development were received ahead of the cash flow budget.

Cash & Investments

Council's cash and financial investments holding at February month end totalled \$137.46M, down from \$140.37M the previous month.

\$70.51M represents the balance held in the cash backed reserves (\$74.25M previous month) and another \$5.97M represents funds held for other restricted purposes such as bonds, restricted grants and infrastructure contributions. The remaining \$57.24M represents the cash and financial investment component of the City's working capital, available to fund current operations and commitments.

The City's investment portfolio made a weighted annualised return of 4.03% in February, little changed from 4.07% the previous month. Whilst this compares favourably against the benchmark UBS Bank Bill Index rate of 2.37% for the same period, there is an ongoing downward trend in the City's monthly performance. This is as a result of the low official cash rate (currently 2.50%) impacting terms renegotiated for investment renewals.

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 invested for terms ranging between three and twelve months in order to lock in the most beneficial rate and meet the City's cash flow requirements. Factors considered when investing include maximising the value offered within the current interest rate yield curve and mitigating cash flow liquidity risks.

The RBA has reduced rates over this latest period of quantitative easing by a total of 2.25%. However, the City's investment strategy of investing in terms nearing the extent of statutory limits (12 months) has served to moderate any negative impact on the City's overall interest earnings performance.

Given we are now close to the bottom of the current interest rate cutting cycle (if not already); this strategy has now been moderated in an effort to shorten the average duration for the investment portfolio. TD investments offering value over shorter terms (3 to 6 months) are now preferred, subject to cash flow planning. This will reduce risks associated with a potential increase in interest rates over the short to medium term.

Description of Graphs and Charts

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

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

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

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

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

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

Material variances identified as impacting on Council's closing budget position are addressed in the mid-year budget review presented to the February Council meeting.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and associated reports – February 2014.

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 10/4/2014) - ALLOCATION OF PUBLIC OPEN SPACE CASH-IN-LIEU FUNDS (FILE NO 086/004) (A LEES)

RECOMMENDATION

That Council :

- (1) adopt the Expenditure of Public Open Space Cash-In-Lieu Funds Strategy as appended; and
- (2) allocate funding in accordance with the expenditure program for consideration in the 2014/15 Municipal Budget.

COUNCIL DECISION

Background

Council at its Ordinary Meeting held on the 10 October 2013 resolved the following (Minute # 5148):

“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.”*

Submission

N/A

Report

The Expenditure of Public Open Space Cash-In-Lieu Funds Strategy was developed to provide a strategic direction to the allocation of funds held within the City’s POS Reserve accounts. The expenditure of funds are 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. The expenditure is in accordance with the criteria outlined in Section 154 of the Planning and Development Act 2005.

As recommended at the Ordinary Council Meeting 10 October 2013, the Strategy was to be referred to the Western Australian Planning Commission for consideration and recommendation to the Minister of Planning. The City has now received approval from the Minister to expend \$1,414,592.31 in accordance with the implementation schedule without any amendment. Refer attached letter.

It is therefore recommended that Council allocate funding in accordance with the expenditure program provided in the Expenditure of Public Open Space Cash-In-Lieu Funds Strategy.

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

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 28/02/2014) are \$3,659,958.19. The proposals put forward in this agenda item total \$1,414,592.31.

POS Reserve Location	Funds Available	Proposed Expenditure	Funds Remaining for future POS purchase, council strategies or works
Aubin Grove POS Reserve	\$821,558.08	\$120,000.00	\$701,558.08
Atwell POS Reserve	\$637,378.30	\$625,332.66	\$12,045.64
Beeliar POS Reserve	\$445,064.95	\$100,000.00	\$345,064.95
Coogee POS Reserve	\$353,848.52	\$0.00	\$353,848.52

Cockburn Central POS Reserve	\$151,152.20	\$0.00	\$151,152.20
Hamilton Hill POS Reserve	\$52,186.95	\$51,200.68	\$986.27
Hammond Park POS Reserve	\$11,875.33	\$11,650.90	\$224.43
Jandakot POS Reserve	\$269,242.28	\$26,500.00	\$242,742.28
General POS Reserve	\$116,166.02	\$0.00	\$116,166.02
Munster POS Reserve	\$309,476.05	\$200,000.00	\$109,476.05
Southlake POS Reserve	\$285,299.86	\$279,908.07	\$5,391.79
Spearwood POS Reserve	\$0.00	\$0.00	\$0.00
Yangebup POS Reserve	\$206,682.72	\$0.00	\$202,776.68
TOTAL	\$3,453,248.54	\$1,414,592.31	\$2,038,656.23

The strategy is to expend the funds in the Public Open Space Restricted Funds over the next two years (July 2014- June 2016)

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

Council will need to include these funds for each service unit in the 2014/15 and 2015/16 Annual 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 Strategy
2. Public Open Space Reserve Expenditure Implementation Spread sheet
3. WAPC Correspondence – Expenditure of Cash-In-Lieu of Public Open Space Funds – City of Cockburn

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 10/4/2014) - COCKBURN LIBRARY SERVICE STRATEGIC PLAN REVIEW 2014 - 2019 (021/004) (D GREEN) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the Cockburn Library Services Strategic Plan 2014-2019, as shown in the attachments to the Agenda; and
- (2) include any financial implications of the Plan, where applicable, for consideration in Council's strategic and annual planning documents.

COUNCIL DECISION

Background

The City of Cockburn Library Strategic Plan was first adopted in 2008 and was due for review in 2013. Accordingly, funding was provided in the 2013/14 Budget for this Review to take place. The AEC Group, author of the original Plan, was commissioned to undertake the review through the City's procurement process. The Review took place during the second half of the 2013 calendar year in conjunction with the City Libraries' management team, which has recommended the formal adoption of the document.

Submission

N/A

Report

The Review document has focussed on four strategic key areas which are the imperatives identified by the original Strategic Plan. These key areas are:

- Clients and Community
- People and Learning
- Systems and Processes
- Business Administration and Management

Each of these focus areas are complemented by strategies and tangible actions to be undertaken in order to successfully address the intended outcomes.

The Plan places a heavy emphasis on the inclusion of technological capabilities in the new Success Library environment and demonstrates how that will provide efficiency outcomes without compromising community amenity.

The overall actions contained in the Plan will form the basis of the Library Services Management Planning over a 5 year period, leading up to the next Review in 2019.

Significantly, this Review has also accounted for the optimum scenario of an amalgamation between the Cities of Cockburn and Kwinana and if forthcoming, would provide an opportune model for the integration of local government services.

In any case, the Plan as presented provides for a well-managed and resourced Library Service for the future Cockburn community, whatever the outcome.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

- Communities that are connected, inclusive and promote intergenerational opportunities.

Budget/Financial Implications

As contained within the Plan, it has been identified that the Local Collections budget be increased by \$15,000 per year for three years. This is the only significant known cost increase which will require specific consideration by Council in forthcoming budgets. Any other matters not yet identified will need to be included in future annual budgets for consideration by Council.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Strategy Update - AEC Group
2. City of Cockburn Library Services Strategic Plan 2014-2019

Advice to Proponent(s)/Submissioners

N/A

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

Public Libraries in Western Australia are subject to a Partnership between the State Government and Local Government, whereby the majority of book stock is provided by the State, through the Library and Information Service of WA (LISWA) and local government funds the construction and ongoing operational resourcing of public libraries.

17.2 (OCM 10/4/2014) - PROPOSED DOG EXERCISE AREA - YARRA VISTA PARK - DEAN ROAD, JANDAKOT (144/003) (R AVARD) (ATTACH)

RECOMMENDATION

That Council proceed to make the proposed section of Yarra Vista Park on Dean Road an off-leash dog exercise area, as shown in the attachments to the Agenda (Attachment 3).

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Council at its meeting of 11 April 2013 resolved as follows:

- “(1) advertise on site and through the usual Council publicity channels the proposal for Yarra Vista Park on Dean Road, Jandakot to be fenced and equipped as a fenced dog exercise area; and*
- (2) subject to their being community support for the proposal, place \$60,000 on the 2013/14 budget for consideration for fencing and equipping of the dog exercise park.”*

Submission

N/A

Report

In accordance with Council’s decision a sign was erected on the site in two locations, one at the car park entrance and one at the entrance of the playground. These two signs were put in position on 2 October 2013 for a period of 4 weeks. The two signs advised that the City was proposing to construct a fenced off-leash dog exercise area on a portion of the Yarra Vista Reserve as demonstrated by a plan included on the notice. In accordance with the Local Government Act 1995 – Section 1.7 a Local Public Notice regarding the Proposed Dog Exercise

Park at Yarra Vista Reserve was provided to the public via the below formats:

- a) Published in the Gazette on 11 February 2014
- b) Exhibited to the public on the Administration Building notice board on 11 February 2014 for a period of 29 days
- c) Exhibited to the public on the notice boards at all City of Cockburn local libraries for a period of 29 days
- d) City of Cockburn website on 11 February 2014 for a period of 29 days

There was significant support for the proposal to construct an off-leash dog exercise area on Yarra Vista Park. A summary of the results of the public consultation can be found in the table below.

Table 1. Support for the Proposed off-leash dog exercise area on Yarra Vista Park – Dean Road Jandakot

Reason	Local CoC Resident	Non CoC resident	Unknown Location
Safe/Convenient	20	-	
Want one like Kwinana	13		-
		TOTAL SUBMISSIONS	33

Table 2. Objection of the Proposed off-leash dog exercise area on Yarra Vista Park – Dean Road Jandakot

Reason	Local CoC Resident	Non CoC resident	Unknown Location
Waste of time/Don't want trees removed	2	-	-
Safety/Parking	1	-	-
		TOTAL SUBMISSIONS	3

NB: The respondents who commented on tree removal have been advised that trees will not be removed only undergrowth will be tidied up.

As there have been funds included on the 2013/14 budget for this purpose it is proposed that the works go ahead.

Up until 1 November 2013 the Dog Act 1976 required the Local Government to amend its Local Law to designate an area as a dog off-leash exercise area. Section 31 amendments to the Dog Act 1976 now allow the Local Authority to designate such an area by an absolute majority, in accordance with the process set in section 1.4 of the *Local Government Act 1995* by absolute majority. This applies to any new areas that local governments wish to define.

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

- Promotion of active and healthy communities.

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

Budget/Financial Implications

An allocation of \$60,000 has been included on the 2013/14 Municipal budget for this purpose.

Legal Implications

s.31 of the Dog Act 1976

s.1.4 of the Local Government Act 1995

s.1.7 of the Local Government Act 1995

Community Consultation

The proposal to create a dog of lead exercise area has been extensively advertised in the local media and with local signage.

Attachment(s)

1. Local Public Notice - Yarra Vista Consultation Sign Front
2. Local Public Notice - Yarra Vista Consultation Sign Back
3. Map Location of Yarra Vista Reserve

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 April 2014 Council Meeting.

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

Nil.

17.3 (OCM 10/4/2014) - DEMOLITION OF JOE COOPER RECREATION CENTRE (2205217; 038/009) (R AVARD) (ATTACH)

RECOMMENDATION

That Council place on its 2014/15 budget for consideration the sum of \$200,000 for the demolition of the Joe Cooper Recreation Centre and for the cost of a memorial plaque to be located on the site.

COUNCIL DECISION

Background

The Joe Cooper Recreation Centre was constructed in 1978 and has been continuously occupied since this time. For many years the building had a centre manager and provided a range of recreational activities. In recent years it has been used by a number of groups on a hire of space basis. The most recent current hire users have been the Girl Guides and Karate Group. The Phoenix Theatre group has stored sets and costumes in one of the rooms. In December 2010 Council resolved to enter an agreement with the HALO Leadership Development Group for the use of space within the Joe Cooper Recreation Centre for a 3 year period. This period has expired however HALO are still occupying the space. They are expected to move out of the premises shortly. All other users of the facility have moved out of the centre.

Other than basic maintenance Joe Cooper Recreation Centre has had little money spent on it for many years.

The centre is located on a portion of McFaull Park and is owned by the City in fee simple on 7 individual lots totalling 9.16 hectares. The reserve is set aside for recreational purposes. McFaull Park is well vegetated and has a very attractive parkland ambience.

Submission

N/A

Report

The City of Cockburn Recreation Strategic Plan identified the Joe Cooper Recreation Centre as being demolished and an upgrade of the Beale Park Facilities to create a quality Regional facility to serve the western portion of the City. The Phoenix Central Revitalisation Plan also identified the Joe Cooper Recreation Centre for demolition and the facilities at Beale Park to be upgraded.

McFaul Park is located within an urban environment and Joe Cooper Recreation Centre has no exposure to main roads and is hard to get to by car and public transport. The Joe Cooper Recreation Centre is poorly located and furthers the case for it to be demolished rather than be refurbished.

In December 2014 City of Cockburn commissioned CADDs Compliance to carry out a Building condition and National Construction compliance report on the building. In brief the report states:

Due to the disrepair and the very poor condition of the current building, it would be recommended that the building undergo major renovations.... It should be noted that the cost involved to renovate the existing building could possibly exceed the asset value of the existing building.

In conclusion it is proposed that the Joe Cooper Recreation Centre be demolished as it is poorly located and the cost of refurbishing the centre would likely exceed the cost of constructing a similar facility on the site. Funds would be more effectively used upgrading the facilities on Beale Park which is well located on the corner of Hamilton Road and Spearwood Avenue and sits within a very large well utilised active reserve. It is proposed that a memorial plaque be constructed on the site of the Joe Cooper Centre in recognition of its history.

Strategic Plan/Policy Implications

Infrastructure

- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.

Budget/Financial Implications

A summary of the budgets for the operating of the Joe Cooper recreation for the past 4 years is below:

	2010/11 \$	2011/12 \$	2012/13 \$	2013/14 \$
Income	15,040.21	22,308.78	23,077.55	7,292.47
Opening Expense	26,155.08	28,928.81	20,409.66	17,905.13
Maintenance Expense	23,530.65	31,259.68	25,218.82	20,057.65
Depreciation	99,750.01	92,500.00	92,499.97	61,582.17
Profit/Loss	-134,395.53	-130,379.71	-115,050.90	-92,252.48

To demolish the building will cost in the vicinity of \$200,000. It is proposed that this figure be placed on the 2014/15 municipal budget to demolish the building. This figure would allow for the remediation of the site and a memorial plaque to be erected reflecting that the Joe Cooper Recreation Centre once stood on the site.

Legal Implications

The continued use of the Joe Cooper Recreation Centre in its current condition could leave the City exposed to claims against it should an incident occur resulting from the poor condition of the building or non-compliance to current building code requirements.

Community Consultation

Previous tenants of the Centre were consulted on the matter and have all been successful in finding suitable alternative facilities for their ongoing operational requirements.

Attachment(s)

Building Condition and National Construction Code (NCC) Compliance Report - 6 December 2013.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

17.4 (OCM 10/4/2014) - CITY OF COCKBURN BUSH FIRE REFERENCE GROUP MATTERS (R AVARD) (027/007; 028/027) (ATTACH)**RECOMMENDATION**

That Council

- (1) seek a detailed justification from the Department of Fire and Emergency Services on the reduction in risk and improved level of service for bush fire suppression and response in the Banjup area resulting from the proposed Gazettal of the remaining portion of Banjup fire district boundaries from Emergency Services Levy (ESL) Category 3 to ESL Category 1;
- (2) seek public comment from residents in the affected area of Banjup to the proposed Gazettal change of the metropolitan fire district boundaries from ESL Category 3 to ESL Category 1;
- (3) seek public comment on the draft City of Cockburn 2014/15 Fire Control Order for consideration by the City of Cockburn Bushfire Reference Group prior to final consideration by Council; and
- (4) seek public comment on the draft City of Cockburn Permit to Set Fire to the Bush for consideration by the City of Cockburn Bushfire Reference Group prior to final consideration by Council.

COUNCIL DECISION**Background**

The City of Cockburn Bushfire Reference Group met on 25 March 2014 to consider a number of matters including the City of Cockburn Fire Order and a letter from the Commissioner for Fire and Emergency Services proposing that Banjup be zoned ESL Category 1 rather than its current status of ESL Category 3.

Council at its meeting of 11 July 2013 resolved to amend the City of Cockburn Fire Order 2013/14. Council now has the power to amend the Fire Order as it sees fit.

Submission

Letter from the Commissioner of the Department of Fire and Emergency Services (DFES) dated 10 March 2014 was received proposing that a prescribed area of Banjup be Gazetted as ESL Category 1 rather than ESL Category 3 as it is the case now, by amending the metropolitan fire district boundaries. North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne)

Report

All bushfires that occur in the district are responded to through the DFES Communications Centre which allocates the jobs on a predetermined process.

The first response and suppression of fires in this area falls to the Jandakot Volunteer Bushfire Brigade. Should all the Banjup area change to ESL Category 1 the first call out is to DFES Fire and Rescue Service (FRS). The Coogee/Henderson/Munster area which had been in the South Coogee Volunteer Bushfire Brigade area changed from a Category 3 to a Category 1 area some years ago. Arrangements were then put in place for the DFES Communications Centre to have a dual call out, so that both the South Coogee Volunteer Bushfire Brigade and the FRS were called out to bush fires in this area. Should the proposed change to the ESL boundaries in Banjup occur it is recommended that a dual call out arrangement be put in place between DFES and the Jandakot Volunteer Bushfire Brigade.

The letter from the Commissioner makes it clear that the Jandakot and South Coogee Volunteer Bushfire Brigades would be maintained and would be supported by the Success FRS with the City's bulk water capacity being utilised.

A change of the category from a level 3 to a level 1 results in an increase in the levy paid by residents. This table is indicative of the increase on the levy for properties of various sizes in the affected area.

Hectares	GRV	ESL3	ESL1
3.153ha	26000	\$161.2	\$330.2
2.00ha	19500	\$120.9	\$247.65
2.0006ha	19500	\$120.9	\$247.65
2.04ha	18300	\$113.46	\$232.41

At the Bush Fire Reference Group (BFRG) meeting held on 25 March 2014 it was resolved that it be recommended for Council to seek the details of the fire suppression review referred to in the letter from the Commissioner dated 10 March 2014 on how the proposed change will reduce the risks in the affected area. At the BFRG meeting, the

Jandakot Bushfire Brigade tabled minutes taken at a brigade general meeting on 17 March 2014 where the brigade resolved to oppose the change, based upon the fact that the fire risk in the area has not changed from rural fire to urban and is not likely to do so in the future and that there are no reticulated mains water supply to support urban fire fighting appliances in the area either existing or proposed in the future.

At its meeting of 11 July 2013 Council resolved to adopt the 2013/14 City of Cockburn Fire Order. Due to concerns of the phrasing of the old Fire Order a thorough review has been carried out and a revised City of Cockburn Fire Order has been prepared and considered at the BFRG meeting of 25 March 2014. There was a consensus that the draft City of Cockburn Fire Order 2014/15 be, subject to Council approval, advertised for public comment. The BFRG would also provide the opportunity for interested parties to present their views on the draft to the group, prior to final consideration by Council.

A review of the City of Cockburn Permit to Set Fire to the Bush has also been prepared and there was a consensus that the draft of the Fire Permit be recommended to Council to be advertised for public comment.

Strategic Plan/Policy Implications

Community & Lifestyle

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

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

Budget/Financial Implications

N/A (ESL is a State Government charge levied through Council Rates and Services Notice).

Legal Implications

There are a number of obligations delegated to Local Government in the Bush Fires Act 1954 and associated regulations.

Community Consultation

Proposed to occur in the recommendation to Council.

Attachment(s)

1. Letter from Commissioner of D.F.E.S.
2. Letter from the Jandakot Volunteer Bush Fire Brigade
3. Draft 2014/15 Fire Order
4. 2013/14 Fire Order
5. Draft Permit to Set Fire to the Bush
6. Map identifying current ESL Categories
7. Map identifying proposed ESL Category

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 April 2014 Council Meeting.

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

Nil.

18. EXECUTIVE DIVISION ISSUES

18.1 (OCM 10/4/2014) - MINUTES OF CHIEF EXECUTIVE OFFICER PERFORMANCE & SENIOR STAFF KEY PROJECTS APPRAISAL COMMITTEE - 20/03/2014

RECOMMENDATION

That Council receive the Minutes of the Chief Executive Officer's Performance and Senior Staff Key Projects Appraisal Committee dated 20 March 2014 as provided under separate confidential cover, and adopt the recommendations contained therein.

COUNCIL DECISION

Background

The Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee met on 20 March 2014. The minutes of that meeting are required to be presented to Council and its recommendations considered by Council.

Submission

N/A

Report

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

Strategic Plan/Policy Implications**Leading & Listening**

- A skilled and engaged workforce.

Budget/Financial Implications

Committee Minutes refer.

Legal Implications

Committee Minutes refer.

Community Consultation

N/A

Attachment(s)

Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee 20 March 2014 are provided to the Elected Members under separate confidential cover.

Advice to Proponent(s)/Submissioners

The CEO and Senior Staff have been advised that this item will be considered at the April 2014 OCM.

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

Committee Minutes refer.

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

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

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

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

23. **CONFIDENTIAL BUSINESS**

24. **(OCM 10/4/2014) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

RECOMMENDATION

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

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

COUNCIL DECISION

25. CLOSURE OF MEETING

CITY OF COCKBURN

SUMMARY OF MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE MEETING HELD ON THURSDAY, 20 MARCH 2014 AT 6:00 PM

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CITY OF COCKBURN

MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE MEETING HELD ON THURSDAY, 20 MARCH 2014 AT 6:00 PM

PRESENT:

ELECTED MEMBERS

Mr Y Mubarakai	-	Councillor (Presiding Member)
Mrs C Reeve-Fowkes	-	Deputy Mayor
Mr K Allen	-	Councillor
Ms L Smith	-	Councillor
Mr P. Eva	-	Councillor

IN ATTENDANCE

Mr S. Cain	-	Chief Executive Officer
Mr D. Green	-	Director, Governance & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr D. Arndt	-	Director, Planning & Development
Mrs B. Pinto	-	PA to Directors – Fin. & Corp. Services & Admin. & Comm. Services
Mr Tm Mason	-	RMRI Australia Pty Ltd

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.03 pm and welcomed Clr Stephen Pratt and Mr Tim Mason from RMRI Australia Pty Ltd who is conducting the Risk Management Program for the City.

It was noted that Mayor Howlett had verbally advised that he has withdrawn his membership from this Committee. A notice from him in relation to his resignation from the Committee is required in writing.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

Nil.

3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATION

Nil



4. APOLOGIES & LEAVE OF ABSENCE

Nil

5. PUBLIC QUESTION TIME

Nil

6 (ASFC 20/3/2014) - DEPUTATIONS & PETITIONS

Tim Mason, RMRI Australia Pty Ltd presented on the Risk Management Program (Phase 2) being conducted for the City.

He thanked Council for the opportunity to make the presentation. Mr Mason gave a brief outline as to how the program will be carried out.

The Presiding Member thanked Mr Mason for the information provided.

7. CONFIRMATION OF MINUTES

7.1 (MINUTE NO 130) (ASFC 20/3/2014) - MINUTES OF THE AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 21/11/2013

RECOMMENDATION

That Council adopt the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 21 November 2013, as a true and accurate record.

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr L Smith that the recommendation be adopted.

CARRIED 5/0

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

Nil

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

Nil



10. COUNCIL MATTERS**10.1 (MINUTE NO 131) (ASFC 20/3/2014) - LOCAL GOVERNMENT STATUTORY COMPLIANCE AUDIT RETURN 2013 (087/005) (J NGROYEMOTO) (ATTACH)****RECOMMENDATION**

That Council adopt the Local Government Compliance Audit Return for the period 1 January 2013 to 31 December 2013, as attached to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Clr P Eva that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION**Background**

Since 2000, completion of the Local Government Compliance Audit Return has been mandatory for all local governments in this State in accordance with Regulations 14 and 15 of the Local Government (Audit) Regulations 1996.

Submission

N/A

Report

The annual Compliance Audit Return is to be presented to, and reviewed by, a meeting of the Audit and Strategic Finance Committee in accordance with Regulation 14(3A) of the Local Government (Audit) Regulations 1996 and the result of that review be reported to a meeting of Council for adoption.

Following adoption by Council, a certified copy of the Return, signed by the Mayor and Chief Executive Officer, along with a copy of the relevant section of the Council Minutes, is submitted to the Director General, Department of Local Government and Regional Development in accordance with Regulations 14 and 15 of the Local Government



(Audit) Regulations 1996, by 31 March. The Return indicates a conformity rating of 100% for the year.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

Budget/Financial Implications

N/A

Legal Implications

Regulations 14 and 15 Local Government (Audit) Regulations 1996 refer.

Community Consultation

N/A

Attachment(s)

Compliance Audit Return – 2013.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

11. PLANNING & DEVELOPMENT DIVISION ISSUES

Nil

12. FINANCE & CORPORATE SERVICES DIVISION ISSUES

12.1 (MINUTE NO 132) (ASFC 20/3/2014) - EXTERNAL AUDIT PLAN FOR THE YEAR ENDING 30 JUNE 2014 (067/003) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt the External Audit Plan for the year ending 30 June 2014, as attached to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Cllr P Eva SECONDED Deputy Mayor C Reeve-Fowkes that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION**Background**

Section 7.12A of the Local Government Act 1995 requires a local government to assist its appointed auditor conduct successful and expeditious audits.

Regulation 16 of the Local Government (Audit) Regulations 1996 states that an audit committee may provide guidance and assistance to the local government in relation to matters to be audited and the scope of audits and this is reinforced within Local Government operational guidelines for the appointment, function and responsibilities of Audit Committees.

The duties and responsibilities listed under the City's terms of reference for the Audit & Strategic Finance Committee includes point 6.1.12 - Discuss with the external auditor the scope of the audit and the planning of the audit.

Submission

N/A

Report

The City's external auditor, Macri Partners has forwarded their proposed audit plan for the financial year ending 30 June 2014 and has requested for this be submitted to the Audit and Strategic Finance Committee.

The audit plan outlines the purpose and scope of the audit and explains the audit approach and methodology to be used. Their approach has four phases - Planning and Control Evaluation during the interim audit stage and Substantive Testing and Completion during the final audit stage.

The audit plan has a number of focus areas including the following:



Revenue	Completeness and accuracy of Rates and service charges, Grant income, Fees and charges and Other revenue.
Expenses	Completeness of operating expenses.
Payroll	Completeness of payroll expenses.
Cash and Cash Equivalents, Investments	Existence, completeness and accuracy of cash and investment balances held with financial institutions.
Trade and Other Receivables	Existence, completeness and accuracy of receivables.
Property Plant & Equipment, Infrastructure	<ul style="list-style-type: none"> • Impairment of property, plant and equipment, Infrastructure • Appropriateness of useful lives • Accuracy of depreciation charge • Overhead allocation to capital assets • Appropriateness of asset capitalisation policies • Land & Buildings and Infrastructure to be reported at fair value (to comply with Reg 17)
Trade and Other Payables	Completeness and accuracy of Sundry Creditors.
Borrowings	Existence, completeness and accuracy of borrowings with the Western Australian Treasury Corporation (WATC).
Provisions for Annual and Long Service Leave	Completeness, Accuracy and Valuation of Annual and Long Service Leave provisions.

The Auditor is required to consider fraud in the audit of the City's financial report. The audit plan outlines the procedures to be undertaken and they will report any findings to the Council.

Regulation 17A of the Local Government (Financial Management) Regulations 1996 requires the take up of fair value for all property, plant, equipment and infrastructure assets, phased in over a three year period commencing 2012/13. The City complied with this requirement by recognising plant and equipment assets at fair value last year.

2013/14 requires for either land and buildings or infrastructure assets to be taken up at fair value. As the City already holds its land and buildings at fair value (last valued in 2011), it will undertake a formal revaluation as at 30 June 2014 to ensure fair value is reported. There is a new accounting standard applying in 2013/14 - AASB Fair Value Measurement. This provides a single source of guidance for determining fair value and will inform the revaluation and audit process for 2013/14.

Changes made to accounting standard AASB 119 Employee Benefits will result in a greater discounting factor applied to leave entitlements due to a change in the financial consideration to 'expected to be settled



wholly' as opposed to 'due to be settled'. This will assist to limit increases in the overall liability recognised by the City.

Materiality drives the scope of the audit and is determined in accordance with auditing standards. The auditors use their professional judgement to assess what is considered material and have set various materiality thresholds within the audit plan as follows:

Type of Materiality	Amount for 2014 Year
Overall materiality	\$2,200,000 2% of Total Expenditure (2013 year) \$108.6m
Performance materiality	\$1,650,000 which has been set at 75% of Overall Materiality
Trivial error threshold	\$110,000 which has been set at 5% of overall materiality

Explanations for what and how these are used are disclosed in the audit plan

Strategic Plan/Policy Implications

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.
- A responsive, accountable and sustainable organisation.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

Budget/Financial Implications

The 2013/14 budget includes provision for the conduct of the 2013/14 external audit.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

City of Cockburn External Audit Plan for the year ending 30 June 2014.



Advice to Proponent(s)/Submissioners

N/A

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

Nil.

13. ENGINEERING & WORKS DIVISION ISSUES

Nil

14. COMMUNITY SERVICES DIVISION ISSUES

Nil

15. EXECUTIVE SERVICES DIVISION ISSUES

Nil

16. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

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

Nil

19. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

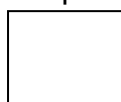
Nil

20. CONFIDENTIAL BUSINESS

Nil

21 (ASFC 20/3/2014) - CLOSURE OF MEETING

6.26 pm.

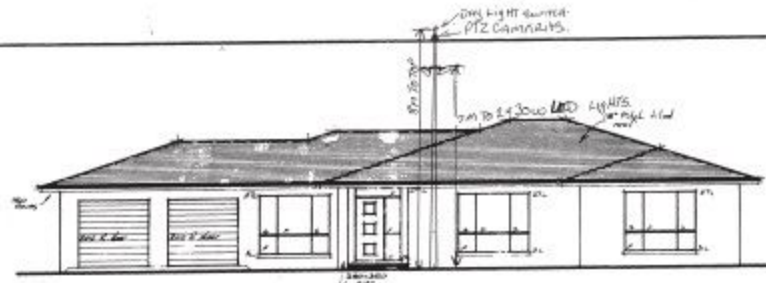


CONFIRMATION OF MINUTES

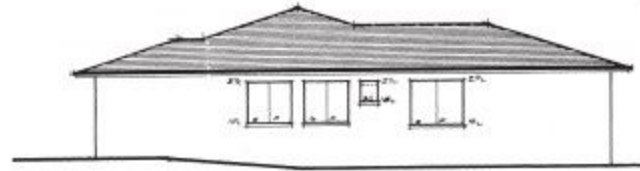
I, (Presiding Member) declare that these minutes have been confirmed as a true and accurate record of the meeting.

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

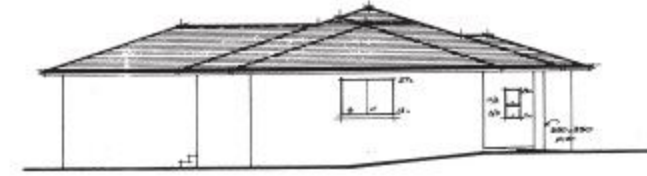




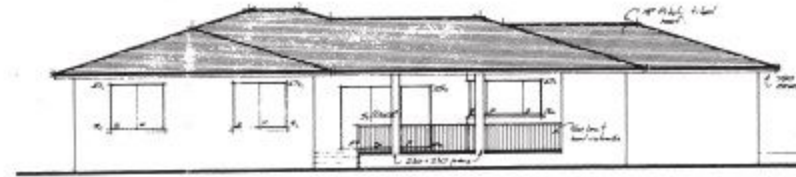
FRONT



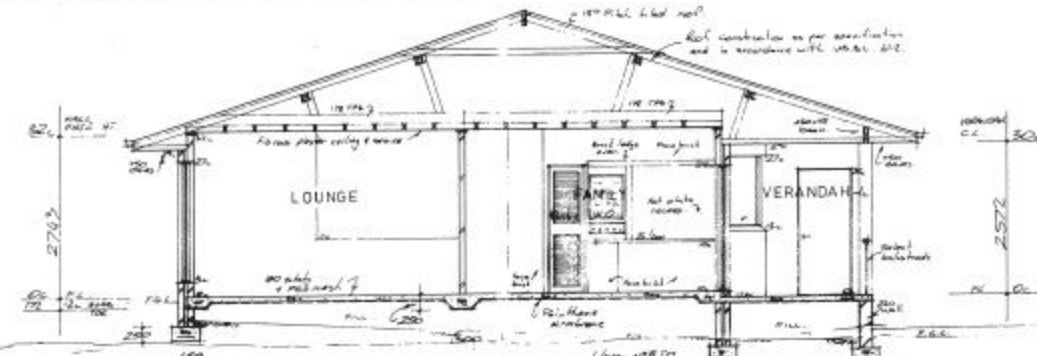
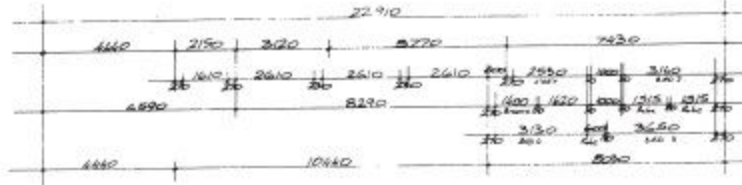
SIDE



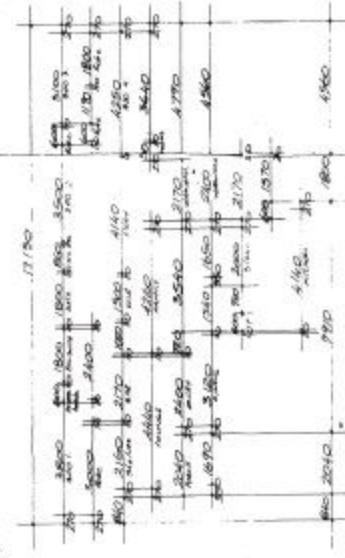
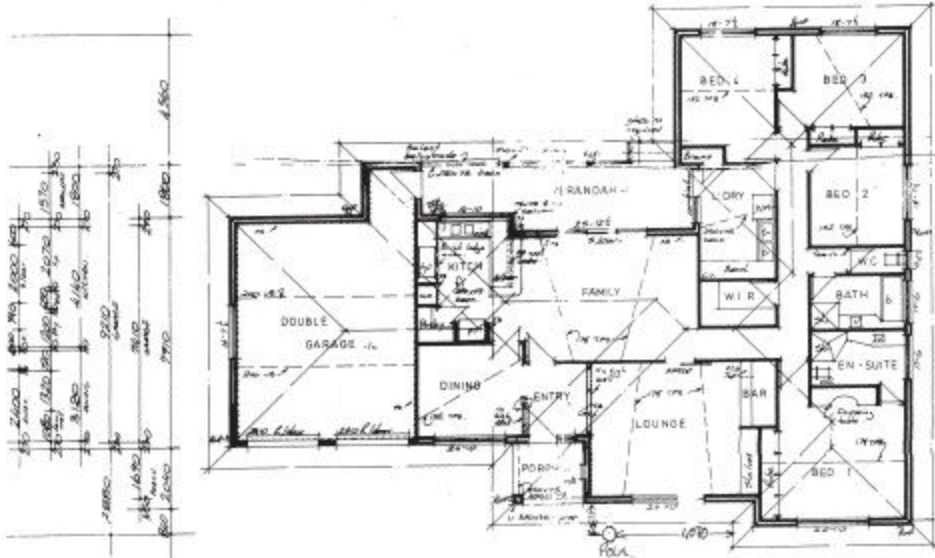
SIDE



REAR

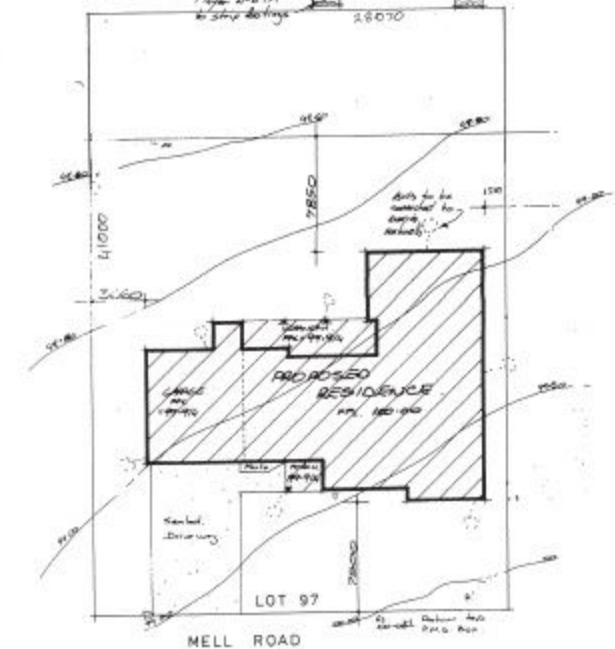


SECTION 1:50



NOTES

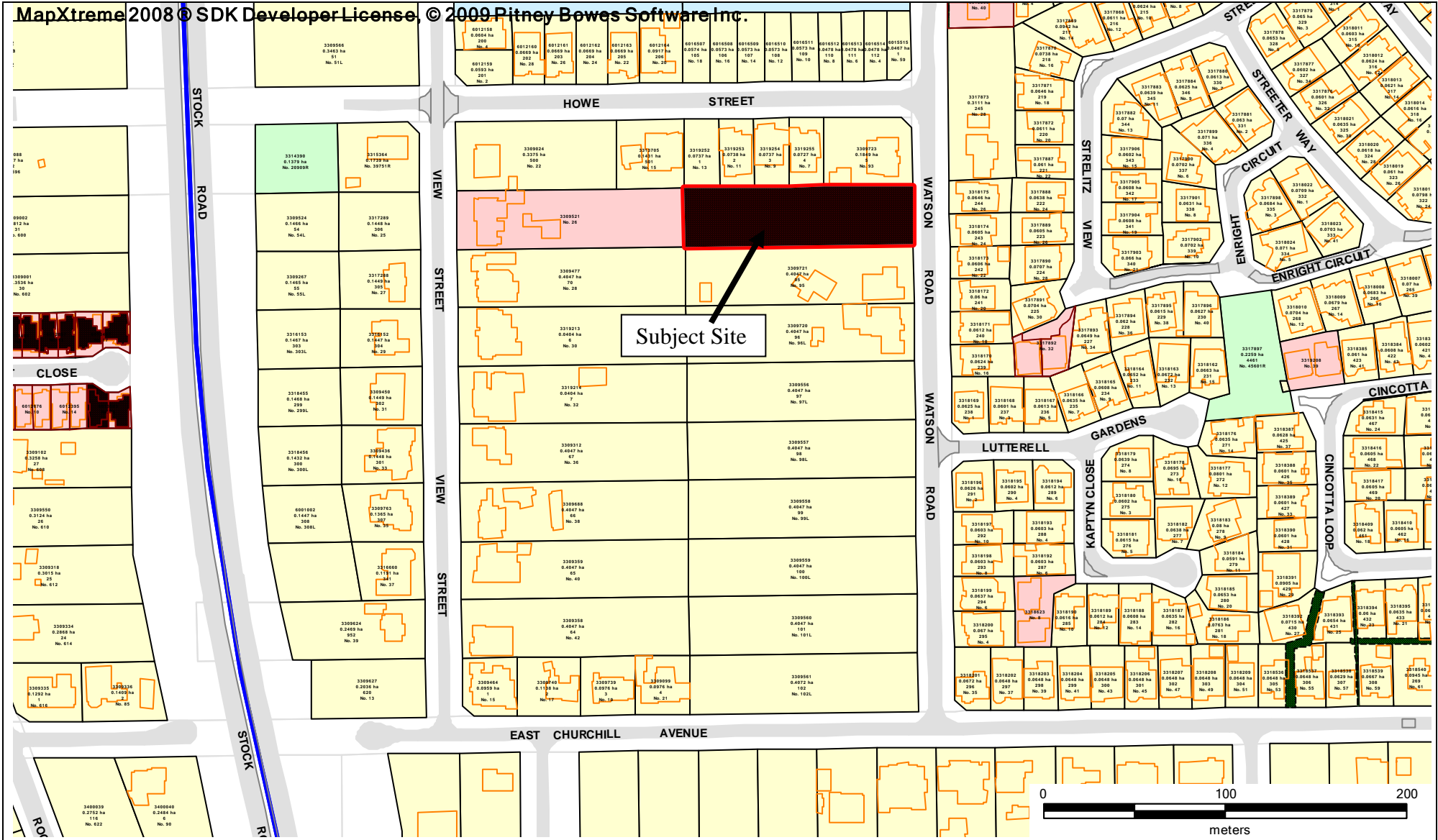
- * It is the builder's responsibility to check all dimensions and break coverings prior to the commencement of work.
- * Figure dimensions to be taken in preference to writing.
- * 100 RAL 6010 roof to be completed to 600% actually.



SITE PLAN 1:200

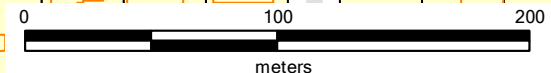
FLOOR PLAN 1:100





MapXtreme 2008 © SDK Developer License © 2009 Pitney Bowes Software Inc.

Subject Site



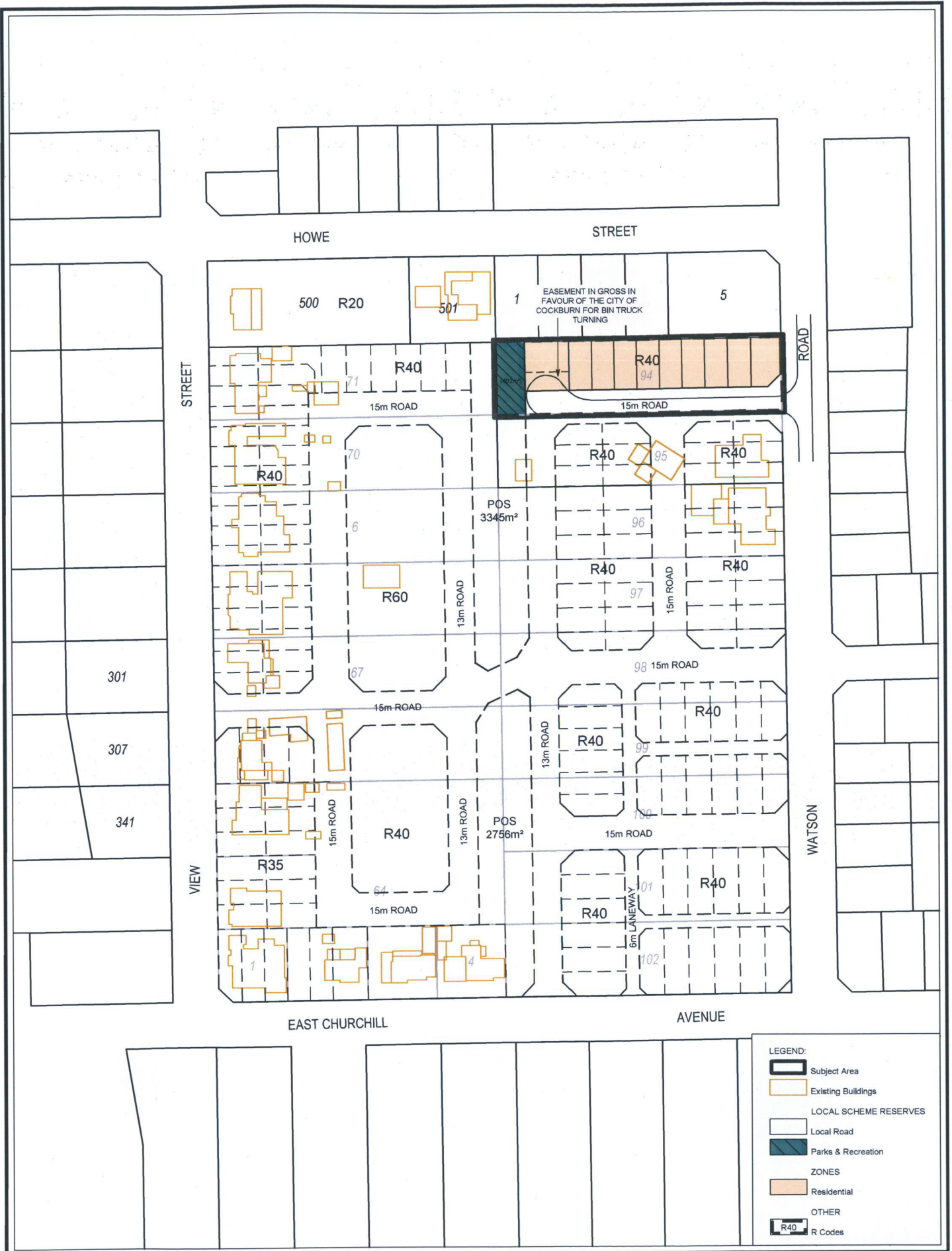
Location Plan: Lot 94 Watson Road, Beelihar

PRINTED ON:
Monday, 24 February 2014

SCALE = 1:3000

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STRUCTURE PLAN
 LOT 94 WATSON ROAD
 BEELIAR

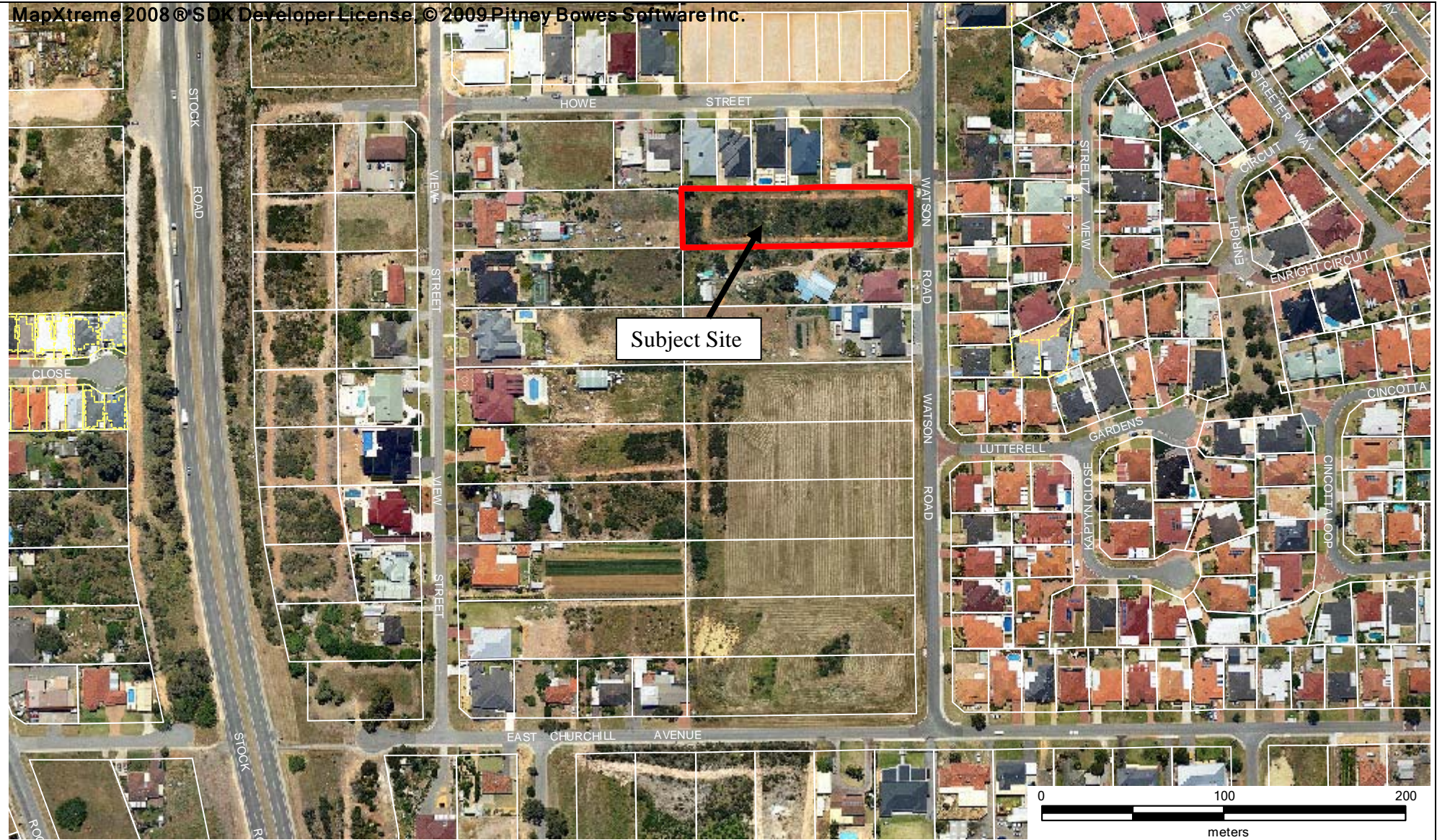
PREPARED BY:
 VANGUARD PLANNING SERVICES

0 10 20 30 40 50m

SCALE 1:1500 @ A3
 DATE: FEBRUARY 2014



MapXtreme 2008 © SDK Developer License © 2009 Pitney Bowes Software Inc.



Subject Site



City of Cockburn
G.I.S Services Department

Aerial Photograph: Lot 94 Watson Road, Beeliar

PRINTED ON:
Monday, 24 February 2014

SCALE = 1:3000

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**SCHEDULE OF SUBMISSIONS
STRUCTURE PLAN PROPOSAL – LOT 94 WATSON ROAD BEELIAR**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Water Corporation PO Box 100 LEEDERVILLE WA 6902	<p>SUPPORTED</p> <p>Thank you for your letter of 24 February 2014 inviting comments from the Water Corporation regarding the above proposal. The Corporation has no objections to the structure plan. The following comments are provided in relation to water and wastewater planning for the broader locality.</p> <p>The Corporation has adopted water and wastewater scheme planning to guide future servicing of the locality. This planning is periodically revised as zonings and density codes change, or local structure plans are prepared for new growth areas.</p> <p>While there are water and wastewater reticulation pipes in Watson Road that could be extended at the subdivider's cost to serve the 11 residential lots proposed by this structure plan, in the absence of a proper structure plan covering the balance of the DCA4 area, the Corporation is not able to determine if the local network will be able to cope with the increased demands from the whole area bounded by View Street, East Churchill Avenue and Watson Road.</p> <p>The Corporation notes the R35, R40 and R60 density codes over the balance of DCA4 as indicated on the sketch plan submitted. These densities are at least double what has previously been assumed in the Corporation's long-term water and wastewater planning for this area.</p> <p>Some water mains and gravity sewers in the area have already been installed based on an average of R20 over this area. The existing 150mm gravity sewer that presently services the subdivision to the east of Watson Road north of Churchill Avenue, will also provide the wastewater outlet for the subdivision of most of the DCA4 land to the west of Watson Road and south of Howe Street. This gravity sewer has a finite capacity (in the order of 5-6 litres/second) based on its size and the grade at which it has been laid.</p> <p>The Corporation will need to review the wastewater planning for this part of the sewer catchment to determine if this sewer is able to accept the flows that will arise from the higher densities now indicated and, if necessary, what upgrades or sewer duplications the developers of this land may need to undertake to service the land.</p> <p>It would be appreciated if the City would forward to the Corporation any draft structure plans for the balance of the DCA4 area, as they become available, to assist</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		with the Corporation's planning.	
2	Department of Water PO Box 332 MANDURAH WA 6210	<p>SUPPORTED</p> <p>Thank you for the referral dated 24 February 2014 regarding the Proposed Structure Plan for Lot 94 Watson Road, Beeliar. The Department of Water (DoW) has reviewed the application and provides the following advice:</p> <p>LWMS Urban Water Management</p> <p>Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, Water Resources, the proposed Local Structure Plan should be supported by a Local Water Management Strategy (LWMS).</p> <p>The LWMS should demonstrate how the subject area will address water use and management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources.</p> <p>However, given the small size of this site the DoW considers that a LWMS is not required to support this Structure Plan process.</p> <p>The DoW supports the City of Cockburn's proposal to ensure that a combined LWMS and Urban Water Management Plan (UWMP) be required as a condition for the development at the subdivision stage. The LWMS & UWMP shall address water use and management, site constraints and provide information on storm water design principles and infrastructure to be implemented on site.</p>	<p>Noted.</p> <p>The Local Structure Plan Report includes a notation, pursuant to Part Two (2) 9.3 Groundwater and Surface Water; <i>"At the time of subdivision a condition shall require the preparation and/or implementation of a LWMP and UWMP."</i></p>
3	Environmental Protection Authority Locked Bag 10 EAST PERTH WA 6892	<p>SUPPORTED</p> <p>Thank you for your correspondence, dated 24 February 2014, seeking comment from the Office of the Environmental Protection Authority (OEPA) in relation the proposed Structure Plan - Lot 94 Watson Road, Beeliar.</p> <p>After consideration of the information provided by you, the EPA considers that the proposed Structure Plan - Lot 94 Watson Road, Beeliar does not raise any significant environmental issues that cannot be adequately managed, where possible, through detailed planning processes and in consultation with relevant agencies.</p> <p>However, if you believe that this development will have a significant impact on the environment it can be formally referred to the EPA under section 38 of the Environmental Protection Act 1986. Information on what might be considered significant can be found on the EPA's website in the Referral Information guide at: http://www.epa.wa.gov.au</p>	<p>Noted.</p> <p>It is not considered that this proposal warrants a referral to the EPA under Section 38 of the Environmental Protection Act 1986.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		In the first instance, if you require advice, it may be appropriate to contact the Department of Parks and Wildlife.	
4	Telstra Locked Bag 2525 Perth WA 6001	<p>SUPPORTED</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection.</p> <p>A network extension will 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>	Noted.
5	Main Roads Western Australia PO Box 6202 EAST PERTH WA	<p>SUPPORTED</p> <p>Thank you for your letter dated 24 February 2014, requesting Main Roads comments on the above proposal.</p> <p>The proposed structure plan is acceptable to Main Roads.</p>	Noted.
6	Rose and Maria Da Conceicao 13 Howe Street BEELIAR WA 6164	<p>OBJECTION</p> <p>To whom it may concern, Thank you for the opportunity to comment on the structure plan proposal. We wish to state our objection in relation to the structure plan proposal for lot 94 Watson Road Beeliar due to the following concerns:</p> <ol style="list-style-type: none"> 1. We will lose privacy, especially when compared to having a dwelling located behind us. 2. We will have reduced security, especially when compared to having a dwelling located behind us. 3. There is no detail as to who, if anyone, will be responsible for maintaining the parks and recreation land. 4. We would then be subject to the potential full cost of a replacement fence if the fence were to collapse, given it would then be adjacent to public land. 5. There is an existing and very large park available to potential residents of Lot 94 less than 400 metres away. 	<p>1. Not supported. The proposed Parks and Recreation reserve is proposed to be located to the south of the existing fence at 13 Howe Street, Beeliar. Liveable Neighbourhoods (LN) provides the following details on 'Development of public open space' R37: <i>"The WAPC will generally require public open space to be developed by a subdivider to a minimum standard that may include full earthworks, basic reticulation, grassing of key areas, pathways that form part of the overall pedestrian and/ or cycle network, and maintenance for two summers. Development of public open space should be carried out in accordance with a landscape plan first approved by the local government. The WAPC may not require development of public open space where land is in fragmented ownership, where it is restricted use public open space, and where climatic variations do not require such development."</i> On</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			<p>this basis the likely embellishment of the Park is expected to be grass. It is not expected for there to be any large trees or permanent vertical structures within the park, particularly within close proximity to the fence line. Community members using the park will therefore do so at ground level and will not be able to utilise any permanent elevated structures to look over the fence into 13 Howe Street Beeliar. Visual privacy therefore is not expected to be compromised.</p> <p>2. Not supported. It is noted nine (9) dwellings back onto a park approximately 300 metres north of Howe Street at Lot 1 (No 1-9) Desertpea Road Beeliar. It is therefore common practice, and desirable under LN, for residential properties to back onto or front parkland. The City has not received any complaints by residents residing in properties adjacent to parklands advising Council of decreased security as a result of living adjacent to a park. It is expected that the increased level of social activity in the park will result in additional visual surveillance of the residential properties. On this basis it could be argued that the residential properties will benefit from increase visual/ community surveillance.</p> <p>3. Noted. As per the extract from LN included under point one (1) above, the parkland may be maintained initially by the developer. Ultimately in the long term the parkland will be maintained by the Local Government to an appropriate standard, similar to the existing parks in the area. On this basis if there were to be a complaint about the condition of the park the City of Cockburn can be contacted to resolve the matter.</p> <p>4. Noted. The Dividing Fences Act 1961 does not bind the Crown, pursuant to Part I (4). Notwithstanding, if damage to the fence was to occur once the parkland is vested under the Crown resultant upon by the act/(s) of a Council</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			<p>officer/ employee, such as by landscape maintenance activities, Council may be in a position to meet the costs to rectify any damage to the fence. However if the fence were to be damaged by a member the public, the liability would rest with the landowner. If damage were to occur to the fence during the construction of the parkland the liability would rest with the developer. Under any circumstance City officers are able to provide customer support if/ when issues occur.</p> <p>5. Noted. LN prescribes a minimum contribution of 10 per cent of the gross subdivisible area for public open space (Element 4 Public Parkland R4 – Amount of public open space). It is acknowledged that there is parkland within proximity to the subject site, notwithstanding the developer is required to contribute 10 per cent of the subject site as parkland. This parkland can be used by any community member inclusive of the residing residents at 13 Howe Street Beeliar.</p>
7	City of Cockburn Landowner	<p>SUPPORTED</p> <p>I support the proposed LSP for Lot 94 Watson Road, Beeliar on the condition that the 'indicative structure plan' surrounding Lot 94 is not accepted as indicated on the advertised plan. I am about to submit an LSP over my own 6 lots in the immediate area which is affected by this i.e., Lots 97 to 102 Watson Road which are just north of Lot 94.</p> <p>I have sent a copy of this draft LSP plan in the mail to accompany this submission statement.</p>	<p>Noted.</p> <p>The structure plan for lot 94 includes an indicative subdivision design over the adjacent lots to demonstrate compliance with Clause 6.2.4.2 of the City of Cockburn Town Planning Scheme No 3. Specifically the indicative design demonstrates that the proposed Structure Plan does not 'prejudice the specific purposes and requirements of the Development Area'. The indicative design does not allow for development over the adjacent lots. The lot 94 structure plan only applies to lot 94.</p>
8	Terranovis Pty Ltd on behalf of Mr Radonich 52 Kishhorn Road Applecross WA	<p>SUPPORTED</p> <p>Our client Mr Wayne Radonich would like to support the advertised proposed LSP on Lot 94 Watson Rd, Beeliar on the condition that the Indicative area abutting Lot 94 is not locked. His land holdings include six lots immediately to the south of the subject Lot 94 and he is about to lodge his own LSP over this area. We know that this is 'indicative only' but my client would like to emphasise his concern that this may then influence future planning of the immediate area.</p>	<p>Noted.</p> <p>The structure plan for lot 94 includes an indicative subdivision design over the adjacent lots to demonstrate compliance with Clause 6.2.4.2 of the City of Cockburn Town Planning Scheme No 3. Specifically the indicative design demonstrates that the proposed Structure Plan does not 'prejudice</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>We have attached a hand drawn 'draft LSP' Plan over the Radonich lots which are south of Lot 94.</p> <p>Please note that there are some differences in regard to the indicative POS and road layouts areas on Mr Radonich's land that are different to the advertised indicative plan over his lots and its immediate neighbours lots.</p> <p>Mr Radonich's proposed LSP will also make some indicative changes to his neighbours lots immediately to the north and to the west, however, he has factored in Lot 94's LSP subdivision design into this. We have also attached a REIWA search showing the Lots owned by Mr Radonich affected by the indicative LSP.</p>	<p>the specific purposes and requirements of the Development Area'. The indicative design does not allow for development over the adjacent lots. The lot 94 structure plan only applies to lot 94. Any structure plan over Mr Radonich's land will be assessed as a separate structure plan on its merits. Any structure plan over his land will be required to have due regard to the lot 94 structure plan. This includes, but is not limited to, consideration of the local road network, public open space and lot layouts.</p>



LOCAL GOVERNMENT INVENTORY

City of Cockburn Heritage List

002	Banjup Memorial Park	Armadale Rd	Banjup	B
021	Residence: Meller	7 Homestead Ave	Bibra Lake	B
006	Coogee Beach Jetty	Powell Rd	Coogee	B
007	Coogee Hotel (fmr)	358 Cockburn Rd	Coogee	A
008	Coogee Post Office (fmr)	358 Cockburn Rd	Coogee	A
009	Coogee Primary School (orig bldg)	Mayor Rd	Coogee	B
075	South Fremantle Power Station	Robb St	Coogee	A
082	South Beach		Coogee	A
031	Three Lime Kilns Group	Cockburn Rd & Mayor Rd	Coogee, Munster	A
019	Hargreaves Park	Counsel Rd	Coolbellup	B
104	Cockburn Sound Anti-Submarine Boom	Indian Ocean	Garden Island	A
001	Azelia Ley Homestead	34 Davilak Rd	Hamilton Hill	A
015	Greenslade's House	75 Rockingham Rd	Hamilton Hill	B
016	Greenslade's Shop	77 Rockingham Rd	Hamilton Hill	B
017	Hamilton Hill Primary School	Rockingham Rd	Hamilton Hill	B
027	Johnson's Stables	19 Forrest Rd	Hamilton Hill	B
033	Manning Park & Tuart Trees	Azelia Rd	Hamilton Hill	B
034	Marks' House	1 Davilak Ave	Hamilton Hill	B
035	Hamilton Hill Memorial Hall	cnr Rockingham Rd & Carrington St	Hamilton Hill	A
038	Newmarket Hotel	1 Rockingham Rd	Hamilton Hill	A
043	Jandakot Hotel (fmr site)	34 Prout Way	Bibra Lake	B
063	Robb Jetty Chimney	Bennett Ave	Hamilton Hill North Coogee	A
076	Cockburn War Memorial	cnr Rockingham Rd & Carrington St	Hamilton Hill	B
079	Randwick Stables	24 Rockingham Rd, cnr Hardey St	Hamilton Hill	A
099	Peel Town Archaeological Sites	Beeliar Regional Park	Henderson	A
044	Jandakot School (fmr)	12 Poletti Rd	Cockburn Central	B
004	Channel Marker Obelisk	Cockburn Rd	Munster	A
014	Explosives Magazines (fmr)	Conservation Close	Munster	A
029	Woodman Point Lighthouse	Cockburn Rd	Munster	A



LOCAL GOVERNMENT INVENTORY

030	Lighthouse Keepers' Cottages	Cockburn Rd	Munster	A
032	Magazine Jetty	Cockburn Rd	Munster	B
050	Quarantine Station (fmr)	O'Kane Court (Woodman Point)	Munster	A
053	South Coogee Agricultural Hall	739 Rockingham Rd	Munster	B
077	Residence, Ivcevitch/Miyat	462 Rockingham Rd	Munster	B
028	Pensioner Guard Cottages	Mayor & Cockburn Rds	Munster & Coogee	B
039	Nick Marich House	23 Phoenix Rd	Spearwood	B
045	Uniting Church, Spearwood	cnr Rockingham Rd & Railway Cres	Spearwood	B
046	St Jerome's Church(fmr)	cnr Rockingham Rd & Edeline St	Spearwood	B
048	Parish Hall, Spearwood	15 Mell Rd	Spearwood	B
055	Spearwood Alternative School	370 Rockingham Rd	Spearwood	B
056	Straughair's House	13 Rigby Ave	Spearwood	B
111	<u>Robb Jetty (Remains)</u>	<u>Indian Ocean</u>	<u>North Coogee</u>	<u>B</u>
112	<u>Wyola Wreck & Barge (Remains)</u>	<u>CY O-Connor Beach</u>	<u>North Coogee</u>	<u>B</u>



LOCAL GOVERNMENT INVENTORY

City of Cockburn Local Government Inventory

001	Azelia Ley Homestead	34 Davilak Rd	Hamilton Hill	A
002	Banjup Memorial Park	Armadale Rd	Banjup	B
003	UNUSED			
004	Channel Marker Obelisk	Cockburn Rd	Munster	A
005	UNUSED			
006	Coogee Beach Jetty	Powell Rd	Coogee	B
007	Coogee Hotel (fmr)	358 Cockburn Rd	Coogee	A
008	Coogee Post Office (fmr)	358 Cockburn Rd	Coogee	A
009	Coogee Primary Sch., orig. bldg	Mayor Rd	Coogee	B
010	Two Watsonia Cottages (site)	Hamilton Rd	Spearwood	DE
011	Dadley Home & Stone Sheds (site)	707 Rockingham Rd	Munster	D
012	Denham Cottage	20 Denham St	Spearwood	C
013	Dutch Windmill (site)	196 Semple Court	Cockburn Central	DE
014	Explosives Magazines (fmr)	Woodman Point Reserve	Munster	A
015	Greenslade's House	75 Rockingham Rd	Hamilton Hill	B
016	Greenslade's Shop	77 Rockingham Rd	Hamilton Hill	B
017	Hamilton Hill Primary School	Rockingham Rd	Hamilton Hill	B
018	UNUSED			
019	Hargreaves Park	Counsel Rd	Coolbellup	B
020	Residence: Baker	211 Clontarf Rd	Hamilton Hill	D
021	Residence: Meller	7 Homestead Ave	Bibra Lake	B
022	Residence: Smith	183 Clontarf Rd	Hamilton Hill	D
023	Sudell House	357 Carrington St	Hamilton Hill	C
024	Naval Radio Station (site)	Henderson Rd	Munster	D
025	Jandakot Hall	North Lake Rd	South Lake	D
026	Jandakot Wool Scours (site)	Hammond Rd	Cockburn Central	D
027	Johnson's Stables	19 Forrest Rd	Hamilton Hill	B
028	Pensioner Guard Cottages	Mayor & Cockburn Rds	Munster, Coogee	B
029	Woodman Point Lighthouse	Cockburn Rd	Munster	A
030	Lighthouse Keepers' Cottages	Cockburn Rd	Munster	A
031	Three Lime Kilns Group	Cockburn Rd & Mayor Rd	Coogee, Munster	A
032	Magazine Jetty	Cockburn Rd	Munster	B

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LOCAL GOVERNMENT INVENTORY

033	Manning Park & Tuart Trees	Azelia Rd	Hamilton Hill	B
034	Marks' House	1 Davilak Ave	Hamilton Hill	B
035	Hamilton Hill Memorial Hall	cnr Rockingham Rd & Carrington St	Hamilton Hill	A
036	Moreton Bay Fig Trees	Lot 23 Progress Drive	Bibra Lake	T
037	Naprednik Club & Citonica (fmr)	340 Rockingham Rd	Spearwood	C
038	Newmarket Hotel	1 Rockingham Rd	Hamilton Hill	A
039	Nick Marich House	23 Phoenix Rd	Spearwood	B
040	Norfolk Island Pine Tree	9 Kent St	Spearwood	T
041	Anderson Homestead (site)	797 Rockingham Rd	Henderson	D
042	Council Buildings (fmr)	1 Forrest Rd	Hamilton Hill	C
043	Jandakot Hotel (fmr site)	34 Prout Way	Bibra Lake	B
044	Jandakot School (fmr)	12 Poletti Rd	Cockburn Central	B
045	Uniting Church, Spearwood	cnr Rockingham Rd & Railway Cres	Spearwood	B
046	St Jerome's Church(fmr)	cnr Rockingham Rd & Edeline St	Spearwood	B
047	Residence, Goldsmith Rd	35 Goldsmith Rd	Spearwood	C
048	Parish Hall, Spearwood	15 Mell Rd	Spearwood	B
049	Paulik's House	56 Phoenix Rd	Hamilton Hill	C
050	Quarantine Station (fmr)	O'Kane Court (Woodman Point)	Munster	A
051	Sawle's Old House (site)	cnr Russell & Rockingham Rds	Henderson	D
052	Separovich House	33 Lintott Way	Spearwood	D
053	South Coogee Agricultural Hall	739 Rockingham Rd	Munster	B
054	South Coogee School (site)	cnr Russell & Rockingham Rds	Munster	DC
055	Spearwood Alternative School	370 Rockingham Rd	Spearwood	B
056	Straughair's House	13 Rigby Ave	Spearwood	B
057	Spearwood Presbytery (fmr)	10 Edeline St	Spearwood	C
058	Thorsager House (site)	425 Rockingham Rd	Spearwood	D
059	Tuart Forest, Brownman Swamp	Rockingham Rd	Henderson	T
060	Tuart Trees, Coogee Lake	Fawcett Rd	Munster	T
061	UNUSED			
062	Woody Pears	Blueridge Crest	Bibra Lake	T



LOCAL GOVERNMENT INVENTORY

063	Robb Jetty Chimney	Bennett Ave	Hamilton Hill North Coogee	A
064	Residence, 100 Clontarf Rd	100 Clontarf Rd	Hamilton Hill	C
065	Residence, Chamberlain House	108 Clontarf Rd	Hamilton Hill	D
066	Residence, 110 Clontarf Rd	110 Clontarf Rd	Hamilton Hill	C
067	Naval Base Caravan Park	Cockburn Rd	Henderson	HA B
068	Watchman's Residence (fmr)	361 Cockburn Rd	Coogee	C
069	Watchman's Residence (fmr)	377 Cockburn Rd	Coogee	C
070	Giuffre Residence (site)	Fawcett Rd	Munster	D
071	Residence, Forrest Road	108 Forrest Rd	Hamilton Hill	D
072	Dragojevich Residence (fmr)	253 Hamilton Rd	Coogee	C
073	Watsonia Factory (site)	174 Hamilton Rd	Spearwood	D
074	Limestone Office on Bradken Site (site)	Island (Ocean) St	North Coogee	D
075	South Fremantle Power Station	Robb St	North Coogee	A
076	Cockburn War Memorial	cnr Rockingham Rd & Carrington St	Hamilton Hill	B
077	Residence, Ivcevitch/Miyat	462 Rockingham Rd	Munster	B
078	Residence, Novak/Separovich (site)	2 Newton St	Spearwood	D
079	Randwick Stables	24 Rockingham Rd, cnr Hardey St	Hamilton Hill	A
080	Lanza's Old Place	511 Rockingham Rd	Munster	C
081	C. Y. O'Connor Statue	South Beach	Hamilton Hill North Coogee	C
082	South Beach		North Coogee	A
083	Peace Park	Spearwood Ave (West)	Spearwood	C
084	RSL War Memorial	Spearwood Ave (West) Beale Park	Spearwood	C
085	Tuart Tree, Henderson (site)	Jessie Lee St	Henderson	T
086	Paperbark Trees, Beenyup Road	Beenyup Rd Reserve	Atwell	T
087	Tuart Trees, Woodman Pt Reserve	Cockburn Rd	Munster	T
088	Moreton Bay Fig Trees	Cockburn Rd	Hamilton Hill	T
089	Four Norfolk Pine Trees	104 Forrest Rd	Hamilton Hill	T
090	Norfolk Island Pine Trees	Goldsmith Street	Spearwood	T
091	Wetlands	Hamilton Rd	Spearwood	T

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LOCAL GOVERNMENT INVENTORY

092	Norfolk Pine Tree, Hamilton Road	300 Hamilton Rd	Spearwood	T
093	Norfolk Island Pine Trees	Hope Rd (cnr Progress Dr)	Bibra Lake	T
094	Moreton Bay Fig Tree, Hamilton Hill School	110 Rockingham Rd	Hamilton Hill	T
095	30 Tuart Trees	Rockingham Rd Reserve	Henderson	T
096	Tuart Tree, Roe Highway Reserve	Roe Hwy Reserve	Hamilton Hill	T
097	Paperbark Tree, Tapper Road Traffic Island	Tapper Rd	Atwell	T
098	Uniting Church, Coolbellup	9 - 11 Mamillius St	Coolbellup	D
099	Peel Town Archaeological Sites	Beeliar Regional Park	Henderson	A
100	Cockburn Police Station & Quarters	392 Rockingham Rd	Spearwood	D
101	Saint Teresa Hall	Friar John Way	Coolbellup	D
102	Woodlands (site)	174 Hamilton Rd	Spearwood	B
103	Two Soccer Clubs	Hamilton Rd	Spearwood	C
104	Cockburn Sound Anti-Submarine Boom	Indian Ocean	Garden Island	A
105	Baldivis Tramway Reserve	East of Kogolup Lake	Jandakot & Success	C
106	South Beach Battery (remains)	Emplacement Crescent	Hamilton Hill	D
107	Mulberry Tree, Manning Estate	Azelia Road	Hamilton Hill	T
108	Tuart Tree, Hamilton Hill	Healy Road	Hamilton Hill	T
109	Norfolk Island Pine Trees and Palm Trees, Hamilton Hill	Roe Hwy Reserve	Hamilton Hill	T
110	Tuart Trees, Hamilton Hill	Roe Hwy Reserve	Hamilton Hill	T
111	<u>Robb Jetty (Remains)</u>	<u>Indian Ocean</u>	<u>North Coogee</u>	<u>B</u>
112	<u>Wyola Wreck & Barge (Remains)</u>	<u>CY O-Connor Beach</u>	<u>North Coogee</u>	<u>B</u>
113	<u>Hamilton Hill Swamp Precinct</u>	<u>Rockingham Road area</u>	<u>Hamilton Hill</u>	<u>C</u>

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Heritage Areas

067	<u>Naval Base Caravan Park</u>	<u>Cockburn Rd</u>	<u>Henderson</u>
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LOCAL GOVERNMENT INVENTORY

State Register of Heritage Places

007	Coogee Hotel (fmr)	358 Cockburn Rd	Coogee	A
008	Coogee Post Office (fmr)	358 Cockburn Rd	Coogee	A
075	South Fremantle Power Station	Robb St	Coogee	A
082	South Beach		Coogee	A
031	Three Lime Kilns Group	Cockburn Rd & Beeliar Drive	Coogee, Munster	A
001	Azelia Ley Homestead	34 Davilak Rd	Hamilton Hill	A
038	Newmarket Hotel	1 Rockingham Rd	Hamilton Hill	A
063	Robb Jetty Chimney	Bennett Ave	Hamilton Hill North Coogee	A
079	Randwick Stables	24 Rockingham Rd, cnr Hardey St	Hamilton Hill	A
004	Channel Marker Obelisk	Cockburn Rd	Munster	A
029	Woodman Point Lighthouse	Cockburn Rd	Munster	A
030	Lighthouse Keepers' Cottages	Cockburn Rd	Munster	A
050	Quarantine Station (fmr)	O'Kane Court, Woodman Pt	Munster	A



LOCAL GOVERNMENT INVENTORY

Atwell

086	Paperbark Trees, Beenyup Road	Beenyup Rd Reserve	Atwell	T
097	Paperbark Tree, Tapper Road Traffic Island	Tapper Rd	Atwell	T



LOCAL GOVERNMENT INVENTORY

Banjup

002	Banjup Memorial Park	Armadale Rd	Banjup	B
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LOCAL GOVERNMENT INVENTORY

Bibra Lake

062	Woody Pears	Blueridge Crest	Bibra Lake	T
021	Residence: Meller	7 Homestead Ave	Bibra Lake	B
043	Jandakot Hotel (fmr)	34 Prout Way	Bibra Lake	B
036	Moreton Bay Fig Trees	Lot 23 Progress Dr	Bibra Lake	T
093	Norfolk Island Pine Trees	Hope Rd (cnr Progress Dr)	Bibra Lake	T



LOCAL GOVERNMENT INVENTORY

Cockburn Central

013	Dutch Windmill (site)	196 Semple Court	Cockburn Central	<u>D</u> €
026	Jandakot Wool Scours (site)	Hammond Rd	Cockburn Central	D
044	Jandakot School (fmr)	12 Poletti Rd	Cockburn Central	B



LOCAL GOVERNMENT INVENTORY

Coogee

082	South Beach		Coogee	A
031	Three Lime Kilns Group	Cockburn Rd & Mayor Rd	Coogee, Munster	A
007	Coogee Hotel (fmr)	358 Cockburn Rd	Coogee	A
008	Coogee Post Office (fmr)	358 Cockburn Rd	Coogee	A
068	Watchman's Residence (fmr)	361 Cockburn Rd	Coogee	C
069	Watchman's Residence (fmr)	377 Cockburn Rd	Coogee	C
072	Dragojevich Residence (fmr)	253 Hamilton Rd	Coogee	C
009	Coogee Primary School (original building)	Mayor Rd	Coogee	B
006	Coogee Beach Jetty	Powell Rd	Coogee	B
075	South Fremantle Power Station	Robb St	Coogee	A



LOCAL GOVERNMENT INVENTORY

Coolbellup

019	Hargreaves Park	Counsel Rd	Coolbellup	B
101	Our Lady of Mount Carmel, Saint Teresa Hall	Friar John Way	Coolbellup	D
098	Uniting Church, Coolbellup	9 - 11 Mamillius St	Coolbellup	D



LOCAL GOVERNMENT INVENTORY

Hamilton Hill

033	Manning Park & Tuart Trees	Azelia Rd	Hamilton Hill	B
107	Mulberry Tree, Manning Estate	Azelia Rd	Hamilton Hill	T
063	Robb Jetty Chimney	Bennett Ave	Hamilton Hill	A
023	Sudell House	357 Carrington St	Hamilton Hill	C
064	Residence, 100 Clontarf Rd	100 Clontarf Rd	Hamilton Hill	C
065	Residence, Chamberlain House	108 Clontarf Rd	Hamilton Hill	D
066	Residence, 110 Clontarf Rd	110 Clontarf Rd	Hamilton Hill	C
022	Residence: Smith	183 Clontarf Rd	Hamilton Hill	D
020	Residence: Baker	211 Clontarf Rd	Hamilton Hill	D
088	Moreton Bay Fig Trees	Cockburn Rd	Hamilton Hill	T
034	Marks' House	1 Davilak Ave	Hamilton Hill	B
001	Azelia Ley Homestead	34 Davilak Rd	Hamilton Hill	A
106	South Beach Battery (remains)	Emplacement Cres	Hamilton Hill	D
042	Council Buildings (fmr)	1 Forrest Rd	Hamilton Hill	C
027	Johnson's Stables	19 Forrest Rd	Hamilton Hill	B
089	Four Norfolk Pine Trees	104 Forrest Rd	Hamilton Hill	T
071	Residence, Forrest Road	108 Forrest Rd	Hamilton Hill	D
049	Paulik's House	56 Phoenix Rd	Hamilton Hill	C
017	Hamilton Hill Primary School	Rockingham Rd	Hamilton Hill	B
035	Hamilton Hill Memorial Hall	cnr Rockingham Rd & Carrington St	Hamilton Hill	A
076	Cockburn War Memorial	cnr Rockingham Rd & Carrington St	Hamilton Hill	B
038	Newmarket Hotel	1 Rockingham Rd	Hamilton Hill	A
015	Greenslade's House	75 Rockingham Rd	Hamilton Hill	B
016	Greenslade's Shop	77 Rockingham Rd	Hamilton Hill	B
094	Moreton Bay Fig Tree, Hamilton Hill School	110 Rockingham Rd	Hamilton Hill	T
079	Randwick Stables	24 Rockingham Rd	Hamilton Hill	A
096	Tuart Tree, Roe Highway Reserve	Roe Hwy Reserve	Hamilton Hill	T
108	Tuart Tree, Hamilton Hill	Healy Road	Hamilton Hill	T
109	Norfolk Island Pine Trees and Palm Trees, Hamilton Hill	Roe Hwy Reserve	Hamilton Hill	T
110	Tuart Trees, Hamilton Hill	Roe Hwy Reserve	Hamilton Hill	T



LOCAL GOVERNMENT INVENTORY

081	C. Y. O'Connor Statue	South Beach	Hamilton Hill	C
113	Hamilton Hill Swamp Precinct	Rockingham Road area	Hamilton Hill	C



LOCAL GOVERNMENT INVENTORY

Henderson

099	Peel Town Archaeological Sites	Beeliar Regional Park	Henderson	A
<u>041</u>	<u>Anderson Homestead (site)</u>	<u>797 Rockingham Rd</u>	<u>Henderson</u>	<u>D</u>
<u>051</u>	<u>Sawle's Old House (site)</u>	<u>cnr Russell & Rockingham Rds</u>	<u>Henderson</u>	<u>D</u>
<u>059</u>	<u>Tuart Forest, Brownman Swamp</u>	<u>Rockingham Rd</u>	<u>Henderson</u>	<u>I</u>
067	Naval Base Caravan Park	Cockburn Rd	Henderson	B
059	Tuart Forest, Brownman Swamp	Rockingham Rd	Henderson	F
095	30 Tuart Trees	Rockingham Rd Reserve	Henderson	T
041	Anderson Homestead (site)	797 Rockingham Rd	Henderson	D
085	Tuart Tree, Henderson (site)	Jessie Lee St	Henderson	T



LOCAL GOVERNMENT INVENTORY

Jandakot/Success

105	Baldivis Tramway Reserve	East of Kogolup Lake	Jandakot, Success	C
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LOCAL GOVERNMENT INVENTORY

Munster

004	Channel Marker Obelisk	Cockburn Rd	Munster	A
029	Woodman Point Lighthouse	Cockburn Rd	Munster	A
030	Lighthouse Keepers' Cottages	Cockburn Rd	Munster	A
031	Three Lime Kilns Group	Cockburn Rd & Mayor Rd	Coogee, Munster	A
032	Magazine Jetty	Cockburn Rd	Munster	B
087	Tuart Trees, Woodman Pt Reserve	Cockburn Rd	Munster	T
014	Explosives Magazines (fmr)	Woodman Point Reserve	Munster	A
060	Tuart Trees, Coogee Lake	Fawcett Rd	Munster	T
070	Giuffre Residence (site)	Fawcett Rd	Munster	D
024	Naval Radio Station (site)	Henderson Rd	Munster	D
028	Pensioner Guard Cottages	Mayor & Cockburn Rds	Munster, Coogee	B
050	Quarantine Station (fmr)	O'Kane Court, Woodman Point	Munster	A
077	Residence, Ivcevitich/Miyat	462 Rockingham Rd	Munster	B
080	Lanza's Old Place	511 Rockingham Rd	Munster	C
011	Dadley Home & Stone Sheds (site)	707 Rockingham Rd	Munster	D
053	South Coogee Agricultural Hall	739 Rockingham Rd	Munster	B
054	South Coogee School (site)	cnr Russell & Rockingham Rds	Munster	<u>D</u> <u>E</u>

North Coogee

063	Robb Jetty Chimney	Bennett Ave	Hamilton Hill North Coogee	<u>A</u>
074	Limestone Office on Bradken Site (site)	Island (Ocean) St	North Coogee	<u>D</u>
075	South Fremantle Power Station	Robb St	North Coogee	<u>A</u>
081	C. Y. O'Connor Statue	South Beach	North Coogee	<u>C</u>
082	South Beach		North Coogee	<u>A</u>
088	Moreton Bay Fig Trees	Cockburn Road	North Coogee	<u>T</u>
111	Robb Jetty (Remains)	Indian Ocean	North Coogee	<u>B</u>
112	Wyola Wreck & Barge (Remains)	CY O'Connor Beach	North Coogee	<u>B</u>



LOCAL GOVERNMENT INVENTORY

South Lake

025	Jandakot Hall	North Lake Rd	South Lake	D
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LOCAL GOVERNMENT INVENTORY

Spearwood

012	Denham Cottage	20 Denham St	Spearwood	C
057	Spearwood Presbytery (fmr)	10 Edeline St	Spearwood	C
047	Residence, Goldsmith Rd	35 Goldsmith Rd	Spearwood	C
103	Two Soccer Clubs	Hamilton Rd	Spearwood	C
010	Two Watsonia Cottages	Hamilton Rd	Spearwood	D E
091	Wetlands	Hamilton Rd	Spearwood	T
073	Watsonia Factory	174 Hamilton Rd	Spearwood	D
102	Woodlands (site)	174 Hamilton Rd	Spearwood	B
092	Norfolk Island Pine Tree	300 Hamilton Rd	Spearwood	T
040	Norfolk Island Pine Tree	9 Kent St	Spearwood	T
052	Separovich House	33 Lintott Way	Spearwood	D
048	Parish Hall, Spearwood	15 Mell Rd	Spearwood	B
039	Nick Marich House	23 Phoenix Rd	Spearwood	B
056	Straughair's House	13 Rigby Ave	Spearwood	B
055	Spearwood Alternative School	370 Rockingham Rd	Spearwood	B
046	St Jerome's Church(fmr)	cnr Rockingham Rd & Edeline St	Spearwood	B
045	Uniting Church, Spearwood	cnr Rockingham Rd & Railway Cres	Spearwood	B
037	Naprednik Club & Citonica (fmr)	340 Rockingham Rd	Spearwood	C
078	Residence, Novak/Separovich (site)	2 Newton St	Spearwood	D
100	Cockburn Police Station & Quarters	392 Rockingham Rd	Spearwood	D
058	Thorsager House (site)	425 Rockingham Rd	Spearwood	D
083	Peace Park	Spearwood Ave (West)	Spearwood	C
084	RSL War Memorial	Spearwood Ave (West) Beale Park	Spearwood	C
090	Norfolk Island Pine Trees	Goldsmith St	Spearwood	T
100	Cockburn Police Station & Quarters	392 Rockingham Rd	Spearwood	D



LOCAL GOVERNMENT INVENTORY

Significant Tree List

086	Paperbark Trees	Beenyup Rd Reserve	Atwell	T
097	Paperbark Tree, on Traffic Island	Tapper Rd	Atwell	T
062	Woody Pears	Blueridge Crest	Bibra Lake	T
088	Moreton Bay Fig Trees	Cockburn Road	Hamilton Hill North Coogee	T
090	Norfolk Island Pine Trees	Goldsmith St	Spearwood	T
036	Moreton Bay Fig Trees	Lot 23 Progress Dr	Bibra Lake	T
089	Four Norfolk Pine Trees	104 Forrest Rd	Hamilton Hill	T
094	Moreton Bay Fig Tree, Hamilton Hill School	110 Rockingham Rd	Hamilton Hill	T
096	Tuart Tree, Roe Highway Reserve	Roe Hwy Reserve	Hamilton Hill	T
059	Tuart Forest, Brownman Swamp	Rockingham Rd	Henderson	T
095	30 Tuart Trees	Rockingham Rd Reserve	Henderson	T
060	Tuart Trees, Coogee Lake	Fawcett Rd	Munster	T
085	Tuart Tree, Henderson (site)	Jessie Lee St	Henderson	T
087	Tuart Trees, Woodman Pt Reserve	Cockburn Rd	Munster	T
040	Norfolk Island Pine Tree	9 Kent St	Spearwood	T
092	Norfolk Pine Tree	300 Hamilton Rd	Spearwood	T
093	Norfolk Island Pine Trees	Goldsmith Rd	Spearwood	T
107	Mulberry Tree, Manning Estate	Azelia Road	Hamilton Hill	T
108	Tuart Tree, Hamilton Hill	Healy Road	Hamilton Hill	T
109	Norfolk Island Pine Trees and Palm Trees, Hamilton Hill	Roe Hwy Reserve	Hamilton Hill	T
110	Tuart Trees, Hamilton Hill	Roe Hwy Reserve	Hamilton Hill	T



LOCAL GOVERNMENT INVENTORY

Sites only

010	Two Watsonia Cottages (site)	Hamilton Rd	Spearwood	D
013	Dutch Windmill (site)	196 Semple Court	Cockburn Central	D
024	Naval Radio Station (site)	Henderson Rd	Munster	D
026	Jandakot Wool Scours (site)	19 Hammond Rd	Cockburn Central	D
085	Tuart Tree, Henderson (site)	Anderson Rd	Henderson	T
041	Anderson Homestead (site)	797 Rockingham Rd	Henderson	D
051	Sawle's Old House (site)	cnr Russell & Rockingham Rds	Henderson	D
054	South Coogee School (site)	cnr Russell & Rockingham Rds	Munster	D
058	Thorsager House (site)	425 Rockingham Rd	Spearwood	D
070	Giuffre Residence (site)	Fawcett Rd	Munster	D
011	Dadley Home & Stone Sheds (site)	707 Rockingham Rd	Munster	D
074	Limestone Office on Bradken (sSite)	Island (Ocean) St	North Coogee	D
078	Residence, Novak/Separovich (site)	390 Rockingham Rd	Spearwood	D



LOCAL GOVERNMENT INVENTORY

Places assessed and not included in review

Marchant Cottage	Hope Rd	Bibra Lake
Manse	33 Davilak Ave	Hamilton Hill
Hamilton Hill Senior High School	Purvis St	Hamilton Hill
Hamilton Hill Hostel	20 Frederick St	Hamilton Hill
Palms & Norfolk Island Pine Trees	24 Rockingham Rd	Hamilton Hill
Residence	22 Healy Rd	Hamilton Hill
Bibra Lake Speedway	Hope Rd	Jandakot
Jandakot Airport Area	Hope Rd	Jandakot
St James' Church	Elderberry Dr	South Lake
Rectory	14 Fallow Cres	Spearwood
Spearwood Fire Station	246 Spearwood Ave	Spearwood
Residence, Spearwood	154 Mell Rd	Spearwood



LOCAL GOVERNMENT INVENTORY

TWO WATSONIA COTTAGES (SITE)

DC Significant

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DEMOLISHED

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LGI #	010
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	Lot 5 (No. 193) Hamilton Road (House), Spearwood Lot 4 (No. 189) Hamilton Road (Ruins), Spearwood
OTHER NAME(S)	-----
CONSTRUCTION DATE(S)	c.1909
<u>DEMOLITION DATE</u>	<u>2011</u>

STATEMENT OF SIGNIFICANCE

Two Watsonia Cottages (site) ~~The cottages are~~ is associated with the Watsonia Factory, a major



LOCAL GOVERNMENT INVENTORY

employer in Spearwood since 1909.

The cottages ~~were~~ associated with the Watson family who were renowned for not only their business acumen but for their philanthropy.

The cottages ~~were~~ representative of the former practice of constructing residences for employees.

PHYSICAL DESCRIPTION

The cottages, situated opposite the Watsonia factory, ~~were~~ part of an original set of four cottages. The more intact cottage has a symmetrical facade built from limestone with brick quoins. It has a modern garage attached to the side of the house made from pale brick and a rear fibro extension. The roof was corrugated iron with a broken backed verandah on the facade of the building. ~~The second cottage was a ruin.~~

~~Both cottages were demolished in 2011. The second cottage is a ruin~~

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls Limestone; brick quoins

Roof Corrugated iron

Other ----

ORIGINAL USE

Residential Single-storey residence

CURRENT USE

Vacant/unused Vacant/unused

HISTORIC THEMES

Demographic settlement & mobility Workers (incl. Aboriginal, convict)

HISTORY

The cottages opposite the Watsonia Factory in Spearwood ~~were~~ a reminder of the contribution made by William Watson to the development of industry in Cockburn. William Watson first established a piggery on land now known as Davilak Reserve and then bought land from John Mell in 1908. He proceeded to build an abattoir to supply his small goods business which he had established during the 1890s. The cottages were built for workers at his abattoir and small goods processing plant. Watson went on to become a very influential businessman and prominent community member in Cockburn.

~~Both cottages were demolished in 2011 (as part of the demolition of the Watsonia Factory) for residential development.~~

ARCHITECT/DESIGNER

ASSOCIATED PEOPLE

William Watson

CONDITION

~~Very low; heavily vandalised~~ Site only



LOCAL GOVERNMENT INVENTORY

INTEGRITY

~~Low to medium. Restoration as residences is possible, but would require substantial investment.~~ [Site only](#)

AUTHENTICITY

~~The more intact cottage has had the addition of a garage.~~ [Site only](#)

OTHER LISTINGS

HCWA No. 10165 -----

Register National Estate -----

National Trust WA -----

SUPPORTING INFORMATION

Berson, Michael, *Cockburn: The Making of a Community* (City of Cockburn, 1978)

ASSESSOR(S) NAME

Community Committee, c/o City of Cockburn
Eddie Marcus, History Now

ADDITIONAL NOTES

~~There is a A-Conservation Plan is currently being prepared for the for Watsonia Factory, including the cottages and Woodlands site. Any additional information in this Conservation Plan may alter the management category of this place.~~

[An Archival Record of the Two Watsonia Cottages is held by the City of Cockburn.](#)

DATE OF LAST ASSESSMENT

September 2013~~09~~





LOCAL GOVERNMENT INVENTORY

DADLEY HOME & STONE SHEDS (SITE)

D Some significance

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LOCAL GOVERNMENT INVENTORY

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DEMOLISHED

LGI #	011
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	Lot 1, No 707 Rockingham Road, Munster
OTHER NAME(S)	Cotswold Poultry Farm; Kentia Gardens
CONSTRUCTION DATE(S)	1931-34
<u>DEMOLITION DATE</u>	<u>c. 2009</u>

STATEMENT OF SIGNIFICANCE

Dadley Home & Stone Sheds was indicative of the rural development in the South Coogee district in the 1930s.

Dadley Home & Stone Sheds was associated with the Dadley family who have been part of the social and working life of South Coogee for more than 70 years.

Dadley Home & Stone Sheds was representative of an Australian Vernacular housing style, where



LOCAL GOVERNMENT INVENTORY

owners designed and built their own residence and farm buildings.

PHYSICAL DESCRIPTION

Dadley Home was built of coarse-faced limestone with ashlar quoins. There were some red brick additions and one new limestone addition. It had a gabled corrugated iron roof with an enclosed verandah and wooden framed windows. It was screened from the nearby major road by a large dense hedge.

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The stone shed consisted of solid limestone walling, and concrete floors, and at northern end of the building there was a later brick cool room. At the southern end of the building a timber-framed residential unit was constructed which comprised a bedroom, bathroom, living/dining, kitchen, lobby and porch.

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The former poultry farm was one of the first large commercial poultry concerns in the area.

The buildings were demolished in 2009.

ARCHITECTURAL STYLE	Federation Bungalow	
CONSTRUCTION MATERIALS	Walls	Common brick; concrete block; limestone
	Roof	Corrugated iron
	Other	----
ORIGINAL USE	Farming/pastoral	Homestead Shed or barn
CURRENT USE	Vacant/unused	Vacant/unused
HISTORIC THEMES	Occupations	Rural industry & market gardening

HISTORY

Ben Gill was a stonemason from Yorkshire, he was experienced in building public, as well as residential buildings in England and agreed to help Maurice Dadley with the design and construction of his home.

Dadley Home and Stone Sheds were erected over a period of three years. Only working during the summer months, Gill, with Dadley as his trades assistant and labourer, built a solid two-bedroom house and a large shed in local limestone.

The limestone came from the University Quarry in Yangebup Road, Coogee. The red bricks that are visible from the back of the house were purchased from Metro Bricks in Armadale. The cement blocks that form the outhouse were hand-made by Dadley.

In January 1934, Maurice and Margaret Dadley moved to their new house with their two children. They then proceeded to set up a very successful poultry business under the name The Cotswold Poultry Farm, which was one of the first large commercial poultry businesses in the area. The poultry farm ran from 1934 until Maurice and Margaret retired in 1975. During this time they kept up to 5,000



LOCAL GOVERNMENT INVENTORY

chickens, which were also bred for stud stock.

The place was demolished ~~between~~ 2009 and 20-10, and an Archival Record is held by the City of Cockburn.

ARCHITECT/DESIGNER	-----
ASSOCIATED PEOPLE	Ben Gill; Maurice and Margaret Dadley
CONDITION	Site only
INTEGRITY	Site only
AUTHENTICITY	Site only
OTHER LISTINGS	<i>HCWA No. 10166</i> Below threshold (2000) <i>Register National Estate</i> ----- <i>National Trust WA</i> Classified 11/02/2002
SUPPORTING INFORMATION	HCWA assessment for <i>Dadley Home (fmr) and Stone Shed</i>
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now
ADDITIONAL NOTES	<u>—An Archival Record (July 2009) is held by City of Cockburn</u>
DATE OF LAST ASSESSMENT	May 2010 <u>September 2013</u>



LOCAL GOVERNMENT INVENTORY





LOCAL GOVERNMENT INVENTORY

DUTCH WINDMILL (SITE)

DC Significant



DEMOLISHED

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LGI #	013
OTHER NAME(S)	Nursery and Gift Centre
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	196 Semple Court, Cockburn Central <u>(originally Lot 9 Semple Road, Jandakot)</u>
OTHER NAME(S)	<u>The Dutch Windmill Garden & Gift Centre; The Dutch Windmill Garden Centre & Koffee Shoppe</u> —
CONSTRUCTION DATE(S)	1970
<u>DEMOLISHED</u>	<u>2012</u>



LOCAL GOVERNMENT INVENTORY

STATEMENT OF SIGNIFICANCE

Dutch Windmill was a landmark ~~in Jandakot~~, and contributed to the streetscape.
Dutch Windmill hads aesthetic value as an unusual design for a residence.

PHYSICAL DESCRIPTION

Dutch Windmill was a wooden structure about 20 metres high, that was constructed as a residence. Having a very real appearance, it was set amongst a large number of trees, and was the focal point of a nursery and café business on the site.

The Dutch Windmill comprised a large ground floor area with a conventional house layout (containing three bedrooms, kitchen, bathroom, laundry, and timber panelled bar area), and stairs that led up to the three levels of the windmill structure. The first floor of the windmill structure was octagonal in shape and 5.7m in width (including the stair area). This room contained a fireplace, and a door that led to a balcony encircling the windmill. Stairs led to the second level which was a smaller octagonal room (3.8m in width), and to the third level which was smaller again and inaccessible at the time the archival record was made in 2011.

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ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls	Other timber
Roof	Other timber
Other	----

ORIGINAL USE

Residential/ Commercial	Multi Two-storey residence
------------------------------------	---------------------------------------

CURRENT USE

Residential Vacant/unused Commercial	Vacant/unused Two-storey residence
---	--

~~Other~~

HISTORIC THEMES

Demographic settlement & mobility	Immigration, emigration & refugees
Occupations	Commercial & service industries

HISTORY

~~This place has aesthetic and cultural significance.~~ A Dutch coach maker started building the windmill as a residence in 1970. Though the Windmill was built as a residence it was always intended to be a business.

The Bylevelds bought the property in 1979, and created a garden centre/nursery and gift shop shortly after. ~~Though the Windmill is a residence it was always intended to be a business. It was one of the~~



LOCAL GOVERNMENT INVENTORY

first modern nurseries in the area. In 1986 the lot containing the windmill (then Lot 9 Semple Road) was amalgamated with the adjacent lot to the north (Lot 10) and a 180m² showroom area was added to the windmill for the purposes of the plant nursery and shop, constructed of timber, glass and colorbond. There were a number of other extensions and additional buildings added to the site over the years.

The garden nursery, gift shop and café was owned and operated by the Bylevelds until 2008. The property has been extended for business purposes. It was one of the first modern nurseries in the area. During its operation the place was renowned for having a range of exotic plants, and delft blue china in the gift shop stocked yearly from Holland by the Bylevelds. It was a tourist attraction in the area.

The Dutch Windmill was demolished between April and June 2012 when the whole site was cleared.

ARCHITECT/DESIGNER	----
ASSOCIATED PEOPLE	Mr Hoogeward; <u>The Bylevelds</u>
CONDITION	<u>Good, but would benefit from general maintenance</u> <u>Site only</u>
INTEGRITY	<u>High</u> <u>Site only</u>
AUTHENTICITY	<u>Site only</u> <u>High</u>
OTHER LISTINGS	<i>HCWA No. 10168</i> ----- <i>Register National Estate</i> ----- <i>National Trust WA</i> -----
SUPPORTING INFORMATION	----
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now
ADDITIONAL NOTES	--- <u>An Archival Record (2011) is held by the City of Cockburn</u>
DATE OF LAST ASSESSMENT	August 2009 <u>September 2013</u>



LOCAL GOVERNMENT INVENTORY

RESIDENCE: MELLER

B Considerable significance
Entered in Heritage List



LGI # 021
PIN No.
LOT/PLAN DIAGRAM
LOCATION Lot 68 (No 7) Homestead Avenue, Bibra Lake
OTHER NAME(S) ----
CONSTRUCTION DATE(S) c. 1890

STATEMENT OF SIGNIFICANCE

Residence: Meller is a significant early property in Cockburn, with high architectural significance as a ~~substantial~~, substantial and well-resolved residence.

Residence: Meller is associated with well-known Cockburn pioneer, Joe Meller.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

Originally set in a rural area, this house, made of sundried bricks, is now surrounded by modern suburban houses. There is a verandah, part of which has been enclosed by weatherboard, along three sides. There are three chimneys. The hipped roof is made from corrugated iron.

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls	Handmade brick
Roof	Corrugated iron
Other	-----

ORIGINAL USE

Residential	Single-storey residence
-------------	-------------------------

CURRENT USE

Residential	Single-storey residence
-------------	-------------------------

HISTORIC THEMES

People	Innovators
--------	------------

HISTORY

Land in the area of Lake Walliabup began to be settled from the late 1880s for market gardening, dairying and orchards. The lake was known by the locals as Bibra's Lake. The settlement of the district responded to the buoyant economic times brought about by the gold boom and the rapid increase in population that accompanied it, which greatly increased the demand for fresh food produce. In December 1894, Fremantle hotelkeeper Samuel Barker Shanks paid £50 for the Crown Grant of Cockburn Sound Location 439 of 100 acres. Two months later, on 13 February 1895, Joseph Meller raised a mortgage on the land of £100 with the Bank of Australasia and on 20 February the title to Location 439 was transferred to his name. Meller had arrived in Western Australia with his wife, Eliza, on the Glen Morvan on 20 September 1885. That year, the birth of their first child, May, is recorded. Subsequently, Ernest was born in 1888, Arthur in 1890 and Olive in 1894. From 1886 to 1889 Joseph Meller is listed as a shopkeeper in Fremantle, while also holding land at Bibra Lake from April 1887 on conditional purchase. Conditional purchase required the buyer to complete improvements, such as clearing and fencing and building a dwelling, within a stipulated time frame, usually five years, in order to acquire the title to the land at a reduced price. Meller paid £2-10-0 a year for his lease while fulfilling the conditions for purchase, which in the case of Location 439 included having to reside on the land within six months and to fence one tenth of the boundaries.⁵ Meller's 100 acres contained good swamp land, which was perfect for market gardening.

Many of the swamps and lakes in and around Perth had been used for market gardening, initially by European settlers and later by the Chinese.

Why the grant was first acquired by Samuel Shanks is open to speculation. In December 1894, Meller had been working the land for seven and a half years, half as long again as needed for the conditional purchase. He may have been under pressure to finalise the purchase before someone else offered to buy the property from the Government, in which case he would have lost both land and family home, at that time a weatherboard and iron building. He and Shanks apparently came to an arrangement which allowed Meller to obtain a mortgage on the land and thus obtain the funds to purchase the title



LOCAL GOVERNMENT INVENTORY

from him. There was the opportunity of better returns for the market garden with the rapidly increasing population that had flocked to Western Australia because of the gold finds, a matter which would have influenced the bank when it came to providing a mortgage.

In 1897, Joseph Meller paid out his mortgage to the Bank of Australasia, raising another for £75 with the Agricultural Bank. In 1899, he sold 10 acres of Location 439 from an L-shaped projection in the south-west corner and appears to have put the funds toward discharging his current mortgage at that time. By 1900, Joseph Meller had 12 acres of market garden and three acres of vineyard.

The first house on the property that the family occupied was a weatherboard and iron roofed dwelling. When Joseph established his market garden his eldest child was three years old and three others were born during the period he was still leasing the land. He had no family labour force to assist. Any labour had to be provided by himself and Eliza - when she had time from bearing and raising children - or hired. When it came time to purchase the property a mortgage was needed. There was no money to spare for a new home until much later, most likely in the late 1890s or early 1900s, given the features of the nicely finished building with its jarrah floorboards, sash windows and cast iron fireplaces. The Homestead that Joseph Meller built at that time was constructed with mud bricks made on the property.

In 1903, Meller raised a new £150 mortgage with the Agricultural Bank. Perhaps this provided the finance for the Homestead, but by this time, produce prices were falling with the decline in gold production and times were becoming difficult. A caveat was put on the property and was not lifted until November 1905 when Joseph obtained a £400 mortgage from William Dalgety Moore and paid out the Bank mortgage.⁹ This large mortgage coincided with Joseph's switch to dairy farming, along with a number of other settlers in the district.¹⁰ In 1919, Joseph Meller had a dairy herd of 38.¹¹ In that year, he sold another 15 acres of land on the west side of the property, leaving a landholding of 75 acres.¹² Eliza Meller died in 1913, age 62, and a decade later, on 1 September 1923, Joseph himself died. Title to the property was transferred to son Ernest. Ernest Meller ran 50 cows on the Bibra Lake property, delivering 80 gallons of milk a day to Fremantle retailers. Maize crops were grown in the swamp for summer feed, and in the winter the herd was grazed on a block in Forrest Road, Jandakot.¹³ With the advent of the motor vehicle came the ability to cart fresh milk to Perth and Fremantle from a greater distance away, and dairy farming moved further south to better soils. From 1925, dairy farmers began to leave the Bibra Lake district. Ernest Meller is not listed as a dairyman after 1927, although that cannot be taken as definitive as occupations had gradually ceased to be

In 1887 Joe Meller's father selected land east of Bibra Lake. Joe was renowned for his long walks to get food and supplies. He carried very heavy bags of flour and other groceries on his walk home to Bibra Lake. He contributed to church life by blowing the bellows of the organ at Sunday services. The farm land was used for market gardens, dairy cattle and later for horse agistment.

Ernie Meller, son of Joe, followed in his father's footsteps by carrying on the dairy herd on their farm. He supported the summer feed for the cows by growing maize on the banks of Bibra Lake.



LOCAL GOVERNMENT INVENTORY

ARCHITECT/DESIGNER	-----
ASSOCIATED PEOPLE	Samuel Barker Shanks ; Meller Family
CONDITION	Very good
INTEGRITY	High
AUTHENTICITY	Most original exterior fabric is intact
OTHER LISTINGS	<i>HCWA No. 10173</i> ----- <i>Register National Estate</i> ----- <i>National Trust WA</i> -----
SUPPORTING INFORMATION	National Estate Study
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	October 2009 September 2013

NAVAL RADIO STATION (SITE)

D Some significance



DEMOLISHED

LGI #	024
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	Lot 67 Henderson Road, Munster
OTHER NAME(S)	House: Henderson Road
CONSTRUCTION DATE(S)	c. 1940
<u>DEMOLITION DATE</u>	<u>2001</u>

STATEMENT OF SIGNIFICANCE

Naval Radio Station (site) is associated with the defence of Western Australia during World War II.

PHYSICAL DESCRIPTION

Naval Radio Station was situated in an open area, with no other houses nearby. The house, built c. 1940, was constructed of fibro and weatherboard. It was raised on stumps and had an enclosed

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LOCAL GOVERNMENT INVENTORY

front porch. An aerial photo from 1953 shows another similar dwelling to the north that appears to mirror it.

ARCHITECTURAL STYLE	----	
CONSTRUCTION MATERIALS	Walls	Weatherboard
	Roof	Fibrous Cement
	Other	----
ORIGINAL USE	Transport / communications	Communications
CURRENT USE	Vacant/unused	Vacant/unused
HISTORIC THEMES	Transport & communications	Telecommunications

HISTORY

Naval Radio Station was all that remained of a small complex built during World War II to service a Naval Radio Station on the crest of the highest hill due west of Thomson Lake (Jilbup). The Naval Officer in charge of the Radio Station was Petty Officer Thomas. The place was demolished in 2001.

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ARCHITECT/DESIGNER	----
ASSOCIATED PEOPLE	Petty Officer Thomas
CONDITION	Site only
INTEGRITY	Site only
AUTHENTICITY	Site only
OTHER LISTINGS	<i>HCWA No. 10176</i> ---- <i>Register National Estate</i> ---- <i>National Trust WA</i> ----
SUPPORTING INFORMATION	----
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now
ADDITIONAL NOTES	----
DATE OF LAST ASSESSMENT	October 2009



LOCAL GOVERNMENT INVENTORY

JANDAKOT WOOL SCOURS (SITE)

D Some significance



DEMOLISHED

LGI #	026
PIN No.	
LOCATION	Area bound by Yangebup Road, Hammond Road, Tamara Drive and Parkes Street, Cockburn Central
OTHER NAME(S)	-----
CONSTRUCTION DATE(S)	c. 1927
<u>DEMOLITION DATE</u>	<u>2003</u>

STATEMENT OF SIGNIFICANCE

Jandakot Wool Scours (site) is of significance for its contribution to providing a workplace for the area, round which the residences and light industry have developed.

Jandakot Wool Scours (site) has social significance for its employment of Italian market gardeners and women from the area.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

The factory was set on the banks of Lake Yangebup. The office and large factory at the Wool Scours were steel framed with iron cladding, while other buildings had wood and iron frames with tin cladding.

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls	Corrugated Iron
Roof	Zincalume
Other	-----

ORIGINAL USE

Industrial / manufacturing	Other
----------------------------	-------

CURRENT USE

Vacant/unused	Vacant/unused
---------------	---------------

HISTORIC THEMES

Occupations	Rural industry & market gardening
-------------	-----------------------------------

HISTORY

One third of an untreated bale of wool is composed of other materials, and a scourer's primary task is to remove the grease, dirt, sand, soil and sweat. A washed bale of wool changes weight, but the volume remains approximately the same.

Wool scouring was started in Jandakot c. 1927, and became Jandakot Wool Scouring Co. in 1938. From 1938 to 1972 Boyd King was the manager, and from 1972 to 1999, Syd Lodge.

Jandakot Wool Scours had the largest individual output of any scouring works in Australia for at least five years between 1944 and 1949.

Until 1972, buildings were erected when needed for expansion and, generally, were purchased rather than purpose-built. In 1972, with a change in management, the site was rebuilt to modernise the plant. The majority of the buildings, prior to demolition, dated from the 1980s.

A large number of staff were Italians, who worked as market gardeners during the day, and at the Scours for the afternoon and night shift. Women, sometimes the partners of the male employees, were employed to extract stained and discoloured wool.

In 1984 there was concern about environmental damage. When the ponds were cleaned out in February to April it created an odour which affected residents in the nearby properties. After negotiations with the State Government and the City of Cockburn, Jandakot Wool Scours implemented a new effluent recycling system.

Jandakot Wool Scours was demolished in 2003.

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ARCHITECT/DESIGNER

ASSOCIATED PEOPLE



LOCAL GOVERNMENT INVENTORY

CONDITION	Site only
INTEGRITY	Site only
AUTHENTICITY	Site only
OTHER LISTINGS	<i>HCWA No. 10178</i> ----- <i>Register National Estate</i> ----- <i>National Trust WA</i> -----
SUPPORTING INFORMATION	Berson, Michael, <i>Cockburn: The Making of a Community</i> (City of Cockburn, 1978) KTA Partnership Architects, 'Heritage Assessment: Jandakot Wool Scouring Co. Pty Ltd' (February 2003) The Daily News, Monday 26 June 1950, page 3
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	October 2009

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LOCAL GOVERNMENT INVENTORY

UNITING CHURCH, SPEARWOOD

B Considerable significance
Entered in Heritage List



LGI # 045

PIN No.

LOT/PLAN DIAGRAM

LOCATION Lot 4 , No 330 Rockingham Road, Spearwood

OTHER NAME(S) Spearwood Methodist Church (fmr)

CONSTRUCTION DATE(S) 1913

STATEMENT OF SIGNIFICANCE

Uniting Church, Spearwood has historical and cultural significance as the first Methodist Church built in the Spearwood area.

Uniting Church, Spearwood has historical and social significance as the first public building in the district.

PHYSICAL DESCRIPTION

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LOCAL GOVERNMENT INVENTORY

Set well back from Rockingham Road, this fibro church is dominated by a large cross in the front. The cross was built by Mr Norm Taylor and is dedicated to him. The grounds are sparsely vegetated with a few pieces of play equipment for children. The simply designed church is rectangular with a gabled front wall and steeply pitched roof. It has an enclosed gabled porch which is built in proportion to the main building. A ramp on the left hand side of the porch allows for access to disabled visitors to the church. The interior of the church is timber-clad, and includes a number of timber plaques on the walls to mark the contribution of individuals to the church in its early years. One of the plaques is a tribute to Mrs Sarah Straughair, founder of the church who passed away 23 November 1915.

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Improvements to the church over the years included a kitchen to the rear, internal timber lining to the church walls, and a manse ~~and Moore Cottage~~.

In 1972 'Moore Cottage' was relocated from Garden Island to the site, and sits alongside the church.

~~Moore Cottage was originally on Garden Island and was donated by the Moores as a Sunday School room.~~

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ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls

Fibrous Cement, flat
Timber clad internally

Roof

Corrugated Iron

Other

ORIGINAL USE

Religious

Church, cathedral or chapel

CURRENT USE

Religious

Church, cathedral or chapel

HISTORIC THEMES

Social & civic activities

Religion
Community services &
utilities

HISTORY

Early services for those who belonged to the Methodist Church were held in the home of Mrs Sarah Straughair. In 1913 a church was built for the growing congregation by Mr James and Arthur Hines at a cost of £175.

According to an article in the West Australian newspaper (17 June 2013) it was the first public building to be erected in the district and was opened and dedicated on Saturday 13 June 2013, in the presence of a large gathering of local residents and many visitors from Fremantle. The church was officially opened and dedicated to the service of God by the president of the Conference (Rev. Brian Wibberley), assisted by the secretary of the Conference (Rev. C. A. Jenkins. The first services were held on Sunday 14 June 2013 with large congregations in attendance, and with the preachers being, in the afternoon the Rev. Alec. Hay (superintendent of the South Fremantle circuit), and in the evening Mr. P. Read.

The first minister to be appointed to the new church was J Bull who presided until 1925. Very quickly



LOCAL GOVERNMENT INVENTORY

the Ladies Guild was formed and Sunday School began.

During the 1970s the Methodist Church joined with many Congregational, Methodist and Presbyterian branches and became known as the Uniting Church.

Early in 1972 Eddie and Elsie Moore offered the Spearwood congregation a small holiday cottage they owned on Garden Island that they thought would be suitable for a Sunday School/fellowship room. With the proposed development of HMAS Stirling on the island, the cottage would be bulldozed if not removed and the offer was dependent upon members of the church dismantling, transporting and erecting the cottage next to the church. The cottage was dedicated and named 'Moore Cottage' in memory of Mr and Mrs Moore's generosity. The Moore Cottage building which stands at the side of the church has played an integral part in the life of the church over the past 40 years.

Over the years the maintenance of the Church has been provided by a band of community minded people. During the week this church is used by a playgroup but it is also still used for religious activities.

ARCHITECT/DESIGNER	-----
ASSOCIATED PEOPLE	Mr James & Arthur Hines; J. Bull, Mrs Sarah Straughir
CONDITION	Very good
INTEGRITY	Very good
AUTHENTICITY	Additional building in front - fibro/asbestos
OTHER LISTINGS	<i>HCWA No. 00513</i> ----- <i>Register National Estate</i> ----- <i>National Trust WA</i> -----
SUPPORTING INFORMATION	Scott, Sandy, 'The History of the Spearwood Uniting Church, 1913-1993' Fraser, Audrey, 'A Spiritual Home for 100 years', Revive, February 2013, Journey edition 'Spearwood Methodist Church: Dedication Service', The West Australian, Wednesday 17 June 1914, page 8
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now City of Cockburn
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	October 2009 September 2013

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LOCAL GOVERNMENT INVENTORY



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LOCAL GOVERNMENT INVENTORY

QUARANTINE STATION (FMR)

A

Exceptional significance
Entered in Heritage List



LGI #	050
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	Reserve 40184, Munster
OTHER NAME(S)	Woodman Point Recreation Camp
CONSTRUCTION DATE(S)	1886-1923

STATEMENT OF SIGNIFICANCE

Quarantine Station (fmr) is a rare example of a quarantine station in Western Australia and played an important role for nearly 100 years in preventing the spread of contagious infections and diseases.

Quarantine Station (fmr) demonstrates quarantine practices from the late 19th century to the 1970s and provides evidence of 19th century burial practices for those who died in quarantine.

The crematorium at Quarantine Station (fmr) has rarity value as Australia's first crematorium and this

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LOCAL GOVERNMENT INVENTORY

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intact facility is the nation's oldest extant crematorium

Quarantine Station (fmr) includes a substantial and intact complex of similarly designed and distinctive early 20th century buildings and is nestled in a picturesque natural coastal environment.

PHYSICAL DESCRIPTION

Land was reserved for a quarantine station at Woodman's Point in 1876 and the first buildings were erected in 1886. They were added to and updated from time to time over the years, a major expansion taking place during World War I. The station finally closed in 1979.

The Quarantine Station is set on a large area of land on Woodman Point. The majority of the buildings are asbestos clad with corrugated asbestos roofs. They are a basic design and very few have verandahs. Amongst the older buildings are some more modern structures which still maintain the simple uncluttered architecture of the original buildings. While the buildings hold an inherent technical interest, they also form a group in an attractive setting, close to the ocean with adjoining bushland. The bushland has been well protected by the restricted access to the site and this has added to its natural ecological value. There are a number of species of plants and animals which flourish undisturbed in the bushland.

The buildings in the main complex are the accommodation blocks for passengers, seamen's quarters, former residence for medical officer (now offices) and surgery, dining hall with attached kitchens, scullery, pantries, laundry, fumigation block, ablution block and a recreation building. Part of the stone fence which originally enclosed the central buildings remains on the south eastern side. At a little distance to the east from the central section is an enclosure containing the isolation hospital and a detention centre and to the northeast is a former medical officer's residence. In the central section there are also newer structures such as garages, sheds for machinery and plant and a house occupied by the caretaker, which is not in character with the original buildings. There is also a modern kitchen block which was designed sympathetically.

The buildings and the grounds are well maintained. Notable features are the dining hall with its fine polished jarrah floor and timber ceiling, which has been painted white, the ablution block with its cubicles, and the fumigation block. The crematorium building is a single storey red brick and mortar structure, with a low hipped roof and one chimney. Horizontal and vertical metal braces provide support to the side elevations and may run through the entire internal structure. The building contains a brick-lined upper chamber into which corpses were placed, and a wood-fired furnace below, from which ashes were collected after the furnace cooled. Both sections have twin metal and brick-lined doors. The name 'George & Co.' is stamped above the upper chamber doors. A modern Colorbond structure with concrete floor protects the crematorium from weathering. The roofed structure does not appear to interfere with the original fabric. It forms an enclosed room at the front elevation, and a verandah at the sides and rear.

The buildings and the grounds are well maintained. Notable features are the dining hall with its fine polished jarrah floor and timber ceiling, which has been painted white, the ablution block with its cubicles, and the fumigation block.

Not to be forgotten are someThe site also contains the graves of people who died while at the station.



LOCAL GOVERNMENT INVENTORY

These are listed in the Lonely Graves of Western Australia reference. The grave markers range from headstones to simple wooden crosses.

Three grave markers remain in the bushland cemetery - a simple wooden cross to the memory of Hilda Williams, a civilian nurse and volunteer who died from Spanish influenza in 1919 caring for servicemen from the troopship, Boonah; a three-metre high granite obelisk in memory of Rosa O'Kane from the Australian Army Nursing Service, who died in 1918 also nursing Boonah servicemen; and a degraded wooden plinth to the memory of four Fijian crewman from the SS Suva, who died from smallpox in 1943. Although there is no visible evidence of burials in the earlier cemetery, archaeological investigations may reveal earlier burials in the area shown in the Public Works Department Block Plan 7506, 1900 which designates a rectangular 'graveyard' and marks two grave locations known at that time.²

A plaque tribute to Bertie Poole was erected in 1995 under the two pine trees he planted in 1921.

ARCHITECTURAL STYLE	Victorian Regency; Interwar California Bungalow; Post-War International								
CONSTRUCTION MATERIALS	<table border="0"> <tr> <td>Walls</td> <td>Fibrous cement; common brick; limestone</td> </tr> <tr> <td>Roof</td> <td>Fibrous cement; corrugated iron</td> </tr> <tr> <td>Other</td> <td>-----</td> </tr> </table>	Walls	Fibrous cement; common brick; limestone	Roof	Fibrous cement; corrugated iron	Other	-----		
Walls	Fibrous cement; common brick; limestone								
Roof	Fibrous cement; corrugated iron								
Other	-----								
ORIGINAL USE	Governmental Quarantine Station								
CURRENT USE	Social/recreational Other								
HISTORIC THEMES	<table border="0"> <tr> <td>Demographic settlement & mobility</td> <td>Government policy Immigration, emigration & refugees</td> </tr> <tr> <td>Transport & communications</td> <td>River & sea transport</td> </tr> <tr> <td>Social & civic activities</td> <td>Sport, recreation & entertainment</td> </tr> <tr> <td>Outside influences</td> <td>Refugees</td> </tr> </table>	Demographic settlement & mobility	Government policy Immigration, emigration & refugees	Transport & communications	River & sea transport	Social & civic activities	Sport, recreation & entertainment	Outside influences	Refugees
Demographic settlement & mobility	Government policy Immigration, emigration & refugees								
Transport & communications	River & sea transport								
Social & civic activities	Sport, recreation & entertainment								
Outside influences	Refugees								

HISTORY

Land was reserved for a quarantine station at Woodman Point in 1876. (In 1827, Stirling named the Point after Thomas Woodman, the purser of the *Success*). The first buildings of the Quarantine Station were erected in 1886 on advice from the medical authorities. The aim was to isolate plague sufferers from the mainstream of hospital patients at Fremantle.

Those who died of contagious diseases at the Station were cremated in the crematorium which is well preserved to this day. The presence of the crematorium was quite unique at that time because



LOCAL GOVERNMENT INVENTORY

cremation was still a very uncommon practice during the 1920s. It was considered against the doctrine of the resurrection of the body and reconciliation with the soul on the day of the Last Judgement. ~~The crematorium was last used in 1943.~~

The extant crematorium at Woodman Point was photographed in The Western Mail of 9 August 1902. Originally built to burn the plague-infected corpses, it was also available for private cremations by payment of a small fee to the Public Works Department. The last cremations and burials at Woodman Point Quarantine Station took place in 1943.

Within the confines of the station are some graves. These are listed in 'Lonely Graves of Western Australia'. One of the graves is that of Sister Rosa O'Kane the source of the name of O'Kane Court in Munster, the official address of the Quarantine Station.

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The existing complex of buildings was built in the post WWI period before 1923. All buildings have had their original exteriors replaced with asbestos cladding and roofing.

The Station is of historical interest in that it played a great part in the public health system of WA for 100 years until it closed on 1979. Quarantine Stations as a class of institutions are in themselves relatively scarce in Australia. The station is one of a small number of examples of Federation and Western Australian immigration peculiarities. It can be regarded as evidence of a function no longer practised. The quarantine station is also of interest in its records of outbreaks of diseases such as scarlet fever, small pox, bubonic plague and Spanish influenza after WWI. In more recent years Vietnamese refugees landing on the Western Australian coast were held until cleared of possible health problems.

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The experience of the people detained in the station varied greatly. Some regarded it as a detention/concentration camp while others expressed a different opinion. Athol Thomas, a reporter for the West Australian in 1969, said the station was more like a holiday camp. He was referring to the 230 acres of bushland surrounding the station which included restricted water in which 'guests' could swim, fish and sail. ~~The quarantine station was closed down as isolation could be done within local hospitals or at Fairfield in Victoria. The Woodman Point area was purchased from the Commonwealth Government for \$2.5 million and vested in the Department of Youth, Sport and Recreation.~~

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~~The area is now used as a recreational camp.~~

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The quarantine station closed in 1979 when advances in medical science superseded the need for human quarantine stations in Australia. The Woodman Point area was purchased from the Commonwealth Government for \$2.5 million and vested in the Department of Youth, Sport and Recreation. In 1982 the Woodman Point Community Recreation Camp was officially opened, and the area continues to be used as a recreational camp.

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ARCHITECT/DESIGNER

W. B. Hardwick; George Temple-Poole & Dr J.S.C. Elkington

ASSOCIATED PEOPLE

Recreation, Camps & Reserve Board; Ministry of Sport & Recreation; Sister Rosa O'Kane; Group Settlement Scheme; Colonial Surgeon Dr John Ferguson; Australian Army Nursing Service; Poore Family

CONDITION

Good



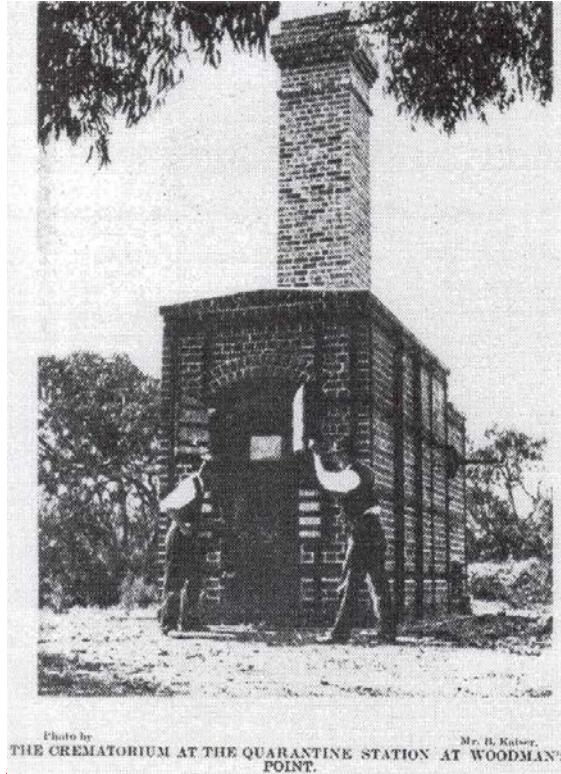
LOCAL GOVERNMENT INVENTORY

INTEGRITY	Many modifications but original buildings kept
AUTHENTICITY	Original buildings replaced 1919-23
OTHER LISTINGS	<i>HCWA No. 00499</i> Permanent 31/03/2006 <i>Register National Estate</i> Registered 26/10/1999 <i>National Trust WA</i> Classified 03/08/1983
SUPPORTING INFORMATION	Conservation Plan for Woodman Point Recreation Camp National Trust of Australia Historic Place Assessment, & various newspaper articles attached to National Trust Assessment Form (2006)
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	October 2009 September 2012



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LOCAL GOVERNMENT INVENTORY





LOCAL GOVERNMENT INVENTORY

SEPAROVICH HOUSE

D Some significance



LGI # 052
PIN No.
LOT/PLAN DIAGRAM
LOCATION 33 Lintott Way, Spearwood
OTHER NAME(S) ----
CONSTRUCTION DATE(S) 1932-37

STATEMENT OF SIGNIFICANCE

Separovich House is representative of the contribution made to settlement in Spearwood by people from Yugoslavia.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

This home has been described as colonial style. It was originally set well back off ~~the road~~ Rockingham Road on a 5 acre block of land. Today it is located on a smaller lot on Lintott Way, separated from Rockingham Road by a housing that was developed in the 1970s. This means that the façade of the dwelling faces west towards Rockingham Road, rather than addressing Lintott Way, and what is seen of the dwelling from Lintott Way is the original rear of the dwelling (with extensions). ~~is Lintott Way quite close to Rockingham Road and on either side of it are homes with contemporary styles of architecture.~~

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The materials used in the construction of this home included limestone for the foundations which was trenched from the property. Local jarrah and sawn limestone were used for the external walls. The limestone walls are 14 inches thick. The same stone was supplied from a limestone quarry in nearby Beaconsfield. "State" clay bricks were used for the internal walls. The pitching and roofing of the home was undertaken by Wright and Sons of East Fremantle using terracotta tiles. The roofing tiles were supplied by Brisbane and Wonderlich of Midland. The plumbing was installed by William Taylor of Spearwood.

The house has a large front verandah with a brick and limestone balustrade, and the facade of the house features a large timbered gable. However these are now located at the rear and not visible from the street. ~~The facade of the house features a large timbered gable.~~

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~~At last inspection of the interior of the home in 1998, t~~ The internal features of the home include; three bedrooms approximately 4x5 metres, a lounge, a large combined kitchen and dining area; laundry and bathroom. The house has a central dividing corridor. Another internal feature is an arch with stained glass in the corridor. All the floors in the house are jarrah. Externally all the windows are of "bulleye leadlight" design. Tuckpointing is also a feature of this colonial home.

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls	Other brick; limestone
Roof	Ceramic tile
Other	----

ORIGINAL USE

Residential Single-storey residence

CURRENT USE

Residential Single-storey residence

HISTORIC THEMES

People Local heroes & battlers

HISTORY

The Separovich family history in WA started with the arrival of Jerko who came to Australia to seek work. He at first went to the goldfields. He was invited to Spearwood by Ante Zuvela who encouraged him to look for work in the building trade. Jerko (Jeri), using his trade as a stonemason, was successful in gaining work and then buying a five acre block on Rockingham Road for approximately £420. Working during the day on building sites in Fremantle he had only the evenings to clear his block of land. In 1927 he was joined by his oldest son, followed by his wife and two other children. The family



LOCAL GOVERNMENT INVENTORY

lived in a small weatherboard home on their Spearwood block until the more substantial home was completed in 1937.

Separovich House was built for Jerko and Mara Separovich and their family. Jerko and his eldest son George were responsible for building most of the house. The construction of the home commenced in 1932 but was not completed until 1937. Building was interrupted by the Depression as were many projects during this time. The limestone was obtained at Beaconsfield from a quarry owned by two ~~well-known~~well-known Cockburn residents Ante Zuvella and Spiro Novak. Shortly after the completion of the home an addition of a verandah at the rear was made. This was completed in 1938.

ARCHITECT/DESIGNER	-----
ASSOCIATED PEOPLE	Jerko & Mara Separovich & family Jerko & George Separovich
CONDITION	Good
INTEGRITY	High
AUTHENTICITY	Original building not visible from street (<u>faces the rear</u>)
OTHER LISTINGS	<i>HCWA No. 10195</i> <i>Register National Estate</i> ----- <i>National Trust WA</i> -----
SUPPORTING INFORMATION	-----
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now <u>City of Cockburn</u>
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	October 2009 <u>September 2013</u>



LOCAL GOVERNMENT INVENTORY

SOUTH COOGEE SCHOOL (SITE)

DC Significant

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LGI #	054
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	R 34121, Russell Road West, Munster
OTHER NAME(S)	-----
CONSTRUCTION DATE(S)	1942
<u>DEMOLITION DATE</u>	<u>2012</u>

STATEMENT OF SIGNIFICANCE

The original buildings of the School ~~were~~ representative of interwar Education Department design. *South Coogee School* has social value for former students and staff, as well as the wider community in



LOCAL GOVERNMENT INVENTORY

the area.

PHYSICAL DESCRIPTION

The school ~~had still has~~ a rural feel about it, being set in the middle of market garden territory. At the time of building the school was considered quite large and ~~over the years has since~~ had ~~a number of some~~ extensions and improvements ~~over time~~. It ~~was~~ built of fibro and timber with a low pitched corrugated iron roof and ~~was it is~~ painted cream. The sash windows ~~were are~~ tall, with wooden frames. The oval attached to the school was once the South Coogee Cricket/Soccer Oval and is now called the Anderson Reserve.

Since closure in 2003, the place ~~has been was~~ subject to a great deal of vandalism, and ~~it is now in was~~ in extremely poor condition ~~prior to its demolition in 2012.-~~

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls	Weatherboard
Roof	Corrugated Iron
Other	-----

ORIGINAL USE

Educational	Primary school
-------------	----------------

CURRENT USE

Vacant/unused	Vacant/unused
---------------	---------------

HISTORIC THEMES

Social & civic activities	Education & science
---------------------------	---------------------

HISTORY

Originally schooling in the area took place in private homes and then moved to the Coogee Hall in 1898. When the Coogee Hall was resumed by the Commonwealth Government in 1913 schooling was moved again. In 1919 the South Coogee Agricultural Hall was built and in 1921 a small school was set up. On opening day the single teacher had twelve pupils. They came by foot, horse and buggy from as far afield as the Wattelup Ten Mile Well. By 1928 the number of pupils had reached 24.

In 1942 the Education Department built this school on the block south of the hall. ~~The school has had many additions.-~~

Originally the school house was only two rooms, ~~and there were a number of additions over the years which blended.-The additions blend in-~~ well with the original design of the building.

~~What is now the~~The former school oval (~~now Anderson Reserve~~) was the site of the stone cottage of Walter Spiller, a 'ticket of leave' man.

In April 2003, the school was relocated to a new site and since ~~that~~is time the original site ~~has~~ deteriorated through vandalism to such a point that the place ~~was~~is unsafe to enter. ~~In 2012 the buildings were demolished and the site was cleared. An Archival Record was prepared prior to demolition of the site.~~



LOCAL GOVERNMENT INVENTORY

ARCHITECT/DESIGNER	----
ASSOCIATED PEOPLE	----
CONDITION	Very poor
INTEGRITY	Medium, due to extreme damage
AUTHENTICITY	Medium
OTHER LISTINGS	<i>HCWA No. 00771</i> Assessed as being below threshold (30/8/2002) <i>Register National Estate</i> ---- <i>National Trust WA</i> ----
SUPPORTING INFORMATION	National Estate Study
ASSESSOR(S) NAME	Community Committee, c/o City of Cockburn Eddie Marcus, History Now
ADDITIONAL NOTES	An Archival Record (May 2003) is held by the City of Cockburn
DATE OF LAST ASSESSMENT	October 2009



WATCHMAN'S RESIDENCE (FMR)

C Significant



LGI # 069

PIN No.

LOT/PLAN DIAGRAM

LOCATION 377 Cockburn Road, Coogee

OTHER NAME(S) Explosive Magazine Watchman's Residence

CONSTRUCTION DATE(S) c.1914

STATEMENT OF SIGNIFICANCE

Watchman's Residence (fmr) is a good example of Federation Carpenter architectural style.

Watchman's Residence (fmr) reflects a long association with the development of Woodman Point first as a potential Naval base and then as a place for storing explosives.

PHYSICAL DESCRIPTION

The place is set back above Cockburn Road on a rise. It is raised on stumps and set on large property, now used as Woodman Point Work Centre for the Department of Conservation.

The former residence is a Federation Carpenter style building with timber walls, and a projecting gabled wing with prominent bay window. It has two brick chimneys, a steeply-pitched gabled corrugated iron roof, and a broken-back roof shades the front verandah.



LOCAL GOVERNMENT INVENTORY

ARCHITECTURAL STYLE	Federation Carpenter Gothic	
CONSTRUCTION MATERIALS	Walls	Timber
	Roof	Iron
	Other	----
ORIGINAL USE	Residential	Single-storey residence
CURRENT USE	Governmental	Offices
HISTORIC THEMES	Outside influences	World Wars & other wars

HISTORY

In 1910 the Commonwealth Government chose the Cockburn Sound anchorage as an important strategic site for a naval base. In 1913 land was acquired for this purpose. Some construction work and much planning took place. Amongst the work completed were the two houses on Cockburn Road. Around 1914 the Australian Navy built the residences on Cockburn Road for Officer quarters. However, World War I intervened and plans for the Naval Base collapsed. The project was officially abandoned in 1918.

Between the Wars the two houses were private residences. There may be link between these residences and Woodman Point Quarantine Station as it is thought a doctor from the station lived in one of the houses in the interwar period.

This unique and historical residence, c1920's, was once home to the Mayers Family and is located directly opposite the Woodman Point Lighthouse. Mr Jack Mayers held the position of Chief Boiler Engineer at the Quarantine Station. This position put him in charge of the fumigation shed and the steam laundry, including, maintaining a constant water supply to the Quarantine Station from the well situated nearby to the south of the lighthouse. The Mayers family lived there until the commencement of hostilities in WWII, whereby, Jack Mayers had to reside within the jurisdiction of quarantine grounds. By the way, Jack's daughter Patricia, is an esteemed member of our Friends groups. The house was then occupied by the Navy during WWII, and used as the residence for the Naval Officer In Charge, who was directly in charge of employees who worked at the Naval Base Munitions Jetties. The building is now the Main Office for the Department of Environment and Conservation Woodman Point.

During World War II the houses again became Officer quarters. The officers who lived at the houses were in charge of the Submarine Base.

After the war the houses were used as residences for the watchmen of the Explosive Magazine. The Explosive magazine had been established on Woodman's Point (now Woodman Point) alongside the Quarantine Station in 1903-04. The purpose of the magazine was to store, sample and test explosives



LOCAL GOVERNMENT INVENTORY

being imported into the state.

In the 1970s the government recognised the recreational potential of Woodman Point and the location of the Explosive Magazine was no longer appropriate. The Explosives Magazine was vacated in 1982 with all explosives transferred to the new magazine at Baldivis. The former watchmen's houses on Cockburn road became the homes of the Sports and Recreation rangers in 1984.

In 1998 Sports and Recreation transferred control of the reserve to CALM (now Department of Conservation), and in 2011 the residences are part of Woodman Point Work Centre.

ARCHITECT/DESIGNER	-----
ASSOCIATED PEOPLE	-----
CONDITION	Good
INTEGRITY	High
AUTHENTICITY	High
OTHER LISTINGS	<i>HCWA No. 16996</i> ----- <i>Register National Estate</i> ----- <i>National Trust WA</i> -----
SUPPORTING INFORMATION	Interview with Kim Lawrence, fmr manager of Woodman Point Sports and Recreation Camp, 19 July 1999 Interview with Russell Park, Department of Minerals and Energy, 19 July 1999 Interview with Lyle Woods, CALM ranger residing in place, 19 July 1999 Woodman Point Conservation Plan, prepared by Ian Molyneux and Associates Architects, June 1995 Transfield Maintenance report, prepared for CALM 1999
ASSESSOR(S) NAME	Heritage TODAY Eddie Marcus, History Now
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	December 2011



LOCAL GOVERNMENT INVENTORY

WATSONIA FACTORY (SITE)

D Some significance



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LGI #	073
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	174 Hamilton Road, Spearwood
OTHER NAME(S)	Watson's Foods
CONSTRUCTION DATE(S)	1909-83
<u>DEMOLITION DATE</u>	<u>2011</u>

STATEMENT OF SIGNIFICANCE

Watsonia Factory ~~has been a was a~~ major employer in Spearwood since 1909.

Watsonia Factory ~~has~~ produced food for consumption in Western Australia, and around the world, since 1909.

Watsonia Factory reflect~~eds~~ the growth possibilities of a small business into an influential business with leading market shares in the dairy and small goods industries.

Watsonia Factory (site) ~~y~~ is associated with the Watson family who were renowned for not only their



LOCAL GOVERNMENT INVENTORY

business acumen but for their philanthropy.

PHYSICAL DESCRIPTION

Watsonia Factory ~~was~~ set close to the railway line in Hamilton Road. Over the road from the factory ~~are were~~ three cottages ~~(one occupied, two ruins)~~ ~~(demolished in~~ originally owned by the factory. Foundations of the original 19th century house, Woodlands, can be seen on the north side of the factory.

The Factory ~~was~~ composed of many individual buildings, each of which had a specialist function within the food-manufacturing process. Many changes ~~have been were~~ made over the years, ~~and~~ no parts of the original factory ~~were are~~ evident.

Major extensions to the factory were opened in 1983.

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls

Roof

Other

ORIGINAL USE

Industrial/manufacturing

Dairy/butter or cheese factory

Abattoir

Other

CURRENT USE

Vacant/unused

Vacant/unused

HISTORIC THEMES

Occupations

Manufacturing & processing

HISTORY

The *Watsonia Factory* was the creation of Eliza and William Watson. Victorian born William Watson arrived in Fremantle in 1893 with a strong business background. In 1895, he founded *Watson's Supply Stores and Luncheon Rooms* in High Street, Fremantle. In 1909 he purchased the ~~site in~~ Hamilton Road, Spearwood.

The factory was established next to an old house called Woodlands which was surrounded by a large orchard of fruit trees. Though in a poor state of repair the house was recognised for its potential and renovated as the Watson family home.

Watson's business expanded to include a number of outlets throughout the Perth metropolitan area including Perth City, Cottesloe, Fremantle, Subiaco and Midland. Deliveries were made by horse and cart (now thought to be in Azelia Ley Museum) and then later by truck.

The name *Watsonia* was initially used when Watson was seeking a name for a new blend of butter and margarine. The name *Watsonia* was suggested and registered around 1920.

William and Harold Watson (William's son) predicted the Great Depression with some accuracy and



LOCAL GOVERNMENT INVENTORY

made sure that they had enough liquid assets to get through the difficult times. They did this so successfully that they were able to expand during the depression when many other businesses failed. By the 1930s, 800 pigs a week were being processed and bacon and butter factory units were built at the Hamilton Road factory. At the same time Watson's established an export market in the United Kingdom.

William and Eliza Watson were well known for their philanthropic natures. Watson made sure farmers were paid as well as possible for their pigs, milk or butter and Eliza spent many hours helping families with food parcels or money to get them through hard times.

William Watson was elected to the Federal Parliament seat of Fremantle in 1922. It was at this stage that Harold Watson became the unofficial manager of Watson's Foods. In 1937 William Watson handed over the running of the business to three of his five sons (two, Bill and Bert, were killed in World War I). The three sons carried on the tradition of William Watson's strong personal philosophies. The company continued to forge ahead under the direction of Harold Watson.

During World War II the factory worked around the clock to produce food for the armed forces and the UK. When victory was declared, Watson's supplied Singapore with much of its meat and dairy requirements until Europe had sufficiently recovered.

Thousands of tonnes of canned beef and mutton were also produced and shipped to relieve post war shortages in the United Kingdom. Peace brought new prosperity to Watsonia's and by 1965 the factory had a enviable reputation in the pig processing and dairy goods industries.

Around 1965 George Weston Foods bought the business and injected new capital, the latest production technology and fresh management to reveal a new spectrum of business opportunities. In 1983 the Western Australian Premier, Brian Burke, opened major extensions to the factory. Watson's Foods and its Watsonia brand are still acknowledged as market leaders in the dairy and smallgoods industry.

The place closed in February 2009, and most of the processing equipment has now been removed.

ARCHITECT/DESIGNER	----
ASSOCIATED PEOPLE	William Watson; Eliza Watson; Harold Watson
CONDITION	Good
INTEGRITY	High
AUTHENTICITY	High
OTHER LISTINGS	<p><i>HCWA No. 17000</i> -----</p> <p><i>Register National Estate</i> -----</p> <p><i>National Trust WA</i> -----</p>
SUPPORTING INFORMATION	<p>Oral History Interview, Harold Watson, conducted by Margaret Howroyd, 1984.</p> <p>Interview with Jeff Sheridan Employee and Environmental</p>



LOCAL GOVERNMENT INVENTORY

Relations Manager of George Weston Foods Limited.
Conducted by Cathy Day, 25 February 2002.

ASSESSOR(S) NAME

Heritage TODAY
Eddie Marcus, History Now

ADDITIONAL NOTES

~~The site is subject to a Conservation Plan is currently being prepared for this place, including the cottages and Woodlands. Any additional information in this Conservation Plan may alter the management category of this place.~~Plan.

DATE OF LAST ASSESSMENT

September 2009



LOCAL GOVERNMENT INVENTORY

LIMESTONE OFFICE ON BRADKEN ~~(SS)~~ SITE

D Some significance

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LGI #	074
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	Lot 1815 Island (Ocean) Street, North Coogee
OTHER NAME(S)	South Fremantle Foundry; Bradford-Kendall Foundry
CONSTRUCTION DATE(S)	1948
DEMOLITION DATE	<u>c. 2007</u>

STATEMENT OF SIGNIFICANCE

The Australian National Industries (ANI) Bradken site ~~had~~s limited historical heritage significance. Though the foundry was the source of employment of many people, the history of the place ~~was~~ not reflected in the built form of the place. The masonry walling ~~had~~s little aesthetic value and ~~does~~ not demonstrate any technical achievement or rarity.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

The place was set on an elongated block parallel to the seafront just south of Douro Road, South Fremantle (now North Coogee). The foundry tower eds over the limestone annexe (office) which was a reception and despatch area.

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A ccConcrete paved verandah extendeds along the northern face of the annexe.

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The annexe walls wereare built from limestone from the paving at ground level to plate height.

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The masonry was coursed stretcher ashlar limestone with chamfered face, and there was a high standard of stonemasonry in the construction of the annexe. Facilities of the annexe included toilet, change and lunch amenities.

The buildings were demolished between 2006 and 2007.

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High standard of stonemasonry in the construction of the annexe

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Facilities of the annexe included toilet change and lunch amenities.

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ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls Limestone

Roof ----

Other ----

ORIGINAL USE

Industrial/manufacturing Other

CURRENT USE

Residential~~Vacant/unused~~ Vacant/unused6-storey residential apartment building

HISTORIC THEMES

Occupations Manufacturing & processing

HISTORY

The Bradford-Kendall foundry was first constructed in c.1948/49. It was built on crown land that was the original site of a lead smelter. Harry Michel supervised the building of the limestone office and steel framed factory. Bradford-Kendall purchased the foundry site in 1955. In the 1960s the foundry was booming. Development in Western Australia, including the standardisation of the railways, the Alcoa Alumina refinery and the North West iron ore industry, led to huge demands on the steel castings produced by the foundry.

In the 1970s ANI and Commonwealth Engineering made competing takeover bids for Bradford-Kendall. Between various counter offers both companies ended up in an owner partnership of the foundry. After two years ANI purchased the whole thing and in December 1974 renamed the foundry side of their business Bradken Consolidated Limited.

After purchasing another foundry in Welshpool, ANI decided to consolidate their production on that site. The South Fremantle foundry, which had been employing 180 people, was closed in February



LOCAL GOVERNMENT INVENTORY

1998. A few employees relocated to the Welshpool foundry but most took redundancy packages.

It has been common architectural practice to provide a single-storey administration annexe along the outer perimeter of large factory, warehouse or showroom buildings. The function of these administration annexes, such as this one, was to provide a reception, orders, dispatch, records and accounting office as well as providing accommodation for site management. In addition toilet, change and lunch facilities were included.

Accordingly these annexes were usually designed to afford a good impression to the visitor. In this instance the administration section was endowed with a fairly mundane lean to roof structure while the walls of the annexe are very elaborately dressed limestone. The form of the stone dressing is not common. While the walls ~~are not~~ were not well detailed, the rest of the workmanship was is of a fairly high standard. ~~The condition of the walls at ground level is fair, although some external deterioration was evident probably owing to damp.~~

The buildings were demolished between 2006 and 2007, and the site has been redeveloped for multi-storey residential apartments (the 'Islands').

ARCHITECT/DESIGNER

ASSOCIATED PEOPLE

Australian National Industries (ANI)

CONDITION

Site only

INTEGRITY

Site only

AUTHENTICITY

Site only

OTHER LISTINGS

HCWA No. 17001 -----

Register National Estate -----

National Trust WA -----

SUPPORTING INFORMATION

Apperly R., Irving R., Reynolds P., *A Pictorial Guide to Identifying Australian Architecture* (Angus and Robertson, 1994)

Bob and Jean Miles lived on the Bradken site as caretakers. Mr Miles worked for the company from 1955 until he retired as Caretaker-Manager in the ~~mid~~ mid-1980s. Oral History conducted by Cathy Day, 9 September 1999

Beverley Campbell was first employed by Bradford-Kendall in 1967; she still worked for the company in 1999. Oral History conducted by Cathy Day, 9 September 1999.

Kelvin Ross worked for over thirty years as a Manager at Bradken. He retired when the foundry closed in 1998. Oral History conducted by Cathy Day, 10 September 1999



LOCAL GOVERNMENT INVENTORY

Certificate of Title Deeds 1955.

Peter Bradford has apparently kept a dossier on the company's history. He has not yet been contacted.

ASSESSOR(S) NAME

Heritage TODAY
Eddie Marcus, History Now

ADDITIONAL NOTES

—A number of archival photographs taken prior to demolition of the buildings (2003) are held by the City of Cockburn.

DATE OF LAST ASSESSMENT

~~October 2009~~ September 2013



1965 Aerial Photograph of Bradken-Kendall Foundry

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FOUR NORFOLK PINE TREES

T Heritage tree(s)



LGI # 089
PIN No.
LOT/PLAN DIAGRAM
LOCATION 104 Forrest Road, Hamilton Hill
OTHER NAME(S) ----
CONSTRUCTION DATE(S) ----

STATEMENT OF SIGNIFICANCE

The Four Norfolk Pine Trees are fine examples of Norfolk Island Pines.
The Four Norfolk Pine Trees have aesthetic significance as a landmark feature in the area.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

The site contains four Norfolk Island Pine trees (*Arancaria Heterophylla*) of varying sizes. The largest is estimated to be approximately 70 years of age. All of the ~~treespines~~ are considered to be in good condition despite ~~the recent~~ changes to their surroundings with the group housing development in 1995.

HISTORY

The land was cleared sometime in the 1940s and a single bungalow constructed on the lot. It is uncertain as to whether the Norfolk Island pines were already in existence at the time of this 1940s development.

In 1995 Council ~~granted conditional approval to~~ supported the rezoning of the property to allow the construction of a 13 unit group housing site, on the proviso that the Norfolk Pines were retained. ~~Subsequently development and subdivision approval for the grouped dwellings required the~~ ~~One of the special conditions of the said approval required the~~ retention and preservation of the four Norfolk Island Pines on the site.

Between 1995 and 1996 the dwelling on the site was removed and the land was redeveloped with grouped dwellings, with the four Norfolk Island Pines incorporated into the common property and courtyard areas.

An arborculturalist's report that was prepared ~~at the time~~ by Arborcare at the time of development is ~~on the property file held by the City of Cockburn.~~

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CONDITION	Good
OTHER LISTINGS	<p>HCWA No. 17011 -----</p> <p>Register National Estate -----</p> <p>National Trust WA -----</p>
SUPPORTING INFORMATION	Arborculturalist's report.
ASSESSOR(S) NAME	Heritage TODAY Eddie Marcus, History Now
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	September 2009 <u>2011</u>



LOCAL GOVERNMENT INVENTORY

NORFOLK ISLAND PINE TREES

T Heritage tree(s)



LGI # 090

PIN No.

LOT/PLAN DIAGRAM

LOCATION Goldsmith Road, Spearwood

OTHER NAME(S) ----

CONSTRUCTION DATE(S) ----

STATEMENT OF SIGNIFICANCE

These four Norfolk Island Pine trees are unusual in that they are planted within the road reserve and in front of several different properties. It is possible that the land was once connected to the Old Methodist Church, meaning that there could be an historic connection with these trees.

The trees have aesthetic significance as a landmark feature in the area.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

The four Norfolk Island Palm trees are estimated to be 60-70 years of age and are generally in good condition.

HISTORY

~~-----~~ The trees appear to have formed part of a row of six Norfolk Pines in front of a former landholding that was bound by trees in 1953, and subsequently subdivided into three lots.

It is possible that the land was once connected to the Old Methodist Church on Rockingham Road (Place No. 045) that was built in 1913.

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CONDITION	Good
OTHER LISTINGS	HCWA No. 17012 ----- Register National Estate ----- National Trust WA -----
SUPPORTING INFORMATION	-----
ASSESSOR(S) NAME	Heritage TODAY Eddie Marcus, History Now <u>City of Cockburn</u>
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	October 2009 <u>September 2013</u>



LOCAL GOVERNMENT INVENTORY

WETLANDS

T Heritage tree(s)



LGI # 091

PIN No.

LOT/PLAN DIAGRAM

LOCATION Lots 1, 2 and 301 Hamilton Road, Spearwood

OTHER NAME(S) ----

CONSTRUCTION DATE(S) ----

STATEMENT OF SIGNIFICANCE

This wetland is all that remains of what would have been once an extensive feature in the area. ~~Its close proximity to the Watson's Cottages gives it some historical significance.~~



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

This small wetland is all that remains of what would have been a much larger area of natural vegetation. It covers approximately seven hectares of land and is mainly comprised of approximately 50-100 Paperbark trees (*Melaleuca raphiophylla*) and their dependent vegetation.

The estimated age of the larger Paperbarks is between 80-100 years. It is uncertain as to how old the actual wetland is. The wetland is considered to be in generally good condition however, the understorey has been degraded slightly by human interference alongside the invasion of exotic household plants and Typha grass.

HISTORY

It is likely that this small wetland was part of a much larger wetland in the immediate vicinity, prior to the development of the nearby Watsonia plant and the surrounding rural land. It is uncertain when this development occurred, however the dwellings, some of which are derelict, are up to 100 years old.

It is unknown whether or not the area was frequented by Nyungar people prior to European settlement. However, owing to the nomadic existence of the Aboriginal people it is possible these wetlands were visited by family groups when they passed through the area.

The wetland ~~was~~ also in the immediate vicinity of the ~~two Watsonia cottages (Place No. 010) that have now been demolished, and old Watson's cottages which share the same portions of land. The ruins of one of these cottages is listed as Place 010 in the City of Cockburn Local Government Inventory, as it was constructed circa 1890. T~~he wetland forms part of the historic fabric of these Heritage Places.

ASSOCIATED PEOPLE	T. Evans
CONDITION	Good
OTHER LISTINGS	<i>HCWA No. 17013</i> ----- <i>Register National Estate</i> ----- <i>National Trust WA</i> -----
SUPPORTING INFORMATION	Arborculturalist's report.
ASSESSOR(S) NAME	Heritage TODAY Eddie Marcus, History Now City of Cockburn
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	September 2009 <u>2013</u>



LOCAL GOVERNMENT INVENTORY

NORFOLK PINE TREE, HAMILTON RD

T Heritage tree(s)



LGI # 092
PIN No.
LOT/PLAN DIAGRAM
LOCATION 300 Hamilton Road, Spearwood
OTHER NAME(S) ----
CONSTRUCTION DATE(S) ----

STATEMENT OF SIGNIFICANCE

It appears that the tree is the remnant of a stand of Norfolk Island Pines which once formed an attractive tree lined avenue to Hamilton Road. It is uncertain when the trees were planted, however aerial photos indicate that the trees were already of a substantial size and age in 1959.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

The tree is a Norfolk Island Pine (*Arancaria Heterphylla*) and is estimated to be 60-70 years of age. It ~~appears to be partially set within the road reserve and onis located on~~ private property and is in good condition.

HISTORY

This area of Spearwood once featured many market gardens which occupied most of the fertile land between Hamilton Road and Market Garden Swamp No.1. The land was first established for this use as early as the 1920s, mostly by European immigrants.

According to aerial photos flown in 1959, a 500 metre section of Hamilton Road was lined with Norfolk Island Pines which would have formed an attractive tree lined avenue in an area otherwise devoid of vegetation. Most of these are now gone owing to land clearing for market gardening. Judging by the aerial photos, the trees were a substantial size at the time of photography (June 1959).

The subject tree is the sole survivor of the stand of trees that once existed.

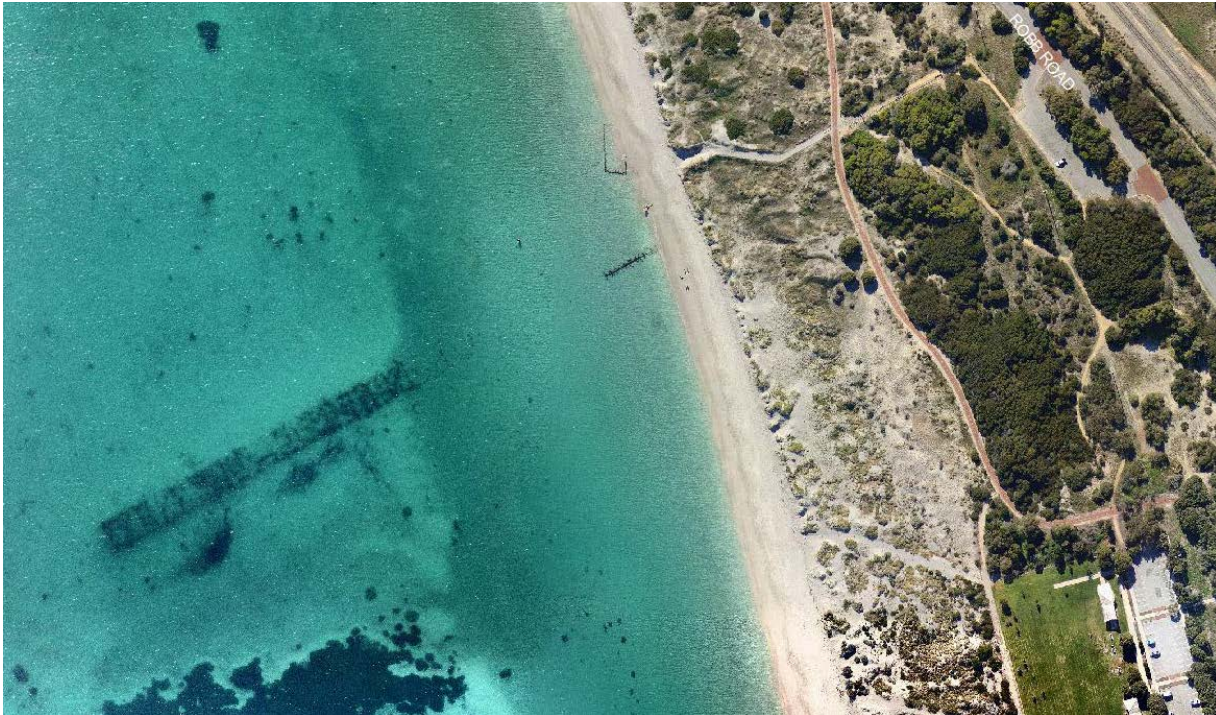
CONDITION	Good
OTHER LISTINGS	<i>HCWA No. 17014</i> ----- <i>Register National Estate</i> ----- <i>National Trust WA</i> -----
SUPPORTING INFORMATION	Arborculturalist's report.
ASSESSOR(S) NAME	Heritage TODAY Eddie Marcus, History Now
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	September 2009



LOCAL GOVERNMENT INVENTORY

ROBB JETTY (REMAINS)

B Considerable significance
Entered in Heritage List



LGI #	111
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	Indian Ocean - Bennett Avenue, North Coogee
OTHER NAME(S)	Robb's Jetty
CONSTRUCTION DATE(S)	c.1877

STATEMENT OF SIGNIFICANCE

Robb Jetty (remains) is a visual reminder and marker of the former Robb Jetty that was an important component of the meat industry in Western Australia.

Robb Jetty (remains) has aesthetic significance as a landmark in the area along with the Robb Jetty chimney, contributing to the community's sense of place and history.

Robb Jetty (remains) has historic significance as a representation of the importance of shipping in the provision of stock for slaughter, to feed the growing metropolitan area and Goldfields, in the 19th and early 20th century. Robb Jetty played an integral part in the agricultural industry of the State, particularly as it facilitated the development of slaughterhouses and associated industries in the Cockburn area from the 19th century through to the 20th century.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

Robb Jetty (remains) are located off C Y O'Connor beach, approximately 550 metres north of the South Fremantle Power Station site. Submerged piles extend from the foreshore out into the Indian Ocean for a distance of approximately 280m.

Robb Jetty was constructed circa 1877, and an article in the *West Australian* 1896, identifies that the Jetty initially consisted of a few bays of piles driven into the beach, on which a rough decking was provided to assist in the landing from boats and small craft generally.

It was a notable landmark at Cockburn Sound until it was burnt and dismantled in 1975. A number of timber piles remain visible.

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls -----

Roof -----

Other -----

ORIGINAL USE

Industrial / manufacturing Jetty

CURRENT USE

Vacant/unused Vacant/unused

HISTORIC THEMES

Transport & communications River & sea transport
Rail & light rail transport

Demographic settlement & mobility Racial contact & interaction
Aboriginal Occupation

Occupations Manufacturing and processing

People Early settlers

HISTORY

The *Western Australian Times* (27 July 1877) reported that a tender had been accepted by the Government for James Brown to erect a jetty at Owen Anchorage for £385. By January 1878 the jetty had been erected, and this is likely to be Robb Jetty (*Inquirer and Commercial News*, 16 January 1878).

Robb Jetty was used for unloading cattle from the State's northwest to the abattoirs situated nearby, which operated from the 1890s to the 1970s. The population of Perth and Fremantle grew rapidly during the gold rush years, bringing a demand for food and building materials. In the Cockburn district new settlements and industries sprung up to meet this demand.

Stock from the pastoral stations in the Kimberly were shipped down the coast to Owen Anchorage. Initially stock were off-loaded into the water and forced to swim, as opposed to using Robb's Jetty. A fleet of small boats then directed the cattle to shore, where stockman were waiting to herd them into galvanised yards, which ran parallel to the beach.

In 1896, with the growth of the cattle trade, Robb Jetty was extended to 427ft (130 m). In 1898 a railway from Fremantle to Robb Jetty was opened and the two slaughterhouses continued to expand.



LOCAL GOVERNMENT INVENTORY

In 1900 the railway from Robb Jetty was extended south to Woodman Point. The explosive magazines were also relocated there, further away from Fremantle.

In the 1920s Robb Jetty was extended again, to 265 m, to meet the needs of the expanding abattoir. The Jetty required ongoing maintenance as a result of its open position and in 1923 there was further expenditure, including replacing the piles along portion of its length. In August 1947 approval was granted for the expenditure of £15,000 on a 150ft extension to the Jetty, and these works were completed in 1948. The purpose of the works was to obviate the need for recurring costs associated with dredging of the area.

In 1975 Robb Jetty was burnt and dismantled, although some timber piles remain.

ARCHITECT/DESIGNER	-----
ASSOCIATED PEOPLE	-----
CONDITION	Poor
INTEGRITY	Low
AUTHENTICITY	Low

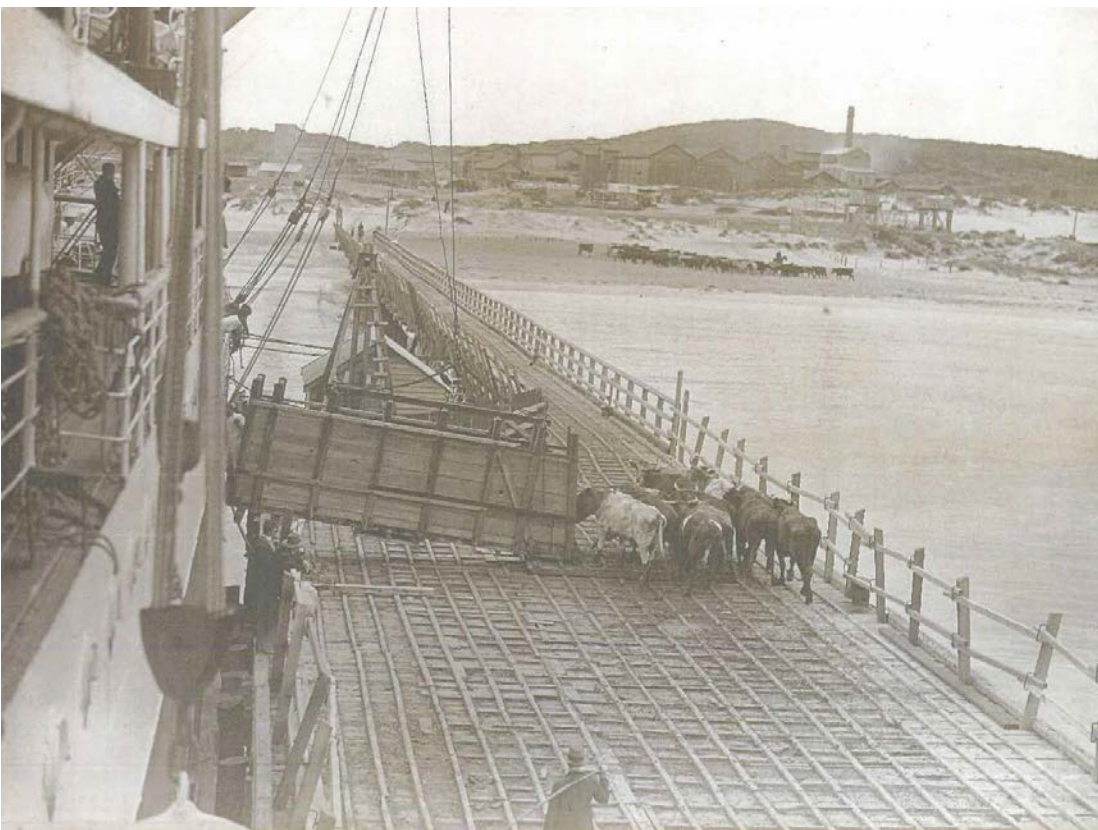
OTHER LISTINGS	<i>HCWA No.</i>	-----
	<i>Register National Estate</i>	-----
	<i>National Trust WA</i>	-----

SUPPORTING INFORMATION	F. Bush & M. Gibbs: 'The Robb Jetty Abattoir' (Heritage Council of WA, October 1995) Heritage Council of Western Australia (2007) Assessment Documentation Assessment Documentation – South Beach Horse Exercise Area Cockburn Coast District Structure Plan (2009) <i>Daily News</i> , 22 April 1948 <i>Daily News</i> , 2 October 1947
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ASSESSOR(S) NAME	City of Cockburn
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	September 2013



Cattle yards and ships at Robb Jetty (c. 1890, Fremantle City Library Local History Collection, Image 4816)



Cattle unloading from the Kimberly: WA Meatworks and Robb Jetty Chimney in Background (Date Unknown, image from Dalgety Album p. 68)

WYOLA WRECK & BARGE (REMAINS)

B

Considerable significance

Entered in Heritage List



LGI #	112
PIN No.	
LOT/PLAN DIAGRAM	
LOCATION	C. Y. O'Connor Beach, North Coogee
OTHER NAME(S)	Wyola Steam Tug
CONSTRUCTION DATE(S)	1912

STATEMENT OF SIGNIFICANCE

Wyola and Barge (remains) have historical significance as a tangible and visible reminder of the maritime history associated with Owen Anchorage. The *Wyola* is associated with both World Wars and had a long and important association with the Fremantle Harbour shipping industry, through its involvement in long-distance towing, salvage and rescue.

The remains of the hull of the *Wyola* form a landmark on C. Y. O'Connor Beach, and have aesthetic and interpretive significance.

Wyola Wreck and Barge (remains) have social value as a publicly accessible landmark, contributing to the community's sense of place.

The timber barge has social and historic significance for its association with shipbreaking activities and Cockburn's maritime industrial heritage.



LOCAL GOVERNMENT INVENTORY

PHYSICAL DESCRIPTION

The *Wyola* was a 306-ton steam tug built in South Shields, England in 1912.

The remains of the *Wyola* are evident at C. Y. O'Connor beach, with the stern frame protruding from the beach with the bottom of the hull buried in the sand. A timber barge buried in the sand just to the north and sometimes visible is said to have been used in the scrapping of the *Wyola*.

A timber barge buried in the sand just to the north of the *Wyola* is believed to have been used by the Goldfield Metal Traders company in the course of their scrapping of the *Wyola*.

ORIGINAL USE

Transport/communications

Water: Other

CURRENT USE

Social/recreational

Other

HISTORIC THEMES

Transport &
communications

River & sea transport

Social & civic activities

Sport, recreation &
entertainment

Outside influences

World Wars & other wars

People

Famous & infamous people
Local heroes & battlers
Early settlers

HISTORY

The *Wyola* was built in South Shields, England, in 1912, with its steam engine constructed by Shield's Engineering for the Swan River Shipping Co Ltd, of Perth.

The *Wyola*, was brought out from England by Captain Billett and arrived in Fremantle Port on 5 October 1912. Its arrival was announced in the *West Australian* on 8 October 1912, where it was described as being 'a splendid type in her class, and admittedly one of the most powerful tugs in Australasia... her engines are the latest and most approved type, and fitted with Brown's roving gear, which enables the vessel to be easily and expeditiously handled.'

According to the article, the *Wyola* was fitted with an up-to-date salvage plant, and was also designed with large decks and accommodation that made it suitable as an excursion steamer. The salvage plant consisted of a powerful pump which could be used to flood a burning ship or empty a sunken ship.

In a newspaper article in 1946 the *Wyola* was described as one of the busiest craft in the harbour, the *Wyola* served in World War I in the Mediterranean and the Dardanelles. During the busy war years the *Wyola* handled all types of vessels, wartime requirements calling for work at all hours in and out of harbour.

Captain Carl Frederick Douglas of East Fremantle was the skipper of the *Wyola* for 36 years from 1915 to 1951 when he retired at the age of 68 after 55 years at sea.

The *Wyola's* registry was cancelled on the 25 September 1970 as the vessel was run ashore at C. Y.



LOCAL GOVERNMENT INVENTORY

O'Connor Beach near Robb Jetty where it was scrapped and broken up.

Until 2012 the stern frame was still seen protruding from the beach while the bottom of the hull lies buried in the sand. A timber barge buried in the sand just to the north and sometimes visible is said to have been used in the scrapping of the *Wyola*.

In 2012 after concerns regarding safety, particularly for use of the beach as a horse exercise area, the City of Cockburn excavated sand from around the remains of the wreck and removed a large section of the wreck to make it safer.

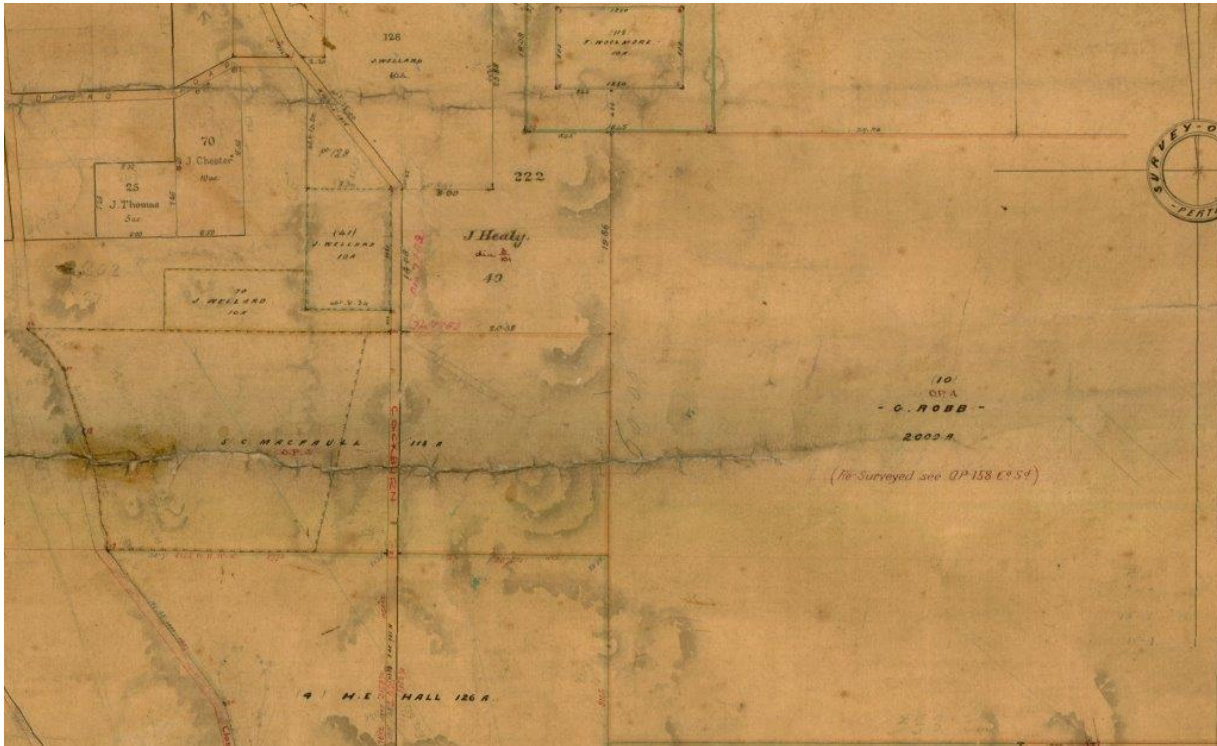
ARCHITECT/DESIGNER	-----	
ASSOCIATED PEOPLE	Captain Carl Frederick Douglas	
CONDITION	Remains only	
INTEGRITY	-----	
AUTHENTICITY	-----	
OTHER LISTINGS	<i>HCWA No. 16120</i>	Permanent 30/03/2007 (within the curtilage of the South Beach listing)
	<i>Register National Estate</i>	-----
	<i>National Trust WA</i>	-----
SUPPORTING INFORMATION	Banks, Jimmy, 'South Beach: A Personal History' (unpublished, c.2001)	
	Wilkinson, Danielle, 'From beef to reef: The maritime cultural landscape of Robb Jetty' (University of South Australia, 2013)	
	Dickson, Rod (ed.), 'Ships Registered in Western Australia from 1856-1969: Their details, their owners and their fate' (October 1996)	
	<i>Daily News</i> , 20 April 1946	
ASSESSOR(S) NAME	City of Cockburn	
ADDITIONAL NOTES	-----	
DATE OF LAST ASSESSMENT	September 2013	



The *Wyola* in Fremantle Harbour (1915-25, State Library of Western Australia, 304288PD)

HAMILTON HILL SWAMP PRECINCT

C Significant



LGI # 113

PIN No.

LOT/PLAN DIAGRAM

LOCATION Lots 17, 18, 51 Healey Road; Lots 19-24 Hardey Street; Lots 25-26 Rockingham Road; Reserve 4558; Reserve 24550

OTHER NAME(S)

CONSTRUCTION DATE(S) -----

STATEMENT OF SIGNIFICANCE

Hamilton Hill Swamp Precinct is reported to be an Aboriginal burial site, which although disturbed by development in the 1910s, may still contain significant Aboriginal cultural heritage.

Hamilton Hill Swamp Precinct is reported to be the site of Aboriginal corroborees in the 1860s, and consequently may be the site of such meetings prior to European occupation of Western Australia.

Hamilton Hill Swamp Precinct is the site of the writing and publication of Western Australia's first newspaper (*The Fremantle Observer*), whose owner, Charles MacFaull, later managed the long-standing and influential *Perth Gazette*.

Hamilton Hill Swamp Precinct may be the site of the first vineyard in Western Australia, planted by



LOCAL GOVERNMENT INVENTORY

Edmund Stirling on the summit of Hamilton Hill (now Clontarf Hill).

Hamilton Hill Swamp Precinct is associated with the earliest European settlers in the district, and includes the sites of the residences of Captain George Robb ('Hamilton Hill'), Sydney Smith and Charles MacFaull.

Hamilton Hill Swamp Precinct has archaeological potential as the likely site of Sydney Smith's residence (1830), one of the earliest houses in the Swan River Colony, along with the sites of residences of George Robb and Charles McFaull.

Hamilton Hill Swamp Precinct has potential, when interpreted, to demonstrate the development of the Hamilton Hill area, and could be used for cultural heritage or educational opportunities.

PHYSICAL DESCRIPTION

Hamilton Hill Swamp Precinct encompasses bush land (previously swamp), residential dwellings and public open space and is situated between Healy Road, Rockingham Road and Hurford Street. It incorporates the heritage-listed *Randwick Stables* (1923), and a group of palm trees and two Norfolk Island Pine trees associated with the Gerovich family, market gardeners who were active in Hamilton Hill from the 1920s.

Other elements within *Hamilton Hill Swamp Precinct* with cultural heritage significance include:

- An unidentified Aboriginal Burial Ground. Newspaper articles from 1913 identify *Hamilton Hill Swamp* as a significant burial ground.
- An unidentified Aboriginal corroboree site, reported as still being utilised in the 1860s.
- The site of Captain George Robb's residence, 'Hamilton Hill' (c.1830).
- The site of Charles MacFaull's residence (c.1830).
- The site of 'Sunnyside' (c.1900) constructed by Alex Chamberlain and later occupied by the Gerovich family.
- Unidentified historical wells.

All of these sites have high potential for archaeological research and investigation could contribute to an understanding of both the history of Hamilton Hill and the early history of the Swan River Colony.

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls -----

Roof -----

Other -----

ORIGINAL USE

Residential Other

Monument/cemetery Grave

CURRENT USE

Residential Other

Park/reserve Park/reserve

HISTORIC THEMES

Demographic settlement Aboriginal occupation



LOCAL GOVERNMENT INVENTORY

& mobility

Racial contact & interaction

Settlements

People

Early settlers

Famous & infamous people

HISTORY

There is some evidence that *Hamilton Hill Swamp Precinct* has been identified as a significant Aboriginal site, both prior to European occupation, and well into the late 19th century. It was described as having been a 'native graveyard', and a large number of bones were reportedly unearthed in 1913, including an Aboriginal leader named 'Wee Waw', who died in the latter half of the 19th century. It is possible that his body may have been reinterred elsewhere as a consequence of the 1913 development.

It was also later recalled that *Hamilton Hill Swamp Precinct* was a site for 'wonderful corroborees' as late as the 1860s, which would be attended by Aboriginal people from 'hundreds of miles' away. These celebrations are said to have continued for days.

After British occupation in 1829, one of the early landowners in the Hamilton Hill area was Captain George Robb, whose 2,000 acre grant was established in 1830. Robb left management and development of his land to his employee Sydney Smith, who built a farmhouse named 'Hamilton Hill'

Another early landowner was Charles MacFaull, who took up three land grants at the western end of Robb's grant, establishing a farmhouse on a block south of Hamilton Hill. It has been variously reported that either MacFaull or Edmund Stirling, another Hamilton Hill settler, planted the first vineyard in Western Australia.

MacFaull was the proprietor of Western Australia's first manuscript news-sheet, *The Fremantle Observer*, which was written and published at the base of Hamilton Hill Swamp in 1831. MacFaull was assisted by W. K. Shenton and Edmund Stirling, whose camp was on the summit of Hamilton Hill. MacFaull later became proprietor of the long-running *Perth Gazette*.

Other early settlers in this area were Henry Hall, James Davey, John Thomas and William Gayze.

Charles Manning later claimed Robb's land as an abandoned grant, but this was rejected in 1887. Instead, Robb's estate was subdivided into 42 lots in 1899, which was taken up by new settlers. This was further facilitated by the building of the Hamilton Hill Road in 1899-1900.

The activities of the new settlers included firewood cutting, sheep and cattle grazing, lime burning, vineyards and market gardens. The remainder of Robb's estate was taken up by Alex Chamberlain in 1900. Chamberlain constructed a house near the site of Robb's farmhouse and called it 'Sunnyside'.

In 1941 the Gerovich family owned the property, which they still called Sunnyside. The family advertised for garden labourers for the market garden that they operated at the site. The market garden is understood to have ceased operation by 1974.

ARCHITECT/DESIGNER



LOCAL GOVERNMENT INVENTORY

ASSOCIATED PEOPLE

'Wee Waw'	W. K. Shenton
George Robb	John Thomas
Charles McFaul	William Gayze
Sydney Smith	Charles Manning
Edmund Stirling	Alex Chamberlain
Henry Hall	Gerovich family
James Davey	

CONDITION

INTEGRITY

AUTHENTICITY

OTHER LISTINGS

<i>HCWA No.</i>	24707
<i>Register National Estate</i>	-----
<i>National Trust WA</i>	-----

SUPPORTING INFORMATION

Daily News, 27 May 1913
Western Mail, 31 August 1917
Daily News, 9 September 1924
West Australian, 29 July 1933
Berson, M., *Cockburn: The Making of a Community* (1978)
Watson, Paul, 'Cradle of the Colony: Hamilton Hill Swamp Precinct' (unpublished research notes, 2013)

ASSESSOR(S) NAME

History Now

ADDITIONAL NOTES

DATE OF LAST ASSESSMENT

November 2013

LOCAL GOVERNMENT INVENTORY



Location Plan - Hamilton Hill Swamp Precinct (2013 cadastre overlaid on 1953 Aerial)



LOCAL GOVERNMENT INVENTORY

NAVAL BASE HOLIDAY PARK

Heritage Area



PIN No.

LOT/PLAN DIAGRAM

LOCATION

Cockburn Road, Henderson

OTHER NAME(S)

Naval Base Caravan Park; Naval Base Shacks

CONSTRUCTION DATE(S)

c.1933; 1950s

STATEMENT OF SIGNIFICANCE

Naval Base Holiday Park has been a holiday destination since 1933, and has been used by generations of families from Cockburn and the wider area. It has exceptional social historical value as a popular and well used holiday destination.

Naval Base Holiday Park is a good example of holiday camps which used to exist along the Western Australian coastline but have disappeared in the face of development. As a holiday destination the overall site has a high degree of authenticity.



LOCAL GOVERNMENT INVENTORY

Although the condition of individual shacks varies, as a whole the shacks at Naval Base Holiday Park have a uniformity of scale that creates a unique landscape, and gives the place significant aesthetic appeal, especially when combined with the coastal setting.

Individual shacks within the Heritage Area have changed over time. The design and construction of the shacks demonstrates the resourcefulness, versatility and creativity of the shack builders and their occupants.

The evolution of the shacks is considered to be one of the distinguishing characteristics of the Heritage Area, and it is acknowledged that individual shacks and overall site plan will continue to evolve over time. However, it is considered important that this occurs in a manner that does not adversely impact on the heritage significance of the Heritage Area.

For this reason it is not considered that there is any distinction in the level of contribution made by individual shacks to the heritage significance of the Heritage Area. Rather, it is considered that the following overall characteristics of the Heritage Area are essential to conserving its heritage significance:

- 1) The ongoing use of the site as a holiday destination;
- 2) General uniformity of scale of the shacks;
- 3) Modest scale and simple informal 'holiday shack' character of the structures;
- 4) General uniformity of siting and spacing between the shacks, noting that the future spacing will have to meet other regulatory requirements.

PHYSICAL DESCRIPTION

Naval Base Holiday Park is a Heritage Area of 178 shacks settled on the mainland, along Cockburn Road in Henderson. It has been a holiday destination since 1933, and used by generations of families from Cockburn and the wider area.

Set along limestone cliffs, the site is adjacent to Challenger Beach opposite Garden Island. There are five rows of campsites and 178 holiday shacks. Most of the shacks are a conglomeration of assorted building fabric (often recycled from other buildings), and vary in their condition.

The original shacks comprise a caravan with a permanent walled annexe extension. There is little to no vegetation on the site but the shacks are often surrounded by manicured lawns.

Overall, there is a uniformity of scale, with many of the shacks being within the original size limit of 16' x 17' (approx 5.2m x 5.2m).

Although individual shacks have changed since 1933, as a holiday destination the overall site has a high level of integrity and authenticity.



LOCAL GOVERNMENT INVENTORY

ARCHITECTURAL STYLE	Australian Vernacular Holiday Shacks	
CONSTRUCTION MATERIALS	Walls	-----
	Roof	-----
	Other	-----
ORIGINAL USE	Social/recreational	Other
CURRENT USE	Social/recreational	Other
HISTORIC THEMES	Social & civic activities	Sport, recreation & entertainment

HISTORY

The site now occupied by *Naval Base Holiday Park* is associated with the attempts at settlement by Thomas Peel in 1829. Consequently, it is possible that there are archaeological remains at the site which may warrant investigation at a future time.

Naval Base Holiday Park has a continuous history as a holiday destination since c.1933. The original Caravan Park extended towards Kwinana, partially situated where heavy industry now exists, and was a weekend retreat for urban residents. When the southern element of the Park was privatised during the 1950s, rising costs resulted in more intensive use of the current site.

Unlike other similar sites in Western Australia, the occupiers of shacks at *Naval Base Holiday Park* are not squatters. The place has been subject to the control of local government since the Park's inception in 1933, although it is unusual to have lease agreements on a camping reserve.

The original 'holiday homes' comprised a caravan with a walled annexe, although in at least one case a bus was utilised. A rule in the early days of the camp was that all homes had to have wheels.

Subsequently, permanent shacks have been built, in theory with a maximum sized building of 16' x 17'. An 'unwritten rule' states that extensions must only be to the east or west so as not to block views to the ocean.

The shacks have no internal running water and no externally supplied electricity. Residents cook and power refrigerators with gas, use solar panels for electrical power and get their water from nearby community taps. Two large ablution blocks are available for the residents.

Swimming, snorkelling and fishing are popular activities, and the attraction of the Park is shown by the extended families that have a long association with the site. Oral history interviews with three residents demonstrated an attachment to the recreational lifestyle they and their families have experienced over the decades.



LOCAL GOVERNMENT INVENTORY

ARCHITECT/DESIGNER	-----
ASSOCIATED PEOPLE	-----
CONDITION	Good
INTEGRITY	High
AUTHENTICITY	High
OTHER LISTINGS	HCWA No. 16994 ----- Register National Estate ----- National Trust WA -----
SUPPORTING INFORMATION	Interview with John Nelson and Sue Rutland, 4 May 2001 by Cathy Day & Erin Fuery Interview with Mick Nicholaidis, 4 May 2001 by Cathy Day & Erin Fuery Interview with Barry Doubikin, 4 May 2001 by Cathy Day & Erin Fuery <i>Cockburn Herald</i> , 1997-2001 <i>Cockburn Gazette</i> , 1997-2001 <i>Weekend Courier Rockingham-Kwinana News</i> , 16 April 1999, 24 July 1998 <i>The Bulletin</i> , 25 January 1994 Newspaper clipping and magazine reports from 1994- 2001, courtesy Barry Doubikin
ASSESSOR(S) NAME	Heritage TODAY Eddie Marcus, History Now
ADDITIONAL NOTES	-----
DATE OF LAST ASSESSMENT	September 2011

Cradle of the Colony - *'Hamilton Hill Swamp Precinct'*

By Paul Watson

"Do not applaud me. It is not I who speaks to you, but history which speaks through my mouth" ~ Fustel de Coulanges.

"A country without a memory is a country of madmen" ~ George Santayana

It is creditable that Cockburn City Council has put some effort into establishing a list of significant heritage sites within its boundaries, but the list is as yet far from comprehensive. One omission, which requires further investigation, is the adjacent disrupted wetland area (covering the present Randwick Stables, Dixon Reserve and part of Hamilton Plaza), formerly and variously known as *Hamilton Swamp*, *Hamilton Hill Swamp* and *Hampton Swamp* (this site includes Sydney Smith's house "Hamilton Hill").

After thousands of years of occupation by the *Wadjuk* people, the district south of Fremantle was disturbed by the sound of axes and guns from very early in days of the Swan River Colony, as land was taken up and developed by settlers and speculators from 1830.

After being declared a possession of the crown in 1829 by Captain James Stirling, the colony was officially named Western Australia in 1832. By that time, a large number of grants of land had been made by the crown, following the comprehensive and accurate survey work of John Septimus Roe. The allocation of these grants was based on the financial and social standing of applicants. Eligibility sometimes depended the value of possessions and servants, which individual settlers brought with them, but in certain cases, large grants were arranged for entrepreneurs such as Captain Peel, who represented a group of land-speculators back in England.

In January 1830, Captain George Robb arrived at the Swan River colony at the helm of the *Leda*, a ship operated by the Hamilton Ross Company of Cape Town, together with his 25 year old manager, Sydney Smith. The ship unloaded stock, grain and building materials.

Shipping intelligence suggests that some of these supplies may have been purchased in Sydney; the barque *Leda*, under Captain Robb is shown as arriving in Sydney from the Cape of Good Hope, in mid-November, 1829 with a passenger, Mr Sydney Smith. The *Leda* then departed for Mauritius, via the Swan River colony around December 18, 1829, weighing anchor at Owen's Anchorage in Cockburn Sound on January 15, 1830.

Robb applied for and was granted in 1830, one of the first land grants in the new colony; an area of 2000 acres (Swan River Location 10), stretching from Hamilton Hill to Bibra Lake. The current boundary separating the suburb of Hamilton Hill from Beaconsfield and Hilton, still follows the line of Robb's grant, west along Winterfold and Jean Streets, then directly south just before Mather Road, skirting the eastern side of Clontarf Hill. Robb's grant then extended south across Healy Road, skirting the eastern boundary of Randwick Stables, across the current Rockingham Road, to a

point within Beeliar Park, then east down Recreation Road towards the intersection of Hamilton and Rockingham Roads.

Left in charge of developing Robb's farm, Sydney Smith immediately set to work , building a house. Historic maps show it roughly in the middle of the Western boundary of his grant, just to the east of Cardigan Street, Hamilton Hill. This coincides with an observable historic house-site situated between Palm and Norfolk Island Pine trees adjacent on the eastern side to the existing Randwick Stables and overlooking the fertile Hamilton Swamp.

In a letter dated 27 August 1830, Sydney Smith gave his address as *Hamilton Hill*. Sydney (Sidney in some articles) Smith apparently did not have a happy stay in Western Australia. In 1835 he was found, after wandering into the bush from a halfway house on the York Road, noted as an invalid and shortly after, gave notice that he was leaving the colony. In that same year, the 2000 acre Hamilton Hill farm, property of Captain Robb was advertised for lease and included a stockyard and cottage.

Conditions for a second grant included development of the first grant; Smith's improvements apparently satisfied those conditions, since his was not the only grant, which Captain Robb successfully applied for. Robb had another 4386 acres in the Avon district, which was among those returned to the crown in 1841, the owners failing to satisfy the conditions for maintaining possession of the grant by having left the colony. The grants were for 10 years occupancy, the granting of permanent title depending on development of the properties; "no settler could, without special permission, sell his land until he had improved it to the extent of 1 shilling and 6 pence per acre".

Nevertheless, since Robb never returned to the colony, his title to Location 10 was later disputed. Although the land was at one stage referred to as "jumped land", sections of the grant were still referred to as "Robb land" until 1957.

The house Smith built for Captain Robb was situated on the slope of what came to be called Hamilton Swamp (now opposite the Davilak Avenue turnoff on Rockingham Road). The house is clearly marked on an 1899 map as "Hamilton Hill". The house site is currently clearly visible between 5 tall palm trees and two Norfolk Island pines, adjacent (on the Eastern side) to Randwick Stables. Malcolm Mortimer, who says it was at one time his grandfather's (John Dixon) house, says the cellar is still there, since he and a mate got into it as boys (1960s). Archeological excavation is suggested for this site, since this is among the first houses in the colony and the first south of Fremantle. There was a house there, which was demolished in the 1970s after attaining some disrepute as a biker (bikie) house, but it has been suggested that this may have been the second house built on the site, rather than Smith's farm-house.

Adjoining Robb's Grant on the west and reaching to the sea (including the current Randwick Stables site), Charles McFaull, after squatting on a block for a month to ward off other claims, received a smaller grant (Cockburn Sound Location No. 5) in October 1830. He started work on a house (a few hundred yards south of Robb's farm), sunk a 33 foot well (through 8 feet of limestone), built outhouses and planted the first vineyard in the colony. At the "base of Hamilton Swamp", he printed the first

newspaper in the colony and in 1835 he was appointed the first principal postmaster for the colony. His Hamilton Hill house was probably the house site still just visible in the small V-shaped strip of bushland between Cardigan Street and the present Rockingham Road.

In 1830, Mcfaull arrived and applied for a land grant. In this case, it was agreed that capital investment would be supplied after taking possession, which was unusual. Nevertheless, he was granted land “between Robb’s grant and the sea” in Oct 1830. By that time, he had been camped on the block for a month “to discourage squatters”. He commenced building a house “a few hundred yards south of Robbs farm”. After putting up outhouses, he sank a 33-foot well through 8 feet of rock, finding good water. He then brought in vine stocks and began to cultivate the first vineyard in the colony, which by March 1831 was well established. His next venture was the handwritten (Feb 19, 1831) “The Western Australian Chronicle and Perth Gazette”. He continued to publish at his property for 12 months, but had to “give up the press for nonpayment of hire”. However, he was then successful in getting the contract to print government notices (Perth Gazette – now The West Australian) and later was appointed the colony’s first post-master. He continued publishing until his death in 1846, after which his property passed first to his wife Elizabeth, then to his father in law and partner, Arthur Shenton. The property (Location No. 5) was offered for sale in 1848, with enquiries to the newspaper office .

Little mention of the Hamilton Hill property appears for the next 20 years, until Charles Manning, the local representative of a family with large shipping, mining and pastoral interests both in the colony and in Peru, started to buy up any land he could find around Davilak Lake. Those purchased included “Hall’s, Macfaull’s and Davey’s grants and “a dozen small grants to east and west and 3 large grants south to Coogee beach””. He also claimed possession in 1854 of Robb’s vacant grant, “invoking a provision of English land laws” and advertised the 2000 acre property for sale in January 1863.

Although assuming ownership of the grant, Manning’s claim was disputed and after small squatters attempted to settle on parts of Robb’s grant, Lucius Manning recruited a “volunteer army of 40-50 pensioner guards”, who “ charged into a collection of tents and humpies and cleared them off”.

Land from Robb Jetty to Northlake, many thousands of acres, was owned by Captain Robb. When he left the area he left the land in the care of my father. A lot of scoundrels discovered that there were no title deeds to this land, so they moved in and even started fencing part of it and someone built a house on it near Rockingham Road.

My father raised a force of 40 men from around Fremantle. They marched out there under the command of father’s secretary, a man we used to call “Mr B.O”. Mr BO use to be in the British Navy but was transported to Australia for taking part in a mutiny. He was a very honest man in my opinion. They marched out and slung these scoundrels off, including the people in the house, which was made entirely of galvanised iron. This happened at Hamilton Swamp. Captain Robb had returned to

the UK. His land was no damned good, it was poor soil and only good for rough grazing.

Davilak had 1200 acres in the home paddock, and the land stretched down to Rockingham. The horses used to get coast disease if they stayed too long on the coast, so they would then be taken up to the hills above Cannington where the Mannings owned more land.

~ Azelia Ley (Cockburn Coast European Heritage, WA Planning Commission)

At this time, Manning had employed chain gangs of convicts to clear his Davilak Estate and built the original Manning house at the Northern end of the lake (just outside the present gate).

In 1866, his son Lucius built the new homestead "Davilak" at the southern end of the lake. It was a grand affair, with a ballroom and "14 rooms, stables, coach house, dairy, poultry house, servants lodge, 65foot well, carpenters shop, forge and lime kilns....wide orchard and 2 acre vineyard of imported Spanish vines".

At this time in Fremantle's history, local commerce and politics were dominated by four families; the Pearses, the Batemans, the Mannings, and the Highmans. Although they had brought wealth to the colony, the Mannings had expanded their holdings immensely, through large interests in shipping, combined with cattle properties in the Kimberley. This enabled them to ship cattle to Perth and the goldfields, via the stock loading facilities and abattoir at Robb's jetty. It was reported that the Mannings could "ride from North Lake to Coogee without stepping of the property".

Charles Manning died in 1869 and in 1887, his son Lucius lost "a sizable part" of what the Mannings saw as their estate. He had applied through the courts for title to Robb's grant by claiming to be "in exclusive possession for the required 12 years for possessors title", after an argument with John Fielder who wanted to sell part of it. John Fielder had advertised for sale at Hampton Swamp, "about 1,000 Acres of Crown land, facing Fremantle Commonage, held under Deferred payment Regulations, together with Vendor's Right, Title and Interest in several small Paddocks (about 500 acres in all) adjoining the Commonage, enclosed by 4-wire fence, on which is erected a capital four roomed House (easily removable) and Large shed. A portion of the land has been cultivated and some of it is now ready for the plough. There is good water on the Estate, which is situated 2 miles from Fremantle."

The Supreme Court, however ruled against Manning's claim. There is mention in the newspapers of 1888, that "**The lawyers [were] having a lively time with Robb's grant**".

In print, there is much confusion and cross-over in the names given to places and roads in the present locality of Hamilton Hill. There are early references to the line of hills extending south from the present Clontarf Hill as "the Hamilton Hills". It has been suggested that Clontarf Hill is what was originally called Hamilton Hill, but Sydney Smith's Hamilton Hill house is quite a distance from Clontarf Hill and on the slopes of a smaller hill, but adjacent to it, the present Rockingham Road is formed by a deep cutting through a larger hill (the "cutting of Davilak Hill on Hamilton Road")

was approved by the Fremantle Roads Board in 1905). Reference to the name Clontarf Hill does not occur until 1913.

Hamilton Swamp go by several variations in name (including Hampton Swamp, Hampton Road Swamp and Hamilton Hill Swamp); there is confusion between Hamilton Road, Hamilton Hill Road, Hampton Hill Road, and Hampton Road. Reference to Hampton Road does not occur until 1866, which makes sense, since Governor Hampton was appointed to the colony in 1862. Reference to “Hampton Hill” Road and “Hampton Hill” Swamp also occur until the late 1880s, suggesting that this became a colloquial aberration of “Hamilton Hill”, due to the similarity in pronunciation.

1855-59 **Hampton Swamp**, near Davilak (see McFauls newspaper

Hamilton swamp was a hive of activity during the last half of the 19th century and early in the 20th century, as the following selection of newspaper articles and advertisements illustrate:

1848 Mcfaull put his plce (Location 5) on the market, described as “that delightful locality well known as THE HAMILTON HILLS”

1855-59 **Hampton Swamp**, near Davilak

1887 - MARKET Gardener, competent, wanted. Applv K Semple. **Hampton Swamp**, Forrest rd., Fremantle.

1894 - LOST.— Pocket Account Book, between Fremantle and **Hampton Hill swamp**. Finder please return to H. S. DIXON, Adelaide-Street, Fremantle

James Dixon, a wood carter, residing, near what is known as **Hampton Hill Swamp**, about four miles in a south easterly direction from Fremantle,

Charles Dixson, about 16 years of age, residing at **Hampton Hill Swamp**,

Alma Campbell Dunning, market gardener, living at **Hampton Hill Swamps** stated that he remembered some Afghan living at, Dixson's some time ago.

1897 - A Lonely Death.-A report was made at the Beaconsfield police station yesterday afternoon that an elderly woman named Ann Wareham was lying dead in her hut in the bush at **Hampton Hill Swamp**

Dunning's Farm, situated at **Hampton Hill Swamp**, being used for the reception of nightsoil; closing of the following nightsoil depositories :— Mrs. Sharp's place, Preston Point Road; Thomas Caporn's, **Hampton Hill Swamp** ; and H. S. Dixon's, **Hampton Hill Swamp**.—Received. C. J. Mathews wrote again complaining of the insanitary condition of Manning's section on the South Beach. The Inspector stated that the nuisance had been attended to.

1898 - Between 7 and 8 o'clock on Sunday morning a bay horse, attached to an empty buggy, the turnout being the property of Mr. J. Healy, a **Hampton Swamp** settler,

The remains of the late Mr. John O'Connor will leave his late residence, Hampton Hill Swamp, South Fremantle, at 3 o'clock

The boy then stated that. he had been living with a man named Bunning near the **Hampton Hill Swamp**, and on Tuesday Bunning came home drunk and beat him severely.

At the Fremantle Police Court, before Mr. R. Fairbairn, R.M., yesterday an aboriginal named " Doughboy," about 25 years of age, was charged with savagely assaulting James Evans. The accused was arrested at **Hampton Hill swamp**. No evidence -was given for the defence. The magistrate sentenced accused to two years' imprisonment at Rottnest, with hard labour.

A report was received from Inspector Back, stating that nightsoil had been deposited by the contractors at **Hampton Hill Swamp** on a place not provided for such purpose. Mr. Septimus Dixon, who.attended the meeting, stated that he had seen a nightman depositing nightsoil at the place mentioned.

FOR SALE, 16 Breeding Sows, 7 vOk ; 30 suckers, balance pigs. H. S, Dixon, **Hampton-hill** Swamp, Fremantle

1900 - yesterday morning a peculiar accident, in which two men had a narrow escape from serious injury, occurred at **Hampton Hill Swamp**, outside Fremantle. It appears that a man named Evans and hls son were camped in a tent at the **swamp** and, while both were asleep in their bunks, a limb from a neighboring tree foil across the tent and pinned thorn down.

1901 - Hence my .warning to children being permitted to wander, about by themselves, in small parties away' out by **Hampton Hill Swamp**, and along the Rockingham-road, such as I have witnessed on several occasion. True, snakes may not be as plentiful as politicians or policemen, but there are a few of the dangerous species-snakes, not politicians or policemen-left, to justify my warning to parents.-Yours etc.

Robt. J. Miller applied for a wine and beer licence for premises on Forrest-road, **Hampton Hill Swamp**. The application was refused.

1902 - A Lonely Death.-A. very old man named John Banks died at his place of habitation, at a place known as Dixson's **Hampton Hill Swamp**~. near Fremantle, yesterday morning. The deceased, who was destitute, had been ill for some days, and had.not been attended by any medical man.

1903 - An inquist to ascertain the circumstances attending the death of Joseph Mooro, a married man, residing at North Fremantle. Mooro was found dead, at

the side of Hamilton-road, near **Hampton Swamp**, about six miles from Fremantle,

FARM, Pig and Poultry, for Sale, 40. pigs and 100 head poultry. G. A. Russell, **Hampton Hill Swamp**, Fremantle.

1903 - his witnesses alleged that the land in question consisted of a small 'piece of **swamp** land at **Hampton Hill Swamp**, near Fremantle. and two larger blocks on the slope of the **hill**. This land had been jumped, and only became freehold property a few years since, and after the necessary 12 years' occupation.

Fremantle - Questioned in regard to the proposed: **Hampton Hills School**, Mr, Evans asked that the **school** might be built as soon as possible,

1905 - Take notice that EMMA JANE CLARKE, of **Hampton Hill Swamp**, South Fremantle. in the State of Western Australia, farmer, has made APPLICATION to be REGISTERED as the proprietor of an estate in fee simple in possession in the following parcel of land, situate in the Cockburn Sound district, and, being Lot S3 (24?) of Cockburn Sound Location 10 (containing 58 acres 3 roods 32 perches), Bounded on the south by 32 chains 86 4-10 links of the south boundary of Location 10, On the eastward by 8 chains 28 2-10 links and 7 chains 51 6-10 links of a private road, on the north by 30 chains 78 links of the south boundary of Lot 15 and on the west by the east boundary of Lot 33, measuring 23 chains 33 3-10 links. The land is more particularly defined on Plan 2073 (sheet 2), deposited in the Land Titles Office.

And further take notice that all persons other than the applicant claiming to have any estate right, title, or interest in the above parcel of land are hereby required to lodge in this office on or before the 10th day of June next a caveat for bidding the same from being brought under the operations of the Act.

Take notice that HORACE THOMAS DIXON, of **Hampton Hill Swamp**, South Fremantle. in, the State of Western Australia, farmer has made APPLICATION to be REGISTERED as the PROPRIETOR of an Estate in fee-simple in possession in the following parcel of land, situate in the Cockburn Sound District, and being Lot 6 of Cockburn Sound Location 10 (containing 25 acres 2 roods 25 perches). Bounded on the north by 23 chains 62 links of the south boundary of Lot 3. On the east by 14 chains 79 8-10 links of the west boundary of Lot 9. On the south by 11 chains 84 links of Forrest-road, then by the east boundary of lot 8 measuring 12 chains 661 links, the north boundary of Lot 8, measuring 6 chains 35 8-10 links, and 10 chains 131 links, the north boundary of Lot 7, measuring 1 chain 41 7-10 links, and the west boundary of Lot 7, measuring 6 chains 98 2-10 links then by 4 chains 5 8-10 links of Hamilton-road, and On the west by the east boundary of Lot 5, measuring 11 chains 88 2-10 links. The land is more particularly defined on Plan 2073 (sheet 1), deposited in the Land Titles Office.

And further take notice that all persons other than the applicant claiming to have any estate, right, title, or interest in the above parcel of land are hereby required to lodge in this office on or before the 17th day of June next a caveat I forbidding the same from being brought under the operation of the Act.

Mr. A. J. Diamond addressed a well attended meeting last evening at Mr. Laudehr's residence, **Hamilton Hill Swamp**.

Mahoney P. **Hampton Hill Swamp**

Young, Claude, **Hampton Hill Swamp**

1912 A Wandering Child.-Yesterday the Beaconsfield police were engaged in a search for a lad named William Batten, who wandered away from a house near On a Monday about three or four months ago he drove Moolshan to Dixon's **Swamp** Hampton Swamp on the. previous evening. The boy. who is 11 years of age, is said to be suffering from mental aberration, and he was sent:from his home, in Alma-street. Fremantle, to stay for a few days with some friends living on Hughes's Estate.....Last night the missing child was found at Point Walter.

1916 the place known as Dunning's Farm, and situated at **Hampton Hill Swamp**,

1918 HFOUSE. rent 7s., **Hampton Swamp**, second house on Forrest-rd.

Sunnyside

The next mention of the Hamilton Hill property appears be referral to the property "Sunnyside", owned in 1891 by Richard Bishop and then W.A. (Alex) Chamberlain, a former boat-builder, who owned the property from 1902. He also had horticulture holdings at Jandakot and produce from both properties featured highly in the prize circle at the various Agricultural Shows.

The exact location of Sunnyside has not been established, but it seems likely that the 17 acre orchard and market garden was surrounding the swamp (the remnant of which can still be seen near where the circus sets up) and that the Sunnyside house was on the site between the palms, and on the former site of Sydney Smith's "Hamilton Hill" house.

However, there is also a reference in 1913 to the property of Mr. **John Dixon**, a butcher, whose place was "still to be seen on the Rockingham Road" (Lot 6 of Cockburn Sound Location 10, containing 25 acres 2 roods 25 perches). This is consistent with Malcolm Mortimer's suggestion that the house between the palms at some stage belonged to his grandfather John Dixon.

There are several references to the address of Mr. Chamberlain's highly successful poultry, orchard and market garden property *Sunnyside* as Hamilton Road Fremantle (1902), Beaconsfield (1904), South Fremantle (1906) and Forrest Road, South

Fremantle (1929). Interestingly, an advertisement for a housemaid in 1929 to help care for the elderly couple, advises applicants should take the "Alaska Bus" from Fremantle.

From 1927, Mr Chamberlain attempted to sell the property several times, due to health and advancing age.

1927 Dec

PRIVATE SALE.

THAT MAGNIFICENT ORCHARD AND VINEYARD PROPERTY/ OF MR. W.A. CHAMBERLAIN'S KNOWN as **SUNNYSIDE, HAMILTONJROAD, FREMANTLE.**

THE LAND consists of 17 acres, with frontage to two macadamised roads, and is chiefly loamy sand, .with a . fair proportion of black swamp land.

THE BUILDINGS include a fine brick and stone residence, of eight rooms, kitchen, office, bathroom, with verandahs on three sides, and installed with electric light and telephone: stone packing shed and base ment, 42 x-21 ft, with concrete floor; motor garage, stables, etc.

THE ORCHARD contains 442 assorted fruit trees.

THE VINEYARD contains over 1,800 vines, chiefly the best table varieties, and is tendered bird-proof with wire netting.

THE WATER SUPPLY is provided by wells, one equipped with a 5 h.p. motor and one with a windmill. The tanks have a \capacity of 7,500 gallons and nearly 3,000 ft. of 2 and 3 in. piping are laid.

PLANT includes two wine vats, 20 casks, grape crusher, corking and capsuling machines, gantries and implements.

LOCALITY; The property is within 3 ½ miles of the Fremantle Town Hall, with tarred macadam road the whole way.

GENERAL: This is a very complete and attractive property and highly productive.

Mr. Chamberlain, who has owned and worked the property for many years, is selling for health reasons only.

PRICE £4,300.

The property did not sell at that price, and was offered for auction in February 1928, due to Mr Chamberlain's advancing years, offered again for private sale in 1931 and finally at auction again in October 1932 as a deceased estate after Mr Chamberlain's death in May of that year at 81 years of age.

IN THE ESTATE OF W. A. CHAMBERLAIN, DECEASED.

THAT MAGNIFICENT HOMESTEAD AND ORCHARD, SUNNYSIDE,
HAMILTON HILL, FREMANTLE. WITH 17 ACRES OF LAND.
ONLY TWO MILES FROM THE FREMANTLE TOWN HALL.

Executors of the Will of the late W. A. Chamberlain. to OFFER for SALE
by PUBLIC AUCTION as above:—

Portion of **Cockburn Sound Location 10**. being part of the land described in Plan 627 and being the whole of the land comprised in Certificate of Title Volume 845, Folio 123, having an area of 17 acres 1 rood 30 perches, with frontages, of 84 chains to Rockingham road and 12 chains to Healy-road.

Improvements include:—

(a) A fine brick and stone residence, containing entrance hall and six rooms in the main building, with an addition containing a large glassed-in vestibule and kitchen and bathroom. There are verandahs in the front and on two sides.

(b) A detached wood and iron room.

(c) Two detached W.B. cottages.

(d) A brick and stone packing room, with basement, both floors being 42ft. x 21ft

(e) Two wells, both with overhead tanks, one being equipped with a windmill.

(f) The orchard and vineyard containing approximately **10** acres of vines and fruit trees.

About five acres are under irrigation and this area is utilised as a market garden.

About four acres fronting Healy-road are unimproved and could be subdivided and sold.

This is a very fine property that in the past has been a very good revenue producer.

The cultivated land has always been kept in good heart, having been systematically fertilised and cultivated.

A LINK WITH EARLY FREMANTLE

Mr. W. A. Chamberlain Passes

The passing of Mr. W. H. Chamberlain, of **Hamilton Hill**, last week, at the age of 81, severed a link with the earliest days of Fremantle. The deceased's grandmother was Mrs. Adams, who arrived in 1830 by the ship Rockingham, which brought out settlers for the Peel Estate. The Rockingham was wrecked in the vicinity of the place now bearing its name, and Mrs. Adams settled at Clarence Rocks, now

the Naval Base, where a daughter, subsequently the mother of the deceased, was born. Mr. Chamberlain's father received his introduction to Fremantle after he was saved from a wreck in the Indian Ocean, by the master of the ship *Empress*.

For many years Mr. Chamberlain was a prominent ship builder at the port, and many dinghies, seagoing yachts, and pearling luggers were turned out from his yards. It is notable that not one of his many luggers was lost on the trip to the pearling grounds, and this, besides the fact that he built a yacht, the *Nautilus*, which had no peer in the State at the time, earned for the deceased the reputation of champion boat builder.

After retiring some years back he built **Sunnyside**, at Hamilton **Hill**, and tended a fine vineyard on the property.

He was born in Short street, Fremantle, and enjoyed robust health until quite recently. The funeral at the Fremantle Cemetery on Thursday was largely attended.

Mrs Ellen Chamberlain stayed at the property until 1934, when she also passed away.

The Sunnyside house was offered for sale after this on a number of occasions as a deceased estate and as suitable for a private hospital. It was sold privately in 1940 by George Stelia, presumably to a Mr. Gerovich, who advertised in 1941 for “2 lads, garden work”.

Aboriginal Heritage

The *Nyoongar Wadjuk* heritage of the Hamilton Hill Swamp site is rich; non-Indigenous reports include reference to the site as a corroboree ground and a burial site.

It appears that the original wetland (swamp) was ploughed in (resumed for cultivation) around 1902, when the skeleton of a well-known Aboriginal character Wee-war was unearthed (see account below).

Anecdotal evidence suggests that the swamp on the site may have been the original ‘Davilak’ (a Nyoongar pronunciation of Devil-lake), because of the phenomenon of regular emission of smoke from the peat-moss below due to spontaneous combustion. Indeed, this swamp was directly opposite the “White gate”, which was the entrance to Manning’s *Davilak* property.

The West Australian, 10 Sept 1902

1902 In a prominent part of Mandurah road, South Fremantle, is now to be seen a vacant-block of ground, which was once used as a native burial-place. Modern tenements have crowded almost every inch of the territory, but this particular area has remained untouched. Here they buried **Wee Waw**, in the year of grace, 1862. The bucks dug a four-foot grave for him, and placed the body in a sitting position, facing the rising sun. Then the gins— as was customary — covered the body with dry leaves, and threw a two-inch layer of sand over the

grave. So affected was the tribe at the loss of one of their principal men, that they immediately broke camp and made for their monga (or flshing ground), situated at the mouth of the Serpentine River, near Mandurah. As the women and children had to travel slowly, they did not arrive at their destination , until a march of three or four days.

Meanwhile, weird happenings had taken place at the Mandurah road Cemetery. **Wee Waw** had merely been the victim of catalepsis, and after a few hours sojourn under his canopy of leaves and sand he recovered his senses and burrowed his way out. Hearing that his tribe had mournfully trekked south, he set out after them.

.....Then **Wee Waw** died in earnest.

Vengeful hands plucked him from his deathbed. A merciless stone hammer hit him thrice on the head, and broke both of his arms and legs. A special corps of sinewy , young men took, the remains out to the **Hamilton Hill Swamp**, and a good cavernous six foot grave was dug for him. Twice three score feet padded down the covering earth, and willing arms brought large boulders to place over the disturbed earth.

Wee Waw never rose again — at least, not in a materialistic sense.

.....

Yesterday it was a wilderness and a native graveyard. To-day's it is a garden holding of fecundity. Gruesome things are constantly being unearthed at **Hamilton Hill Swamp**; this :day a human jaw bone, that day a shin, and some other day a skull.

Some time ago there came to the surface the perfect skeleton of a, good-sized native, the frame of which was perfect, excepting that both arms' and legs and had' been broken. This discovery caused great excitement among the Oldest Inhabitants. They gathered around the remains, and.all instantly recognised them.

"**Wee Waw!**" said one.

"Yes," muttered another, as he gazed at the broken bones, "that was **Wee-Waw.**"

There is a likelihood of **Wee Waw** being buried a. third time.

1913 **Wee- Waw**, an octracised, lonely, black man, minded the killing flock of Mr. **John Dixon**, a butcher, whose place is still to be seen on the Rockingham road.

1933 Natives were everywhere in the old days, and they grew fat on the refuse from

the whaling plants. They used to have wonderful corroborees at Hamilton Hill swamp. Natives from hundreds of miles used to gather and they would keep up the celebration for days. Only the tribes from around Geraldton were not allowed, to join the fun.

Aboriginal occupation and use of the area is also supported by reference to regular inhabitation of the nearby Manning Lake, where there remains a significant “Corroboree Tree”.

Flora and Fauna

Newspaper reports indicate the pre-existence of the endangered Dalgyte, otherwise known as the Bilbie or Rabbit-Eared Bandicoot (*Macrotis lagotis*) in the area (see report below). Since there is an abundance of native vegetation remaining in the area, it is suggested that a comprehensive Flora and Fauna survey be conducted and that options for species revival be investigated.

Sunday Times (Perth, WA : 1902 - 1954) Sunday 14 August 1927

A DALGYTE.

From the description by M J. (**Hampton Hill**), and also the accompanying photograph, there, is no doubt that the animal was the rabbit-eared bandicoot or dalgyte. The following is a description of the animal :- Fur very long, soft, and silky; above fawn grey, below white; an indistinct dark vertical band on the side of the rump; tail thickly hairy throughout, at the base is fawn grey, in the middle third black or dark brown, and the terminal third white, and prominently crested above.

The natives use. in the interior, theâe [sic] terminal tufts of the tail as ornaments. They tie them together in bundles of from 12 to 20. The animal is about the size of a common rabbit, and, like that rodent, is a burrower, but it feeds chiefly on insects, especially the larva which it. finds about the roots of the bush trees. Its flesh is sweet, and! much-prized by the natives. I am always pleased to give the fullest information possible, and I only regret that the doe did not live so that you could possibly have reared the young in. the pouch. From a natural history point of view your letter was extremely interesting, and I shall be glad to hear further from you in the future.

Location

The ‘Hamilton Hill swamp’ precinct was once part of a vital chain of wetlands which extend north and south along the Coast of the Perth Metropolitan area. The fertile alluvial soils surrounding the lake would have provided vital sustenance to Wadjuk inhabitants of the area and after European incursions, provided rich soils for horticulture and viticulture production. Consequently, it appears that before, during and after the time that Lucius Manning was attempting to chase off land-grabbers from what he saw as his land, the area was indeed settled, with many small-scale market-gardeners squatting in shacks and tents on the slopes of the swamp and surrounding hills.

Following disturbance and destruction of the wetland ecosystem early in the 20th century, remnants of the wetland are now only but clearly visible due to vegetation changes and an existing "soakhole" adjacent to the basketball stadium. Construction of Rockingham Road and Hamilton Plaza have further reduced the potential size of any reclamation.

The site is located roughly as indicated on the photo below and approximate Map coordinates for the site are:



Recommendation

That the site be re-named as "Hamilton Hill Swamp Precinct"

That comprehensive environmental and heritage surveys be made of the site.

That the site be heritage listed (under National, State and local government auspices), giving it protection from further development inappropriate to its heritage value.

That remedial earthworks be planned and conducted to restore the environmental and heritage value of the wetland.

SCHEDULE OF SUBMISSIONS
ANNUAL REVIEW OF CITY OF COCKBURN HERITAGE LIST & LOCAL GOVERNMENT HERITAGE INVENTORY

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Ross Anderson, The WA Museum Shipwreck Galleries, Cliff Street, Fremantle WA 6160	<p>C.Y. O'Connor Beach contains the visible and submerged remains of some significant maritime heritage sites including the wreck of the steam tug Wyola (1912), timber barge and Robb Jetty.</p> <p>The WA Museum would like to nominate the above sites to the City of Cockburn's Municipal Heritage Inventory as part of a maritime archaeological, or maritime heritage precinct that reflects the past maritime industrial use of this area. The combination of sites represents the past maritime industries of Cockburn of shipping, shipbreaking, and cattle trade for the meatworks. These archaeological sites are significant for providing an accessible recreational shore diving site (Robbs Jetty) and training ground for maritime archaeology students. They are associated with nearby public artwork and interpretive elements of the 'Human Race', wind vanes and C.Y. O'Connor statue, and the abattoir chimney listed on the Cockburn Municipal Heritage Inventory.</p> <p>The visible wrecks of the steam tug Wyola and timber barge in the inter-tidal zone are unique beach landmarks, and are easily accessible to school groups and academic students for conducting training in maritime archaeological and heritage surveys. The WA Museum's Department of Maritime Archaeology regularly uses these sites for training purposes, with school groups including Rockingham Senior High School and South Fremantle High School Maritime Studies Programs, and as part of University of Western Australia archaeology program practicums.</p> <p>Significance</p> <p>Wyola 1912 The 306 ton steam tug Wyola worked in the Port of Fremantle. It was built in South Shields, UK in 1912 and run ashore at Robb Jetty for dismantling and scrapping in 1970. The Wyola was a powerful tug that had a reputation for toughness, and assisted many vessels that had been wrecked or stranded, and served in the Mediterranean during post World War I clean-</p>	<p>Supported.</p> <p>It is recommended that two new places be included on the Local Government Inventory, as discussed below:</p> <p><i>Wyola and Barge</i></p> <p>The Wyola and barge (remains) have historical significance as a tangible and visible reminder of the maritime history associated with Owen Anchorage. The Wyola is associated with both World Wars and had a long and important association with the Fremantle Harbour shipping industry, through its involvement in long-distance towing, salvage and rescue.</p> <p>The remains of the hull of the Wyola form a landmark on C. Y. O'Connor Beach, and have aesthetic and interpretive significance. Wyola Wreck and Barge (remains) have social value as a publicly accessible landmark, contributing to the community's sense of place. The timber barge has social and historic significance for its association with shipbreaking activities and Cockburn's maritime industrial heritage.</p> <p>Accordingly it is recommended that Wyola Barge and Wreck be included on the Local Government Inventory and Heritage List, as a Management Category B place. A draft place record is included at Attachment 2.</p> <p><i>Robb Jetty</i></p> <p>Robb Jetty (remains) are a visual reminder and marker of the former Robb Jetty that was an important component</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>up. The Wyola was a significant vessel in the history of the working of the Fremantle Port, and can be seen in many iconic images of Fremantle Port. The stern post and associated hull remains can still be seen protruding from the beach while the bottom of the hull lies buried in the sand. Some of these frames were cut out in 2012 due to presenting a hazard to horse riders and beach walkers. The Wyola has social and iconic historic significance for its association with the working of the Port of Fremantle, and in the last phase of its life for being associated with Cockburn's shipbreaking and maritime industrial heritage. Being one of the only visible above-water shipwrecks in the metropolitan area the Wyola shipwreck also has aesthetic and interpretive significance.</p> <p>Robb Jetty</p> <p>Robb Jetty was used for the unloading of cattle from the state's north-west to the abattoirs that operated between 1890s-1970s, and along with the heritage listed abattoir chimney are a reminder of South Fremantle's history and industries in the area. Submerged jetty piles extend about 300 metres out to sea creating an underwater 'forest'. The site is an interesting shallow shore dive with structure providing a habitat for marine life and substrate for colourful marine growth, and is regularly used as a student diver training ground by dive shops and instructors. Robb Jetty has historic significance for its association with the area's meatworks and cattle trade, shipping and maritime heritage, and has recreational, interpretive and aesthetic significance as a recreational dive site.</p> <p>Timber barge</p> <p>A timber barge buried in the sand just to the north of the Wyola is believed to have been used by the Goldfield Metal Traders company in the course of their scrapping of Wyola. The timber barge has social and historic significance for its association with shipbreaking activities and Cockburn's maritime industrial heritage. Being a visible shipwreck it also has aesthetic and interpretive significance.</p> <p>A recently published maritime archaeology Honours thesis (Danielle Wilkinson, 2013, From beef to reef: The maritime cultural landscape of Robb Jetty, Flinders University of South Australia, Adelaide) draws attention to the significance of these sites as part of a maritime cultural landscape, and</p>	<p>of the meat industry in Western Australia.</p> <p>Robb Jetty (remains) have aesthetic significance as a landmark in the area along with the Robb Jetty chimney, contributing to the community's sense of place and history.</p> <p>Robb Jetty (remains) have historic significance as a representation of the importance of shipping in the provision of stock for slaughter, to feed the growing metropolitan area and Goldfields, in the 19th and early 20th century. Robb Jetty played an integral part in the agricultural industry of the State, particularly as it facilitated the development of slaughterhouses and associated industries in the Cockburn area from the 19th century through to the 20th century.</p> <p>It is recommended that it be included on the LGI as a 'Management Category B' place, reflecting its current condition as remains only. It is also recommended that it be included on the Heritage List pursuant to the Scheme, as all Management Category A and B places on the LGI are considered to be of significance for inclusion on the Heritage List. A draft place record has been prepared (included at Attachment 2).</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>'demonstrates that the heritage significance of this area is lost on contemporary perceptions as the public are not informed about the history of these features' (Wilkinson 2013: v)</p> <p>As well as protecting these historic maritime features for the future, we recommend that the sites be interpreted to inform people of the sites' history and significance. There is some interpretation at nearby South Beach along the walking paths with photographs of Robb Jetty; however, they are not clearly associated with the actual site, nor is there any written interpretation.</p> <p>The Western Australian Museum's Department of Maritime Archaeology and Department of Maritime History hold historic images of the Wyola and Robb Jetty that we would be happy to assist the Shire of Cockburn with in any future interpretation of these sites.</p> <p>Please find enclosed a map and supporting documentation from Wilkinson (2013) and a copy of the WA Museum's shipwreck interpretation brochure for the South Fremantle area and C.Y. O'Connor Beach describing Robb Jetty, the Wyola and timber barge sites.</p> <p>If you require any further information please contact me.</p> <p><i>Various images and article clippings enclosed in submission</i></p>	
2	<p>Glen Diggins , Coogee Beach Progress Association PO Box 422 SOUTH FREMANTLE WA 6162</p>	<p>At a meeting of the Coogee Beach Progress Association (CBPA) held on the 13th August 2013 it was resolved that the CBPA seek the City of Cockburn support to have the Magazine Jetty at Woodman Point registered with the Heritage Council as a Place of State Heritage significance and included in the State Register of Heritage Places. The Association is also aware that the "Friends of Woodman Point," "The Woodman Point Regional Parks Community Advisory Committee" also support registration of the Magazine Jetty in the State Register of Heritage Places. This letter is in response to the City of Cockburn recent invitation for the community to nominate heritage places in the update of the municipal register.</p> <p>The Magazine Jetty is currently registered as category B on the City of Cockburn Local Government Heritage Inventory registration number 032. It is listed on the Heritage Council "inHerit" on-line inventory in the Municipal Register, Number 10183. The CBPA is concerned that this Iconic jetty is</p>	<p>Not supported, however the Coogee Beach Progress Association can nominate the place for inclusion on the State Register by applying directly to the Office of Heritage.</p> <p>The Heritage Consultant has reviewed this request and has stated that in his opinion the Magazine Jetty is very unlikely to meet the threshold for inclusion in the State Register. This is because it is identified as having low to medium authenticity, mainly as a result of 1980s refurbishment. Consequently, it is considered that the current management category 'B' correctly reflects the historic and social significance of the place, which was highlighted in the request from the Coogee Beach Progress Association, while acknowledging that little fabric remains from the original 1903-04 jetty.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>starting to deteriorate and needs statutory heritage protection. I am advised that you have passionate interest, as Mayor, in the history of Cockburn and the CBPA members also share your passion to preserve and protect this unique City of Cockburn iconic jetty which is around 110 years old.</p> <p>The Jetty is used extensively by many Western Australian anglers and it is rare that one visits the jetty without finding someone fishing. Several annual events which attract large community participation are the Cockburn Masters Swimming Club "Jetty to Jetty Swim" Annual Ironman events, Coogee Surf Club events, etc. Many Cockburn residents and others use the jetty as a feature in swimming, walking, scuba diving and wading to define the extent of their activity in keeping physically fit. Fremantle Ports Authority is the organisation responsible for the Jetty as far as the CBPA can determine, however enquires made to the Port Authority have indicated that they believe that they are not responsible for the jetty. Currently it would appear that no organisation is willing to take responsibility for this iconic state heritage jetty.</p> <p>The purpose of seeking to have the Magazine Jetty entered into the state register is that the jetty would be protected under the "Heritage of Western Australia act (1990). This will ensure that any maintenance or development of the jetty would respect its identified heritage significance and would have legal protection under the act. Accordingly the CBPA recommends that the City of Cockburn prepares and submits a nomination form to the State Heritage Council for the Magazine Jetty to be placed on the State Heritage Register.</p> <p>I would be pleased to provide any further information you may require and look forward to a favourable response to this recommendation.</p>	<p>Management category 'A' should be used for places already acknowledged as being of State significance, or are likely to have sufficient cultural heritage significance to be entered in the State Register of Heritage Places. Consequently, it is recommended that the current management category be retained for Magazine Jetty.</p>
3	Jemma Wuthenow 27 Romeo Road Coolbellup WA 6163	<p>3.0 The Tree being nominated: Corymbia Citriodora, Coolbellup</p> <p>4.0 Original to settlement of the area, building of the School.</p> <p>4.4 Location of Context: all of the above</p> <p>4.5 Exceptional Size, Age and Form: all of the above</p> <p><i>Tree location map and image enclosed in nomination.</i></p>	<p>Not supported.</p> <p>While it is agreed that this is a large and attractive specimen, that may have association with construction of the school in the 1970s it is not considered to adequately meet two of the criteria for inclusion on the Significant Tree list. It is therefore not recommended that this tree be included on the Significant Tree list.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
4	Jules Colson 15 Capulet Street Coolbellup WA 6163	3.0 The Tree being nominated: Lemon Scented Gum, Coolbellup 4.4 Location of Context: Koorilla, Coolbellup. 4.5 Exceptional Size, Age and Form: Large Lemon Scented Gum. <i>Tree location map and image enclosed in nomination.</i>	See above.
5	Paul Watson 56 Davilak Avenue Hamilton Hill	Nomination of Hamilton Hill Swamp Precinct. See attachment 5.	<p>Supported, in part. It is recommended that the Hamilton Hill Swamp Precinct be included on the Local Government Inventory, but not on the Heritage List.</p> <p>With the current level of knowledge about the remaining physical fabric below the surface, and the Aboriginal heritage being known only from newspaper reports substantially after the events they describe, it is not possible to accurately determine the potential cultural heritage values for the place.</p> <p>As a consequence, it is recommended that Hamilton Hill Swamp Precinct be included within the Local Government Inventory with a management category 'C', identifying its potential for cultural heritage significance, mainly archaeological values and possible educational values, but recognising the lack of data available at the moment.</p> <p>The Heritage Consultant has not recommended that Hamilton Hill Swamp Precinct should be included on the Heritage List. This is a direct consequence of the current lack of information regarding the precise archaeological nature of the site.</p> <p>The Heritage Consultant has prepared a draft Place Record for Hamilton Hill Swamp Precinct (Attachment 2). It is recommended that this place be adopted for inclusion on the LGI as a 'Management Category C' place.</p>

File No. 109/027

**SCHEDULE OF SUBMISSIONS
 PROPOSED SCHEME AMENDMENT NO 94 TO CITY OF COCKBURN TOWN PLANNING SCHEME NO 3 – INTRODUCING A NEW DCP14 (ROBB JETTY AND
 EMPLACEMENT PRECINCTS)**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Western Power	<p>Western Power does not have any specific comments at this time to the above proposal, however we would appreciate being kept informed of developments. As there are overhead power lines and/or underground cables, adjacent to or traversing the property the following should be considered, prior to any works commencing at the above site/development/property or if any alignments, easements or clearances are encroached or breached.</p> <p>Working in proximity to Western Power Distribution Lines All work must comply with Worksafe Regulation 3.64 Guidelines for Work in the Vicinity of Overhead Power Lines.</p> <p>If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below: http://www.westernpower.com.au/safety/WorkingAroundPowerlines/working near electricity.html</p> <p>http://www.westernpower.com.au/safety/DialBeforeYouDig.html or www.1100.com.au</p> <p>http://www.commerce.wa.gov.au/WorkSafe/</p> <p>If you require further information on our infrastructure including plans, please complete a request for Digital Data If you require relocation or removal of our infrastructure, please complete the below application. Please note: Western Power must be contacted on 13 10 87, or complete the attached DQA form, if your proposed works involve:</p> <p>A) Any changes to existing ground levels around poles and structures. B) Working under overhead powerlines and/or over underground cables</p>	<p>Noted – this is a scheme amendment to introduce a development contribution plan, not to undertake works. These are subject to separate approval processes.</p> <p>No changes are recommended (or requested) based on the content of this submission.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.</p>	
2	<p>Giuseppe Sinagra-Brisca 4 Tolly Court HAMILTON HILL WA 6163</p>	<p>A density of 27 Units would not be sufficient to demolish the present building</p> <p>The density should be at least 40 units to allow development to occur.</p> <p>The plot ratio should also be set to allow reasonable sized units.</p>	<p>Noted – this is a scheme amendment to introduce a development contribution plan, not establish density which has been done via the local structure plan.</p> <p>The scheme amendment refers to 27 dwelling units as the basis of sharing costs. This is minimum development scenario (85% of yield assuming 1x dwelling per 62.5m²)</p> <p>Plot ratio has been replaced by a ‘3D envelope’ set out in the Design Guidelines Local Planning Policy. This particular site is in the ‘high density’ typology which can develop to 6-8 storeys. If incentives for affordable housing are taken up, additional height may be permitted as per the local structure plan provisions.</p> <p>Plot ratio does not relate to the size of apartments. Dwelling size is guided by section 7.4.3 of the Residential Design Codes.</p> <p>No changes are recommended based on the content of this submission.</p>
3	<p>Paino and Associates C/- MGA Town Planners 26 Mayfair Street West Perth WA 6872</p> <p>Address of Property Affected by Scheme:</p> <p>Lot 70 Bennett Avenue and Lot 66 & 67 Garston Way/Darkan Avenue</p>	<p>This submission responds to Amendments 94 and 103 to the City of Cockburn Town Planning Scheme No 3.</p> <p>Amendment 94 proposes to include a Developer Contribution Plan (DCP) specific to the Robb Jetty and Emplacements precincts of the Cockburn Coast Development Area. While Amendment No 103 proposes additional items be included within DCP 13, making provision for contributions from the Cockburn Coast Development towards infrastructure within the greater City of Cockburn area.</p> <p>The DCPs are inter-related because both apply to the Cockburn Coast Development. This submission therefore relates to both amendments 94</p>	<p>Noted. As this report deals with Amendment 94, only the relevant sections of this submission are responded to. For responses on matters concerning Amendment 103, see the Schedule of Submissions regarding that amendment.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>and 103, combining comments rather than making two separate submissions.</p> <p>EXECUTIVE SUMMARY</p> <p>Ground 1 The State Government has announced a programme of Local Government Amalgamation which will result in the Cockburn Coast area being transferred to the City of Fremantle. As a consequence, Amendment 103 and the proposed changes to DCP13 will become redundant in their present form.</p> <p>Ground 2 Overall, the combined DCP costs are excessive amounting to nearly \$100,000 per 500m² parcel of land VERSUS LESS THAN \$30,000 for most other DCP's. This cost per area of land vastly exceeds any other DCP within the State.</p> <p>Ground 3 This is essentially a "Builtform Project", not a normal single lot residential subdivision, that all previous DCP's have been based on. The developer gets paid when units are settled, not upon subdivision of land, as in a residential subdivision. DCP contributions should be collected at the time of the completion of apartment buildings or at the very least contributions should be able to be staged at the subdividing of large lots, over say 3,000m² (with caveats protecting Council's right to contributions from later stages of subdivision).</p> <p>Ground 4 Existing Open Spaces should be relocated rather than alienated and replaced by developer contributions.</p> <p>Ground 5 The additional costs of creating the Main Street in terms of land and construction components should not be a DCP cost. The cost of providing this infrastructure should remain with the landowners in whose land the Main Street falls due to the added development potential.</p> <p>GROUNDS OF SUBMISSION</p> <p>1. Amendment 103 to be Redundant The State Government has announced a programme of Local Government rationalisation and amalgamation within the Perth Metropolitan Region. These announcements include separating that</p>	<p>(see Schedule of Submissions for Amendment 103)</p> <p>(see comments further below)</p> <p>(see comments further below)</p> <p>(see comments further below)</p> <p>(see comments further below)</p> <p>(see Schedule of Submissions for Amendment 103)</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>area generally north of the Roe Highway alignment from the balance of the City of Cockburn and amalgamating those northern portions with the City of Fremantle and City of Melville respectively. The Town of Kwinana to the south is then to be amalgamated with the balance of the City of Cockburn.</p> <p>The result of these changes is that the Cockburn Coast Development Area is to be excluded from the City of Cockburn and included within the City of Fremantle. Figure 1 attached to this submission shows how the Cockburn Coast area is excluded from the City of Cockburn LGA and included within the City of Fremantle. Against this background, it makes little sense to proceed with Amendment 103 as proposed and the inclusion of the Cockburn Coast Development Area within DCP13. To continue with the amendment would ultimately result in a development within the City of Fremantle contributing to infrastructure within the City of Cockburn, a situation which would need to be redressed retrospectively.</p> <p>Indeed, when infrastructure items within DCP 13 are examined, they include such elements as a public golf course and an aquatic centre. The City of Fremantle within which the Cockburn Coast Development Area is to be located already has these facilities plus a range of other infrastructure items. To progress Amendment No 103 and include the Cockburn Coast Development Area within DCP 13 with an expanded range of infrastructure items will lead to this arrangement having to be un-picked once the Local Government reform process has been completed.</p> <p>It makes far greater sense to discontinue Amendment 103 and to adjust DCP 13 by deleting the Cockburn Coast Area as a development area from which contributions are to be obtained.</p> <p>2. DCP Costs Excessive DCP 13 results in a per dwelling unit contribution exceeding \$5000 while DCP 14 shows a contribution exceeding \$13,000 for each dwelling unit. The DCPs therefore impose a cost of over \$18,000 for each apartment to be developed within the Cockburn Coast Area.</p> <p>Overall, the average density of residential development within the Cockburn Coast Development is around R100. Therefore, for a 500m2</p>	<p>The infrastructure costs relate directly to items which have evolved from either the structure planning (district and local) related to the Cockburn Coast development or part of the City's Sport and Recreation Strategic Plan.</p> <p>The cumulative cost of the items proposed by DCP14 and those in DCP13 are substantial and the submitters</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>parcel of land, the developer contributions are approaching \$100,000. 500m² is an average lot size for most bulk urban projects within Metropolitan Perth. As far as can be reasonably ascertained, developer contributions in other areas of the Metropolitan Region generally do not exceed \$30,000 per residential lot of approx 500m². Based on this comparison it is apparent that the Cockburn Coast Development is subject to infrastructure contributions approximately 3 times those experienced in other areas. It is submitted that these contributions are excessive. They will have the impact of delaying development, making accommodation in the Cockburn Coast area less affordable and generally, they are unreasonable.</p> <p>3. Timing of Contributions</p> <p>Under DCP 14, contributions are to be made upon the subdivision of land. In the circumstances of the Cockburn Coast Development, it is submitted that this arrangement is unreasonable, as it is a "Builtform" Development.</p> <p>It is accepted that SPP 3.6 specifies contributions at the time of subdivision. However, it is suggested that this requirement reflects the standard approach in Western Australia to the provision of housing and that is, the subdivision of single housing lots for sale to third parties who subsequently construct and occupy a dwelling on the lot of land. In this circumstance, the developer contributions are paid when the developer effectively produces the final product, that is, the building lot.</p> <p>In the case of the Cockburn Coast Development, the final product will overwhelmingly be the production and sale of apartments. Accordingly, sites for apartments will be created after which there will be a lag of approximately 2 years to cover construction and marketing. As such, the developer contributions will have to be carried by the developer for a period of approximately 2 years before that money can be recouped through the sale of the respective apartments.</p>	<p>believe these are higher than elsewhere in Perth. There is an assumption with this argument the development, its location and the DCP items themselves are similar across Perth, which they are not. As per TPS3 and the State Planning Policy 3.6 (SPP3.6), estimated costs have been based on the best available information. Costs in this DCP are also expressed as an amount per development lot based on their individual potential as opposed to simply a rate per hectare or a flat rate per lot or dwelling. With the higher densities in this area (combined with high land value) it is not reasonable to compare DCP14 to peripheral broadacre greenfield DCAs for example. Where possible, City officers have already reined in the DCP14 costs. A number of items originally proposed for inclusion have specifically been excluded and City officers are comfortable the level of inclusions is reasonable and appropriate to this development area.</p> <p>Timing of contribution payments is already determined by the Town Planning Scheme (within section 6.3). The provisions mirror those suggested by State Planning Policy 3.6. To seek to deviate from the SPP would have required the WA Planning Commission's consent to advertise.</p> <p>The submitter's request would see payment of the contribution delayed from commencement of development till completion of development. This would involve changing the liability for cost contribution clause within the Scheme text and would therefore impact all development contribution plans. This would also be inconsistent with the model scheme text provisions set by the Department of Planning for development contributions. It has been confirmed by City officers, the Department of Planning would not support taking an approach which varied from the model scheme text.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>In the present economic circumstances, financing projects is difficult. Arranging more finance in order to cover DCP contributions will simply make that process more difficult and more expensive with interest accruing on the DCP contributions during construction and marketing of apartments.</p> <p>Accordingly, it is submitted that DCP contributions should only be made at the stage of apartment completion. At the very least, there should be a recognised ability to stage DCP payments. For example, a landowner with a 2 Ha site may wish to create an apartment site of 5000m² for initial development with further development of the remaining 1.5Ha to occur in the future. In these circumstances, that developer should only have to pay DCP contributions at creation of the 5000m² first stage site ie. say 50 units x \$20k = \$1m versus 200 units x \$20k = \$4m, for the whole 2 Ha. There needs to be an understanding that there will not be a contribution required of the balance 1.5 Ha parcel of land at the time of that initial subdivision, but only paid when the land is ready for development. Should this require Council's registration of a Caveat over that 1.5 Ha site, then that should be enabled by the DCP.</p> <p>4. Existing POS should be relocated rather than replaced. Reserve 44273 is a Reserve for Public Recreation. Some 2668m² of reserve 44273 is shown within the Structure Plan to be alienated and developed for residential purposes. Public Open Space is then to be provided elsewhere within the Emplacement Local Structure Plan Area.</p> <p>It is submitted that this approach amounts to "double dipping". It results in existing Public Open Space being alienated and sold and land owners generally within the DCP area having to buy other land to replace that alienated Open Space. Rather, that Open Space which is to be alienated should simply be relocated. In other words, funds received from the sale of that alienated Open Space should be used to acquire the replacement land rather than contributions collected from the other landowners.</p>	<p>The area referred to runs in an east-west direction, immediately south of the Rollinson Road extension proposed to the future Cockburn Coast Drive. The Metropolitan Region Scheme amendment (1180/41) report clearly documented:</p> <p><i>“Three areas of Parks and recreation are proposed to be rezoned for future urban development, totalling 9.47 hectares, as outlined below.</i></p> <p><i>The construction of the Primary Regional Road, as outlined above, results in approximately 2.65 hectares of fragmented Parks and recreation reserve to the west of the proposed road and east of the existing Industrial land. Not currently covered by the Beeliar Regional Park Management Plan or the Bush Forever site, the vegetation condition of this fragmented land has</i></p>

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			<p><i>been assessed as completely degraded. As the subject land will be severed from the Parks and recreation land to the east, and is of limited environmental value, it is proposed that this land be rezoned from Parks and recreation to Urban deferred'.</i></p> <p>This was also foreshadowed by the 2009 District Structure plan which specifically noted (in section 3.3.1) that areas of Parks and recreation would need to be rezoned for urban purposes.</p> <p>The applicable deductions from the gross subdivisible area are outlined in the District Structure Plan. This land is not given as a deduction, nor is there any guidance to suggest this land should be offset. At this point in time, the WA Planning Commission's determination of the Emplacement Local Structure Plan is still pending. The Robb Jetty LSP has been endorsed, subject to modifications.</p> <p>The whole of Reserve 44048 and portion of Reserve 44273 Cockburn Rd rezoned total approximately 1.176ha. While the area may not sound large, it equates to just over 21% of the local public open space to be ceded. Considering the current land value of the local public open space is just over \$18 million, it is understandable why this concern has been raised.</p> <p>These reserves appear to have been ceded as part of a previous subdivision, then some years later rezoned to 'Urban'. It is assumed as the District and Local Structure Plans designate these reserves now for development lots (and public open space has been assigned elsewhere), they will be sold by the WAPC. As mentioned, neither of the above plans gave instruction as to these reserves being used as a 'deduction' in calculating the local POS requirement. Unfortunately, concerns with the content of these plans or the MRS amendment did not extend to this particular issue. An</p>

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		<p>5. Main Street</p> <p>The inclusion of the additional costs of creating the Main Street as an item within DCP 14 is not accepted.</p> <p>The objection to the inclusion of the Main Street as an infrastructure item is based on the fact that the development potential of the land fronting and near to the Main Street is enhanced by this proximity. Land fronting or near the Main Street is provided with the potential for commercial development at lower levels plus residential development to a density of R160 above. This results in land influenced by the Main Street having nearly double the development potential of most other land within the DCP area.</p> <p>Valuations carried out to support the DCP show that land set aside for Public Open Space adjacent to the proposed Main Street is valued at around \$600/m² and is significantly higher than the valuations put on other areas of Public Open Space elsewhere within the joint Structure Plan Area. Figure 2 is a map showing the Open Spaces with the per m² values provided against each area of Open Space. The figure shows that the most highly valued land is that land adjacent to the proposed Main Street.</p> <p>Valuations have also been carried out for land earmarked for Scheme Roads and again, these valuations which are shown in terms of per m² values on Figure 3 indicate that the most highly valued land is that land required for the extra width of the Main Street. Clearly, the extra development potential bestowed on that land within the vicinity of the Main Street results in this area being the most highly valued area of the combined Structure Plans. It accordingly makes little sense for developers in other parts of the Structure Plan to subsidise the provision of the Main Street when the providers of the Main Street benefit so significantly from the increased development potential.</p>	<p>inclusion in the officer recommendation is for the WAPC to consider 'seed funding' the DCP14 to ensure Cockburn Coast landowners are not unfairly penalised by rationalising of these reserves. General advice from DoP officers was sought in the month prior to finalising this Schedule of Submissions; however no response was forthcoming in that time.</p> <p>The majority of this comment relates to development potential and land valuation. The author of the submission provided the applicant (Landcorp/APP) with a copy of their submission. They in turn referred this to their valuer for their response (extracts set out below):</p> <p><i>"In our opinion, the Main Street is integral to all owners within the Cockburn Coast Area. Future purchasers of end product apartments within the Cockburn Coast Area are likely to move to the area for lifestyle reasons. Successful high density precincts generally work well when both public transport and retail amenities such as cafés and shops are located within walking distance.</i></p> <p><i>The provision of retail amenities within the Cockburn Coast Area is even more important when one considers that the Cockburn Coast Area is poorly serviced by public transport.</i></p> <p><i>Although we stated that we adopted a slight premium for lots located within the Cockburn Coast District Centre Area within our earlier report, we believe that Mr Goff has not necessarily recognised all the various valuation considerations highlighted in our previous report.</i></p> <p><i>Firstly, our adopted values specifically considered the respective sizes of the individual</i></p>

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		<p><i>Diagrams enclosed in original submission</i></p>	<p><i>parent lots within the Cockburn Coast Area. In our opinion, the market for larger properties with a high quantum of value is considered not to be as strong as the market for smaller properties.</i></p> <p><i>In the lending market at the date of valuation, it could be argued that there were only a small number of active players who would have had the capacity to develop larger high density or mixed use residential development sites within the Cockburn Coast Area”.</i></p> <p><i>“Although we acknowledge that we generally placed a slight premium on properties located within the Cockburn Coast District Centre Area, we believe Mr Goff’s argument that it makes little sense for developers in other parts of the Structure Plan Area to subsidise the provision of the Main Street when the providers of the Main Street benefit so significantly from the increased development potential, is flawed and lacks substance.</i></p> <p><i>After comparing the attributes of the respective properties, we believe it is clear that the benefits of being located within the Cockburn Coast District Centre Area is not as great as Mr Goff has perceived it to be.</i></p> <p><i>In relation to the higher densities that occur within the Main Street/District Centre Area, we refer to our comments with respect to densities in the valuation consideration section of our previous report dated 12 June 2013. In this report, we stated that based on comparable sales, we believe that high densities did not necessarily reflect higher values within the subject location.</i></p> <p><i>In some cases within the Cockburn Coast</i></p>

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			<p><i>Structure Plan we argued that high densities were considered to be an encumbrance on value, as the market for higher density development within the Cockburn Coast Redevelopment Area is considered to be generally soft".</i></p> <p>The above is considered reasonable to City officers.</p> <p>No changes are recommended based on the content of this submission.</p>
4	<p>Basilina Nominees Pty Ltd C/- MGA Town Planners 26 Mayfair Street West Perth WA 6872</p> <p>Address of Property Affected by Scheme:</p> <p>Lot 65 Corner of Darkan Avenue and Rollinson Road, Lot 69 Corner of Bennett Avenue and Rollinson Road & Lot 68 Garston Way</p>	<p>This submission responds to Amendments 94 and 103 to the City of Cockburn Town Planning Scheme N0 3.</p> <p>Amendment 94 proposes to include a Developer Contribution Plan (DCP) specific to the Robb Jetty and Emplacements precincts of the Cockburn Coast Development Area. While Amendment No 103 proposes additional items be included within DCP 13, making provision for contributions from the Cockburn Coast Development towards infrastructure within the greater City of Cockburn area.</p> <p>The DCPs are inter-related because both apply to the Cockburn Coast Development. This submission therefore relates to both amendments 94 and 103, combining comments rather than making two separate submissions.</p> <p>EXECUTIVE SUMMARY</p> <p>Ground 1 The State Government has announced a programme of Local Government Amalgamation which will result in the Cockburn Coast area being transferred to the City of Fremantle. As a consequence, Amendment 103 and the proposed changes to DCP13 will become redundant in their present form.</p> <p>Ground 2 Overall, the combined DCP costs are excessive amounting to nearly \$100,000 per 500m2 parcel of land VERSUS LESS THAN \$30,000 for most other DCP's. This cost per area of land vastly exceeds any other DCP within the State.</p>	<p>See response to Submission 3</p>

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		<p>Ground 3 This is essentially a "Builtform Project", not a normal single lot residential subdivision, that all previous DCP's have been based on. The developer gets paid when units are settled, not upon subdivision of land, as in a residential subdivision. DCP contributions should be collected at the time of the completion of apartment buildings or at the very least contributions should be able to be staged at the subdividing of large lots, over say 3,000m² (with caveats protecting Council's right to contributions from later stages of subdivision).</p> <p>Ground 4 Existing Open Spaces should be relocated rather than alienated and replaced by developer contributions.</p> <p>Ground 5 The additional costs of creating the Main Street in terms of land and construction components should not be a DCP cost. The cost of providing this infrastructure should remain with the landowners in whose land the Main Street falls due to the added development potential.</p> <p>GROUNDS OF SUBMISSION</p> <p>1. Amendment 103 to be Redundant The State Government has announced a programme of Local Government rationalisation and amalgamation within the Perth Metropolitan Region. These announcements include separating that area generally north of the Roe Highway alignment from the balance of the City of Cockburn and amalgamating those northern portions with the City of Fremantle and City of Melville respectively. The Town of Kwinana to the south is then to be amalgamated with the balance of the City of Cockburn.</p> <p>The result of these changes is that the Cockburn Coast Development Area is to be excluded from the City of Cockburn and included within the City of Fremantle. Figure 1 attached to this submission shows how the Cockburn Coast area is excluded from the City of Cockburn LGA and included within the City of Fremantle. Against this background, it makes little sense to proceed with Amendment 103 as proposed and the inclusion of the Cockburn Coast Development Area within DCP13. To continue with the amendment would ultimately result in a development within the City of Fremantle contributing to infrastructure within the City</p>	

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		<p>of Cockburn, a situation which would need to be redressed retrospectively.</p> <p>Indeed, when infrastructure items within DCP 13 are examined, they include such elements as a public golf course and an aquatic centre. The City of Fremantle within which the Cockburn Coast Development Area is to be located already has these facilities plus a range of other infrastructure items. To progress Amendment No 103 and include the Cockburn Coast Development Area within DCP 13 with an expanded range of infrastructure items will lead to this arrangement having to be un-picked once the Local Government reform process has been completed.</p> <p>It makes far greater sense to discontinue Amendment 103 and to adjust DCP 13 by deleting the Cockburn Coast Area as a development area from which contributions are to be obtained.</p> <p>2. DCP Costs Excessive DCP 13 results in a per dwelling unit contribution exceeding \$5000 while DCP 14 shows a contribution exceeding \$13,000 for each dwelling unit. The DCPs therefore impose a cost of over \$18,000 for each apartment to be developed within the Cockburn Coast Area.</p> <p>Overall, the average density of residential development within the Cockburn Coast Development is around R100. Therefore, for a 500m² parcel of land, the developer contributions are approaching \$100,000. 500m² is an average lot size for most bulk urban projects within Metropolitan Perth. As far as can be reasonably ascertained, developer contributions in other areas of the Metropolitan Region generally do not exceed \$30,000 per residential lot of approx 500m². Based on this comparison it is apparent that the Cockburn Coast Development is subject to infrastructure contributions approximately 3 times those experienced in other areas. It is submitted that these contributions are excessive. They will have the impact of delaying development, making accommodation in the Cockburn Coast area less affordable and generally, they are unreasonable.</p> <p>3. Timing of Contributions Under DCP 14, contributions are to be made upon the subdivision of land. In the circumstances of the Cockburn Coast Development, it is</p>	

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		<p>submitted that this arrangement is unreasonable, as it is a "Builtform" Development.</p> <p>It is accepted that SPP 3.6 specifies contributions at the time of subdivision. However, it is suggested that this requirement reflects the standard approach in Western Australia to the provision of housing and that is, the subdivision of single housing lots for sale to third parties who subsequently construct and occupy a dwelling on the lot of land. In this circumstance, the developer contributions are paid when the developer effectively produces the final product, that is, the building lot.</p> <p>In the case of the Cockburn Coast Development, the final product will overwhelmingly be the production and sale of apartments. Accordingly, sites for apartments will be created after which there will be a lag of approximately 2 years to cover construction and marketing. As such, the developer contributions will have to be carried by the developer for a period of approximately 2 years before that money can be recouped through the sale of the respective apartments.</p> <p>In the present economic circumstances, financing projects is difficult. Arranging more finance in order to cover DCP contributions will simply make that process more difficult and more expensive with interest accruing on the DCP contributions during construction and marketing of apartments.</p> <p>Accordingly, it is submitted that DCP contributions should only be made at the stage of apartment completion. At the very least, there should be a recognised ability to stage DCP payments. For example, a landowner with a 2 Ha site may wish to create an apartment site of 5000m² for initial development with further development of the remaining 1.5Ha to occur in the future. In these circumstances, that developer should only have to pay DCP contributions at creation of the 5000m² first stage site ie. say 50 units x \$20k = \$1m versus 200 units x \$20k = \$4m, for the whole 2 Ha. There needs to be an understanding that there will not be a contribution required of the balance 1.5 Ha parcel of land at the time of that initial subdivision, but only paid when the land is ready for development. Should this require Council's registration of a Caveat over that 1.5 Ha site, then that should be enabled by the DCP.</p> <p>4. Existing POS should be relocated rather than replaced.</p>	

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5	<p>Gosh Leather Pty Ltd C/- MGA Town Planners 26 Mayfair Street West Perth WA 6872</p> <p>Address of Property Affected by Scheme:</p> <p>Lot 62 Bennett Avenue North, Coogee</p>	<p>This submission responds to Amendments 94 and 103 to the City of Cockburn Town Planning Scheme N0 3.</p> <p>Amendment 94 proposes to include a Developer Contribution Plan (DCP) specific to the Robb Jetty and Emplacements precincts of the Cockburn Coast Development Area. While Amendment No 103 proposes additional items be included within DCP 13, making provision for contributions from the Cockburn Coast Development towards infrastructure within the greater City of Cockburn area.</p> <p>The DCPs are inter-related because both apply to the Cockburn Coast Development. This submission therefore relates to both amendments 94 and 103, combining comments rather than making two separate submissions.</p> <p>EXECUTIVE SUMMARY</p> <p>Ground 1 The State Government has announced a programme of Local Government Amalgamation which will result in the Cockburn Coast area being transferred to the City of Fremantle. As a consequence, Amendment 103 and the proposed changes to DCP13 will become redundant in their present form.</p> <p>Ground 2 Overall, the combined DCP costs are excessive amounting to nearly \$100,000 per 500m2 parcel of land VERSUS LESS THAN \$30,000 for most other DCP's. This cost per area of land vastly exceeds any other DCP within the State.</p> <p>Ground 3 This is essentially a "Builtform Project", not a normal single lot residential subdivision, that all previous DCP's have been based on. The developer gets paid when units are settled, not upon subdivision of land, as in a residential subdivision. DCP contributions should be collected at</p>	See response to Submission 3

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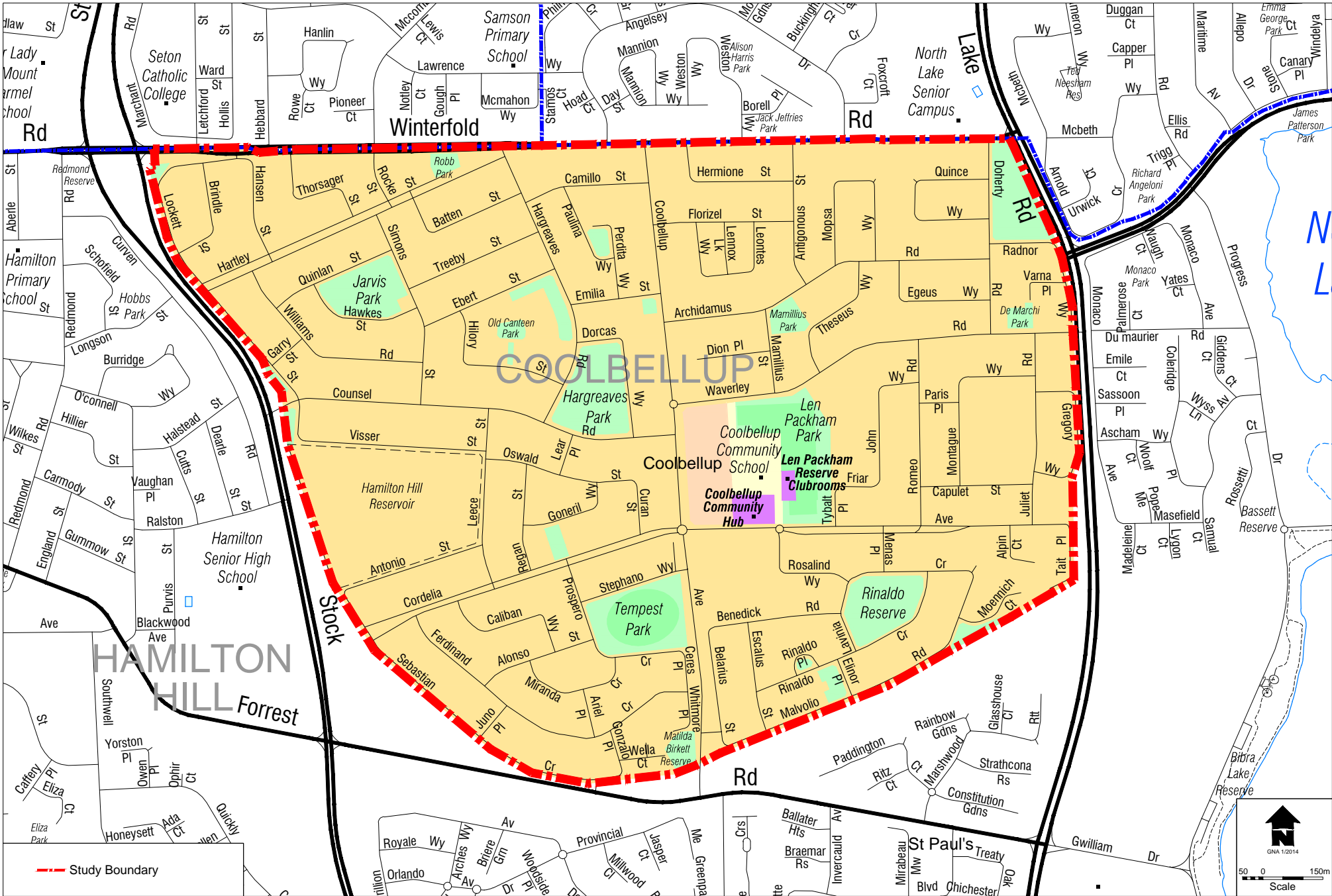
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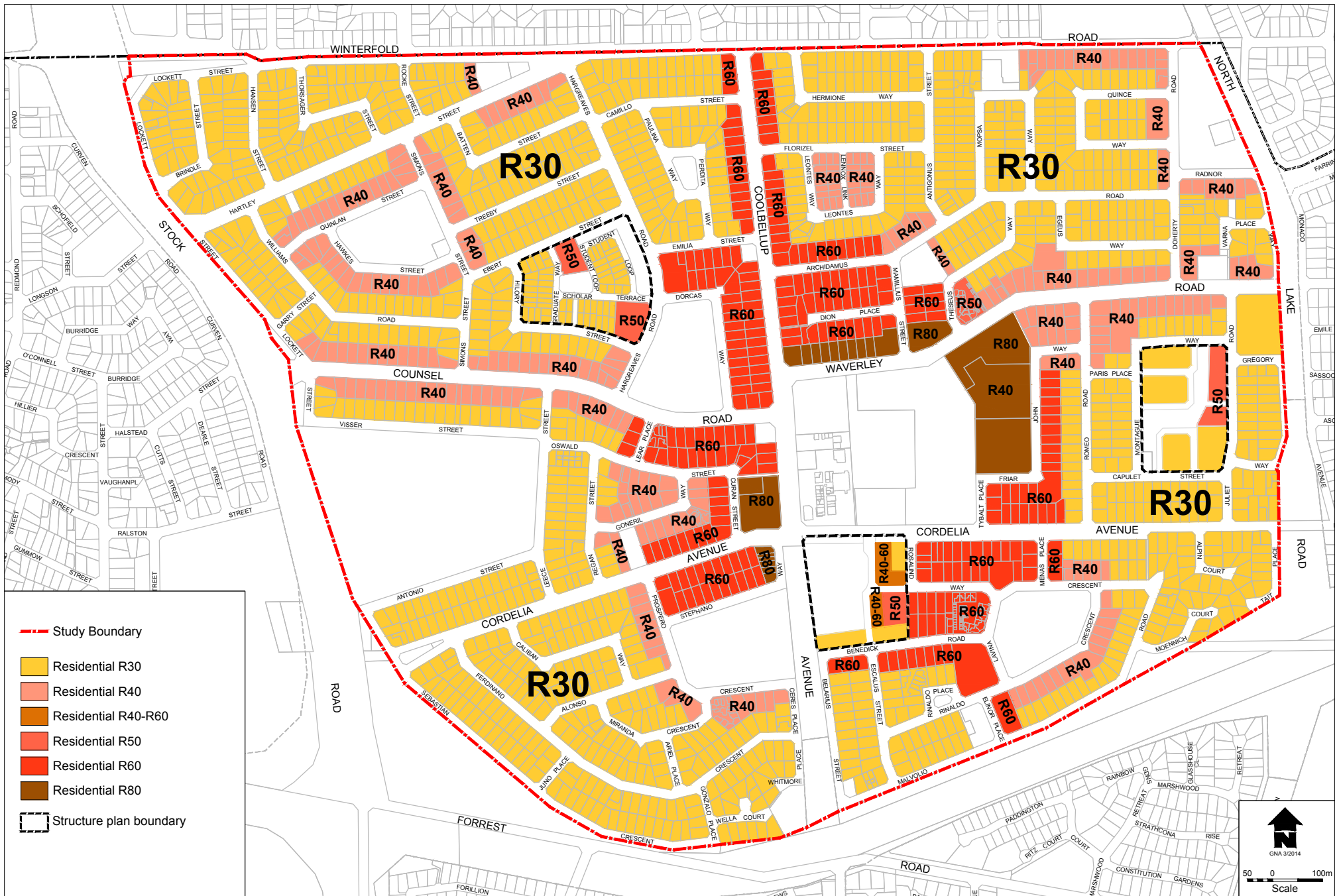
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6	Water Corporation PO Box 100 Leederville WA 6902	<p>While the Water Corporation is referred to as a landowner in the vicinity of the DCP, the Corporation does not own or control any private properties listed in the contributions schedule and is not liable for any cost contributions under the schedule.</p> <p>The Corporation manages Crown Reserve 5239 (Lot 1946) containing the Bennett Avenue Wastewater Pump Station and associated infrastructure. The Corporation also has several easements traversing private properties that accommodate and protect access to existing water and wastewater pipes traversing the former industrial area. In response to structure planning for the Cockburn Coast land, the Corporation has advised Landcorp and the consulting engineers about the location of these water and wastewater pipes and the need for them to be accurately reflected in the relevant reports.</p> <p>The WGE Infrastructure Servicing Report (May 2011) and the '15+ Years Infrastructure Plan' (Infrastructure Master Plan, Page 101) included some information about the existing and proposed alignment of water and wastewater pipes. However, the location of some of the existing pipes was not clear and some alignments were at odds with the proposed road layout shown on the structure plan.</p> <p>Wherever possible, these pipes should be retained in situ. Any pressure mains, notably the existing DN500 steel wastewater pressure main from the Bennett Avenue pump station heading southwards within easements on the alignment of the former Abattoir Loop road, must be protected within road reserves and/or public open space.</p> <p>It may be possible to relocate some parts of the water and wastewater pipe systems traversing the area. The feasibility of relocating this infrastructure must be established by detailed engineering investigations at the proponent's cost. The cost of relocating and protecting these pipes will also need to be borne by the land developers in the area.</p> <p>The Development Contributions Schedule does not appear to include an estimation of the cost of relocating this infrastructure, or any details of which pipes if any will be relocated. It is acknowledged that it may not be practicable or feasible for the pipes to be relocated in a staged or piece-</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted – this is a scheme amendment to introduce a development contribution plan (DCP), not to undertake works. These are subject to separate approval processes. The works covered by the proposed DCP would not include Water Corporation infrastructure.</p> <p>As noted above, the works covered by the proposed DCP would not include Water Corporation infrastructure.</p>

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		<p>meal manner by individual subdividers. It is recommended that this matter should be clarified within the DCP and the Structure Plan reports.</p> <p>If the matter is deemed to be outside the scope of the DCP, then the costs associated with moving the pipes may need to be covered by private cost-sharing arrangements between the various land developers.</p> <p><i>Diagram enclosed with submission</i></p>	<p>Noted</p> <p>No changes are recommended based on the content of this submission.</p>
7	Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p>No Objection</p> <p>Main Roads has no objection to the proposed amendment.</p>	<p>Noted</p> <p>No changes are recommended (or requested) based on the content of this submission.</p>
8	Department of Education 151 Royal Street East Perth WA 6004	<p>No Objection</p> <p>The Department of Education has reviewed the document and advises that it has no objection to the proposed amendment.</p>	<p>Noted</p> <p>No changes are recommended (or requested) based on the content of this submission.</p>





Attachment 2 - Draft Residential Densities Coding Plan



CITY OF COCKBURN
**COOLBELLUP REVITALISATION
STRATEGY**

RECOMMENDATIONS

DRAFT FOR PUBLIC ADVERTISING APRIL 2014

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Part 1 - Introduction

The Coolbellup Revitalisation Strategy aims to guide the delivery of future residential development within the suburb and identify improvements and infrastructure required to support this growth. The Strategy is largely directed towards identifying appropriate increased residential densities and strategies to encourage housing choice.

A key focus is to ensure Coolbellup is an attractive place to live and visit into the future.

A revitalisation strategy for Coolbellup is required to:

- Provide opportunities for further housing growth, meeting the needs of existing and future Coolbellup households;
- Contribute towards the State Government urban infill aspirations of *Directions 2031 and Beyond*;
- Ensure adequate services and infrastructure including promoting pedestrian orientated streetscapes and appropriate levels of car parking;
- Allow for a variety of housing types and designs to encourage flexibility and affordability; and
- Preserve the natural environment and identify opportunities to enhance the character of the suburb.



Study area and scope of the Strategy

Figure 1 illustrates the extent of the study area - the suburb boundary of Coolbellup. There are exceptions, including:

The Strategy does not seek to review land in Coolbellup subject to a recently adopted Local Structure Plan (LSP), of which there are four. Those being the three former Coolbellup School sites and the Coolbellup Town Centre, all of which were approved between 2011-2013.

The LSPs provide guidance on the future development of these sites and there is no demonstrated need to review these documents at this time. It is however understood many residents wish to see improved services within the town centre, including the upgrade of the Coolbellup Shopping Centre and therefore the Strategy does discuss the opportunities and constraints facing the shopping centre site, while not focusing on a full review of the LSP (see page

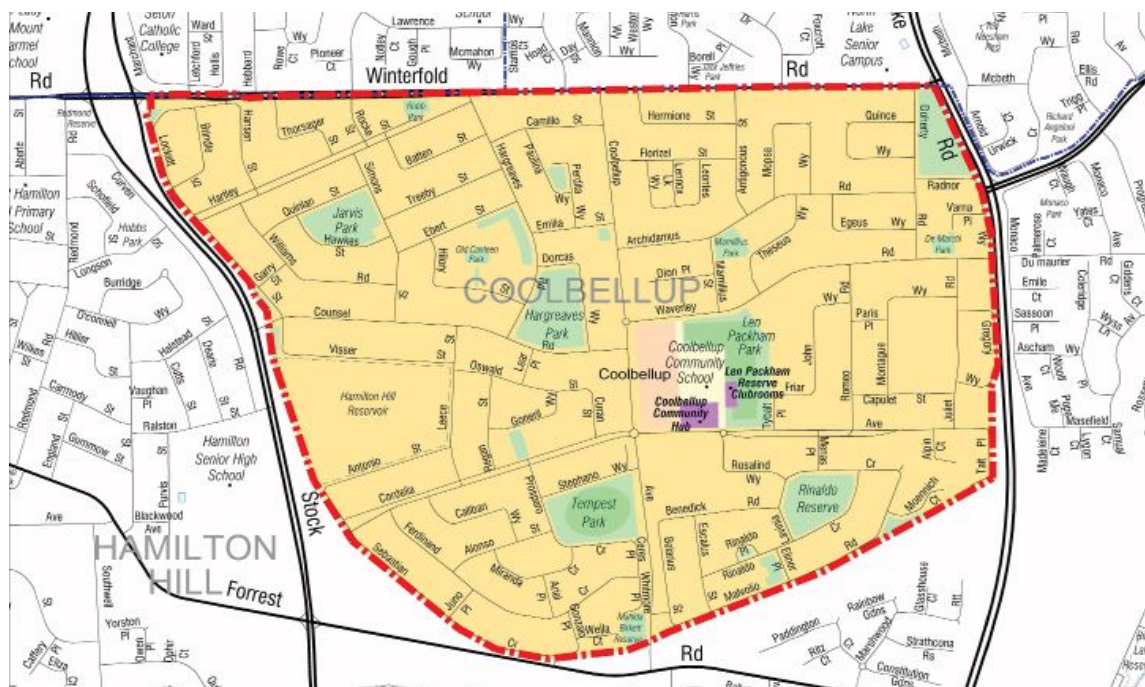
29). For further information regarding the development of the former School site LSP's, including the extensive community engagement work undertaken, please visit the Coolbellup project page on the City's website.

Further, the Strategy does not include the proposed Roe Highway Reservation, bounding the Southern edge of Coolbellup. This land is dedicated as a Primary Regional Road under the Metropolitan Regional Scheme for future road development.

It is noted however the City, consistent with local community views, continues to not support the Row Highway extension and will continue to lobby against the delivery of this project with the State Government. For additional information about the project, please contact South Metro Connect website:

www.southmetroconnect.com.au.

Figure 1 Study Area



Document Structure

Part 1 of the Strategy provides a discussion as to why the Strategy was prepared, process undertaken, a summary of the analysis findings and key recommendations.

Part 2 details the recommendations and Implementation Program.

The Background Report, under separate cover, demonstrates the analysis work conducted, directly informing the Strategy outcomes detailed in Part 2. The Background Report details:

- The relevant planning framework and policies to be considered, and an explanation of the R-Codes;
- The Regional and local context analysis;
- A streetscape assessment;
- An Integrated Public Open Space Assessment, and a Transport and Accessibility Assessment,
- Urban infill and medium density development lessons learnt by the City, and, and Stakeholder consultation outcomes.

Process and community engagement

The development of the Coolbellup Revitalisation Strategy includes the participation of Coolbellup residents and landholders at various stages.

'Key strategy stages' details the overall process for preparing and implementing the Strategy (right).

Key Strategy Stages

Stage 1 Preparation and research

July – September 2013

Background research and preparation including context analysis of local attributes and issues.

Stage 2 - Community visioning

October - November 2013

- Coolbellup resident and property owners survey (over 400 received by the City).
- Two community visioning sessions attended by 128 people.
- Analysis of outcomes of community visioning process. (See appendix 3 of the Background Report to view the outcome of the forums)

Stage 3 - Draft Strategy preparation

December – April 2014

Develop strategies based on outcomes of stages 1 and 2.

Report to Council seeking support to advertise the Strategy.

Stage 4 - Community consultation period

May/June 2014.

60 day consultation period in which all residents and property owners are asked to provide comment on the Draft Strategy

Stage 5 - Final preparation and adoption of Strategy.

June-July 2014.
Review and assessment of submissions provided by the community and a final Strategy document prepared for Council adoption.

Stage 6 - Implementation

Refer to implementation plan (page 38)

Background

The Western Australian Planning Commission ('WAPC') in 2010 released its latest strategic plan for Perth and Peel, *Directions 2031 and beyond: Metropolitan planning beyond the horizon* ("Directions 2031"). Directions 2031 set a target that 47% of the additional dwellings required by 2031 will be delivered through urban infill. This target seeks to address the urban sprawl of Perth's outer suburbs and to promote sustainable planning objectives.

Since 2009 the City of Cockburn has been undertaking revitalisation strategies to identify further housing opportunities while at the same time identifying plans to revitalise suburbs. Coolbellup follows on from the Hamilton Hill Revitalisation Strategy of which is currently being finalised, and the Phoenix Revitalisation Strategy, finalised in May 2009.

Coolbellup is considered a well-connected inner ring suburb and is well situated to contribute to the delivery of these infill targets. It is also considered a unique suburb to provide further development opportunities and associated revitalisation work due to the following factors:

- Coolbellup is strategically placed within the heart of the rapidly expanding south west corridor and is seen as a highly desirable location in which to live and invest;
- Being a well-connected inner ring suburb and in proximity to the new Fiona Stanley Hospital, Murdoch University Precincts and close to the Fremantle city centre and Phoenix activity centre;
- Being well serviced by infrastructure;
- The physical age of built form within the suburb being such that decisions

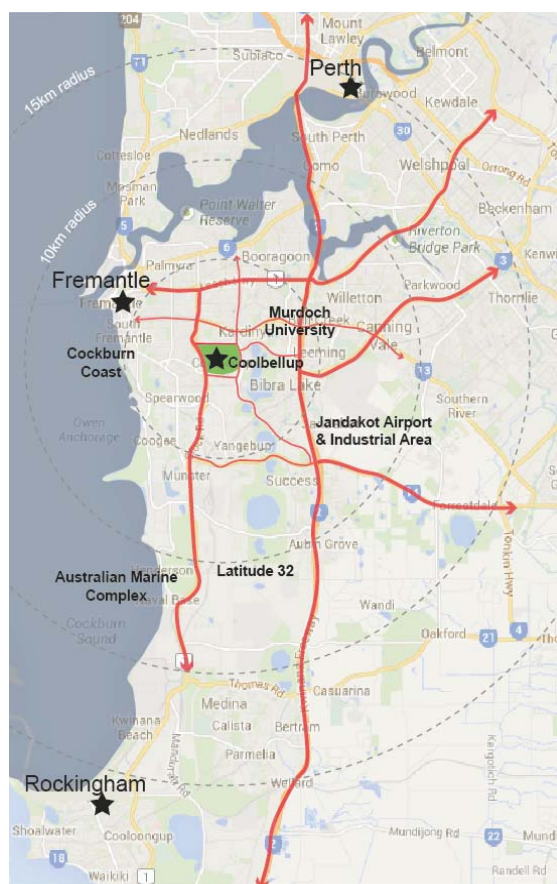


Figure 2 Regional context

for redevelopment and/or renewal are expected to be made by landowners over the coming years, providing the opportunity to consider whether redevelopment to other forms of housing (grouped and multiple) should take place;

- Provides opportunity to support further improvements to the town centre in conjunction with increasing residential densities in areas close to the town centre;
- A unique age demographic which sees the opportunity to explore more diverse responses in housing variety and form through the suburb.

Importantly the Strategy seeks to build on the previous experiences associated with the first revitalisation strategy undertaken

for the suburb over a decade ago. It is noted that this had a key focus on how social housing provision could be better managed for the suburb, and coincided with similar New Living initiatives which were popular through Perth during the 1990s.

Analysis findings

The Strategy is based on the findings of a comprehensive contextual analysis and the results of community engagement work (section 3).

In summary, the analysis revealed the following key considerations, directly informing the Strategy.

Population, housing and future development

- The age of Coolbellup residents is diverse with the median age of people in Coolbellup being 36 years.
- Nearly 60% of homes are 1 or 2 person households and the average household size is forecast to fall from 2.19 to 2.09 persons by 2021. The number of 1 or 2 person households is forecast to increase a further 5% by 2031.
- 74% of Coolbellup homes are 3 or 4 bedroom single detached dwellings.
- Many 3 or 4 bedroom dwellings in Coolbellup are smaller than the houses currently being developed around Perth and may suggest a number of retirees may not down size their homes.
- There is a clear need to diversify the

types of housing available into the future - providing an alternative to 3 and 4 bedroom homes.

- Given the typical Coolbellup cottage houses are reaching over 50 years old, they are approaching a time where they need replacement or renewal.
- The results of the community engagement work indicate there is strong support for more medium density housing types, and good support for more medium to high density housing types.
- There is some support for the view that subdivision of all single lots presently accommodating a single dwelling should generally be permitted, so that in future two dwellings can be accommodated on each lot.
- Most people believe housing affordability should be considered where possible.
- The Coolbellup community expressed a greater range of dwelling types (town houses, units, flats, ancillary dwellings in back yards) should be developed and made available so that residents can "age in place". However, these higher density-type dwellings should preferably be provided in targeted areas, such as around the shopping centre, community hub and parks, and along the main public transport routes.
- Further, new housing should be of a high quality, and development design guidelines should be introduced alongside new R-Codes to ensure this occurs.

Coolbellup character

- The original subdivision design of Coolbellup made provision for the deep verges (the spaces between the road and front property boundary) we see today and were designed with the idea to accommodate large native tree species. This element is a defining characteristic of Coolbellup that should be enhanced.
- Further, the deep verges are considered a unique asset given the infrastructure constraints most suburbs experience, commonly resulting in the loss of trees due to lack of space after planning for essential services and infrastructure.
- The generally quiet and peaceful environment of Coolbellup is highly valued; however safety and security issues are a concern.
- An opportunity exists to improve the function of streets and verges, and there is a desire by the community to improve the attractiveness of Coolbellup's streets.
- The remaining Homes West dwellings originating when Coolbellup first developed in the 1950's-60's (by the then Department of Housing) provide a certain level of character within some streets and consideration of how to protect this characteristic while allowing flexibility for further development is a key consideration.
- The programme of under-grounding the power lines within the suburb should be completed as soon as possible.

- An attractive town centre and shops is viewed by most residents as the characteristic that has the greatest influence on the suburbs character.
- There is a very strong feeling amongst the Coolbellup community that improvements to the shopping centre (i.e., relating to its appearance, functionality, the breadth of uses available, its lack of vibrancy, poorly-maintained parking areas and unclear/unsafe circulation patterns) are urgently required.



Figure 3 Perth's first female Town Planner Margaret Feilman discussing her subdivision design for Coolbellup.

Transport and accessibility

- Despite regular buses servicing Coolbellup, to and from Spearwood, Fremantle, Murdoch and Cockburn Central, many residents expressed the need for additional services.
- Analysis indicates that due to the existing built form, road network and natural features of the wider locality, some bus routes are circuitous. As an example, travel time from Fremantle to Cockburn Station can take over 40 minutes therefore bus services do not provide a realistic alternative to private vehicle travel for time-bound trips.

- An opportunity exists to increase signage and awareness of services.
- More bus stops should be provided with shelters and the town centre bus stops in particular require upgrading.
- Revitalisation of key streets could assist in promoting walkability and cycling in and around Coolbellup. By making them more functional and attractive more people will want to spend more time in them.
- Key Coolbellup Streets such as Coolbellup Avenue, Waverley Road and Cordelia Avenue present opportunities to accommodate further services in the street such as car parking and landscaping including street trees.
- The footpath and cycle path system needs to be upgraded and extended to improve accessibility within the local area.
- There is very strong support by the community against the Roe Highway extension.

Services

- Coolbellup is generally located within good proximity of facilities and services.
- There is adequate infrastructure to support further development.
- There is a desire for increased activities including community events around the town centre.
- Residents have expressed a desire for a community garden to be developed so as to build upon the strong sense of community pride that is already established.



Figure 4: Hargreaves Park

Parks and the natural environment

- Native trees, remnant bushland and local parks are very important to Coolbellup residents.
- Bushland should be protected as is practically possible.
- A key consideration is how to balance protecting and enhancing existing mature trees and accommodating further housing growth.
- Coolbellup has a very good provision of Public Open Space, with several parks being some of the most attractive and well presented in the City of Cockburn.
- However there remains opportunities to diversify the activities available within these public open spaces in the future, particularly for youth and seniors given the significant existing, and planned, aged care developments located in proximity to the Coolbellup town centre.
- Opportunities exist to address anti-social behaviour around Len Packham Reserve and to enhance the look and function of this important centrally located park.

Part 2 - Recommendations

Program 1 - Encourage and support appropriate development and diverse housing options

- Action 1.1 Residential Density and Zoning Changes.
- Action 1.2 Undertake a drainage review
- Action 1.3 Proposed changes to local planning policy *APD58 – Residential Design Guidelines*.
- Action 1.4 Work with the Public Transport Authority to undertake a review of bus services and routes.

Program 2 – Improve the function and presentation of Coolbellup streets

- Action 2.1 Revitalise Coolbellup's key streets: Coolbellup Avenue, Counsel Road, Waverley Road, and Cordelia Avenue.
- Action 2.2 Investigate and prepare a City wide local planning policy to require new developments in revitalisation areas to contribute to streetscape upgrades.
- Action 2.3 Prepare a City wide residential verge education brochure.
- Action 2.4 Facilitate the provision of underground power for the western side of Coolbellup by applying for the next round of funding through the State Underground Power Program.
- Action 2.5 Improve wayfinding signage, facilities and information relating to local bus services, cycle and pedestrian routes in and around Coolbellup.

Program 3 – Protect and enhance the character and natural environment of Coolbellup

- Action 3.1 Continue to support Coolbellup Shopping Centre landowners and managers in the development and upgrade of the town centre.
- Action 3.2 Continue to upgrade Len Packham Reserve and maintain the high quality public open spaces in Coolbellup.
- Action 3.3 Deliver a suburb wide Street Tree Strategy.
- Action 3.4 Prepare a City wide Medium Density Good Development Guide.

Program 1 – Encourage and support appropriate development and diverse housing options

Action 1.1 Residential Density and Zoning Changes

The residential density and zoning plan shown in **Figure 5** proposes a change to most residential land within the Study Area, the exception being several large lots already zoned at higher densities remain unchanged.

For reference, **Figure 6** shows the existing residential density codings in the Study Area.

The Residential Density and Zone Plan is based on the following principles:

- The base density code of R30 will maintain the existing local character of Coolbellup while allowing flexibility for increased development opportunities for land owners. Further, the R30 code is consistent with the former Coolbellup School sites and allows subdivision and development potential for most landowners.
- Provision of increased densities to ensure appropriately scaled streetscapes that provide a transition between changing densities.
- Higher density development is focused around:
 - Coolbellup Town Centre;
 - High frequency transport routes;
 - Areas of POS capable of supporting increased densities, and;
 - Large land parcels which offer the opportunity to undertake coordinated urban infill development.

Explanation of residential density

Residential density is the term used to describe the intensity or number of residential units allowed to be developed in a specified land area. The Residential Design Codes of Western Australia (“the R-Codes”) provides the basis for the control of residential density throughout Western Australia. The R-Codes specifies minimum and average lot areas, or plot ratios for each density code (ie R20, R30, R40 etc). Local planning schemes then apply a density coding to residential zoned land which is used to control the subdivision and development of land.

To assist the community to understand the impact of the Residential Density and Zone Plan figure 7, 8 and 9 provide an explanation of development potential under a range of R-Code densities. **Table 1** provides indicative lot yields under the varying densities. Multiple dwellings yield more lots than single or grouped dwellings on land coded R30 and above as multiple dwellings are controlled via plot ratio, maximum building height and minimum open space rather than minimum and average site area. The potential dwelling yield for multiple dwellings showing in **Table 1** have been calculated using an assumed average dwelling area of 65m². However, dwellings can be smaller in certain circumstances.

These lot yields are based on a hypothetical development scenario. Ultimate development yields will be influenced by many other factors such as the existing lots configuration, frontage, existing development etc. Page 6-7 of the Background Report provides a more detailed explanation of the R-Codes.

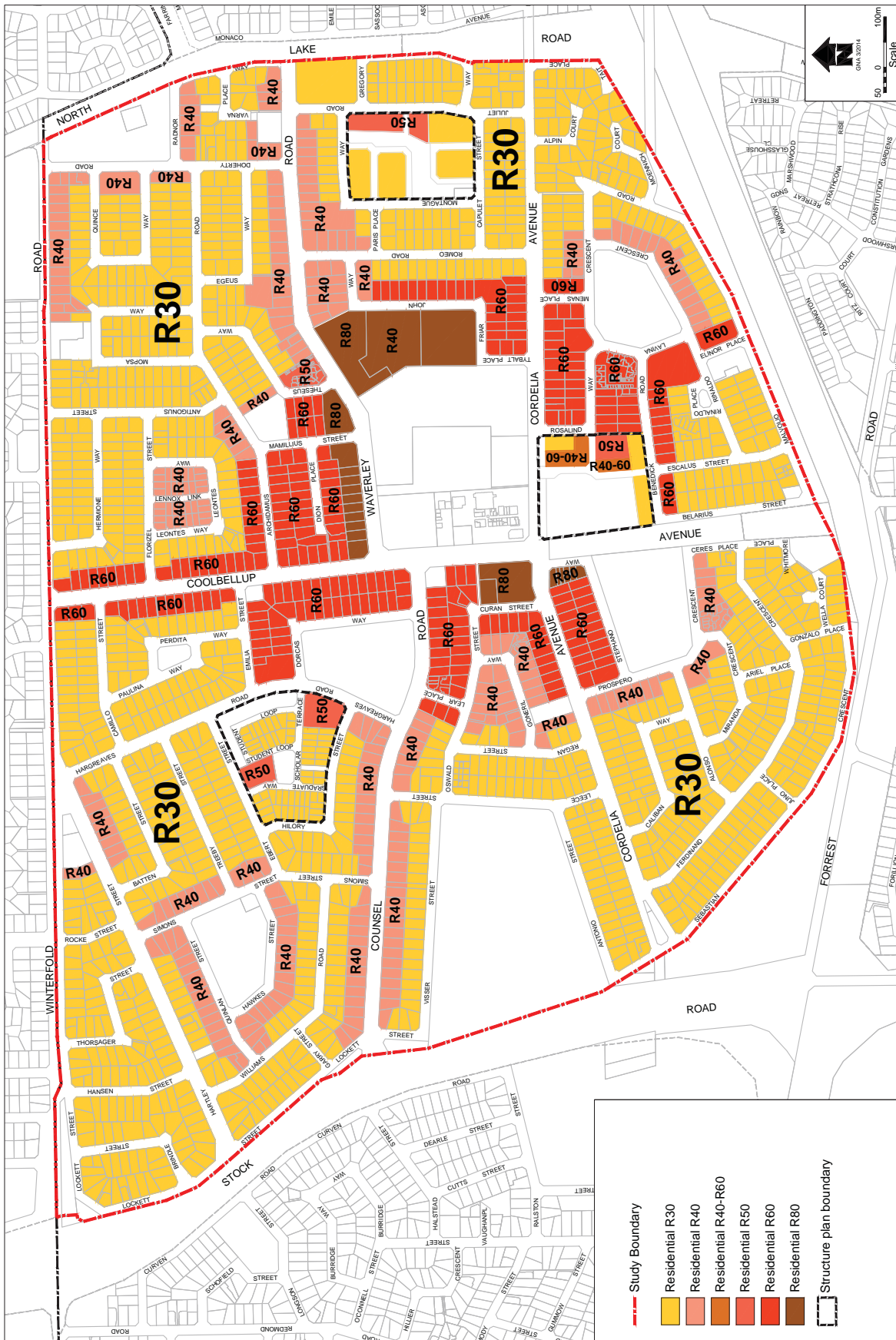


Figure 5 Coolbellup Proposed Residential Density and Zone Plan

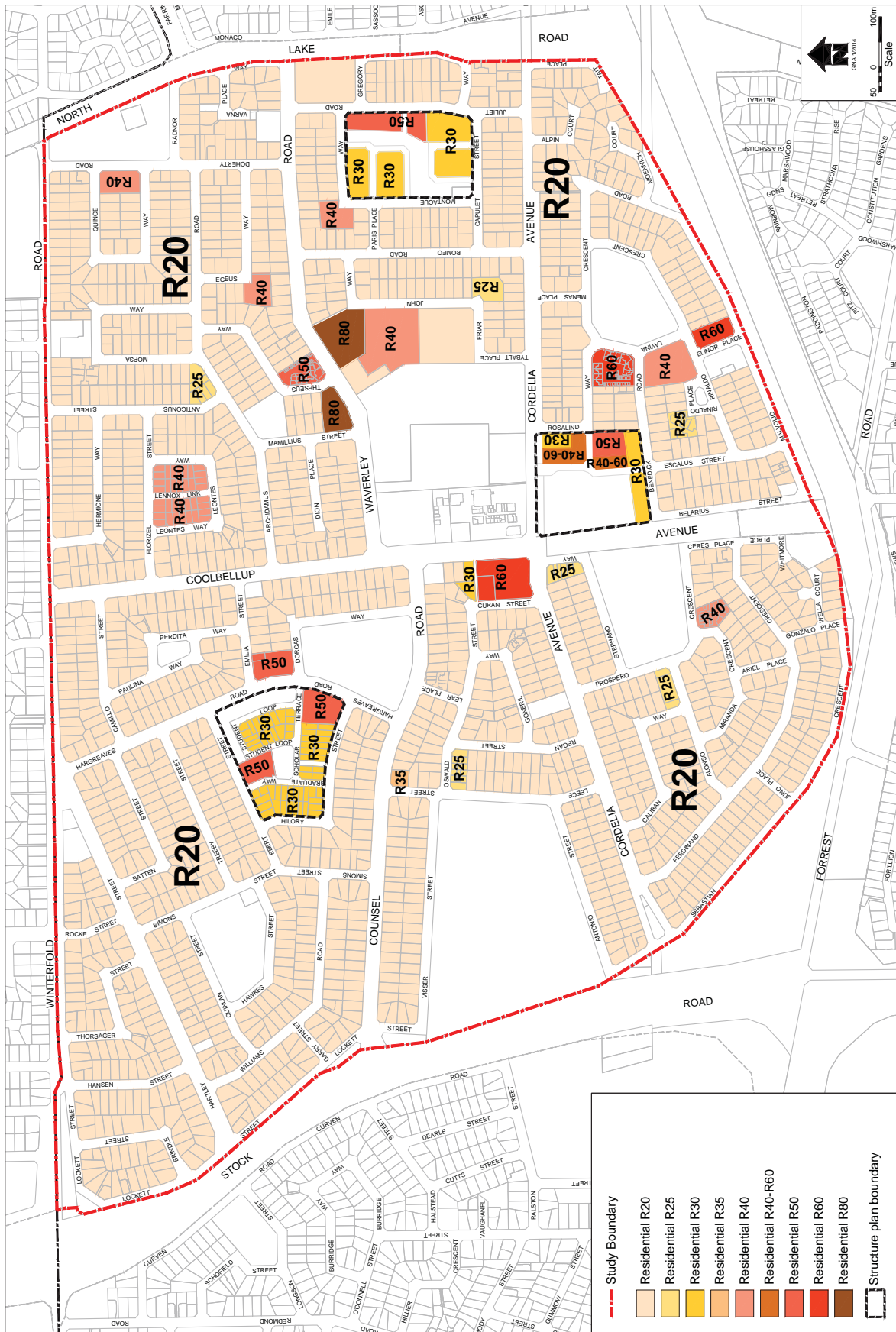


Figure 6: Coolbellup Existing Residential Density and Zone Plan

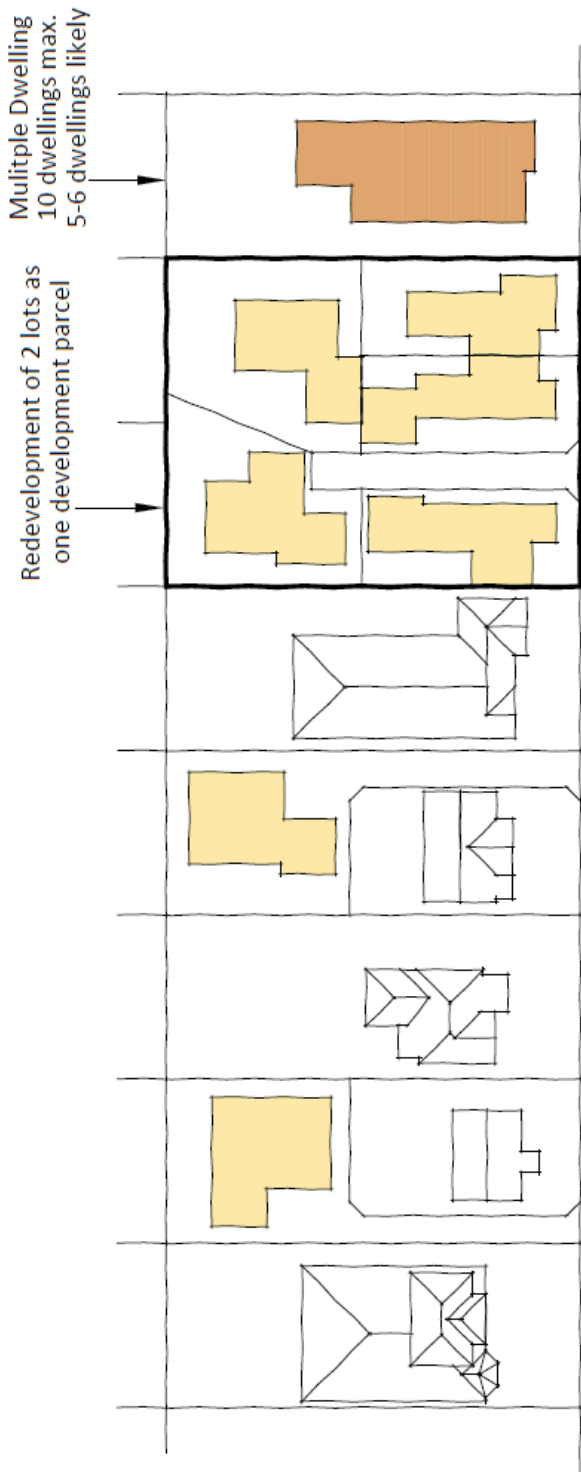
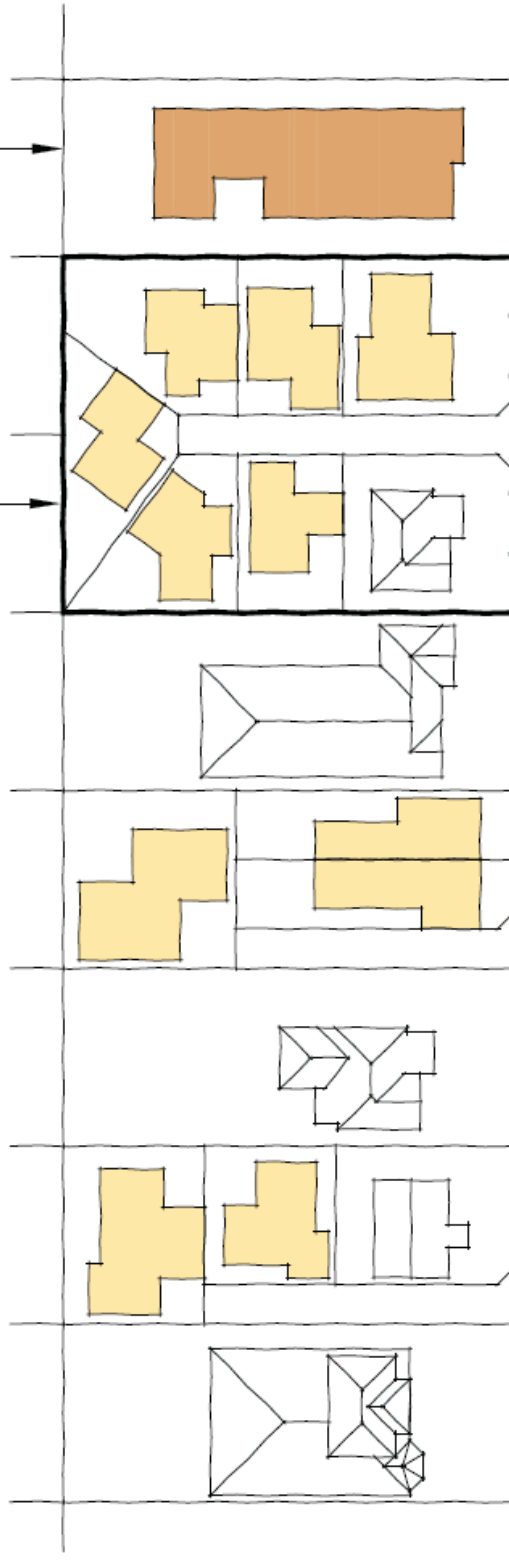


Figure 7: Hypothetical Development Illustration at R30

Multiple Dwelling
10 dwellings max.
6-8 dwellings likely

Redevelopment of 2 lots as
one development parcel



- Existing Dwelling
- New Single Dwelling
- New Multiple Dwelling

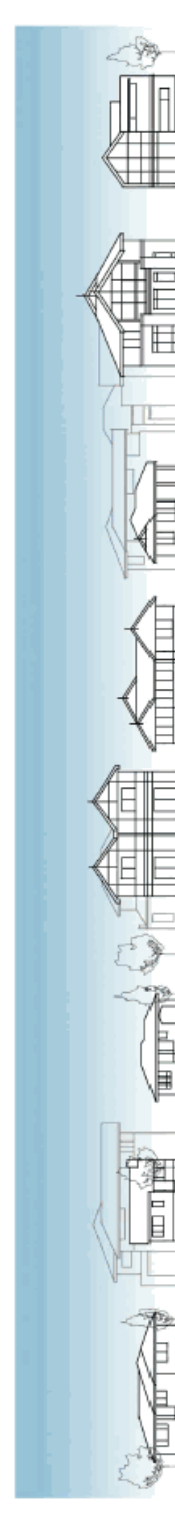


Figure 8: Hypothetical Development Illustration at R40

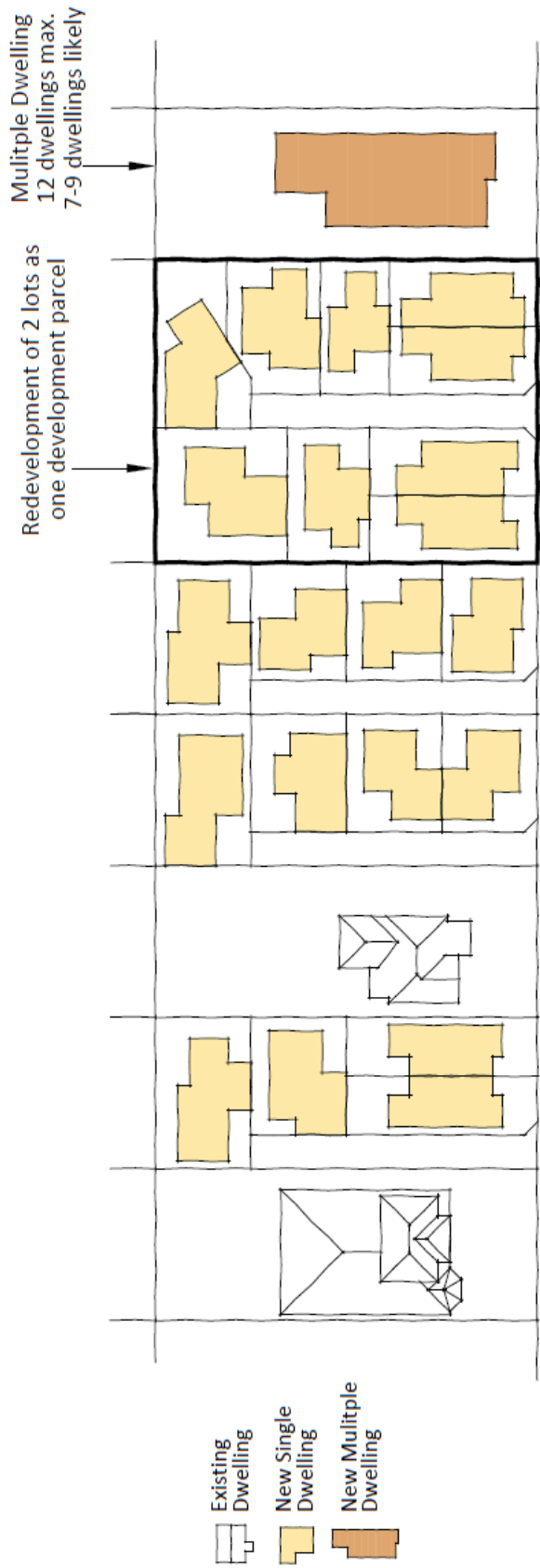


Figure 9: Hypothetical Development Illustration at R60

Explanatory guide to the R-Codes for R20 to R80

An R Code of R20 means that an average of 450 m² is required per dwelling.

R20

Existing Lot Size		450-899 m ²	900-1,349 m ²	1,350-1,799 m ²	1,800-2,249 m ²	2,250 m ² plus
Potential No. of dwellings ¹	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings	1	2	3	4	5 or more

An R Code of R25 means that an average of 350 m² is required per dwelling.

R25

Existing Lot Size		350-699 m ²	700-1,049 m ²	1,050-1,399 m ²	1,400 -1,749 m ²	1,750 m ² plus
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings	1	2	3	4	5 or more

Notes:

- The ultimate lot yield will be affected by other factors. Some of these are listed below
 - whether an existing house is retained or not,
 - whether the proposed development is for a "battle-axe" subdivision,
 - approval by the WAPC to vary the minimum site area requirements under P1.2 of the R-Codes (variations up to 5% of site area may be approved by the WAPC).
- Potential No. of Multiple Dwellings have been calculated using an assumed average dwelling area of 65m². However, dwellings can be as small 40m².

An R Code of R30 means that an average of 300 m² is required per dwelling.

R30

Existing Lot Size		300-599 m ²	600-899 m ²	900-1,199 m ²	1200-1499 m ²	1,500 m ² plus
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings ²	2-4	4-6	6-8	8-10	11 or more

An R Code of R40 means that an average of 220 m² is required per dwelling.

R40

Existing Lot Size		220-439 m ²	440-659 m ²	660-879 m ²	880-1099 m ²	1,100 m ² plus
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings ²	2-4	4-6	6-9	9-11	10 or more

An R Code of R50 means that an average of 180 m² is required per dwelling.

R50

Existing Lot Size		180-359 m ²	360-539 m ²	540-719 m ²	720-899 m ²	900 -1,299 m ²	1,300 -1,999 m ²
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5-7	7-11
	Multiple Dwellings ²	1-3	3-5	5-7	7-9	9-14	14-21

An R Code of R60 means that an average of 150 m² is required per dwelling

R60

Existing Lot Size		180-359 m ²	360-539 m ²	540-719 m ²	720-899 m ²	900 -1,299 m ²	1,300 -1,999 m ²
Potential No. of dwellings*	Single and Grouped Dwellings	2	3	3-4	4-6	6-8	8-13
	Multiple Dwellings ²	1-3	3-5	5-7	7-9	9-14	14-21

An R Code of R80 means that an average of 120 m² is required per dwelling

R80

Existing Lot Size		180-359 m ²	360-539 m ²	540-719 m ²	720-899 m ²	900 -1,299 m ²	1,300 -1,999 m ²
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5-7	7-11
	Multiple Dwellings ²	1-5	5-8	8-11	11-13	13-19	14-21

Table 1: Explanation of the R-Codes

R30 Base Code

The lowest proposed density under the Residential Density and Zoning Plan is R30. Based on the average lot sizes in these areas most lots would be able to be redeveloped into two single or grouped dwellings and 4-5 multiple dwellings.

Refer to **Table 1** for estimated lot yields within an R30 zone.

See **Figure 7** for a hypothetical illustration of new residential development at R30 on a standard Coolbellup lower scale street.

R40 adjacent to POS, in proximity to Counsel Road and Waverley Roads and transition areas between high and low density zones

Land adjacent to POS, in proximity to Counsel Road and Waverley Roads and transition areas between high and low density zones is proposed to be rezoned to a density of R40. This would allow most single residential lots (lots which predominantly range from 728m² to 860m²) to be redeveloped into three single or grouped dwellings. Lots in this size range could be redeveloped into 6-8 multiple dwellings. Refer to Table 1 for estimated lot yields for larger lots sizes under the R40 zoning.

See **Figure 8** for a hypothetical illustration of new residential development at R40 on a standard Coolbellup street.

R60 in proximity to Coolbellup's main street – Coolbellup Avenue and the Coolbellup Town Centre

Land fronting and in proximity to Coolbellup Avenue is proposed to be rezoned to a density of R60. The intent of this zone is to create a stronger, more enclosed streetscape along Coolbellup Avenue and to act as a transition between

the proposed R80 zone surrounding parts of the Coolbellup town centre and the lower scale R30 and R40 zones.

It is also considered the walkable catchment of the Coolbellup shops is appropriate for the provision of increased densities given proximity to services. Further, the main street and town centre core provides direct access to high frequency buses.

This would allow most single residential lots (lots which are between 728m² to 860m²) to be redeveloped with, in some cases, up to five single or grouped dwellings. Lots in this size range could be redeveloped with up to eight multiple dwellings depending on lot size.

Refer to **Table 1** for estimated lot yields for larger lots sizes under the R60 zoning.

See **Figure 9** for a hypothetical illustration of new residential development at R60 on a standard Coolbellup street.

R80 fronting Coolbellup town centre and Len Packham Reserve

Certain lots fronting the Coolbellup town centre and Len Packham Reserve are proposed to be rezoned to a density of R80. The R80 zone proposed over these lots is informed by the following considerations:

- Immediate proximity to the Coolbellup town centre;
- An R80 coding is consistent with densities proposed on the town centre and tavern site;
- Several of these lots are larger than the average residential lot and have the ability to deliver good design outcomes;

Given the central location of these lots

to important public spaces and nodes, higher densities will assist in delivering larger buildings that will contribute towards reinforcing and enclosing these important areas and increasing activity and surveillance.

Action 1.2 Undertake a drainage review

The proposed increased densities will have a direct impact on the current drainage infrastructure. As a result a drainage review is required to identify the current capacity and any upgrade requirements of the system. This review will be required to be undertaken internally and through the engagement of a specialist consultant. The drainage review should be undertaken as a high priority and should be included within the City's budgeting framework for approximately \$200,000.

It is noted a drainage review and associated works was conducted for Coolbellup approximately 12 years ago when Homeswest and the City undertook earlier revitalisation work. While this review was beneficial at the time it did not consider the proposed increased densities and therefore a further drainage review is now required.

Action 1.3 Proposed changes to local planning policy APD58 – Residential Design Guidelines

APD58 – Residential Design Guidelines is a local planning policy which was adopted in April 2010 as a result of the Phoenix Revitalisation Strategy and was then amended as part of the Hamilton Hill Revitalisation Strategy in 2013. APD58 applies throughout the City and applies generally to medium density development and subdivision. APD58 includes controls relating to:

- The retention and appearance of

existing dwellings;

- The design of Garages, Minimum Lot Frontages, Vehicle Access & Parking;
- Development of Corner Lots;
- Sustainable Building Design for New Dwellings;
- Outdoor Living Areas;
- Landscaping;
- Fencing;
- Development and subdivision within R30/40/60 split coding;
- Building height and design;
- Private access way design; and
- Waste collection for grouped and multiple dwellings.

Through the preparation of the previous two strategies and the emergence of resulting development, the City has been able to refine APD58 to assist in promoting quality design outcomes. As a result, additional changes are proposed to APD58 as follows.

1.3.1 Landscaping and driveways

It is proposed APD58 be amended to require additional controls relating to landscaping and driveways. The new controls will require a landscape plan to accompany all grouped and multiple dwelling development applications. The landscape plan shall also include details of landscaping and upgrading of the verge area directly in front of proposed developments.

Lots will also be required to include minimum landscape areas depending on lot size. The City is proposing to include the verge areas within this calculation to promote quality streetscapes and reduce

the impact of medium to high density developments in the streetscape.

Driveways of a certain length will also be required to use landscaping to reduce the impact on streetscapes.

These controls will assist in reducing negative impacts resulting from unreasonable bulk and scale of new developments and excessive hardscape materials resulting from driveways.

1.3.2 Design quality statement

It is proposed APD58 be amended to require developments to provide a design quality statement with development application documentation.

Development applications should include provisions to ensure the achievement of design quality in accordance with:

- The R-Codes;
- City of Cockburn Town Planning Scheme 3, specifically but not limited to, Clause 5.8.2 Convenience and functionality, and;
- Local Planning Policy APD58.

The statement shall be between 1 and 5 pages (depending on the size and complexity of the proposal) and be accompanied with a plan illustrating the proposed development, in addition to the local contextual considerations. The aim of the design statement is to explain how design quality requirements of the abovementioned policies have been met.

Previously the City has received development applications that have not demonstrated “convenience and functionality” and a core component of 5.8.2 - “amenity” for future residents and adjacent landowners. As a result some

development applications submitted to the City present substandard development designs and result in an extended development assessment process in order to address the relevant issues.

This recommendation is closely aligned with action 3.4 which will see the City produce a “*Medium Density Good Development Design Guide*” (see page 35) and should assist in facilitating the efficient assessment of development applications and promote quality design outcomes.

A copy of the proposed amendment to APD58 is included in .

Action 1.4 Work with the Public Transport Authority to undertake a review of bus services and routes within the locality.

Coolbellup is serviced by buses providing connections to Fremantle, Cockburn Central, Murdoch Station and the 940 connects residents to the City centre of Perth via Garden City, Booragoon. However feedback collated from the Coolbellup community engagement work identified that while current levels of public transport are appreciated and supported by some, many more believe the frequency of services should be increased, especially early in the morning and in the evenings and at night. Connections to important facilities and services in surrounding areas also need to be upgraded, especially connections to Murdoch and Spearwood.

The City will actively monitor the success of the newly proposed route 512 (See page 65 of the Background Report) and consult with the Perth Transit Authority to review the provision of bus services in the locality.

Program 2 – Improve the function and presentation of Coolbellup streets

Action 2.1 Revitalise Coolbellup’s main streets; Coolbellup Avenue, Counsel Road, Waverley Road, and Cordelia Avenue

Streetscape improvements are an integral part of enhancing the character of Coolbellup and encouraging pedestrian and cycle use both within the suburb and to connect with the wider locality. If streets are well presented and functional, then there is a likelihood for a positive effect on land values and will contribute to a place people wish to live and visit and spend time in.

The concept plans (**Figures 10-15**) establish a vision and comprehensive guide for future streetscape enhancement along the main connector streets of the suburb. Key objectives of the regeneration of these streets are to:

- Reinforce Coolbellup Avenues main street role and location for medium to high density development;
- Improve linkages and relationship between residential areas, the Coolbellup town centre and suburb entry and access points;
- Improve pedestrian amenity, safety, and street legibility;
- Encourage pedestrian and cycle movement;
- Accommodate more trees;
- Define the street environment and assist in managing vehicle speeds;
- Provide flexible options for developments to accommodate car parking.

Implementation

The upgrade of these streets is considered a priority, particularly Coolbellup Avenue as it has the potential to have the most positive impact on the town centre. Further, it is the most prominent street to start promoting quality design and improving the presentation of streetscapes in Coolbellup.

The concept plans provide design details to inform future works however it is recognised the upgrades will depend on the availability of funding.

Information regarding funding options can be found on page 36.

Redevelopment of lots will occur over time and as a result irregular set backs will occur during this period of development. Street tree planting will assist in addressing this issue by providing consistency along the street.



Existing footpath widened to accommodate shared path for cyclists and pedestrians. Coolbellup Road to be sign posted using regional cycle route SW2.

Trees down the centre of the road will assist with:

1. Reducing traffic speeds;
2. Provide shade and assist with heat island effect;
3. Enclose this wide open stretch of road and encourage more walking and cycling.

Verges developed in a uniform manner creating consistency within the street through repetition of elements such as street trees and driveway crossovers. Well designed verges can ensure car parking and rubbish collection can be done in a safe and efficient manner.

Figure 10: Coolbellup Avenue (North) Concept Plan



Town centre gateway

1. Small flowering deciduous trees (pears, plums, almonds or similar) planted in an orchard like grid on verge around the three town centre roundabouts.
2. Carriageway around roundabout raised above approach roads as a large plateau and paving modified.
3. Pedestrian crossing improved by slowing traffic on approach with median and verge planting using large forest tree species.

Town Park

Consider this area to be formalised as the town park and main meeting space.

A town park can be used to stage community events like weekend markets, carols by candle-light and so on. It can also be used for a place to meet and catch up with neighbours whilst waiting for the bus.

The town park would be provided with children’s play, deep shade, plenty of seating and attractive lighting to enable effective night time monitoring.

Pedestrian and public transport zone

1. Raised plateau in front of paired bus stops (current bus stop removed).
2. Pairing of bus shelters improves surveillance.
3. Bus shelters moved away from passing traffic.
4. Improved shade and shelter street trees for those waiting for a bus.
5. Reinforces new north south pedestrian link through former Koorilla Primary School site.

Supplement existing native trees around the town centre

1. Large forest trees along Coolbellup Avenue already provide a shady and attractive environment for pedestrians.
2. Additional planting of similar trees along the centre of the carriageway and on the opposite verge will further enhance the environment for pedestrians, and slow traffic.

New parkland walk

1. New POS site established along Cordelia Avenue. Existing footpath along roadside removed and redirected into park.
2. Meandering path directed towards Cordelia Avenue at best pedestrian crossing points.
3. Existing Grass Trees retained and added to.
4. Low planting and large forest trees to retain surveillance from road.
5. New park to be planted with native species to continue theme of bush land walks created along Coolbellup Avenue and Forrest Road south of town centre.

Figure 11: Coolbellup Avenue (town centre surrounds) Concept Plan



Recreational path

1. Wide crushed limestone path.
2. Verges to be planted with bush land planting to improve quality of experience for local cyclists, dog walkers, joggers, and other pedestrians.
3. Views of new path by traffic using Coolbellup Avenue retained through careful species selection.



Regional cycle route - SW2

1. North south cyclepath SW2 to be realigned and identified with signs.
2. Verge are to be planted with bush land planting to improve quality of cycling experience.
3. Views of cyclists and pedestrians from Coolbellup Avenue retained through careful species selection.



Slow point

1. Greater importance given to pedestrians and cyclists crossing the road.
2. Raised plateau and high profile tree planting creating a boulevard effect. Species selection may include Lemon Scented Gum, Tuart tree for example.



Recreational path

1. Existing footpath widened.
2. Adjacent bushland planting upgraded to improve pedestrian experience walking along Whitmore Place.

Figure 12: Coolbellup Avenue (West of former Korilla School Site) Concept Plan



Recreational shared path

1. Wide crushed limestone path.
2. Verges to be planted with bushland planting to improve quality of experience for local cyclists dog walkers, joggers, and other pedestrians.
3. Path follows existing fire trail, and links with bus stops on Forrest Road.
4. Encourages people to walk through and use Matilda Birkett Reserve.

Gateways emphasised*

1. Additional planting of Plane trees to further increase prominence of major entry into Coolbellup.

Regional cycle route SW2

1. Existing route hazardous for night time use.
2. Path unlit and obscured by bushland

1. New formal shared path alongside Coolbellup Avenue*.
2. Provides safer night time route for pedestrians and cyclists.
3. Bus users can walk between Coolbellup Centre and Forrest Road without having to walk through unlit bush land.



*Upon implementation, consideration will need to be given as to the current status of the Roe Highway extension as this southern entrance will be modified under the current main roads proposal.

Figure 13: Coolbellup Avenue (South) Concept Plan



Verge areas upgraded when new development occurs.

Opportunities to include car parking within verge areas should the development lead to a high quality design outcome.

Maintain pedestrian path.

Trees along centre line of road.

Street trees provide consistency within the street.

Developments still required to provide some car parking within allotments.

Figure 14: Counsel and Waverley Road Concept Plan

Improve street safety by calming traffic through reducing the unnecessarily wide roads. This will be achieved by introducing parking bays along the median strip kerb. Additionally traffic speeds can be reduced.

Additional opportunities to introduce more street trees on both the verge, the median and between on street parking bays.

Retain the wide variety of small locally native trees such as Paperbarks, Peppermints, Moorts and Callistemons in the median strip.



Example of carparking provided within the road reserve with spaces separated by landscaping.

Figure 15: Cordelia Road Concept Plan

Action 2.2 Investigate and prepare a City wide local planning policy to require new developments in revitalisation areas to contribute to streetscape upgrades.

Of the three revitalisation strategies the City has undertaken to date, all have identified the important link between the function and presentation of streets and accommodating increased densities.

A well designed coherent streetscape with quality street trees, landscaping, and defined car parking areas for example, can ensure consistency in streets undergoing change. Increased densities have a direct impact on the street and the need for additional services to accommodate such things as increased traffic and promoting sustainable transport types such as cycle ways and new footpaths.

Given the clear requirement to upgrade streets to accommodate increased densities, there is a view that future developments, directly fronting these streets, should contribute to the associated costs. As a result the City proposes to investigate a new process in the form of a local planning policy that seeks to coordinate the delivery of street upgrades identified within revitalisation strategies and associated funding mechanisms.

Action 2.3 Prepare a City wide residential verge education brochure.

Ensuring verges are well maintained and presented is likely to be the action that will have the greatest impact on how Coolbellup “looks and feels”. To encourage residents to maintain verge areas the City will prepare a City wide verge education brochure detailing what landowners can and cannot do within

verge areas. Suitable landscape options and how to help care for streets trees will be included.

Action 2.4 Improve wayfinding signage, facilities and information relating to local bus services, cycle and pedestrian routes in and around Coolbellup.

There is limited directional signage to promote public transport use and encourage cycling in and around Coolbellup. It is proposed the City collaborate with the Public Transport Authority to upgrade bus stops with route information and provide a central information post in the town centre advising key distance locations.

The transport and accessibility assessment within the background document consolidates the relevant information to support future signage and facilities (see page 57 of background report).

Action 2.5 Facilitate the provision of underground power for Coolbellup West by applying for the next round of funding through the State Underground Power Program.

The Coolbellup East Underground Power Project in 2013 saw the undergrounding of power lines in the eastern portion of Coolbellup. This was a result of the State Underground Power Program which was a partnership between the Government of Western Australia (through the Office of Energy), Western Power and the City of Cockburn, to improve residential amenity and security of power supply.

The next round of funding is due to open in late 2014 at which time the City will apply for funding to provide underground power for the remaining, western side of Coolbellup.

Program 3 – Protect and enhance the character and natural environment of Coolbellup

Action 3.1 Continue to support Coolbellup Shopping Centre landowners in the development and upgrade of the town centre.

The endorsed Coolbellup Town Centre Local Structure Plan (LSP) provides the framework for the future development of the Coolbellup Town Centre.

The LSP makes provision for R80 coded residential development, a mix of uses including commercial and retail development, landscaping, car parking and a central pedestrian boulevard. The LSP was prepared on behalf of the proprietors of the Coolbellup Hotel site, but covers the whole of the Town Centre.

Incorporating the requirements of the Local Structure Plan, a development application for the redevelopment of the tavern site (northern half of the LSP area) was submitted to the City in 2013. The development application relating to 150 residential 1 and 2 bedroom apartments

and 9 ground floor commercial tenancies was approved in November 2013. Given the recent approval, the City is unaware when construction will start as this will be up to the developer. **Figure 16** illustrates the development proposed for the corner of Coolbellup Avenue and Waverley Roads.

It is recognised an attractive town centre and local shops was the number one response to the question “*What elements/characteristics are important to Coolbellup residents?*” within the Coolbellup Resident and Landowners Survey 2013, and It is hoped this approval is the first step in the much needed renewal of the town centre along side the recommendations of this revitalisation strategy. While the adopted LSP provides a strong framework to continue to guide future development for the southern end of the town centre, including the shopping centre, the City remains committed to supporting the shopping centre



Figure 16: Proposed Tavern Site Redevelopment approved November 2013

Action 3.2 Continue to upgrade Len Packham Reserve and maintain the high quality public open spaces in Coolbellup.

Given the parks central location and immediate proximity to the Coolbellup Town Centre, Len Packham Reserve presents an opportunity to integrate better with surrounding land uses and cater for an improved, diverse, range of community activities.

The Integrated Open Space Assessment (see page 28 of the Background Report) identifies Coolbellup as having a good provision of public open space. The quality of the parks in the suburb, in terms of presentation and attractiveness, are some of the best examples within the City of Cockburn and are a defining characteristic of Coolbellup. There are however opportunities to diversify the activities and functions available to residents within these areas, particularly

Len Packham Reserve.

As a result of the open space assessment and community engagement feedback, it is recommended that:

- Any future works undertaken in Len Packham Reserve be guided by the “Len Packham Reserve Landscape and Recreation Concept Plan”. See **Figure 18**.
- Works and improvements to Coolbellup parks, as funding arises, consider the recommendations of the Integrated Open Space Assessment of which incorporates community engagement results.
- A full public open space assessment should be conducted in approximately 5 years time, or as infill development, emerges, at which time future resident characteristics are better understood.



Figure 17: Matilda Birkett Reserve

1. A passive seating area in the North East corner would provide opportunities for the adjacent aged care facility to engage and utilise the park. This would require consideration of how residents would be able to gain access to the park such as the provision of secure gates into the group housing areas.

2. Opportunity to facilitate pedestrian access through the site should be explored however this should not compromise the soccer pitches and other sports facilities.

3. Potential location for a community garden. The embankment in this location could prove suitable for a terraced garden and as a result be a great opportunity to encourage gardening for seniors given the opportunity to provide for raised garden beds. Further, the primary school is likely to be another group likely to be interested in such a project. This location would also ensure the facility is provided with good surveillance.

4. Any opportunity to provide for additional trees without impacting on the existing facilities including the soccer fields should be explored. An opportunity exists to provide additional seating and trees in the area East of the school - North of the Len Packham Clubroom.

5. Formalise access from Tybalt Place.

6. Retain skate ramp and tennis courts.

7. Any future actions to address the vandalism to Len Packham Hall should consider the wider design and functional objectives of the reserve and surrounding land use aims. To ensure the reserve remains a popular and attractive resource, retrofitting the Len Packham Clubrooms to make it more resistant to attack should not be permitted to increase the sense of foreboding that security devices such as high fences with bars tend to project.

8. Any planned changes should consider the wider aspiration of connecting the town centre with the park.

9. Widen the soccer fields to minimum width required by sporting codes and introduce sports field lighting.



Figure 18: Len Packham Reserve Concept Plan

Action 3.3 Deliver a suburb wide Street Tree Strategy.

Street trees are a very significant component of streets.

The most significant factor that makes “a place” is often its street tree planting. Many of Coolbellup’s streets present opportunities to improve the quantity and quality of street trees.

Trees have the ability to transform a street and create definition. Many great streets commonly have consistent street tree plantings. The use of a single species and/or a regular pattern usually has the greatest impact on people’s positive perception of the street.

Street trees when designed and planted well contribute greatly to neighbourhoods and have economic, social and environmental benefits.

For these reasons the City has prepared a Street Tree Master Plan for Coolbellup to provide a co-ordinated and strategic approach to street tree planting within the suburb.

The key design objectives of the Street Tree Masterplan are:

- Increase the number of trees in the suburb;
- Improve the presentation and character of Coolbellup streets;
- Reinforce major streets, avenues and the entrance points of the suburb and town centre;
- Encourage more people to spend time within Coolbellup’s streets;
- Reduce the negative impact of wide streets and inconsistent built form and make them visually more interesting;

- Preserve street trees that are consistent with the heritage character of Coolbellup and are appropriate for their location;
- Provide a consistent and coordinated theme;
- Provide for a range of suitable native and indigenous street tree species where possible;
- Enhance the commercial area;
- Highlight the change and diversity of neighbourhood character with a corresponding change to street trees. Particularly identifying the transition between the towns Centre and surrounding residential areas;
- Improve pedestrian amenity by planting trees that provide shade and encourage people to stay longer in public spaces, and;
- Increasing the use of drought tolerant trees to reduce water use over time.



Figure 19: Street trees enclose Coolbellup Avenue shared pedestrian and cycle path adjacent to town centre.

How does the City select street trees?

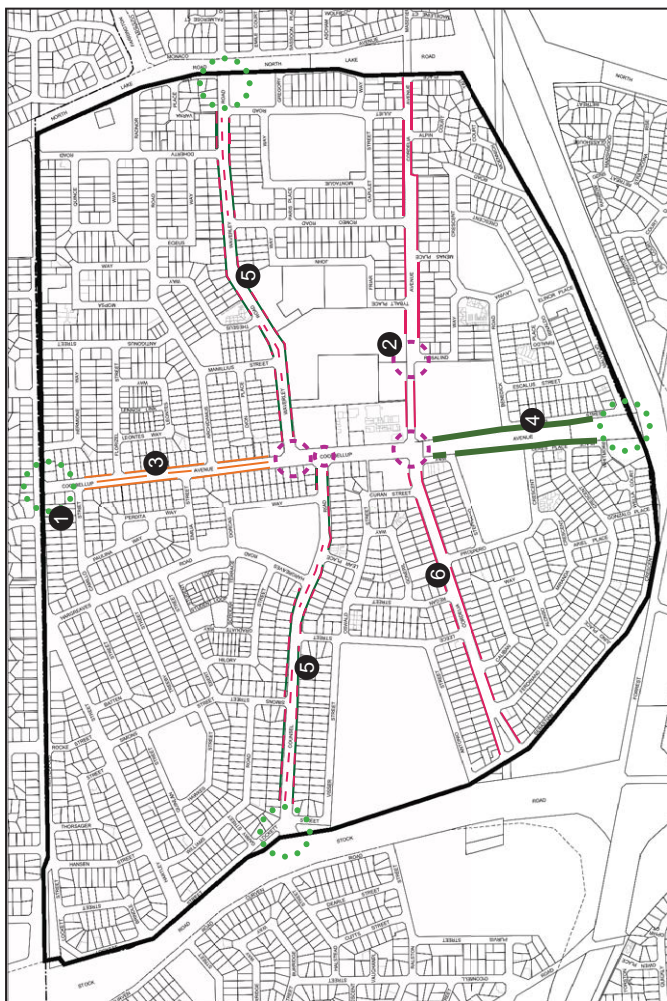
Design criteria and native species are not the only consideration when it comes to street tree selection. In addition to considering the abovementioned objectives, street tree selection is informed through answering the following key questions:

1. What is the predominant landscape character already existing within the street?
2. What tree selection will display similar characteristics of the gardens in which they are being planted?
3. What are the environmental conditions of the location? For example, climate and soils.
4. What constraints need to be considered? For example, footpaths and paving, underground services. Overhead power lines will impact on the size of the species selected and how it is to be pruned and maintained.
5. What trees are the most functional? Does the species have a proven track record? What is the structural integrity and health of the species selected to date?
6. What size tree will best fit the existing scale of the street and the scale of existing street trees?
7. What tree will live the longest?
8. Design considerations including deciduous versus evergreen and ultimate size of tree canopy.

The answers to these questions are likely to suggest that it is not always suitable to plant native species as street trees and it is recognised that there is no such thing as a perfect street tree that will fulfil all of the selection criteria and live for 100 years and not cause some undesirable element. However it is generally considered that the benefits trees contribute to our environment far outweigh many of the more negative aspects and as such the City encourages residents to support the development of street trees across the suburb. It is proposed that upon adoption of the Strategy, the street tree masterplan, subject to funding, be implemented across Coolbellup key streets as depicted in **Figure 20**.

The street tree masterplan has focused on Coolbellup's key streets as a first priority. The remaining lower order residential streets will follow with street tree plantings of which the species selection process will follow the process detailed above.

The City will be creating a verge education brochure shortly of which will include how to help the City look after the street tree in front of your property.

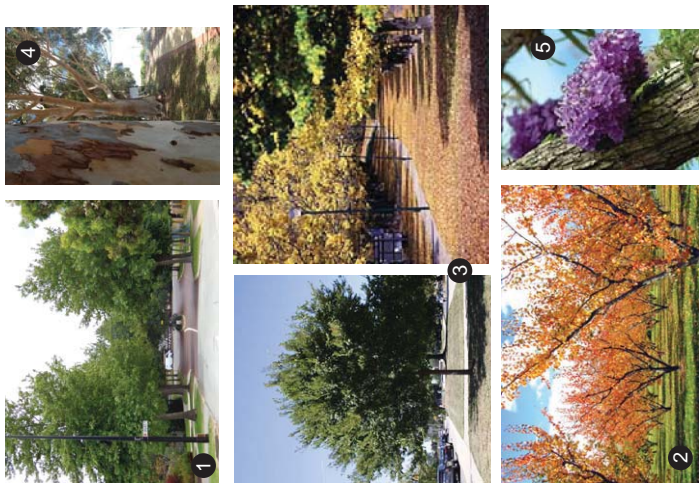


Actions

- 1. Entry statements:** Maintain and enhance the existing London plane trees at Coolbellup's 4 entrances. London plane trees at Forrest Road entrance to be extended for a further 50 metres.
- 2. Town centre gateways:** 3 roundabouts currently mark the entrance to the town centre. Non-fruiting ornamental fruit trees planted in a tight grid around the town centre roundabout verges will provide an inner gateway feature signifying to the driver they are entering the town centre.
- 3. Coolbellup Avenue (North):** The City has started to plant Chinese elm trees along Coolbellup Avenue from the shops northward to Winterfold Road. Chinese elms eventually become large broad

spreading shade trees. In autumn their leaves turn bright yellow and carpet the street. Further planting of Elms are proposed down the middle of the road.

- 4. Coolbellup Avenue (south):** Introduce large native avenue planting between the London Plane trees at the gateway and the proposed town centre gateway orchard planting (West of the former Korilla School site). Examples include Marri and Jarrah trees.
- 5. Counsel Road and Waverley Road:** Currently these roads are endowed with trees called Angophoras. It is proposed Jacaranda trees are planted alongside the Angophoras and along the middle of the road. Verge parking is likely to become more popular in Coolbellup and Angophora trees are not suitable for parking beneath as they are renowned for dropping limbs as they grow older.



Jacaranda's will add another burst of colour in the spring as these trees flower lilac colour. After they drop their leaves in autumn the Jacarandas will let in more sunshine and the Angophoras will be revealed.

- 6. Cordelia Avenue:** Retain the wide variety of small locally native trees such as Paperbarks, Peppermints, Moorts and Callistemons in the median strip. Plant Jacarandas to lend a sense of cohesion to the suburb. Whilst these streets will continue to appear quite different from Counsel and Waverly, they will nonetheless have something in common with them, thereby making Coolbellup's main east west roads distinctive Jacaranda Avenues.

*Image sources: (1 & 4) City of Cockburn, (2) <http://static.panoramio.com/photos/large/90413824.jpg> (3) www.hellohello.com, (5) John Warrell www.jacarandafestival.org.au/jacaranda.htm

Figure 20: Street Tree Mastplan

Action 3.4 Prepare a City wide “Medium Density Good Development Guide”.

While there is an undeniable need to increase densities, there is also a need to ensure that new developments are well designed, are respectful of the environment and contribute positively to the existing built form.

The City therefore proposes to prepare a “Medium Density Good Development Guide” to encourage and support high quality development outcomes. The guide is likely to include such things as:

- Best practice examples of well designed, low rise, suburban infill residential and mixed use projects suitable for a variety of locations and contexts – including on very small sites;
- Innovative design that considers changing demographics and diversity;
- Where medium density works, why, and what it looks like;
- Design considerations - Site design and analysis, respecting and responding to local characteristics, public space quality, privacy within developments and landscape design;
- The City’s development application process, including pre application meetings.

Action 3.5 Support the development of a local bushland group.

The bushland surrounding the edges of Coolbellup’s perimeter, and scattered in and around public spaces and parks, contributes to Coolbellup’s relaxed suburban neighbourhood feel. Many examples of Eucalypts and Melaleuca’s

are commonly found in and around the locality.

Maintaining this asset however presents its challenges brought about by weeds, pollution, illegal dumping and when left unmaintained can lead to some of the more densely vegetated areas providing a poor level of surveillance and as a result a security problem.

The City and the community has an important role in protecting and rehabilitating bushland, therefore the City is proposing to develop a partnership with the Coolbellup community to regenerate and manage publicly owned bushland for the long term. The partnership approach headed up by the City’s Environmental Services Team with the support of the Parks Team and would include such things as:

- Regular activities to share information and skills on bushcare regeneration and protecting our native environment
- Assist with the planting of species for the proposed streetscape landscaping surrounding the town centre and adjacent to the former Korilla School site.
- Assistance in applying for environmental and sustainability grants

3.0 Implementation plan

The revitalisation strategy will be implemented in accordance with **Table 2**. Each action is assigned a cost estimate, priority and a timeframe. The City department and the external stakeholders relevant to each action are also specified. Upon adoption of the final Coolbellup Revitalisation Strategy the City will commence these tasks.

Appendix 2 provides further details within the *Work Plan and Preliminary Estimate of Costs*. It is estimated the works proposed would be approximately \$3.5 million. This is inclusive of the drainage review.

Funding Options

The Coolbellup Revitalisation Strategy identifies the need for a range of public infrastructure improvements, including car parking, public domain and streetscape improvements, signage, and road and pedestrian network works.

An important issue for Council to consider is how this infrastructure is to be provided.

Local infrastructure can be resourced from a number of sources, including:

- General revenue
- Loans
- Grants and government assistance
- Public private partnerships
- Conditions of development consent (In limited circumstances when the infrastructure is entirely attributable to development)

General Revenue

Council could fund an infrastructure improvement program over a number

of years from its general revenue. The availability of funds from this avenue is likely to be very limited given other priorities Council may have elsewhere in the LGA, and the low level of “discretionary” funds available in the City’s budget.

Loans

An option exists for the City to borrow funds for the required infrastructure; however it is unlikely this option would be taken up.

Grants and Government Assistance

Government funding opportunities in the form of grants become available from time to time. The Coolbellup East Underground Power Project in 2013 was a result of the City successfully applying for a State Government grant through the State Underground Program. The City as stated previously it intends to apply for the next round of funding so as to ensure the remaining streets in Coolbellup are also provided with underground power.

Additionally, in anticipation of the proposed community garden detailed within this Strategy for Len Packham Reserve, the City submitted a grant application to the State Government Department of Local Government and Communities, Community Gardens Grant Program 2014, for \$20,000 to contribute towards project planning and materials such as garden planters, shade sails, soil, plants etc. It is expected the City will be advised if the application has been successful sometime in June 2014.

Further, grants are sometimes available to apply for funding to go towards revitalising streets and promote sustainable travel modes such as cycling and walking. Now

that the city has identified street upgrade designs, should a grant opportunity exist, then this information can be used to apply for relevant grant funding.

The City will continue to be proactive in identifying grant and subsidy opportunities.

Public Private Partnerships

This term describes a variety of arrangements whereby a private sector body provides infrastructure and/or services that are traditionally provided directly by the public sector. These are usually arrangements where a cash flow is involved, such as user charges or some other revenue stream including payments from government. Often the infrastructure is handed over to public ownership after a specified period. Public private partnerships can involve very complex financial and institutional arrangements.

Conditions of Development Consent

Consent to undertake a specific development may incorporate conditions requiring certain improvements to public infrastructure to be undertaken as part of the development where there is a relationship between that development and that infrastructure. An example of this is the Strategies proposal to ensure all new grouped and multiple dwellings upgrade their verges. This will be a requirement of APD58 and result in a condition of consent for relevant applications.

Action 2.2 of the Revitalisation Strategy

Given the limited ways in which these upgrades can be funded, the Strategy recommends the investigation of a City wide local planning policy to require new

developments in revitalisation areas to contribute to streetscape upgrades. This recommendation seeks to understand if there are any other suitable means in which to fund the proposed upgrades in addition to what is typically funded through the City's general revenue.

Implementation and funding considerations

Implementing the Coolbellup Revitalisation Strategy relies heavily on the availability of funds. Each of these mechanisms has advantages and disadvantages.

It is likely that a combination of resourcing mechanisms will be used over time.

The *Work Plan and Preliminary Estimate of Costs (Appendix 2)* provides Council with a “checklist” against which to ensure that priorities are being addressed and provide a list of items to seek funding opportunities.

Actions to implement Coolbellup Revitalisation Strategy						
Actions	Stakeholders	Priority	Timeframe	Cost estimate	Relevant area of Strategic Plan	
1.1	Amend TPS3 in accordance with the Residential Density and Zoning Plan.	Lead Department: Planning Services Department	High	6 months-1 year	Internal	Governance Excellence
1.2	Undertake a drainage review	Lead Department: Engineering	Medium	1 - 3 years	\$200,000	Demographic Planning Infrastructure development
1.3	Amend APD58 in accordance with the recommendations.	Lead Department: Planning Services Department	High	6 months-1 year	Internal	Governance Excellence
1.4	Monitor new bus Route 512 and work with the Public Transport Authority to undertake a review of bus services and routes within the locality.	Lead Department: Engineering	High	6 months-1 year	Internal	Demographic Planning Lifestyle and aspiration achievement
2.1	Revitalise Coolbellup's key streets: Coolbellup Avenue, Counsel Road, Waverley Road, and Cordelia Avenue.	Lead Department: Park and Environment Department Support Department: Planning Services External: Landowners	Medium	As funds become available	\$1,060,000	Lifestyle and aspiration achievement
2.2	Investigate and prepare a City wide local planning policy to require new developments in revitalisation areas to contribute to streetscape upgrades.	Lead Department: Planning Services	Medium	1-3 years	Internal	Governance Excellence Lifestyle and aspiration achievement
2.3	Prepare a City wide residential verge education brochure.	Lead Department: Park and Environment Department	Medium	1-3 years	Internal	Lifestyle and aspiration achievement
2.4	Facilitate the provision of underground power for the western side of Coolbellup by applying for the next round of funding through the State Underground Power Program.	Lead Department: Engineering	High	6 months-1 year	Unknown at this stage	Infrastructure development
2.5	Improve wayfinding signage, facilities and information relating to local bus services, cycle and pedestrian routes in and around Coolbellup.	Lead Department: Engineering	Medium	As funds become available	To be costed – in the vicinity of \$500,000	Lifestyle and aspiration achievement
3.1	Continue to support Coolbellup Shopping Centre landowners and managers in the development and upgrade of the town centre.	Lead Department: Planning Services	High	ongoing	Internal	Lifestyle and aspiration achievement
3.2	Continue to upgrade Coolbellup's key parks (Len Packham Reserve, Tempest Reserve, Hargreaves Park and Jarvis Park) and continue to maintain the high quality public open spaces in Coolbellup.	Lead Department: Park and Environment Department	Medium	As funds become available	\$1,265,000	Lifestyle and aspiration achievement
3.3	Undertake a POS review Deliver a suburb wide Street Tree Strategy.	Lead Department: Park and Environment Department	Low Medium	5-10 years As funds become available	\$552,000	Lifestyle and aspiration achievement Infrastructure development
3.3	Prepare a City wide Medium Density Good Development Guide.	Lead Department: Planning Services	High	6 months-1 year	Internal	Lifestyle and aspiration achievement
3.5	Support the development of a local bushland group.	Lead Department: Environmental Services	Medium	1-3 years	Internal	Lifestyle and aspiration achievement Infrastructure development

Table 2: Implementation plan

Appendix 1 - Proposed amendment to Local Planning Policy APD58

POL	RESIDENTIAL DESIGN GUIDELINES	APD58
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POLICY CODE:	APD58
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	086/003
DATE FIRST ADOPTED:	8 April 2010
DATE LAST REVIEWED:	XX March 2014
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	3

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012 22 August 2013
OCM:	11 October 2012

Background

This policy aims to improve the design quality of medium to high density residential developments in the City of Cockburn.

PURPOSE:

Improving the design quality of development subject to this policy aims to:

- Encourage sustainable dwelling design; and
- Promote developments that will be a long term asset to the neighbourhood; and
- Achieve better built form and aesthetics of buildings and streetscapes and the public spaces they define; and
- To maximise amenity, safety and security.

APPLICATION

In the assessment of development applications, Clause 2.5.2 of the R-Codes requires the decision maker to have regard to:

- The City's Town Planning Scheme 3;
- Any relevant objectives and provisions of the R-Codes;
- A provision of a local planning policy; and
- Orderly and proper planning.

This includes Clause 5.4.4 (b) of the City's *Town Planning Scheme No. 3* (TPS3) which provides for the application of this policy by stating –

POL	RESIDENTIAL DESIGN GUIDELINES	APD58
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When considering applications for the development of grouped and/or multiple dwellings, the Council shall have due regard to Local planning Policy No. APD58 Residential Design Guidelines. Where an application is not consistent with the provisions or objectives of Local Planning Policy No. APD58 (Residential Design Guidelines), Council may refuse the application notwithstanding its level of compliance with the Residential Design Codes.

POLICY

- (1) This policy applies to all grouped dwellings; multiple dwellings; dwellings on lots with a frontage less than 10m wide; and single house developments on lots less than 260m² within the City of Cockburn. This policy does not apply to land which is subject to a Detailed Area Plan adopted under the City of Cockburn Town Planning Scheme No. 3.
- (2) This policy does not exempt compliance with all other requirements of the City of Cockburn Town Planning Scheme No. 3, the *Residential Design Codes of Western Australia* (R-Codes), other relevant City of Cockburn Policies and/or the Building Code of Australia/relevant Australian Standard(s).
- (3) Design quality statement

Development applications relating to three (3) or more grouped dwellings or any number of multiple dwellings, shall be accompanied by a Design Quality Statement, demonstrating the application of the following policies:

1. The Design Principles of the R-Codes where *Deemed to comply provisions* have not been met;
2. *Clause 5.8.2 Convenience and functionality* of City of Cockburn TPS3, and;
3. This policy – APD58.

The statement shall be between 1 and no more than 5 pages (depending on the size and complexity of the proposal) and be accompanied with a plan illustrating the proposed development and the local contextual considerations including adjacent properties and street frontage (Site Context Plan). The aim of the design statement is to explain how design quality requirements of the abovementioned policies have been achieved. Appendix 2 provides example questions an applicant may consider.

- (4) Retained Dwellings

The following requirements apply to developments where landowners/applicants propose to retain existing dwellings as part of a subdivision or development of grouped or multiple dwellings on a site. In these cases, the existing dwelling must be of a standard capable of being

POL	RESIDENTIAL DESIGN GUIDELINES	APD58
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upgraded as determined by the City of Cockburn, so that its appearance is not out of character with the new development. In this regard, upgrading may involve the following requirements where deemed applicable by the City of Cockburn:

1. Bagging or rendering external walls, replacing or professionally recoating non-masonry walls or professionally cleaning existing brickwork;
2. Replacing or professionally recoating faded or discoloured roof tiles or metal sheeting;
3. Replacing/repairing and painting gutters and downpipes;
4. Replacing/upgrading driveways which are un-drained and extensively cracked or in a state of disrepair;
5. Modifying, upgrading or replacing damaged or dilapidated windows and frames;
6. Where visible from the street or public domain - demolishing unauthorised or poorly maintained additions, flat roof carports/extensions, sleep outs and constructing quality replacement structures (if required) which match or complement the existing dwelling and new development;
7. Improvement of existing landscaping and replacing substandard or asbestos boundary fencing.

Where deemed appropriate the City will impose a planning condition requiring the upgrading of an existing dwelling to be retained, and will also recommend the inclusion of a subdivision condition to this effect. All works to be undertaken on the existing dwelling shall be completed prior to subdivision clearance or occupation of the new dwelling (whichever comes first).

(5) **Garages and Minimum Lot Frontages**

1. A single-storey dwelling with a double width garage or carport will generally not be supported on a lot with a frontage of less than 10 metres (at the boundary). Double width shall refer to an opening of 4.8m or greater capable of accommodating two vehicles side by side.

(6) **Vehicle Access & Parking**

The design of car parking spaces and siting of crossovers are important to ensure safe and efficient traffic flows are maintained, and in promoting an attractive streetscape. In this regard, the following requirements apply:

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1. No additional crossovers to lots abutting Regional Roads or major roads will generally be permitted, unless it can be demonstrated that the existing crossover cannot be utilised for the proposed development. Refer to the City's online property mapping system to see if your property fronts one of these roads. http://www.cockburn.wa.gov.au/Planning_Online/
2. New grouped or multiple dwelling developments containing a shared/common property access way shall utilise that shared/common property access way for vehicle access without the need for an additional crossover(s) unless it can be clearly demonstrated to the satisfaction of the City that access from the shared/common property access way is not possible.
3. All new or modified crossovers should be at least 1 metre from an existing street tree. Where approval is given for the removal of an existing street tree a replacement tree should be located and installed to the City's satisfaction.
4. New carports and garages added to existing retained dwellings shall be designed to complement the style and finish of an existing dwelling. Matters to consider include materials, colour and roof pitch.
5. Garages and carports proposed to be located in front of an existing dwelling must allow at least one major opening (window) of the dwelling facing the primary street to enable adequate surveillance of the street.
6. In the case of three vacant strata lots or more (or one existing dwelling and two vacant strata lots) containing a shared/common property access way being created in the absence of built form, the access way shall be fully sealed and drained prior to subdivision clearance and bonding shall generally not be accepted. In this case, it is recommended that the treatment of the access way be constructed of asphalt or similar to avoid damage during dwelling construction.

(7) Corner Lots

To ensure development of corner lots contributes to the enhancement of existing streetscapes by improving passive surveillance, the following design guidelines apply for the development of corner lots:

1. One dwelling facing each street (where possible);

2. A proposed dwelling on the corner lot to be designed to address both primary and secondary streets;
3. Blank/solid fencing to the secondary street to be removed and replaced with open style fencing for no less than 50% of the boundary length;
4. Battleaxe subdivision designs on corner lots will generally not be supported (see diagram below);
5. Subdivision designs resulting in two long narrow lots with narrow frontages to the primary street will generally not be supported (see Figure 1).

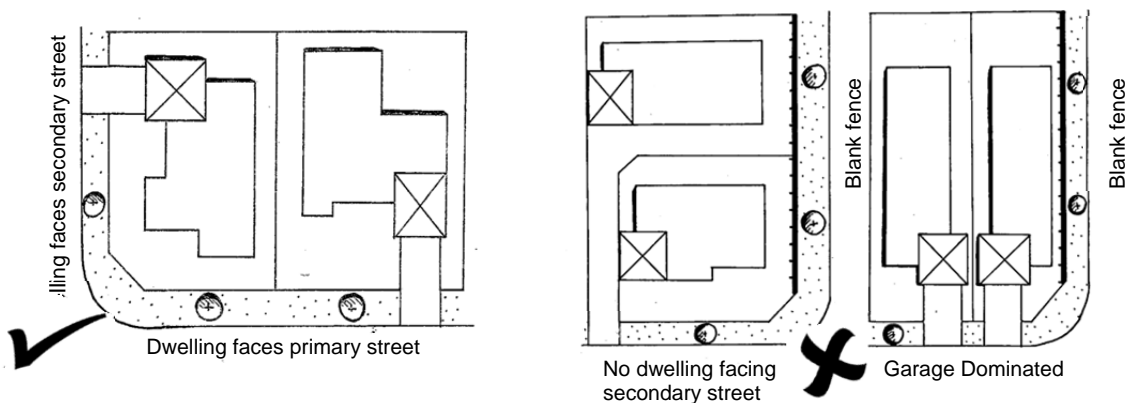


Figure 1. Corner Lots

(8) Sustainable Building Design for New Dwellings

1. Internal living areas and outdoor living areas should be located on the northern side of the dwelling to capture the benefits of passive solar design;
2. Windows and openings should be located facing the direction of prevailing breezes with openings located opposite each other to maximise air flow through the dwelling creating cross-ventilation;
3. Windows on the east and west elevations should be minimised or appropriately shaded. Eaves or fixed awnings shall be used to shade all major openings on the northern, eastern and western sides of a dwelling.
4. Notwithstanding the requirements of the Building Codes of Australia, dark roof and wall colours will generally not be supported. Light coloured roof finishes ensure that heat is reflected and the internal temperature of the dwelling is reduced. (Please refer to the City's Preferred Building Colours and Materials Information Sheet.).

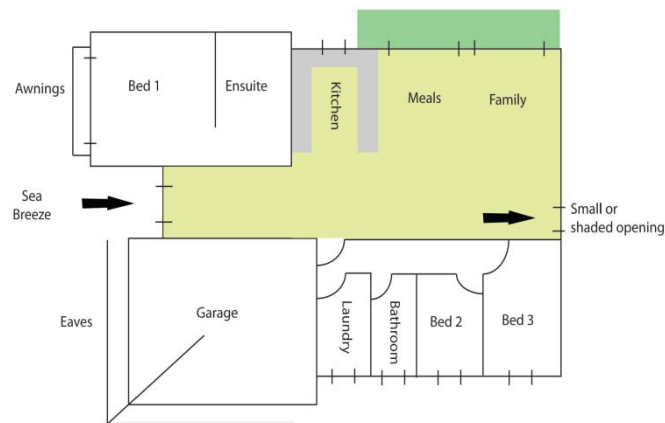


Figure 2. Sustainable House Layout

(10) Outdoor Living Areas

1. The R-Codes provides a minimum requirement for outdoor living areas. In addition to this requirement and to assist with passive surveillance and bring activity to the street, outdoor living areas are encouraged in the front setback for all new dwellings and retained dwellings where the front of the dwelling faces north. Outdoor living areas proposed in the front setback area shall be fully developed including provision of a level area which is either paved and drained or turfed and shall be fenced in a manner compliant with the front fencing requirements of the R-Codes. As required by the R-Codes the outdoor living area shall be directly accessible from a habitable room.
2. For outdoor living areas proposed in the front setback, any roofing material must match the existing colour and material (where possible) of the respective dwelling;
3. Flat roof patios visible from the primary street will generally not be supported unless it can be clearly demonstrated to the satisfaction of the City that the patio complements the form and character of the dwelling to which it attached to and will not detract from the streetscape.

(11) Design of External Areas

1. Development Applications for Grouped and Multiple Dwellings shall include a Landscape Plan. The Landscape Plan shall contain a Site Schedule and a Site Plan (See appendix 3 for Landscape Plan requirements).
2. Multiple dwellings shall provide 10% of the total site area as *Garden Area**
3. Grouped dwellings shall provide a minimum of 30% of the common property area as *Garden Area**

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**Garden Area means - An area of unpaved, free draining soil of a minimum dimension of 0.5m and a minimum area of 4sqm.*

(12) Driveways

1. Driveways shall be separated along their length from adjacent structures and walls by a 0.5 metre wide Garden Area. This shall be densely planted to reduce the visual prominence of adjacent walls and structures, to reduce the apparent width of the driveway, and to assist in dissipating heat build-up in walls and paving materials. This requirement does not apply to driveways under a roofed structure, and at doorways to buildings.
2. For driveways containing straight sections longer than 15m (measured from front lot boundary), the width of the driveway *Garden Area* shall be modified to extend a further 1m X 1.5m at no more than 10m intervals along one side of the driveway (An example is provided in figure X). The intention is to create a sense of visual relief for visitors to these developments. Planting within these areas shall be taller than the rest of the driveway *Garden Area*.
 Insert diagram of driveway planting area.

(11) Trees

1. Removal of street trees located within verge areas is not permitted.
2. Details of suitable species selection can be found at Appendix 4.

(12) Verge design

The City's *Verge Development Guide* provides guidance when developing verge areas. The guide can be viewed at XXXX (Include reference when guide is complete)

(13) Lighting of shared or common areas

1. Bollard lighting shall be used to light shared/common access ways into developments proposing three or more dwellings (including the existing retained dwellings).
2. Light levels shall comply with the requirements of the relevant, current standards produced by Standards Australia for this purpose.
3. Lighting shall be automatically switched on by falling ambient light levels.

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4. Details of the proposed bollard lights shall be listed in the Landscape Plan schedule.
5. Bollard lights shall be installed and operational prior to subdivision clearance.

(14) Fencing

With the exception of lots abutting major roads (as identified on the City's Road Hierarchy Plan), all secondary street fencing should be permeable above 1.2 metres for no less than 50% of the boundary length. Consideration should also be given to the provision of a gate and clearly defined path leading to the front door.

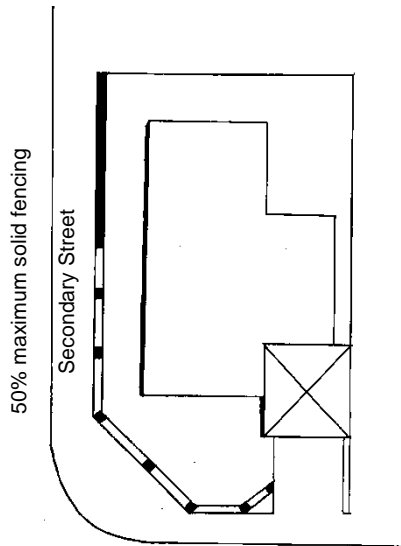


Figure 3. Fencing on corner lots

(15) Split Coded R30/40 Lots

Split coded residential lots which are located opposite or adjacent to Public Open Space (POS) may be developed up to the stated maximum R40 density, where development is consistent with the requirements of this policy and the following criteria:

1. At least one of the dwellings is two storey or incorporates a habitable mezzanine/loft (excluding bedrooms) in order to create variety in design and height and provide opportunity for surveillance of the POS;
2. New dwellings located on the front portion of a lot should have major windows fronting the street, and must not be orientated to solely face internal driveways (as shown in Figure 4).
3. Wherever possible rear dwellings should be designed so that significant sections of the front elevations can be seen from the street (i.e. major openings to internal living areas)(as shown in Figure 5);

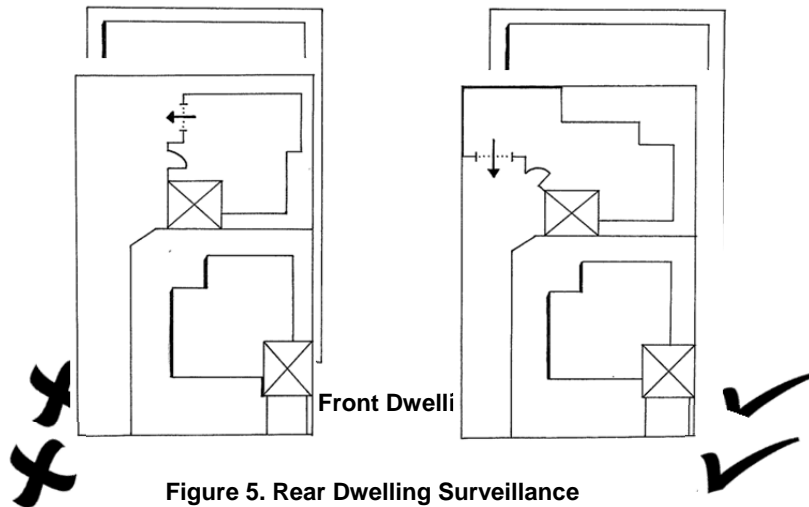


Figure 5. Rear Dwelling Surveillance

4. Provision of an outdoor living area within the front setback of an existing or proposed front dwelling which complies with the requirements of Section 8 of this Policy in order to promote surveillance of the POS;
5. Development on lots larger than 1500m² shall also demonstrate a suitable level of variety in design and height and promote surveillance of the POS.

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(12) Split Coded R30/40/60 Lots

The purpose of the split coding R30/40/60 is to encourage improved development outcomes through:

1. The assembly of land parcels into larger development sites that can be developed in a more coordinated manner; and
2. Promotion of two storey construction for higher density developments so as to achieve an improved balance between open space and dwelling floorspace.
3. Split coded residential lots may be developed at R40 or R60, where development is consistent with the requirements of this policy and the following criteria:

(13) Implementation of Split Codes

1. In the absence of built development, support for applications for the subdivision of land within any of the split coded areas depicted on the Scheme Map, will only be given for subdivision up to the maximum permitted by the base density code.
2. Built development referred to in clause 13.1 includes development constructed to plate height which is in accordance with an approved Development Application.

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Appendix 1 - City of Cockburn TPS 3, Clause 5.8.2 Convenience and Functionality.

5.8.2 Convenience and Functionality

- (a) Every development shall be designed to ensure that it is convenient and functional for those who will use the development particularly in respect to –*
- (b) (i) the relationship of the development to the use and enjoyment of the adjoining lots;*
- (c) (ii) the convenient location of public and resident facilities provided on the lot;*
- (d) (iii) safety and amenity;*
- (e) (iv) accessibility of driveways, footpaths, car parking bays, service bays and storage areas.*
- (f) (b) A development which requires planning approval under the Scheme, that complies with or may be approved under the provisions of the Residential Design Codes but cannot demonstrate convenience and functionality, will not be approved, unless the local government determines otherwise in any particular case.*

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Appendix 2 – Example questions for consideration of a Design Quality Statement

1. Does the proposal look appropriate in its context? Does the development respond to the desirable elements of the area?
2. Has the proposal considered the scale of surrounding development? In areas undergoing transition, does the bulk and scale of development consider any future aspirations of the locality?
3. Is the built form appropriate for the site? For example how does the development interface with surrounding public domain areas including public open spaces, the street and does it provide a good level of internal amenity?
4. Does the proposal consider sustainable design solutions? Refer to Clause 8 of this policy.
5. Does the proposed landscaping integrate with the built form and result in a good aesthetic quality for both occupants and the adjoining public domain?
6. Has amenity been considered through appropriate room dimensions, access to sunlight, natural ventilation, private outdoor spaces, privacy etc?
7. Does the proposal provide a good level of security both internally and in public areas?
8. Has the development considered the localities social context and housing affordability? For example through the provision of a range of housing types?
9. Does the proposals aesthetics contribute to the existing or desired future character of the area?
10. What site constraints were considered and how did these inform the final design?

Appendix 3 – Landscape Plan Requirements

The Site Schedule shall include the following:

1. Applicant name, Lot and Deposited Plan Number and address;
2. Area in square meters of:
 - a. Lot;
 - b. Verge excluding 2m wide back of kerb footpath reserve, crossover and footpaths;
 - c. Impervious paving, includes areas beneath roofed structures (buildings and sheds), paving required for car parking bays, and vehicle access driveways (excludes paving proposed but not required for these specific purposes);
 - d. Area of impervious paving required other than that listed in c) above;
 - e. Area of unpaved, free draining soil.

The Site Plan is to be a dimensioned plan, drawn to scale, indicating the arrangement of the following:

1. The ground floor plan of dwellings and other roofed buildings proposed, including finished floor level, doors, dashed roof gutter line and window positions;
2. External paving and steps – extent of hard materials proposed;
3. Elevations of the finished ground level above Australian Height Datum (AHD) to describe:
 - a. Sudden changes in level
 - b. Highest and lowest points
 - c. Corners of areas of continuous paved or unpaved finish,
 - d. Method of draining all paved areas
4. Unroofed structures including but not limited to:
 - a. Retaining walls,
 - b. Swimming pools,
 - c. Fences and gates,
 - d. Light fittings,
5. Proposed planting, including:
 - a. Botanical and common species name,
 - b. Size of nursery stock to be used,
 - c. Anticipated mature height of species,
 - d. Numbers of plants of each species,
 - e. Methods of cultivating planting such as
 - i. type and depth of mulch

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- ii. details of tree staking, and
 - iii. method of irrigating the planting (source of water, is a reticulation system and controller proposed, source of water – nominated caretaker for site/common areas or separate supply points from each dwelling and so on).
- 6) North point, bar scale and scale of drawing at a stated paper size (such as 1:100 Scale when printed on A3 sheet).

Sample Landscape Plan to be prepared and inserted here

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Appendix 4 - Further information and policy sources

Species selection

The City of Cockburn's *Commercial Development Good Design Guide* includes sample plans and schedules of species also suitable for planting in common areas of grouped and multiple dwelling developments. Refer to the Design Guide for a list of suitable species in Cockburn.

http://www.cockburn.wa.gov.au/Council_Services/City_Development/Planning_Documents/default.asp

Design and positioning of driveways

The City of Cockburn Crossover Specification describes constraints concerning the positioning, geometry and materials to be employed in establishing a verge crossover. This will affect the design and positioning of the shared access way within the lot. The crossover specification guide can be found on the City's website:

http://www.cockburn.wa.gov.au/Council_Services/Engineering_Services/Crossovers/

Related Policy Documents

AEW1 Street Verge Improvements

SEW1 Maintenance of Verges/POS following Residential Subdivision

PSEW 5 Construction of footpaths

PSEW12 Standard Specifications and Cost of Crossovers

PSEW15 Removal and Pruning of Trees

PSEW16 Unkempt Verge Mowing

PSEW18 Trees on Privately owned land

Related guidelines

Verge Development Guide (to be finalised)

Appendix 2 - Work Plan and Preliminary Estimate of Costs

Landscape and upgrades project priority list

Priority	Project
1	Upgrade of Coolbellup Avenue (south) road reserve with large native avenue planting, verge plantings and recreational path.
2	Upgrade SW2 regional cycle route
2	Town centre surrounds upgrades
3	Street tree strategy
4	Wayfinding elements
5	Public open space upgrades

Coolbellup Public Domain Opinion of Probable Costs.

Collection Page.

Street Improvements		\$1,057,520
Tree Planting		\$552,000
Parks		
Len Packham	757000	
Tempest	258000	
Hargreaves	150000	
Jervis	100000	
	SubTotal	\$1,265,000
Wayfinding		\$500,000
	Grand Total	\$3,374,520

Revitalise key streets.

	Amount	Unit	Rate	Cost
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Counsel Avenue.

No cost, tree planting only (elsewhere in costing)

Coolbellup Avenue (inc. Cordelia Ave south of shopping precinct/the Hub).

Raised pedestrian crossing.	2	Item	30000	60000
Limestone path to west side	2000	m2	15	30000
Concrete DUP to east side	1036	m2	70	72520
Repairs and extension to bushland areas.	15,000	m2	15	225000
Modifications to 2no. roundabouts	2	Item	25000	50000
Remodelling bus stop locations	1	Item	25000	25000
Repairs and bushland areas in median strips/POS site.	14,000	m2	15	210000

Waverly Road

Modification to roundabout	1	Item	25,000	25000
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Cordelia Avenue (excluding section south of shops/Hub)

\$20/m2 resurfacing asphalt red and grey, white line marking.	18000	m2	20	360000
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\$1,057,520

Tree planting.

	Amount	Unit	Rate	Cost
Main roads (Coolbellup, Cordelia, Waverly, Counsel)				
Centreline tree pits with grates, guards and bollards	194	no.	2000	388000
verge trees (shrubs and parking bays by developers)	400	no.	250	100000
Transmission line corridor roads				
verge tree planting	166	no.	250	41500
median bushland planting.	1500	m2	15	22500
Ordinary 20m reserve access roads across entire suburb.				
1 tree per lot verges only.				
			Total	\$552,000

Park Upgrades

	Amount	Unit	Rate	Cost
Len Packham Reserve				
Widen Soccer pitches retaining walls	1	item	200,000	200000
Develop community garden terraces	1	Item	100,000	100000
Complete flood lighting	2	towers	90000	180000
Tree planting sports field perimeters	100	no.	200	20000
Footpaths	100	m2	70	7000
Vandal proof club rooms	1	Item	250,000	250000
				\$757,000

Tempest Park

Tree planting sports field perimeters	100	no.	200	20000
Complete flood lighting	2	towers	90000	180000
Perimeter car parking	725	m2	80	58000
				\$258,000

Rinaldo Reserve

Rinaldo Place Reserve

Elinor Reserve

Moenich Reserve

Hargreaves Park

Relocate grass trees.	50	no.	150	7500
Establish bushland areas	10000	m2	25	250000
Edging and fencing to bushland	1000	lin m	60	60000
Footpath	500	m2	70	35000
Playground	1	Item	150000	\$150,000

Doherty Reserve

Robb Park

Perditia Park

DeMarchi Reserve

Locket Park

Counsel Park

Jarvis Park

Relocate grass trees.	50	no.	150	7500
Establish bushland areas	10000	m2	25	250000
Edging and fencing to bushland	1000	lin m	60	60000
Footpath	500	m2	70	35000
Playground	1	Item	100000	\$100,000

Appendix 3 - Community Visioning Forum Outcomes Report

CITY OF COCKBURN

FACILITATION OF THE COOLBELLUP REVITALISATION STRATEGY COMMUNITY VISIONING FORUMS

~ OUTCOMES REPORT ~

BACKGROUND

The Coolbellup Revitalisation Strategy is the latest of the City of Cockburn's revitalisation projects. The previously completed Phoenix and Hamilton Hill Revitalisation Strategies have provided comprehensive plans to guide future development within the established suburbs of Spearwood and a portion of Hamilton Hill respectively. The Strategies will guide the planning and delivery of future housing types and housing choice to those suburbs, as well as identifying the works required to facilitate improvements to the urban environment.

As part of the initial community consultation for the Coolbellup Revitalisation Strategy, Chris Antill Planning and Urban Design Consultant was appointed to help prepare a programme for, and to facilitate, two community forums aimed at drawing out and articulating the residents' "vision" for the future development of their suburb, with the principal emphasis on housing types and housing choice.

PROGRAMME FOR THE COMMUNITY VISIONING FORUMS

Two Forums were held – one on Thursday 17th of October 5.10pm – 7.45pm, and the second on Sunday 20th October 10.40am – 1.15pm.

The first Forum was attended by approximately 85 community members, and the second by approx. 43 (total of 128).

The programme for each Forum was similar:

- Introduction;
- A joint presentation by the City's Manager of Strategic Planning and the facilitator explaining background and context;
- Workshop [(attendees working in groups of approx. 6-10 with the assistance of a table facilitator (City of Cockburn staff member)];
- Presentations by a spokesperson from each table;
- Brief summation by the facilitator of the common "themes" and consensus views that emerged from the individual table presentations;
- "Where to from here and next steps" explanation by the City's Manager of Strategic Planning;
- Close of Forum.

WORKSHOP STRUCTURE

The attendees were each given a questionnaire (see **Appendix 1**), and asked to discuss the questions, allocating approx. 12-15 minutes to each question. The table facilitators were asked to stimulate debate amongst those at their table, and to record both individual comments and collectively-held views.

The Forum attendees were asked to complete the questions on the questionnaire, and to return them to the facilitator at the end of each Forum. Attendees were also encouraged by the table facilitators to discuss each of the four questions in turn, and the facilitators had the responsibility of formulating a consensus “table view” for each question.

At the end of the workshop phase, a spokesperson from each table was asked to present, in turn, their table’s responses to the four questions. Both individual comments and collectively-held views were articulated.

CONSENSUS THEMES ACHIEVED

A number of clearly identifiable and consistent responses emerged from these table presentations. These responses were briefly summarised and articulated by the facilitator after the individual table presentations were completed, and general agreement was voiced by the audiences. These consensus themes were generally consistent across both Forums, although the feedback from the second Forum was a little more diverse than from the first.

A subsequent review and tabulation of all the returned questionnaires (see **Appendix 2**) also revealed consistent responses, and verified the collective table responses.

It can therefore be stated with some confidence that the following community positions and themes were supported by a clear majority:

- Coolbellup residents greatly value and appreciate their parks, the trees, greenery and streetscapes, and the remnant bushland. The suburb’s location and accessibility are seen as major advantages, and the sense of community is pronounced. Existing public transport is regarded as quite good.
- There is a medium to high appetite for change. Very few residents want to resist change.
- There is strong support for more medium density housing types, and good support for more medium to high density housing types.
- A greater range of dwelling types (town houses, units, flats, ancillary dwellings in back yards) should be developed and made available, so that residents can “age in place”, and not have to leave Coolbellup to find alternative, more appropriate housing types as their accommodation needs change over time. However, these higher density-type dwellings should preferably be provided in targeted areas, such as around the shopping centre, community hub and parks, and along the main public transport routes.
- There is some support for the view that subdivision of all single lots presently accommodating a single dwelling should generally be permitted, so that in future two dwellings can be accommodated on each lot.

- New housing should be of a high quality, and development/design guidelines should be introduced alongside new R-Codes to ensure this occurs.
- Affordability of housing needs to be protected, and property values retained or improved.
- There is strong support for the centrally-located community hub and shopping centre, however, the shopping centre is most appreciated for its central location and accessibility, rather than its appearance and form. There is a very strong feeling amongst the Coolbellup community that improvements to the shopping centre (i.e., relating to its appearance, functionality, the breadth of uses available, its lack of vibrancy, poorly-maintained parking areas and unclear/unsafe circulation patterns) are urgently required.
- While the community hub is well used and greatly appreciated, it could be expanded and the range of facilities increased. More community events should be planned, public artworks created, and a community garden developed to build upon the strong sense of community pride that is already established.
- The generally quiet and peaceful environment of Coolbellup is highly valued, however safety and security issues were a concern voiced by a number of workshop attendees. Youths on motor bikes and trail bikes behaving in an anti-social manner are another common concern.
- Existing public open space reserves are highly valued, however there is scope for improvements to the standard and scope of the facilities within them. The opportunity exists to upgrade and improve the parks to encourage greater usage, particularly by the youth in the community. The value of the POS reserves will increase over time as population and demand increases.
- The City should continue to improve streetscapes. More street trees and better presented street verges are required. The issue of upgrading street verges to the community's satisfaction amid competing views on responsibility will be a challenge for the City.
- Existing mature trees need to be protected, and existing bush land should be protected and better managed.
- While current levels of public transport are appreciated and supported by some, many more believe the frequency of services should be increased, especially early in the morning and in the evenings and at night. Connections to important facilities and services in surrounding areas also need to be upgraded, especially connections to Murdoch and Spearwood. More bus stops should be provided with shelters.
- The programme of undergrounding the powerlines within the suburb should be completed as soon as possible.
- The footpath and cycle path system needs to be upgraded and extended to improve accessibility within the local area.

- There is very strong support for Roe Highway to be removed from the MRS.

*

Chris Antill Planning & Urban Design Consultant

29.10.2013

APPENDIX 1 – Questions

COOLBELLUP VISIONING FORUM ~

What is your street name?.....

1. What aspects of Coolbellup do you value and are important for the future?

2. What is your appetite for change in terms of new residential development and redevelopment within Coolbellup? Low, med, high?

3. Would you support a greater variety of housing and therefore residential densities throughout Coolbellup? If yes, where would you like to see medium to high residential densities provided?

4. What public domain improvements should take place for Coolbellup? (e.g., street trees, parks, public art, plantings and car parking under power line easements, improved public transit and facilities)

APPENDIX 2 – Completed Questionnaires – Summary

A total of 107 questionnaires were returned. Most were fully completed.

Total attendance at the two Forums was approx. 128. This represents a questionnaire return rate from those who attended of 83%.

WHAT IS YOUR STREET NAME?

The attendees who completed the questionnaire live in the following streets:

- Alpin Court (2)
- Antonio Street (2)
- Archidamus Road (5)
- Batten Street (1)
- Belarius Street (2)
- Benedick Road (2)
- Caliban Way (2)
- Cammillo Street (3)
- Coolbellup Ave (3)
- Cordelia Ave (7)
- Counsel Road (4)
- Curan Street (1)
- Dion Place (3)
- Ebert Street (2)
- Egeus Way (1)
- Emilia Street (2)
- Escalus Street (1)
- Ferdinand Crescent (3)
- Florizel Street (2)
- Friar John Way (2)
- Goneril Way (1)
- Graduate Way(?) (1)
- Hansen Street (2)
- Hargreaves Road (2)
- Hartley Street (3)
- Hawkes Street (3)
- Hilory Street (2)
- Juliet Road (1)
- Lavinia Crescent (1)
- Leontes Way (1)
- Lockett Street (2)
- Malvolio Road (2)
- Montague Way (2)
- Oswald Street (2)
- Paulina Way (1)
- Perdita Way (1)
- Quince Way (1)
- Radnor Way (2)
- Regan Street (1)
- Rinaldo Crescent (1)
- Rinaldo Place (2)
- Romeo Road (5)
- Simons Street (1)

- Theseus Way (1)
- Tybalt Place (1)
- Varna Place (3)
- Waverley Road (3)
- Williams Road (1)
- Winterfold Road (3)

There was no street name entered on five of the returned questionnaires.

Not all attendees completed the questionnaire.

COMMENT: those attending the workshops represented a large number of streets from across the suburb. There was no heavy weighting of numbers in any one street.

WHAT ASPECTS OF COOLBELLUP DO YOU VALUE & ARE IMPORTANT FOR THE FUTURE?

The positive aspects of Coolbellup that received the most mentions were:

- Parks & open spaces (54) #
- The suburb's location/accessibility (41)
- Trees/greenery/vegetation/bushland (30)
- The people/the sense of community (19)
- Public transport (16)
- Attractive streetscapes (13)
- The quietness/peacefulness (10)
- The large lots (8)
- The function & location of the community hub (5)
- The function & location of the shopping centre (4)

NOTE #: Numbers in brackets represent total times mentioned in returned questionnaires.

WHAT IS YOUR APPETITE FOR CHANGE IN TERMS OF NEW RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT WITHIN COOLBELLUP? LOW, MEDIUM, HIGH?

The most common responses were:

- Medium (45)
- High (32)
- Medium-high (11)
- Low (8)
- Low-medium (5)

WOULD YOU SUPPORT A GREATER VARIETY OF HOUSING AND THEREFORE RESIDENTIAL DENSITIES THROUGHOUT COOLBELLUP? IF YES, WHERE WOULD YOU LIKE TO SEE MEDIUM TO HIGH DENSITY RESIDENTIAL DENSITIES PROVIDED?

The most common responses were:

- Support targeted increase in densities [esp. around the commercial/community hub] (58)
- Support medium density (37)
- Support greater diversity of housing types (17)
- Support medium to high density (19)
- All residential lots should be capable of being subdivided (15)
- Support low to medium density (7)
- Support high density (6)
- No (3)
- Yes (2)

A number of respondents suggested that development/design guidelines should be introduced along with any higher densities to ensure new development forms are appropriate.

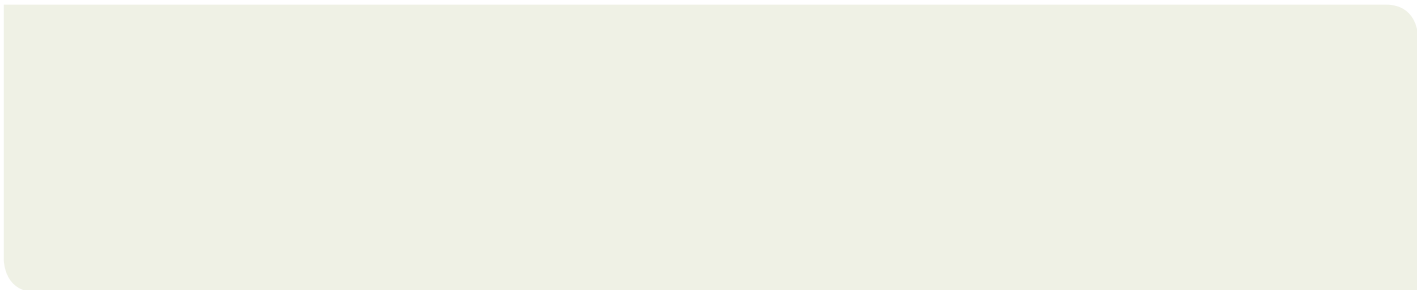
WHAT PUBLIC DOMAIN IMPROVEMENTS SHOULD TAKE PLACE FOR COOLBELLUP (e.g., street trees, parks, public art, plantings and car parking under power line easements, improved public transit and facilities)

The most common responses were:

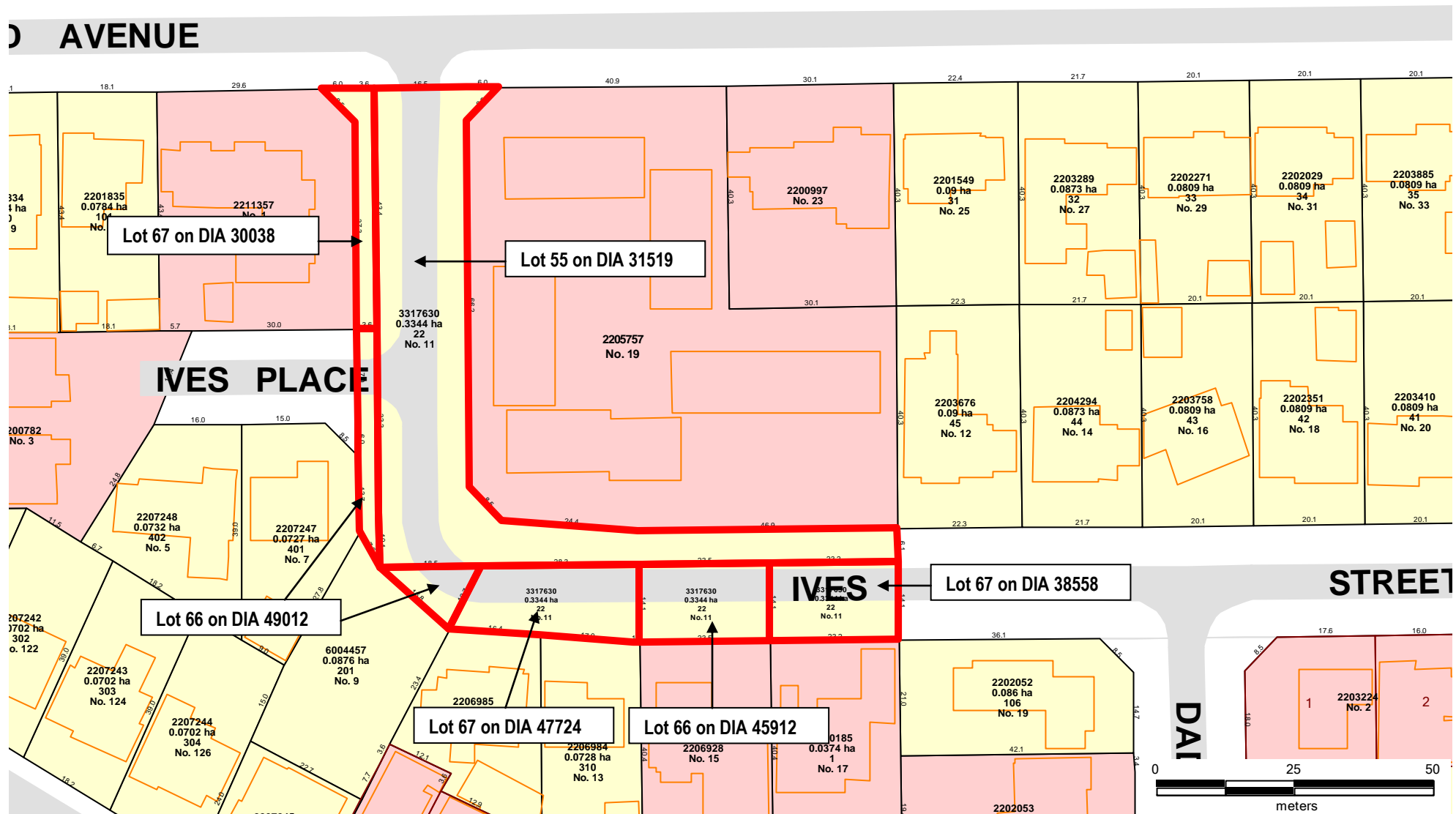
- Improve the shopping centre/provide greater diversity of retail outlets (51) #
- Provide more trees/improve the streetscapes/keep mature trees (48)
- Continue to improve the parks & increase the provision of facilities within them (44)
- Improve public transport [esp. “after hours”] & bus stop facilities (43)
- Complete undergrounding of power lines throughout the suburb (22)
- Improve the community hub facilities & provide more community events (21)
- Improve the care & maintenance of street verges (16)
- Provide more public art (14)
- Improve safety & security (12)
- Improve pathways & walkways (12)
- Improve street lighting (9)
- Create a community garden (6)
- Reduce vehicle speeds/introduce traffic calming measures (6)

NOTE #: The shopping centre is located on private land, so this is not strictly a “public domain” issue. It is, however, one of the main, if not *the* main, concern of the Coolbellup community.

*



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Location Plan

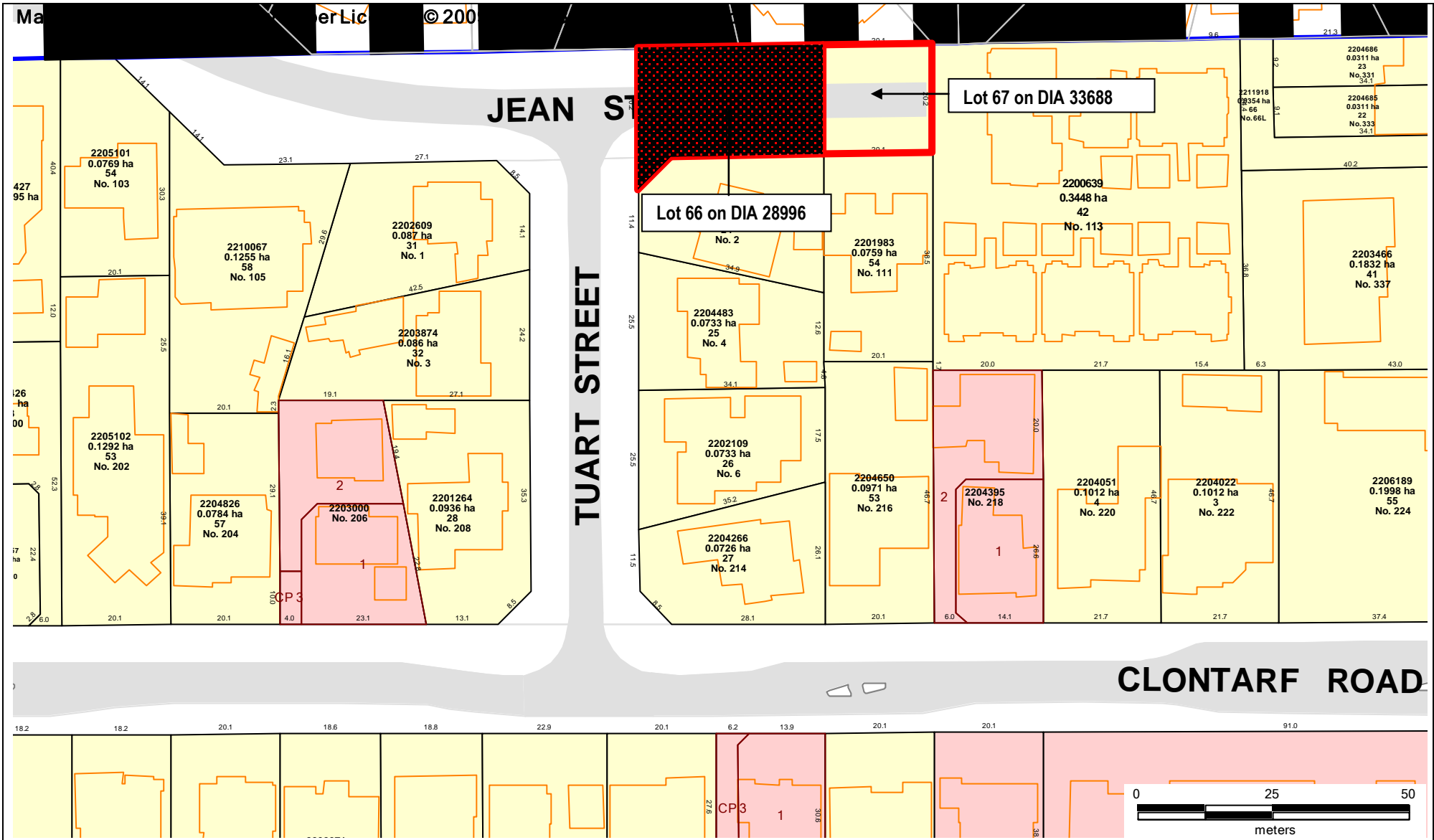
Lot 55 on DIA 31519 C/T 2758/826
 Lot 7 on DIA 30038 C/T 2773/584
 Lot 66 on DIA 49012 C/T 2753/364
 Lot 7 on DIA 47724 C/T 2773/583
 Lot 66 on DIA 45912 C/T 2754/94
 Lot 7 on DIA 38558 C/T 2773/917
 Owner: State of Western Australia

PRINTED ON:
 Thursday, 20 March 2014

SCALE = 1:1000

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Location Plan

Lot 66 on DIA 28996 C/T 2774/767
 Lot 67 on DIA 33688 C/T 2773/596
 Owner: State of Western Australia

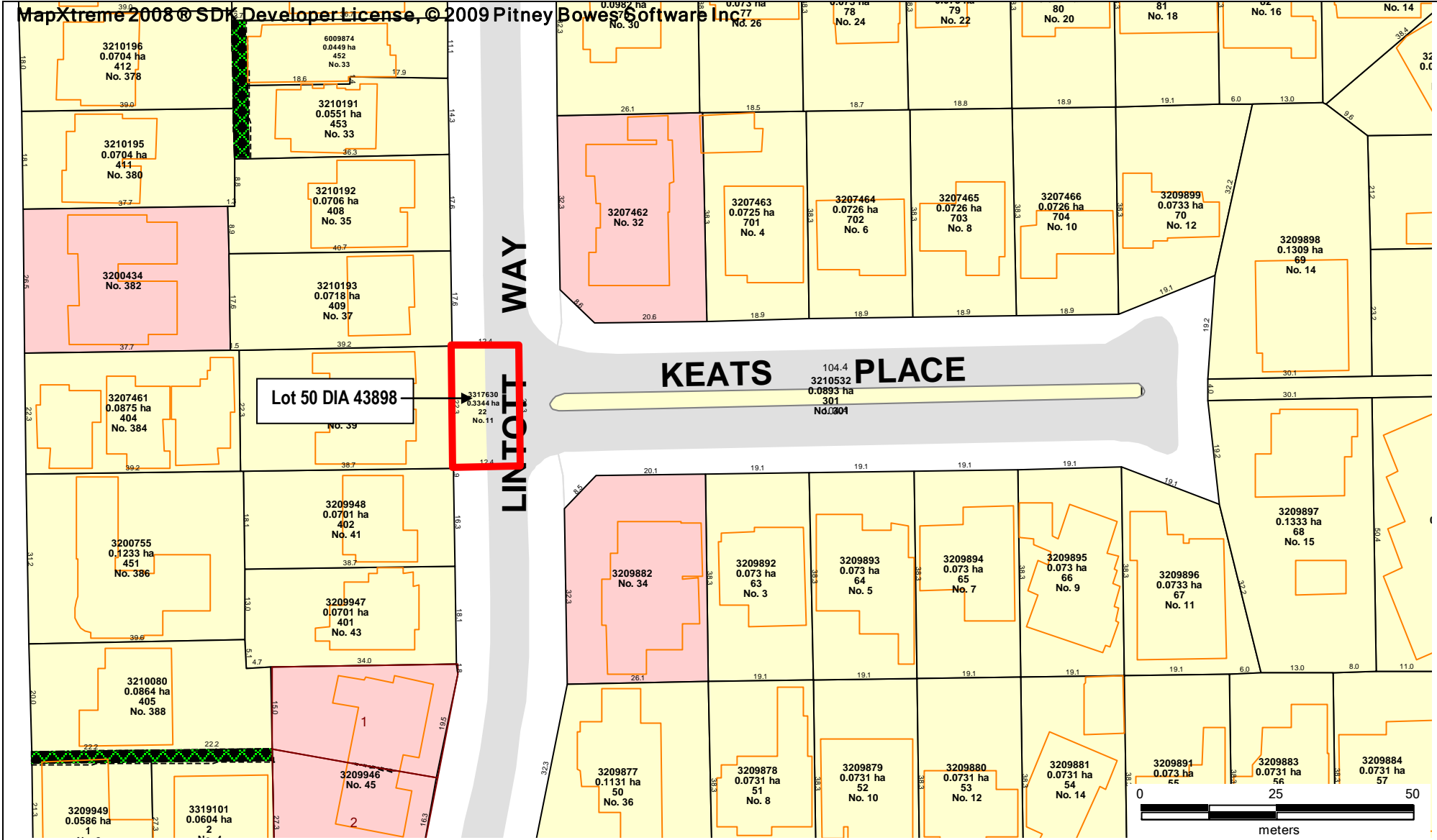

PRINTED ON:
 Thursday, 20 March 2014

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NORTH

Location Plan

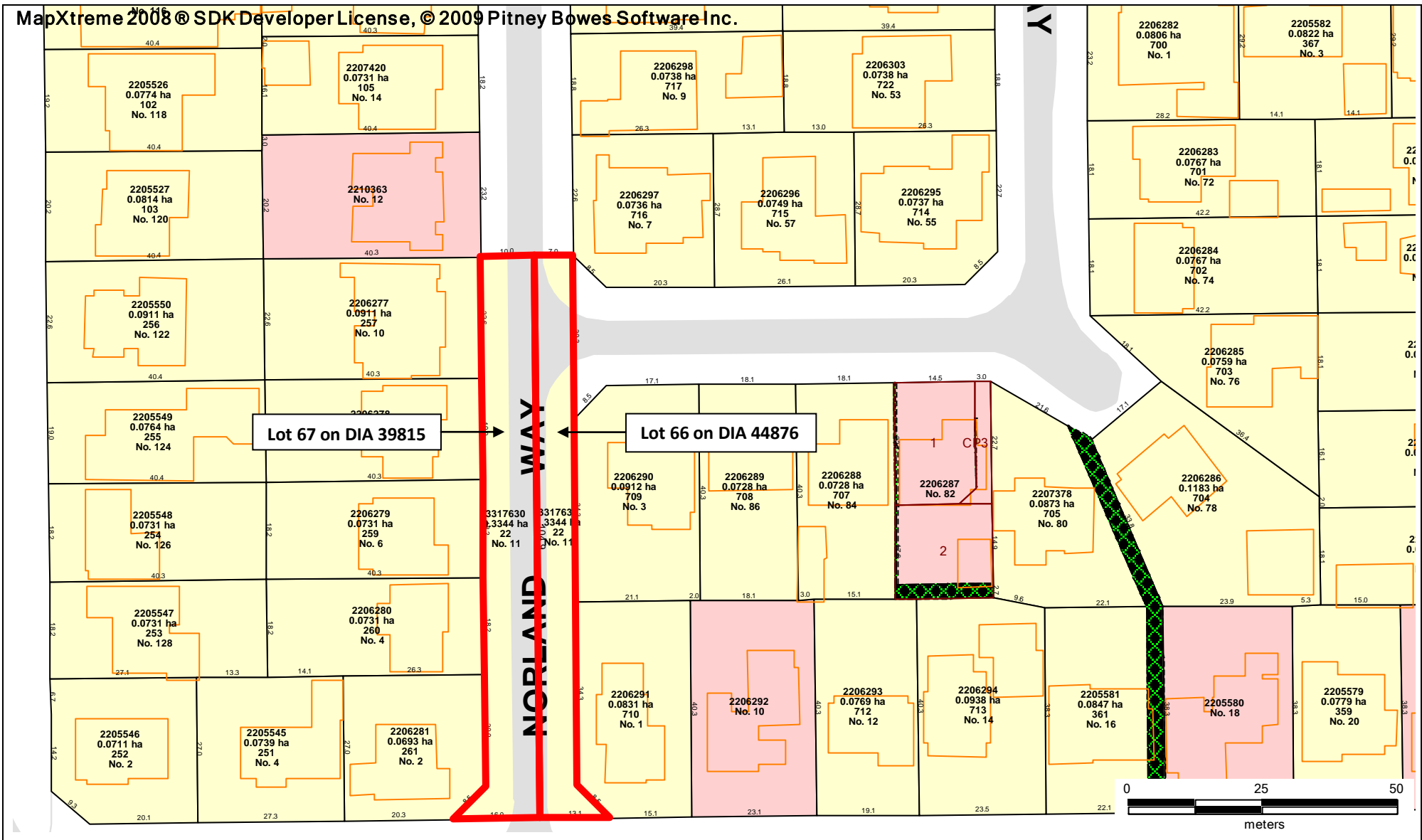

Lot 50 on DIA 43898
 C/T 1049/10
 Owner: State of WA

PRINTED ON:
 Thursday, 20 March 2014

SCALE = 1:1000



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Location Plan

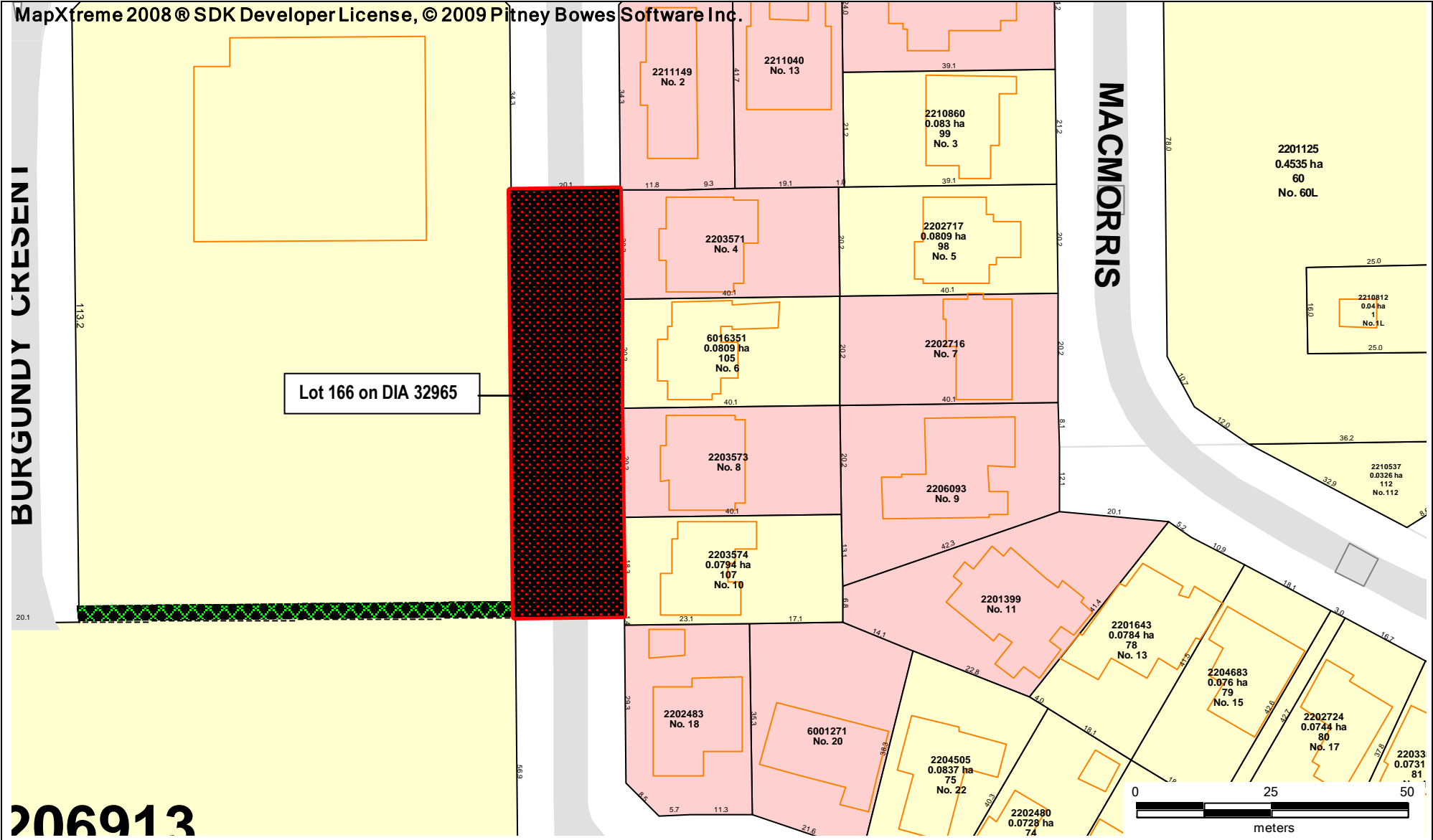
Lot 67 on DIA 39815 C/T 2770/889
 Lot 66 on DIA 44876 C/T 2757/249

PRINTED ON:
 Thursday, 20 March 2014

SCALE = 1:1000

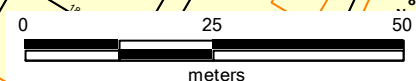



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Lot 166 on DIA 32965

206913



 <p>Location Plan</p>	<p>Lot 166 on DIA 32965 C/T 2773/994 Owner: State of Western Australia</p>	<p>PRINTED ON: Thursday, 20 March 2014</p>	<p>SCALE = 1:1000</p>	
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DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF076244	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	6/02/2014	216,614.00
EF076245	11789	WALGA ADVERTISING/TRAINING SERVICES	6/02/2014	761.46
EF076246	11867	KEVIN JOHN ALLEN MILEAGE CLAIM / INK CARTRIDGE REIMBURSEMENT	6/02/2014	1,538.56
EF076247	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	6/02/2014	137,733.78
EF076248	13422	BARBARA FREEMAN SALARY PACKAGED LAPTOP REIMBURSEMENT	6/02/2014	1,037.95
EF076249	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	6/02/2014	13,593.78
EF076250	22808	BERNARD CHUNG SALARY PACKAGED IPAD REIMBURSEMENT	6/02/2014	918.95
EF076251	24149	MICHAEL BROWN EXPENSES REIMBURSEMENT	6/02/2014	193.18
EF076252	24156	MASTEC AUSTRALIA PTY LTD PURCHASE OF NEW BINS	6/02/2014	63,789.44
EF076253	24864	FREMANTLE FOOTBALL CLUB REIMBURSEMENT - DEVELOPMENT COSTS	6/02/2014	508.75
EF076254	25335	JAXON PTY LTD BUILDING CONSTRUCTION SERVICES	6/02/2014	2,804,858.39
EF076255	25352	LYNDSEY WETTON MILEAGE CLAIM REIMBURSEMENT	6/02/2014	869.50
EF076256	25474	ROBERT MARTIN VOLUNTEER REIMBURSEMENT	6/02/2014	73.50
EF076257	25571	ATTADALE SCOUT GROUP INC REGISTRATION FEES	6/02/2014	400.00
EF076258	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	2,500.00
EF076259	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	10,833.33
EF076260	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	4,270.83
EF076261	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	2,500.00
EF076262	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	2,500.00
EF076263	23338	STEVE PORTELI MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	2,500.00
EF076264	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	2,500.00
EF076265	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	2,500.00
EF076266	25352	LYNDSEY WETTON MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	2,500.00
EF076267	25353	PHILIP EVA MONTHLY COUNCILLOR ALLOWANCE	7/02/2014	2,500.00
EF076268	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	10/02/2014	73,579.00
EF076269	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	10/02/2014	558.66
EF076270	10888	LJ CATERERS CATERING SERVICES	10/02/2014	5,471.00
EF076271	14562	KLAUS & ZAFIRA FAHRNER LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,353.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF076272	14721	BRONWYN & PHIL GENONI LANDOWNER BIODIVERSITY GRANT	10/02/2014	2,069.52
EF076273	15286	GUNTHER & HELKE FAHRNER LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,566.50
EF076274	15402	ZURICH AUSTRALIA MOTOR VEHICLE INSURANCE CLAIM	10/02/2014	1,000.00
EF076275	16017	RON & KAY LEVETT LANDOWNER BIODIVERSITY GRANT	10/02/2014	660.00
EF076276	17322	L & C BROWNE LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,100.00
EF076277	17323	GRAEME & JEAN DOIG LANDOWNER BIODIVERSITY GRANT	10/02/2014	587.00
EF076278	17325	KATINKA RUTHROF LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,300.00
EF076279	18536	ALFRED & MERILYN ROSENAUER LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,089.00
EF076280	19416	BILJANA GASPAR HR INSTITUTE MEMBERSHIP CONTRIBUTION	10/02/2014	150.00
EF076281	20695	JENNIFER & STEPHEN WALTON LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,856.25
EF076282	21389	YVONNE NICHOLLS LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,419.00
EF076283	21390	HAZEL PARSONS LANDOWNER BIODIVERSITY GRANT	10/02/2014	2,090.00
EF076284	21591	DAVID & FRANCIS MARTIN LANDOWNER BIODIVERSITY GRANT	10/02/2014	2,530.00
EF076285	21592	VIV & LEANNE SLOSS LANDOWNER BIODIVERSITY GRANT	10/02/2014	2,145.00
EF076286	22800	HILLARY EPTON & IAN ALLISA LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,672.00
EF076287	23111	J & R KROON LANDOWNER BIODIVERSITY GRANT	10/02/2014	788.63
EF076288	23250	DEPARTMENT OF PLANNING DAP APPLICATIONS & DAP FEES	10/02/2014	25,063.00
EF076289	24051	SOO KEE & LINDA CHAN LANDOWNER BIODIVERSITY GRANT	10/02/2014	450.50
EF076290	24143	KEVIN GLOVER STUDY FEES CONTRIBUTION	10/02/2014	92.94
EF076291	24739	JANET PORE LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,030.00
EF076292	24747	CLINIQUE CRIMSON - BROTHERS COCKBURN IDOL WINNER - JUNIOR	10/02/2014	250.00
EF076293	24806	REUBEN DIAS STUDY EXPENSES CONTRIBUTION	10/02/2014	1,825.00
EF076294	24963	CHANTELLE MCLOED STUDY FEES CONTRIBUTION	10/02/2014	92.80
EF076295	25622	LYNDA CAROL DUTCH CAT STERILISATION CONTRIBUTION	10/02/2014	50.00
EF076296	25632	COLLEEN MILLER EXPENSES REIMBURSEMENT - TEAM NOMINATION	10/02/2014	200.00
EF076297	25638	SEBASTIAN SCATA LANDOWNER BIODIVERSITY GRANT	10/02/2014	1,292.99
EF076298	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	10/02/2014	3,358.04
EF076299	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	10/02/2014	7,579.14

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF076300	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	10/02/2014	1,643.30
EF076301	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	10/02/2014	737.20
EF076302	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	10/02/2014	338,428.57
EF076303	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	10/02/2014	1,094.80
EF076304	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	10/02/2014	49.50
EF076305	11860	45S CLUB PAYROLL DEDUCTIONS	10/02/2014	48.00
EF076306	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	10/02/2014	383.81
EF076307	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	10/02/2014	524.09
EF076308	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	10/02/2014	2,928.81
EF076309	18718	FIRST STATE SUPER PAYROLL DEDUCTIONS	10/02/2014	1,036.11
EF076310	19010	SUMMIT PERSONAL SUPER PLAN PAYROLL DEDUCTIONS	10/02/2014	489.96
EF076311	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	10/02/2014	46.09
EF076312	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	10/02/2014	3,103.50
EF076313	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	10/02/2014	375.35
EF076314	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	10/02/2014	14,688.90
EF076315	20056	CBUS PAYROLL DEDUCTIONS	10/02/2014	2,099.41
EF076316	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	10/02/2014	3,381.16
EF076317	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	10/02/2014	1,378.17
EF076318	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	10/02/2014	117.24
EF076319	21526	TASPLAN SUPER PAYROLL DEDUCTIONS	10/02/2014	31.03
EF076320	21921	MAURICIO FAMILY PAYROLL DEDUCTIONS	10/02/2014	1,846.95
EF076321	21996	ANZ ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	10/02/2014	252.02
EF076322	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	10/02/2014	1,245.61
EF076323	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	10/02/2014	1,083.12
EF076324	23993	ONEPATH LIFE LIMITED PAYROLL DEDUCTIONS	10/02/2014	1,045.64
EF076325	24379	AUSTSAFE SUPER PAYROLL DEDUCTIONS	10/02/2014	179.07
EF076326	24620	E & B PINTO SUPERANNUATION FUND PAYROLL DEDUCTIONS	10/02/2014	1,108.61
EF076327	24813	KINETIC SUPER PAYROLL DEDUCTIONS	10/02/2014	240.31

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF076328	25043	COLONIAL FIRST STATE - KERRY MARGARET ROBERTS PAYROLL DEDUCTIONS	10/02/2014	162.47
EF076329	25051	ANZ SMART CHOICE SUPER - ROAN BARRETT PAYROLL DEDUCTIONS	10/02/2014	1,177.37
EF076330	25334	J MIJACIKA SUPE PAYROLL DEDUCTIONS	10/02/2014	39.92
EF076331	25495	ONEPATH CUSTODI PAYROLL DEDUCTIONS	10/02/2014	421.22
EF076332	25538	NORTH PERSONAL SUPERANNUATION PLAN PAYROLL DEDUCTIONS	10/02/2014	208.99
EF076333	25590	FIRST CHOICE WHOLESALE PERSONAL SUPER COLONIAL FIRS PAYROLL DEDUCTIONS	10/02/2014	593.54
EF076334	25591	CRISBROOK SUPERANNUATION FUND PAYROLL DEDUCTIONS	10/02/2014	238.04
EF076335	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	17/02/2014	219,185.00
EF076336	10944	MCLEODS LEGAL SERVICES	17/02/2014	1,083.92
EF076337	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	17/02/2014	13,146.81
EF076338	21403	ROBERTA BUNCE COMMUNITY CARE VOLUNTEER REIMBURSEMENTS	17/02/2014	64.90
EF076339	23302	BUILDING SERVIC BUILDING SERVICES LEVIES	17/02/2014	33,249.81
EF076340	23468	EMILEE BLAKE COCKBURN IDOL WINNER 2014	17/02/2014	100.00
EF076341	25569	ELAINE JOYCE FOWLER VOLUNTEER MILEAGE REIMBURSEMENT	17/02/2014	332.25
EF076342	25641	DARRYL GRIFFITHS (GRIFFITHS ENGINEERING) INSURANCE CLAIM REIMBURSEMENT	17/02/2014	914.10
EF076343	25659	JANET WELLS VOLUNTEER MILEAGE CLAIM REIMBURSEMENT	17/02/2014	80.25
EF076344	25660	BETH COHEN & AARON TEARS COMPOST BIN REBATE	17/02/2014	50.00
EF076345	25661	HOWARD MARKHAM EXPENSES REIMBURSEMENT	17/02/2014	464.75
EF076346	25662	MADELEINE SOLTOGIO COCKBURN IDOL WINNER 2014	17/02/2014	50.00
EF076347	25663	ELLA WALSH COCKBURN IDOL WINNER 2014	17/02/2014	25.00
EF076348	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	18/02/2014	245,839.00
EF076349	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	25/02/2014	65,281.00
EF076350	13860	KRS CONTRACTING VERGE COLLECTION SERVICES	25/02/2014	7,473.25
EF076351	25704	THE QUARIE BAR & BRASSERIE INSURANCE CLAIM - REIMBURSEMENT	25/02/2014	2,088.13
EF076352	25705	PHIL ALLEN FUEL EXPENSES REIMBURSEMENT	25/02/2014	638.15
EF076353	10009	AAA PRODUCTION SERVICES AUDIO EQUIPMENT HIRE	28/02/2014	9,396.75
EF076354	10032	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD CONTROLLERS AND SIGNS	28/02/2014	1,038.40
EF076355	10035	ADVENTURE WORLD WA PTY LTD ENTERTAINMENT SERVICES	28/02/2014	648.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF076356	10051	ALL LINES LINE MARKING SERVICES	28/02/2014	550.00
EF076357	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	28/02/2014	735.72
EF076358	10082	ARMANDOS SPORTS SPORTING GOODS	28/02/2014	959.65
EF076359	10086	ARTEIL WA PTY LTD ERGONOMIC CHAIRS	28/02/2014	359.70
EF076360	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	28/02/2014	483.76
EF076361	10118	AUSTRALIA POST POSTAGE CHARGES	28/02/2014	43,106.37
EF076362	10170	MACRI PARTNERS AUDITING SERVICES	28/02/2014	974.60
EF076363	10207	BOC GASES GAS SUPPLIES	28/02/2014	1,379.47
EF076364	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	28/02/2014	14,608.55
EF076365	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	28/02/2014	35,588.81
EF076366	10239	BUDGET RENT A CAR - PERTH MOTOR VEHICLE HIRE	28/02/2014	979.80
EF076367	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	28/02/2014	1,544.82
EF076368	10247	BUNZL AUSTRALIA LTD PAPER/PLASTIC/CLEANING SUPPLIES	28/02/2014	2,062.14
EF076369	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	28/02/2014	2,277.00
EF076370	10325	CITY OF FREMANTLE SPONSORSHIP - INDIAN OCEAN SKY SHOW	28/02/2014	1,130.23
EF076371	10328	CITY OF MELVILLE SECURITY SERVICES	28/02/2014	18.70
EF076372	10333	CJD EQUIPMENT PTY LTD HARDWARE SUPPLIES	28/02/2014	704.70
EF076373	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	28/02/2014	2,843.96
EF076374	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	28/02/2014	3,656.84
EF076375	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	28/02/2014	2,275.41
EF076376	10353	COCKBURN CEMENT LTD RATES REFUND	28/02/2014	366.17
EF076377	10357	COCKBURN ICE ARENA PTY LTD ENTERTAINMENT SERVICES	28/02/2014	66.00
EF076378	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	28/02/2014	1,053.06
EF076379	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	28/02/2014	5,940.00
EF076380	10375	VEOLIA ENVIRONM WASTE SERVICES	28/02/2014	7,274.20
EF076381	10380	COLQUHOUNS FREMANTLE BAG COMPANY WOVEN BAGS	28/02/2014	118.80
EF076382	10384	PROGILITY PTY LTD COMMUNICATIONS AUSTRALIA PTY LTD COMMUNICATION SERVICES	28/02/2014	707.30
EF076383	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	28/02/2014	18,927.30

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF076384	10389	COMPU-STOR ARCHIVE BOXES	28/02/2014	714.51
EF076385	10394	CD'S CONFECTIONERY WHOLESALERS CONFECTIONERY	28/02/2014	1,824.48
EF076386	10408	COOLBELLUP NEWSAGENCY NEWSPAPER SUPPLIES	28/02/2014	389.00
EF076387	10431	CRYSTAL CLEAN COMPUTER SERVICES COMPUTER CLEANING SERVICES	28/02/2014	4,697.22
EF076388	10462	DAVRO INTERIORS PTY LTD FURNITURE SUPPLIES	28/02/2014	58,550.76
EF076389	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	28/02/2014	8,463.30
EF076390	10522	DYMOCKS HAY ST BOOKS	28/02/2014	456.81
EF076391	10526	E & MJ ROSHER PTY LTD MOWER PARTS	28/02/2014	1,219.35
EF076392	10527	EAGLE SPORTS SPORTING GOODS	28/02/2014	1,320.00
EF076393	10535	ECOSYSTEM MANAGEMENT SERVICES PLANTS	28/02/2014	752.40
EF076394	10567	ESSENTIAL OFFICE PRODUCTS OFFICE SUPPLIES	28/02/2014	33.00
EF076395	10573	FAIRBRIDGE WESTERN AUSTRALIA INC OUTDOOR RECREATION SERVICES	28/02/2014	330.00
EF076396	10580	FC COURIERS COURIER SERVICES	28/02/2014	2,002.29
EF076397	10608	FORESHORE REHABILITATION & LANDSCAPING FENCING/LANDSCAPING SERVICES	28/02/2014	12,672.00
EF076398	10609	FORESTVALE TREES P/L PLANTS - TREES/SHRUBS	28/02/2014	1,936.00
EF076399	10636	FUJI XEROX AUST PHOTOCOPY CHARGES	28/02/2014	4,367.55
EF076400	10641	GALVINS PLUMBING SUPPLIES PLUMBING SERVICES	28/02/2014	1,084.11
EF076401	10655	GHD PTY LTD CONSULTANCY SERVICES	28/02/2014	7,900.20
EF076402	10679	GRASSTREES AUSTRALIA PLANTS & PLANTING SERVICES	28/02/2014	11,668.80
EF076403	10683	GRONBEK SECURITY LOCKSMITH SERVICES	28/02/2014	4,808.39
EF076404	10691	KELLOG BROWN & ROOT PTY LTD CONSULTANCY SERVICES	28/02/2014	1,100.00
EF076405	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	28/02/2014	3,201.55
EF076406	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	28/02/2014	1,244.24
EF076407	10737	RAIN SCAPE WATERWISE SOLUTIONS RETICULATION/IRRIGATION SUPPLIES	28/02/2014	196.37
EF076408	10743	ICON-SEPTECH PTY LTD DRAINAGE PRODUCTS	28/02/2014	2,504.57
EF076409	10778	IWF FENCING FENCING REPAIRS/MAINTENANCE	28/02/2014	10,477.50
EF076410	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	28/02/2014	26,732.72
EF076411	10783	JANDAKOT METAL INDUSTRIES METAL SUPPLIES	28/02/2014	392.70

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF076412	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	28/02/2014	10,998.68
EF076413	10791	JASMAN ENTERPRISES PTY LTD HIGH PRESSURE CLEANING	28/02/2014	215.29
EF076414	10794	JASON SIGNMAKERS SIGNS	28/02/2014	4,229.50
EF076415	10803	GECKO CONTRACT MOWING/LANDSCAPING SERVICES	28/02/2014	50,418.50
EF076416	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	28/02/2014	2,372.23
EF076417	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	28/02/2014	1,071.25
EF076418	10913	MACDONALD JOHNSTON ENGINEERING CORP REPAIR SERVICES	28/02/2014	12,064.31
EF076419	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	28/02/2014	12,521.00
EF076420	10939	LINFOX ARMAGUAR BANKING SECURITY SERVICES	28/02/2014	1,111.64
EF076421	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	28/02/2014	3,162.50
EF076422	10943	MCINTOSH & SON HARDWARE SUPPLIES	28/02/2014	2,083.73
EF076423	10944	MCLEODS LEGAL SERVICES	28/02/2014	12,853.88
EF076424	10946	MEDIA ON MARS GRAPHIC DESIGN SERVICES	28/02/2014	1,144.00
EF076425	10950	MELVILLE MITSUBISHI MOTOR VEHICLES & PARTS	28/02/2014	523.56
EF076426	10960	METRO FILTERS FILTER SUPPLIES	28/02/2014	22.50
EF076427	10972	MIRACLE RECREATION EQUIPMENT PLAYGROUND/PARK EQUIPMENT	28/02/2014	77,324.50
EF076428	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	28/02/2014	2,197.80
EF076429	10991	BEACON EQUIPMENT MOWING EQUIPMENT	28/02/2014	1,540.00
EF076430	10997	WILSON PARKING AUSTRALIA SECURITY SERVICES	28/02/2014	154,795.27
EF076431	11003	LGIS WORKCARE INSURANCE PREMIUMS	28/02/2014	28,678.10
EF076432	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	28/02/2014	378.00
EF076433	11028	NEVERFAIL SPRINGWATER LIMITED BOTTLED WATER SUPPLIES	28/02/2014	963.85
EF076434	11036	NORTH LAKE ELECTRICAL ELECTRICAL SERVICES	28/02/2014	4,983.18
EF076435	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	28/02/2014	71.50
EF076436	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	28/02/2014	678.81
EF076437	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	28/02/2014	1,253.45
EF076438	11155	PK PRINT PTY LTD PRINTING SERVICES	28/02/2014	3,980.00
EF076439	11164	PMP PRINT PTY LTD PRINTING SERVICES	28/02/2014	492.24

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EF076440	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	28/02/2014	2,092.86
EF076441	11195	PROTECTOR ALSAF SAFETY CLOTHING/SUPPLIES	28/02/2014	396.41
EF076442	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	28/02/2014	10,438.82
EF076443	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	28/02/2014	628.10
EF076444	11240	INITIAL HYGIENE RENTOKIL INITIAL PRT LTD - PINK HYGIENE SANITARY SERVICES	28/02/2014	494.30
EF076445	11264	ROCLA PIPELINE PRODUCTS CONCRETE LINER SUPPLIES	28/02/2014	4,180.00
EF076446	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	28/02/2014	429.99
EF076447	11304	SANAX MEDICAL & FIRST AID SUPPLIES MEDICAL SUPPLIES	28/02/2014	271.10
EF076448	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	28/02/2014	4,492.49
EF076449	11308	SBA SUPPLIES HARDWARE SUPPLIES	28/02/2014	1,462.86
EF076450	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	28/02/2014	293.70
EF076451	11328	SHACKS HOLDEN VEHICLE PURCHASES	28/02/2014	15,345.20
EF076452	11332	SHEET METAL FABRICATORS SPEARWOOD METAL FABRICATION	28/02/2014	44.00
EF076453	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	28/02/2014	2,893.29
EF076454	11373	SKIPPER TRUCK PARTS SPARE PARTS & MAINTENANCE SERVICES	28/02/2014	3,048.91
EF076455	11375	SLATER-GARTRELL SPORTS SPORT SUPPLIES	28/02/2014	4,675.00
EF076456	11380	SNAP PRINTING FREMANTLE PRINTING SERVICES	28/02/2014	1,196.40
EF076457	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	28/02/2014	508,604.30
EF076458	11434	SOUTHSIDE MITSUBISHI MOTOR VEHICLE PURCHASE	28/02/2014	39,492.20
EF076459	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	28/02/2014	866.39
EF076460	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	28/02/2014	1,757.50
EF076461	11463	SPECTRUM CABINETS CABINET SUPPLIES	28/02/2014	4,147.00
EF076462	11470	SPORTSWORLD OF WA SPORT SUPPLIES	28/02/2014	696.30
EF076463	11483	ST JOHN AMBULAN FIRST AID COURSES	28/02/2014	493.00
EF076464	11505	STATE LIBRARY OF WESTERN AUSTRALIA BOOK SUPPLIES	28/02/2014	4,554.00
EF076465	11511	STATEWIDE BEARI BEARING SUPPLIES	28/02/2014	440.86
EF076466	11531	SUNNY INDUSTRIAL BRUSHWARE PTY LTD BRUSH/ROAD BROOM SUPPLIES	28/02/2014	1,714.90
EF076467	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	28/02/2014	4,950.00

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EF076468	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	28/02/2014	27,986.77
EF076469	11563	TELSTRA PLANT D REFUND FOR DAMAGED PLANT	28/02/2014	2,036.71
EF076470	11597	THE PERTH MINT PURCHASE OF CITIZENSHIP COINS	28/02/2014	2,493.21
EF076471	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	28/02/2014	8,289.18
EF076472	11642	TRAILER PARTS PTY LTD TRAILER PARTS	28/02/2014	618.70
EF076473	11652	TRENCHBUSTERS HIRING SERVICES	28/02/2014	543.13
EF076474	11655	TRISLEYS HYDRAULIC SERVICES PTY LTD POOL EQUIPMENT/REPAIRS	28/02/2014	2,186.74
EF076475	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	28/02/2014	2,481.92
EF076476	11665	TUNNEL VISION PLUMBING SERVICES	28/02/2014	1,226.50
EF076477	11667	TURFMASTER FACILITY MANAGEMENT TURFING SERVICES	28/02/2014	3,465.00
EF076478	11669	TYCO SERVICES FIRE ALARM SYSTEM REPAIRS	28/02/2014	368.60
EF076479	11690	URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA WA CONSULTANCY SERVICES - PLANNING	28/02/2014	1,050.00
EF076480	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	28/02/2014	894.60
EF076481	11701	VIBRA INDUSTRIA FILTER SUPPLIES	28/02/2014	770.00
EF076482	11708	VITAL PACKAGING PTY LTD PACKAGING SUPPLIES	28/02/2014	2,068.00
EF076483	11722	WA HINO SALES & SERVICE TRUCK PURCHASE & REPAIRS/MAINTENANCE SERVICES	28/02/2014	83,601.46
EF076484	11726	WA LIMESTONE LIMESTONE SUPPLIES	28/02/2014	10,405.09
EF076485	11739	WA SPIT ROAST COMPANY CATERING SERVICES	28/02/2014	4,276.00
EF076486	11743	WA COUNCIL OF SOCIAL SERVICE INC TRAINING SERVICES	28/02/2014	1,705.00
EF076487	11749	WARRENS EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	28/02/2014	5,420.25
EF076488	11773	WESFARMERS DALG CHEMICAL SUPPLIES	28/02/2014	1,428.77
EF076489	11787	DEPT OF TRANSPORT WA GOVT DEPARTMENT	28/02/2014	410.71
EF076490	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	28/02/2014	9,988.37
EF076491	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	28/02/2014	955.22
EF076492	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	28/02/2014	4,722.35
EF076493	11835	WURTH AUSTRALIA PTY LTD HARDWARE SUPPLIES	28/02/2014	299.45
EF076494	11854	ZIPFORM PRINTING SERVICES	28/02/2014	4,444.89
EF076495	11974	GREENWASTE SERVICES MULCHING/SHREDDING SERVICES	28/02/2014	1,595.00

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EF076496	11990	EARTHCARE (AUSTRALIA) P/L LANDSCAPING SERVICES	28/02/2014	3,085.50
EF076497	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	28/02/2014	10,835.00
EF076498	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS EXCAVATING/EARTHMOVING EQUIPMENT	28/02/2014	5,737.77
EF076499	12079	CHARTER PLUMBING & GAS PLUMBING SERVICES	28/02/2014	1,532.85
EF076500	12127	ABLE WESTCHEM CHEMICAL/CLEANING SUPPLIES	28/02/2014	45.65
EF076501	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	28/02/2014	10,996.65
EF076502	12207	CIVICA PTY LTD SOFTWARE SUPPORT/LICENCE FEES	28/02/2014	452.10
EF076503	12394	MP ROGERS & ASSOCIATES PTY LTD CONSULTANCY SERVICES - MARINE	28/02/2014	2,657.16
EF076504	12415	FACE PAINTING FUN AND GAMES ENTERTAINMENT SERVICES	28/02/2014	1,710.00
EF076505	12458	KITE KINETICS ENTERTAINMENT SERVICES	28/02/2014	550.00
EF076506	12542	SEALIN GARLETT CEREMONIAL SERVICES	28/02/2014	1,200.00
EF076507	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	28/02/2014	120.00
EF076508	12672	NORMAN DISNEY & YOUNG CONSULTANCY SERVICES	28/02/2014	29,700.00
EF076509	12694	SPECIALISED LIFTING SERVICE LIFTING EQUIPMENT & SERVICES	28/02/2014	1,855.19
EF076510	12712	MISS MAUD CATERING SERVICES	28/02/2014	126.30
EF076511	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	28/02/2014	594.88
EF076512	12791	ALCHEMY TECHNOLOGY COMPUTER SOFTWARE SERVICES	28/02/2014	792.00
EF076513	12796	ISENTIA PTY LIMITED MEDIA MONITORING SERVICES	28/02/2014	4,693.86
EF076514	12882	ALLFLOW INDUSTRIAL WASTE DISPOSAL SERVICES	28/02/2014	285.95
EF076515	12996	ACCESSIBLE TRANSIT SPECIALISTS REPAIRS/MAINTENANCE SERVICES	28/02/2014	650.00
EF076516	13000	BORAL ASPHALT SUPPLY OF ASPHALT	28/02/2014	209,968.34
EF076517	13074	DEPT OF AGRICULTURE, FISHERIES & FORESTRY QUARANTINE/AUDITING SERVICES	28/02/2014	420.00
EF076518	13341	GYMBUS ENTERTAINMENT SERVICES	28/02/2014	319.00
EF076519	13344	INCREDIBLE CREATURES MOBILE ANIMAL FARM ENTERTAINMENT SERVICES	28/02/2014	750.00
EF076520	13373	THE HIRE GUYS HIRING SERVICES	28/02/2014	273.00
EF076521	13409	KLEENIT CLEANING SERVICES	28/02/2014	23,802.00
EF076522	13462	ATI-MIRAGE PTY LTD TRAINING SERVICES	28/02/2014	451.00
EF076523	13563	ECOJOBS ENVIRONMENTAL PERSONNEL EMPLOYMENT SERVICES	28/02/2014	5,034.60

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EF076524	13670	HISCO PTY LTD HOSPITALITY SUPPLIES	28/02/2014	240.33
EF076525	13767	ELLIOTTS IRRIGATION PTY LTD IRRIGATION SERVICES	28/02/2014	1,382.70
EF076526	13779	PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES	28/02/2014	6,600.00
EF076527	13825	JACKSON MCDONALD LEGAL SERVICES	28/02/2014	3,774.34
EF076528	13832	INSIGHT CALL CENTRE SERVICES COMMUNICATION SERVICES	28/02/2014	4,259.79
EF076529	13860	KRS CONTRACTING VERGE COLLECTION SERVICES	28/02/2014	3,170.48
EF076530	14034	ADECCO EMPLOYMENT SERVICES	28/02/2014	10,929.65
EF076531	14111	POLYTECHNIC WEST EDUCATIONAL SERVICES	28/02/2014	451.48
EF076532	14258	WARP GROUP PTY LTD ROAD CONSTRUCTION MATERIALS	28/02/2014	2,371.60
EF076533	14350	BAILEYS FERTILISERS FERTILISER SUPPLIES	28/02/2014	6,399.69
EF076534	14447	ANDOVER DETAILERS DETAILING SERVICES	28/02/2014	1,247.00
EF076535	14459	BIDVEST (WA) FOOD/CATERING SUPPLIES	28/02/2014	689.55
EF076536	14593	AUSTREND INTERNATIONAL PTY LTD ALUMINIUM SUPPLIES	28/02/2014	2,063.60
EF076537	14667	APPEALING SIGNS SIGNS	28/02/2014	1,567.50
EF076538	14692	WALLINGTON SIGNS SIGNS	28/02/2014	2,420.00
EF076539	15072	DRUM PRINT & PUBLICATIONS PRINTING SERVICES	28/02/2014	329.00
EF076540	15273	KEWDALE CAD & DRAFTING SUPPLIES P/L PAPER & DRAWING SUPPLIES	28/02/2014	3,281.30
EF076541	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	28/02/2014	1,582.34
EF076542	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	28/02/2014	198.20
EF076543	15588	NATURAL AREA MANAGEMENT & SERVICES WEED SPRAYING	28/02/2014	3,712.50
EF076544	15678	A2Z PEST CONTROL PEST CONTROL	28/02/2014	3,133.00
EF076545	15746	WESTERN AUSTRALIA POLICE SERVICE POLICE CLEARANCES	28/02/2014	26.30
EF076546	15786	AD ENGINEERING INTERNATIONAL PTY LTD SIGNS - ELECTRONIC	28/02/2014	132.00
EF076547	15862	FREMANTLE MILK DISTRIBUTORS MILK DELIVERY	28/02/2014	981.25
EF076548	15914	T-QUIP MOWING EQUIPMENT	28/02/2014	48,109.00
EF076549	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	28/02/2014	12,165.51
EF076550	16107	WREN OIL WASTE DISPOSAL SERVICES	28/02/2014	39.94
EF076551	16291	WA PROFILING ROAD PROFILING SERVICES	28/02/2014	85,078.29

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EF076552	16365	GLENN SWIFT ENTERTAINMENT ENTERTAINMENT	28/02/2014	385.00
EF076553	16396	MAYDAY EARTHMOVING GRADER HIRE	28/02/2014	50,886.00
EF076554	16403	ROBINSON BUILDTECH BUILDING SERVICES - ALTERATIONS	28/02/2014	27,933.95
EF076555	16432	SCARVACI'S IGA GROCERIES	28/02/2014	716.94
EF076556	16507	YANGBUP KNIGHTS JUNIOR BALL CLUB INC DSR CLUBS CONFERENCE REIMBURSEMENT	28/02/2014	200.00
EF076557	16704	ACCIDENTAL FIRST AID SUPPLIES MEDICAL SUPPLIES	28/02/2014	636.87
EF076558	16894	TREBLEX INDUSTR CHEMICALS - AUTOMOTIVE	28/02/2014	717.20
EF076559	16911	SUPERSEALING ROAD SEALING	28/02/2014	25,586.00
EF076560	16978	MURDOCH UNIVERSITY- VET MEDICAL SERVICES	28/02/2014	1,056.00
EF076561	16985	WA PREMIX CONCRETE SUPPLIES	28/02/2014	13,575.98
EF076562	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	28/02/2014	140.00
EF076563	17178	THE CLEAN UP COMPANY WASTE DISPOSAL SERVICES	28/02/2014	5,681.50
EF076564	17362	JOHN EARLEY TRAINING	28/02/2014	240.00
EF076565	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	28/02/2014	2,220.42
EF076566	17606	AUST INSTITUTE SUBSCRIPTION	28/02/2014	110.00
EF076567	17608	NU-TRAC RURAL CONTRACTING BEACH CLEANING/FIREBREAK CONSTRUCTION	28/02/2014	10,246.50
EF076568	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	28/02/2014	1,925.00
EF076569	17912	AEC GROUP LTD CONSULTANT	28/02/2014	19,093.25
EF076570	17942	MRS MAC'S FOOD SUPPLIES	28/02/2014	663.10
EF076571	17949	ANIMAL CARE EQUIPMENT & SERVICES PTY LTD ANIMAL/PET PRODUCTS	28/02/2014	3,754.75
EF076572	17966	GC SALES (WA) WASTE DISPOSAL EQUIPMENT	28/02/2014	212.30
EF076573	18017	INSTANT PRODUCTS GROUP HIRE OF PORTABLE TOILETS	28/02/2014	843.26
EF076574	18073	PARAMOUNT SECURITY SERVICES SECURITY SERVICES	28/02/2014	4,180.00
EF076575	18100	DAVIS LANGDON AUSTRALIA COST MANAGEMENT SERVICES	28/02/2014	12,859.00
EF076576	18114	BOLLIG DESIGN GROUP P/L ARCHITECTURAL SERVICES	28/02/2014	94,285.74
EF076577	18126	DELL AUSTRALIA PTY LTD COMPUTER HARDWARE	28/02/2014	3,715.98
EF076578	18203	NATSYNC ENVIRONMENTAL PEST CONTROL	28/02/2014	735.00
EF076579	18249	LASSO MEDIA ADVERTISING	28/02/2014	264.00

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EF076580	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	28/02/2014	32.23
EF076581	18436	JCS PLUMBING SERVICES PLUMBING SERVICES	28/02/2014	500.00
EF076582	18508	JOHN TURNER BRICK LAYING SERVICES	28/02/2014	1,628.00
EF076583	18533	FRIENDS OF THE DONATION	28/02/2014	9,020.00
EF076584	18611	PERTH REGION NATURAL RESOURCE MGT SERVICES	28/02/2014	120.00
EF076585	18613	ECO-HIRE EQUIPMENT HIRE	28/02/2014	6,730.50
EF076586	18628	UNILEVER AUSTRALIA LTD BEVERAGES	28/02/2014	1,396.68
EF076587	18639	HAMILTON HILL DELIVERY ROUND NEWSPAPER DELIVERY SERVICE	28/02/2014	51.80
EF076588	18734	P & R EDWARDS ENTERTAINMENT SERVICES	28/02/2014	450.00
EF076589	18801	FREMANTLE BIN HIRE BIN HIRE - SKIP BINS	28/02/2014	227.00
EF076590	18884	SILICH ENTERPRI BOLLARDS	28/02/2014	7,623.00
EF076591	18962	SEALANES (1985) P/L CATERING SUPPLIES	28/02/2014	2,131.18
EF076592	19038	DOWSING CONCRETE CONCRETING SERVICES	28/02/2014	5,604.50
EF076593	19225	ENGINE SKATE SKATEBOARDS & ACCESSORIES	28/02/2014	1,500.00
EF076594	19306	ZIP HEATERS (AUST) PTY LTD HEATERS	28/02/2014	345.07
EF076595	19436	WHITCHURCH REFRIGERATION & AIRCONDITIONING AIR CONDITIONING SERVICES	28/02/2014	836.00
EF076596	19533	WOOLWORTHS LTD GROCERIES	28/02/2014	2,757.78
EF076597	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	28/02/2014	3,603.60
EF076598	19546	THE BIG PICTURE FACTORY PRINTING SERVICES	28/02/2014	650.10
EF076599	19623	ERGOLINK OFFICE FURNITURE	28/02/2014	957.30
EF076600	19628	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	28/02/2014	35,100.00
EF076601	19652	TMS SERVICES SECURITY SERVICES	28/02/2014	11,376.23
EF076602	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	28/02/2014	1,786.40
EF076603	19718	SIFTING SANDS CLEANING SERVICES - SAND	28/02/2014	28,558.64
EF076604	19755	EMBROIDME MYAREE EMBROIDERY	28/02/2014	299.20
EF076605	19821	STRUCTERRE CONSULTING GROUP STRUCTURAL DESIGN CONSULTANCY SERVICES	28/02/2014	2,227.50
EF076606	19847	PPD FOOD SERVICES PTY LTD CATERING SERVICES	28/02/2014	3,809.45
EF076607	19856	WESTERN TREE RECYCLERS SHREDDING SERVICES	28/02/2014	6,864.00

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EF076608	19885	SAFEGUARD INDUSTRIES SECURITY SCREENS/DOORS	28/02/2014	600.00
EF076609	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	28/02/2014	25,362.18
EF076610	20135	SCP CONSERVATION MAINTENANCE SERVICES - BUSHLAND	28/02/2014	3,995.00
EF076611	20146	DATA#3 LIMITED CONTRACT IT PERSONNEL & SOFTWARE	28/02/2014	38,926.00
EF076612	20215	POWERVAC CLEANING EQUIPMENT	28/02/2014	1,237.00
EF076613	20341	WILHELMINA MARIA HOUWEN GARDENING SERVICES	28/02/2014	1,120.00
EF076614	20464	THE SALVATION ARMY COMMUNITY GRANT	28/02/2014	288.00
EF076615	20546	PACIFIC BIOLOGICS PTY LTD INSECTICIDES/PESTICIDES-MOSQUITO CONTROL	28/02/2014	5,155.17
EF076616	20549	A1 CARPET, TILE & GROUT CLEANING CLEANING SERVICES - TILES/CARPET	28/02/2014	6,215.00
EF076617	20631	ID CONSULTING PTY LTD CONSULTANCY SERVICES	28/02/2014	5,239.30
EF076618	20693	RENTOKIL INITIAL PTY LTD PEST CONTROL SERVICES	28/02/2014	777.43
EF076619	20786	THE BUTCHER SHOP ARTISTIC SUPPLIES	28/02/2014	829.61
EF076620	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	28/02/2014	486.43
EF076621	20943	EDWARD MARCUS CONSULTANCY SERVICES - HERITAGE	28/02/2014	1,309.00
EF076622	20951	ELECTROFEN PTY LTD FENCING SERVICES	28/02/2014	429.00
EF076623	21005	BRAIN TEASERS OZ PTY LTD EDUCATIONAL PRODUCTS	28/02/2014	66.00
EF076624	21010	REDMAN SOLUTIONS PTY LTD COMPUTER SOFTWARE	28/02/2014	2,269.70
EF076625	21120	SHOREWATER MARINE PTY LTD MARINE CONSTRUCTION SERVICES	28/02/2014	15,681.00
EF076626	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	28/02/2014	600.00
EF076627	21131	STATE WIDE TURF TURF RENOVATION	28/02/2014	11,350.00
EF076628	21139	AUSTRAFFIC WA PTY LTD TRAFFIC SURVEYS	28/02/2014	3,080.00
EF076629	21177	DESERT SHADOW ARTISTIC SERVICES	28/02/2014	422.50
EF076630	21180	BLANCOA PTY LTD T/AS PACEWAY MITSUBISHI PURCHASE OF NEW VEHICLE	28/02/2014	14,260.50
EF076631	21198	STUDIO KRAZE VIDEO PRODUCTIONS	28/02/2014	215.00
EF076632	21236	SANDCARDS ENTERTAINMENT SERVICES	28/02/2014	570.00
EF076633	21287	T.J.DEPIAZZI & SONS SOIL & MULCH SUPPLIES	28/02/2014	1,301.85
EF076634	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	28/02/2014	1,226.00
EF076635	21294	CAT HAVEN ANIMAL SERVICES	28/02/2014	2,667.50

CITY OF COCKBURN
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Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF076636	21363	TENDERLINK.COM PTY LTD COMPUTER SOFTWARE	28/02/2014	550.00
EF076637	21364	OFFICINO OFFICE FURNITURE OFFICE FURNITURE	28/02/2014	621.50
EF076638	21371	SANPOINT PTY LTD LD TOTAL KERBING SERVICES	28/02/2014	42,219.63
EF076639	21401	MILKY MONSTER CATERING SERVICES	28/02/2014	3,200.00
EF076640	21463	CAPITAL FINANCE FINANCIAL SERVICES - LEASE FINANCES	28/02/2014	16,357.37
EF076641	21471	WA MACHINERY GLASS GLAZING SERVICES	28/02/2014	352.00
EF076642	21627	MANHEIM PTY LTD IMPOUNDED VEHICLES	28/02/2014	1,394.80
EF076643	21678	IANNELLO DESIGNS GRAPHIC DESIGN	28/02/2014	2,161.50
EF076644	21697	ICT EXPRESS PTY LTD CONSULTANCY SERVICES - IT	28/02/2014	8,932.00
EF076645	21744	JB HI-FI - COMMERCIAL ELECTRONIC EQUIPMENT	28/02/2014	5,910.01
EF076646	21796	GREEN LEAF GARDENS LANDSCAPING SERVICES	28/02/2014	1,600.00
EF076647	21797	INTERSKILL PTY LTD EDUCATION & TRAINING SERVICES	28/02/2014	2,585.00
EF076648	21879	SPOTLESS SERVIC CLEANING SERVICES	28/02/2014	54,703.04
EF076649	21915	ECOWATER SERVICES PTY LTD MAINTENANCE SERVICES - WASTE SYSTEMS	28/02/2014	470.10
EF076650	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	28/02/2014	198.15
EF076651	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	28/02/2014	1,370.05
EF076652	22007	KEVIN COLLINS CATERING SERVICES - ICE CREAMS	28/02/2014	700.00
EF076653	22012	ELEGANT GLOVES EVENTS AND SERVICES CATERING SERVICES	28/02/2014	1,840.00
EF076654	22169	GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA AIR CONDITIONING SERVICES	28/02/2014	2,895.54
EF076655	22179	HOWARD PARK WINES PTY LTD WINE SUPPLIES	28/02/2014	90.00
EF076656	22182	KALAMUNDA FENCING & GATEMAKERS FENCING SERVICES	28/02/2014	3,049.20
EF076657	22192	VANESSA PAGET B EDUCATION/ENTERTAINMENT	28/02/2014	352.00
EF076658	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	28/02/2014	5,156.64
EF076659	22337	SEGAFREDO ZANETTI AUSTRALIA PTY LTD COFFEE & COFFEE MACHINES	28/02/2014	120.00
EF076660	22343	COMMUNITYWEST INCORPORATED TRAINING SERVICES	28/02/2014	66.00
EF076661	22388	CARRINGTON'S TRAFFIC SERVICES TRAFFIC MANAGEMENT SERVICES	28/02/2014	56,109.37
EF076662	22540	BIN BOMBS PTY LTD CLEANING SUPPLIES	28/02/2014	1,209.45
EF076663	22541	SURFING WESTERN AUSTRALIA INC. TRAINING SERVICES - SURFING	28/02/2014	750.00

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EF076664	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	28/02/2014	1,472.17
EF076665	22569	KINETIC HEALTH GROUP PTY LTD MEDICAL SERVICES	28/02/2014	1,081.30
EF076666	22600	CUBIC PROMOTIONS PTY LTD PROMOTIONAL PRODUCTS	28/02/2014	508.20
EF076667	22613	VICKI ROYANS ARTISTIC SERVICES	28/02/2014	300.00
EF076668	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	28/02/2014	320.00
EF076669	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	28/02/2014	36,394.11
EF076670	22737	CJS LIMESTONE CONTRACTORS PTY LTD LIMESTONE WORKS	28/02/2014	6,292.00
EF076671	22805	COVS PARTS PTY LTD MOTOR PARTS	28/02/2014	1,622.92
EF076672	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	28/02/2014	198,994.10
EF076673	22854	LGISWA INSURANCE POLICIES	28/02/2014	6,026.97
EF076674	22864	SUPA COOL REFRIGERATION & AIR CONDITIONING AIR CONDITIONING	28/02/2014	3,113.00
EF076675	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	28/02/2014	563.20
EF076676	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	28/02/2014	797.41
EF076677	22914	LADY LATTE CATERING SERVICES	28/02/2014	1,000.00
EF076678	23306	KEVIN & FIONA ETHERTON ENTERTAINMENT SERVICES	28/02/2014	400.00
EF076679	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	28/02/2014	1,358.50
EF076680	23332	WRIGHTS HEAVY RECOVERY TOWING SERVICES	28/02/2014	440.00
EF076681	23348	ZUMBA WITH HONEY FITNESS CLASSES	28/02/2014	352.00
EF076682	23425	TANKS VERY MUCH TANKS, VEGIE & RAIN WATER	28/02/2014	2,318.00
EF076683	23516	BOS SURVEYING PTY LTD SURVEY RESULTS SURVEYING SERVICES	28/02/2014	4,543.00
EF076684	23549	WEST OZ WILDLIFE AMUSEMENT PARK ENTRY FEES	28/02/2014	825.00
EF076685	23550	HENRICKS CONSULTING PTY LTD CONSULTANCY SERVICES - HUMAN RESOURCES	28/02/2014	2,464.00
EF076686	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	28/02/2014	19,558.32
EF076687	23628	DISMANTLE RECONDITIONED BICYCLES & BIKE EDUCATION	28/02/2014	10,000.00
EF076688	23670	LIEBHERR AUSTRALIA PTY LTD SPARE PARTS	28/02/2014	9,155.10
EF076689	23678	SKATEBOARDING A TRAINING-SKATEBOARD COACHING	28/02/2014	605.00
EF076690	23694	TIGER FITNESS (WA) PTY LTD GYM EQUIPMENT/SERVICE	28/02/2014	272.80
EF076691	23753	DWIGHT S VAN GRAMBERG ENTERTAINMENT SERVICES	28/02/2014	1,500.00

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EF076692	23810	SABI ART & DEISGN ARTISTIC SERVICES	28/02/2014	13,750.00
EF076693	23818	AM & IE MUTCH ENGINEERING CONSULTANTS CONSULTANCY SERVICES	28/02/2014	2,035.00
EF076694	23821	TOM HASTE MUSICAL SERVICES	28/02/2014	450.00
EF076695	23822	URIMAT AUSTRALIA PLUMBING SUPPLIES	28/02/2014	803.00
EF076696	23858	SPECIALISED SECURITY SHREDDING DOCUMENT DESTRUCTION SERVICES	28/02/2014	32.52
EF076697	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	28/02/2014	8,789.00
EF076698	24035	NEXT POWER RENEWABLE ENERGY	28/02/2014	17,551.55
EF076699	24036	MULTI SWEEP PTY LTD (WA) SWEEPING SERVICES	28/02/2014	9,343.16
EF076700	24126	WA TEMPORARY FENCING SUPPLIES FENCING SERVICES	28/02/2014	1,485.00
EF076701	24130	WEST AUSTRALIAN ENTERTAINMENT	28/02/2014	260.00
EF076702	24160	WILDTHINGS ANIMAL CONTROL SOLUTIONS FERAL ANIMAL CONTROL SERVICES	28/02/2014	385.00
EF076703	24161	THE HIDDEN PANTRY CATERING SERVICES	28/02/2014	917.00
EF076704	24183	WELLARD GLASS GLASS REPAIR SERVICES	28/02/2014	6,536.20
EF076705	24185	HIPPY BELLY DANCE TRAINING SERVICES - DANCE CLASSES	28/02/2014	195.00
EF076706	24187	TOTAL GREEN REC E-WASTE RECYCLING SERVICES	28/02/2014	270.04
EF076707	24195	PAYNE'S WINDOW CLEANING AND SERVICES WINDOW CLEANING SERVICES	28/02/2014	8,682.95
EF076708	24281	ECO LOGICAL AUSTRALIA PTY LTD MAPPING SERVICES	28/02/2014	17,596.09
EF076709	24293	BRAVES BASEBALL CLUB OF MELVILLE CITY INC REGISTRAION FEES	28/02/2014	200.00
EF076710	24334	FORCE TOWERS PTY LIMITED HIRE SERVICES	28/02/2014	440.00
EF076711	24444	ROSEMARY ALLAN WORKSHOPS	28/02/2014	90.00
EF076712	24506	AMARANTI'S PERSONAL TRAINING PERSONAL TRAINING SERVICES	28/02/2014	450.00
EF076713	24524	CALO HEALTH HEARTMOVE CLASSES	28/02/2014	4,160.00
EF076714	24557	AVELING CONSULTANCY SERVICES	28/02/2014	330.00
EF076715	24558	MACQUARIE BANK LIMITED LEASE REPAYMENT	28/02/2014	7,438.88
EF076716	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD PHOTOGRAPHY SERVICES	28/02/2014	997.70
EF076717	24654	SYSAID AUSTRALIA PTY LTD COMPUTER SOFTWARE	28/02/2014	5,341.60
EF076718	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	28/02/2014	2,317.00
EF076719	24665	IRON MOUNTAIN AUSTRALIA DATA STORAGE SERVICES	28/02/2014	44.65

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EF076720	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P/L ELECTRICAL SERVICES	28/02/2014	732.54
EF076721	24805	KAREN WOOLHEAD DANCING CLASSES	28/02/2014	640.00
EF076722	24886	A NATURAL SELF ENTERTAINMENT SUPPLIES	28/02/2014	384.00
EF076723	24949	BITUMEN SURFACING BITUMEN SUPPLIES	28/02/2014	8,734.00
EF076724	24973	BLUESTONE RECRUITMENT TEMPORARY PERSONNEL SERVICES	28/02/2014	46,493.20
EF076725	24974	SCOTT PRINT PRINTING SERVICES	28/02/2014	32,538.00
EF076726	24975	PIZZA QUEENS CATERING SERVICES	28/02/2014	400.00
EF076727	24976	SNAP PRINTING - COCKBURN CENTRAL PRINTING SERVICES	28/02/2014	3,347.80
EF076728	25002	BRAIN AMBULANCE MENTAL HEALTH EDUCATION EDUCATION SERVICES	28/02/2014	1,342.10
EF076729	25003	COOGEE PLUMBING PLUMBING SERVICES	28/02/2014	1,901.90
EF076730	25060	DFP RECRUITMENT SERVICES RECRUITMENT SERVICES	28/02/2014	2,449.13
EF076731	25061	RMRI AUSTRALIA PTY LTD CONSULTANCY SERVICES	28/02/2014	44,412.50
EF076732	25074	BMT OCEANICA PTY LTD CONSULTANCY SERVICES - ENVIRONMENTAL	28/02/2014	27,487.63
EF076733	25102	FREMANTLE MOBILE WELDING WELDING SERVICES	28/02/2014	1,386.00
EF076734	25115	FIG INVESTMENT MANAGEMENT SERVICES	28/02/2014	2,750.00
EF076735	25121	IMAGESOURCE DIGITAL SOLUTIONS BILLBOARDS	28/02/2014	19,707.01
EF076736	25158	MPIRE SECURITY SECURITY SERVICES	28/02/2014	4,384.51
EF076737	25190	GARBOLOGIE MATTRESS RECYCLING	28/02/2014	8,505.20
EF076738	25262	SANDOVER PINDER ARCHITECTS ARCHITECTURAL SERVICES	28/02/2014	160,653.65
EF076739	25290	KENNEDYS TREE S TREE MAINTENANCE	28/02/2014	10,994.50
EF076740	25291	STARWEST PARTY HIRE PARTY HIRE	28/02/2014	3,784.50
EF076741	25335	JAXON PTY LTD BUILDING CONSTRUCTION SERVICES	28/02/2014	3,281,668.72
EF076742	25350	SILVERFERN IT CONSULTANCY SERVICES	28/02/2014	825.00
EF076743	25374	RIVERSIDE TROPHIES TROPHIES	28/02/2014	864.00
EF076744	25384	RICHELLE RUSS ENTERTAINMENT SERVICES	28/02/2014	850.00
EF076745	25385	CREATIVE PATHWAYS STORYTELLING WORKSHOPS	28/02/2014	750.00
EF076746	25393	PERTH TACTILES TILES	28/02/2014	8,327.50
EF076747	25395	HART TO HART AUSTRALIA PTY LTD PRINTING SERVICES	28/02/2014	6,712.50

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EF076748	25396	AIR ADS ADVERTISING SERVICES - AERIAL BANNER	28/02/2014	1,155.00
EF076749	25406	GRIFFITH GREEN ELECTRICS ELECTRICAL SERVICES	28/02/2014	1,474.00
EF076750	25410	WA HYDROMULCHING MULCHING SERVICES	28/02/2014	1,800.50
EF076751	25415	JANDAKOT STOCK & PET SUPPLIES PET SUPPLIES	28/02/2014	119.00
EF076752	25418	CS LEGAL LEGAL SERVICES	28/02/2014	26,783.02
EF076753	25456	KOK HUI CHEE ART PROJECTS	28/02/2014	11,000.00
EF076754	25467	ROSSCRAE INTERNATIONAL PTY LTD BUILDING SERVICES	28/02/2014	4,620.00
EF076755	25471	ELEMENTAL SURF PTY LTD SURFING LESSONS	28/02/2014	700.00
EF076756	25477	SPOTLESS FACILITY SERVICES (PAINTING DIVISION) PAINTING SERVICES	28/02/2014	2,948.00
EF076757	25494	STEVE'S ALL-TRADE'S SOLUTIONS PAINTING AND ROOF SUPPLIES	28/02/2014	7,920.00
EF076758	25526	ADEPT UTILITY SURVEY LOCATING SERVICES	28/02/2014	990.00
EF076759	25575	ROUGHCOPY GRAPHIC DESIGN SERVICES	28/02/2014	5,300.00
EF076760	25609	NEXXIAL ECOLOGY WEED CONTROL SERVICES	28/02/2014	1,760.00
EF076761	25633	MANJEDAL ACTIVITIES CENTRE CLIMBING WALL HIRE	28/02/2014	598.00
EF076762	25636	CENTRE FOR PAVEMENT ENGINEERING EDUCATION TRAINING SERVICES	28/02/2014	2,970.00
EF076763	25639	ANTIDOTE FILMS EDUCATIONAL FILMS	28/02/2014	110.00
EF076764	25643	JAMES FISHER ENTERTAINMENT SERVICES	28/02/2014	3,000.00
EF076765	25646	THE GREEN MO CATERING SERVICES	28/02/2014	800.00
EF076766	25642	MARCO CUEVAS-HEWITT COMPOST BIN REBATE	28/02/2014	33.90
EF076767	25655	HADYN SLEEMAN CROSSOVER CONTRIBUTION	28/02/2014	300.00
EF076768	25656	IAN DAGLISH CROSSOVER CONTRIBUTION	28/02/2014	300.00
EF076769	25667	REBECCA LINTON CROSSOVER CONTRIBUTION	28/02/2014	300.00
EF076770	25668	CAITLIN MANNING CROSSOVER CONTRIBUTION	28/02/2014	300.00
EF076771	25698	M & B HOBSON HIGH VOLTAGE DISCOUNT	28/02/2014	260.10
EF076772	25699	G. LO PRESTI INTERIM ADJUSTMENT	28/02/2014	510.41
EF076773	25700	BE & DT MASON HIGH VOLTAGE DISCOUNT	28/02/2014	216.00
EF076774	25701	TOKAY DEVELOPMENTS PTY LTD INTERIM ADJUSTMENTS	28/02/2014	351.04
EF076775	25702	GAVIN G FERNANDES CROSSOVER CONTRIBUTION	28/02/2014	300.00

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EF076776	25703	WAYNE GREAVES COUNCIL CROSSOVER CONTRIBUTION	28/02/2014	300.00
EF076777	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	28/02/2014	297,739.30
EF076778	12025	TELSTRA CORPORATION COMMUNICATIONS SERVICES	28/02/2014	25,056.01
EF076779	10888	LJ CATERERS CATERING SERVICES	4/03/2014	6,177.00
EF076779	25674	APEX DRIVING SCHOOL DRIVING LESSONS - YOUTH WEEK	4/03/2014	4,290.00
025831	13932	ARMAGUARD BANKING SERVICES	6/02/2014	2,526.15
025832	13932	ARMAGUARD BANKING SERVICES	13/02/2014	1,791.40
025833	99999	SELL-BUY PTY LTD BOND REFUND - LOT 482 MELL RD	18/02/2014	19,375.00
025834	99999	CLIVE KEUTZER PLANNING APPLICATION - 70 PETERBOROUGH CIRCLE	18/02/2014	313.60
025835	99999	LRC BUILDERS OVERPAYMENT - 2 AVIOR AVE	18/02/2014	3,470.00
025836	99999	C CHRISTOPHER SENIOR & ASSOCIATES PLANNING APPLICATION - 43 ROCKINGHAM RD	18/02/2014	2,085.00
025837	99999	DALE ALCOCK HOMES PTY LTD PLANNING APPLICATION - 26 BUNYAN CLOSE	18/02/2014	331.50
025838	99999	KELLY ARTHUR HALL BOND REFUND - AUBIN GROVE	18/02/2014	150.00
025839	99999	DIEGO Q AREVALO PLANNING APPLICATION - 38 GARDEN RD	18/02/2014	147.00
025840	99999	JOHN COVICH PLANNING APPLICATION - 10/125 ROCKINGHAM RD	18/02/2014	147.00
025841	99999	AMINTA FISHING CO PTY LTS - COOGEE CAFÉ COOGEE CAFÉ BOND REFUND	18/02/2014	5,000.00
025842	99999	DENIS RAVLICH PLANNING APPLICATION - 5 OLDRIDGE ST	18/02/2014	448.00
025843	99999	BELLCROSS HOLDINGS PTY LTD BOND REFUND - THE WALK STAGE 10	18/02/2014	5,516.58
025844	99999	BELLCROSS HOLDINGS PTY LTD BOND REFUND - THE WALK STAGE 10	18/02/2014	29,503.72
025845	99999	TIMOTHY DONALD BOND REFUND - LOT 8 ROCKINGHAM RD	18/02/2014	8,000.00
025846	99999	MILFORD HOMES PTY LTD PLANNING APPLICATION - 3 PAULINA WAY	18/02/2014	31.35
025847	99999	OPIA J PEACOCK PLANNING APPLICATION - 1A GAUNT RD	18/02/2014	147.00
025848	13932	ARMAGUARD BANKING SERVICES	20/02/2014	4,053.55
025849	13932	ARMAGUARD BANKING SERVICES	27/02/2014	3,629.20
025850	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	27/02/2014	3,956.00
025851	10747	IINET LIMITED INTERNET SERVICES	27/02/2014	659.45
025852	17343	RAC BUSINESSWISE MEMBERSHIP SUBSCRIPTION	27/02/2014	38.30
025853	23698	BIKE FORCE SUCCESS BIKES - BIKE ACCESSORIES	27/02/2014	900.00

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025854	14427	JT & IM CHISHOLM PENSION REBATE - RATES	27/02/2014	702.68
025855	17415	DAWN PATRICIA KEAST RATES REFUND - PENSION REBATE	27/02/2014	578.67
025856	22408	HOMESWEST RATES REFUND	27/02/2014	11,595.50
025857	23127	M BAIGENT & J DOEDENS RATES REFUND	27/02/2014	275.03
025858	23362	MURIEL J DE YOUNG RATES REFUND	27/02/2014	474.99
025859	24201	ROSALIND ADEY PENSION REBATE - RATES	27/02/2014	529.07
025860	25640	ELLA AND HAMISH COOMBE MEDICAL ADJUSTMENT	27/02/2014	240.00
025861	25677	PAMELA BUTLER PENSION REBATE - RATES	27/02/2014	438.13
025862	25678	ND & CE FRANCIS PENSION REBATE - RATES	27/02/2014	268.67
025863	25679	ALBERT & DAPHNE ALLEN PENSION REBATE - RATES	27/02/2014	409.40
025864	25680	MARIA DE ABREU PENSION REBATE - RATES	27/02/2014	429.86
025865	25681	D & TL PADOVAN PENSION REBATE - RATES	27/02/2014	462.93
025866	25682	K & N PELAJICH PENSION REBATE - RATES	27/02/2014	471.21
025867	25683	JUDITH PHILLIPS PENSION REBATE - RATES	27/02/2014	298.98
025868	25684	JENELLE COLLINS PENSION REBATE - RATES	27/02/2014	264.54
025869	25685	KA & RA JONES PENSION REBATE - RATES	27/02/2014	347.44
025870	25686	DI & SR PRESTON PENSION REBATE - RATES	27/02/2014	570.41
025871	25687	JE BUNTAIN PENSION REBATE - RATES	27/02/2014	289.33
025872	25688	HILDA LEWIS PENSION REBATE - RATES	27/02/2014	471.21
025873	25689	AM & AJ HUGHES PENSION REBATE - RATES	27/02/2014	644.80
025874	25690	MR & PN LANGOULANT PENSION REBATE - RATES	27/02/2014	289.33
025875	25691	JOHN DONALD PENSION REBATE - RATES	27/02/2014	235.60
025876	25692	SJ & M BRIGGS PENSION REBATE - RATES	27/02/2014	347.44
025877	25693	DA & ME GRAINGER PENSION REBATE - RATES	27/02/2014	438.13
025878	25694	CE WRIGHT & GM BALLARD PENSION REBATE - RATES	27/02/2014	1,319.44
025879	25695	PAMELA CUMMINGS PENSION REBATE - RATES	27/02/2014	345.88
025880	25696	MN COOMBE & T GIULIANI PENSION REBATE - RATES	27/02/2014	537.33
025881	25697	JR & BM BOOTH PENSION REBATE - RATES	27/02/2014	915.00

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025882	10047	ALINTA ENERGY GAS SUPPLIES	27/02/2014	1,151.40
025883	11758	WATER CORP WATER USAGE SUPPLIES ADD RETENTION HELD NIL LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS	27/02/2014	10,520.28
025736	15402	ZURICH AUSTRALIA	10/02/2014	-1,000.00
025742	99999	TERRANOVIS PTY LTD	18/02/2014	-19,375.00
TOTAL				11,854,586.02
TOTAL AS PER AP SOURCE 13GLACT9991000				11,854,586.02
TOTAL AS PER TR SOURCE 13GLACT9991000				11,854,586.02
ADDITIONAL DIRECT PAYMENTS				
BANK FEES				
MERCHANT FEES COC				3,916.80
MERCHANT FEES SLLC				1,891.23
MERCHANT FEES VARIOUS OUT CENTRES				142.70
NATIONAL BPAY CHARGE				2,818.79
RTGS/ACLR FEE				8.00
NAB TRANSACT FEE				4,883.85
				13,661.37
FAMILY DAY CARE AND IN HOME CARE PAYMENTS				
FDC PAYMENTS				43,711.58
IHC PAYMENTS				95,052.89
				138,764.47
PAYROLL TRANSACTIONS				
COC 04/02/14 CITY OF COCKBURN 042958				269799.69
COC 11/02/14 CITY OF COCKBURN 042958				449.91
COC 11/02/14 CITY OF COCKBURN 042958				765144.46
COC 13/02/14 CITY OF COCKBURN 042958				3871.68
COC 17/01/14 CITY OF COCKBURN 042958				234.67
COC 17/02/14 CITY OF COCKBURN 042958				5016
COC 18/02/14 CITY OF COCKBURN 042958				240034.96
COC 21/02/14 CITY OF COCKBURN 042958				2371.55
COC 21/02/14 CITY OF COCKBURN 042958				861.19
COC 25/02/14 CITY OF COCKBURN 042958				795288.31
COC 16/02/14 CITY OF COCKBURN 042958 REBANK 691				536.17
				2,083,608.59
CREDIT CARD PAYMENTS				
CBA CREDIT CARD PAYMENT				53,767.51
				53,767.51
TOTAL PAYMENTS FOR FEBRUARY				14,144,387.96

PAYMENT SUMMARY

CHEQUE PAYMENTS

025831 - 025883

CANCELLED PAYMENTS

025736; 025742

ELECTRONIC FUNDS TRANSFER PAYMENT

EF076244 – EF076779

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	67,092,774	65,031,946	3%	2,060,828 ✓	68,109,173	67,587,336
Financial Services	785,580	752,833	4%	32,747	908,954	684,954
Information Services	700	2,473	-72%	(1,773)	3,706	3,706
Human Resource Management	193,380	89,193	117%	104,188 ✓	133,789	133,789
Library Services	35,106	34,118	3%	988	49,532	49,532
Community Services	5,902,914	5,978,835	-1%	(75,921)	7,344,902	6,898,253
Human Services	4,934,700	4,704,940	5%	229,760 ✓	6,598,227	6,414,360
Corporate Communications	15,125	32,617	-54%	(17,492)	34,872	12,736
Development Services	2,921,783	2,730,117	7%	191,665 ✓	3,678,841	3,310,270
Planning Services	1,041,502	1,120,657	-7%	(79,154)	1,329,514	1,279,514
Waste Services	26,601,102	25,882,919	3%	718,183 ✓	31,718,265	36,102,121
Parks & Environmental Services	68,921	36,955	87%	31,966	54,166	6,963
Engineering Services	144,853	147,320	-2%	(2,467)	208,988	208,988
Infrastructure Services	54,566	51,805	5%	2,762	204,592	8,304
	109,793,007	106,596,728	3%	3,196,279	120,377,522	122,700,826
Less: Restricted Grants & Contributions b/fwd	(2,103,892)	(2,525,317)	-17%	421,425	(2,525,317)	-
Total Operating Revenue	107,689,115	104,071,411	3%	3,617,704	117,852,205	122,700,826
Operating Expenditure						
Governance	(2,594,093)	(3,441,978)	-25%	847,884 ✓	(5,241,350)	(4,942,112)
Financial Services	(4,283,797)	(4,341,286)	-1%	57,489	(5,810,194)	(5,287,789)
Information Services	(3,011,573)	(3,068,320)	-2%	56,747	(4,538,217)	(4,126,942)
Human Resource Management	(1,497,943)	(1,545,158)	-3%	47,214	(2,253,541)	(2,221,344)
Library Services	(1,776,173)	(1,877,917)	-5%	101,743 ✓	(2,794,948)	(2,778,074)
Community Services	(5,273,839)	(6,265,945)	-16%	992,106 ✓	(9,519,071)	(9,087,564)
Human Services	(5,023,653)	(5,164,127)	-3%	140,474 ✓	(7,847,250)	(7,582,097)
Corporate Communications	(1,387,900)	(1,670,910)	-17%	283,010 ✓	(2,642,893)	(2,592,517)
Development Services	(2,973,015)	(3,156,809)	-6%	183,794 ✓	(4,843,718)	(4,681,677)
Planning Services	(1,629,569)	(1,139,411)	43%	(490,158) X	(1,758,929)	(1,454,445)
Waste Services	(12,290,866)	(11,662,209)	5%	(628,657) X	(17,834,246)	(19,937,008)
Parks & Environmental Services	(6,828,636)	(7,053,020)	-3%	224,384 ✓	(10,652,912)	(10,482,547)
Engineering Services	(4,742,901)	(5,020,009)	-6%	277,108 ✓	(7,578,222)	(7,578,222)
Infrastructure Services	(5,173,084)	(5,281,597)	-2%	108,513 ✓	(7,898,357)	(7,681,404)
	(58,487,042)	(60,688,694)	-4%	2,201,652	(91,213,846)	(90,433,743)

OCM 10/4/2014 - Item 15.2

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	1,825,697	2,060,111	-11%	(234,413) X	3,090,592	3,085,871
Add: Reverse Impairment Charge - Investments	-	-	0%	-	-	-
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(102,889)	(93,504)	10%	(9,385)	(140,256)	(140,256)
Furniture & Equipment	(110,753)	(109,112)	2%	(1,641)	(163,668)	(163,668)
Plant & Machinery	(1,995,045)	(2,157,840)	-8%	162,795 ✓	(3,236,760)	(3,236,760)
Buildings	(2,159,272)	(2,468,408)	-13%	309,136 ✓	(3,943,239)	(3,943,239)
Roads	(6,003,160)	(6,189,328)	-3%	186,168 ✓	(9,283,992)	(9,283,992)
Drainage	(1,452,023)	(1,502,168)	-3%	50,145	(2,253,252)	(2,253,252)
Footpaths	(736,350)	(745,688)	-1%	9,338	(1,118,532)	(1,118,532)
Parks Equipment	(2,048,174)	(1,377,832)	49%	(670,342) X	(2,066,748)	(2,066,748)
	(14,607,665)	(14,643,880)	0%	36,215	(22,206,447)	(22,206,447)
Total Operating Expenditure	(71,269,009)	(73,272,464)	-3%	2,003,454	(110,329,702)	(109,554,318)
Change in Net Assets Resulting from Operations	36,420,106	30,798,948	18%	5,621,158	7,522,503	13,146,507
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	160,631	(127,586)	-226%	288,217 ✓	(416,641)	(627,141)
Freehold Land	875,630	450,000	95%	425,630 ✓	5,146,427	2,783,700
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	-	-	0%	-	-	-
	1,036,261	322,414	221%	713,847	4,729,786	2,156,559
Less: Movement in Joint Venture	-	-			-	-
Less: Underground Power Infrastructure Contribution	(36,586)	(1,040,000)	-96%	1,003,414	(1,040,000)	(1,040,000)
Asset Acquisitions						
Land and Buildings	(10,292,319)	(10,993,534)	-6%	701,215 ✓	(36,545,091)	(25,506,000)
Infrastructure Assets	(6,627,790)	(9,235,776)	-28%	2,607,985 ✓	(26,626,218)	(17,713,224)
Plant and Machinery	(1,449,819)	(2,123,200)	-32%	673,381 ✓	(4,360,413)	(3,899,500)
Furniture and Equipment	(19,695)	(21,864)	-10%	2,169	(22,800)	(24,000)
Computer Equipment	(382,600)	(894,534)	-57%	511,934 ✓	(1,451,180)	(540,000)
Note 1.	(18,772,223)	(23,268,908)	-19%	4,496,685	(69,005,703)	(47,682,724)
Add: Transfer to Reserves	(10,100,485)	(5,405,063)	87%	(4,695,421) X	(39,446,643)	(33,226,292)
	8,547,072	1,407,390	507%	7,139,682	(97,240,057)	(66,645,950)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Add Funding from						
Grants & Contributions - Asset Development	7,951,438	5,045,248	58%	2,906,190 ✓	9,097,758	5,629,495
Less: held in restricted funds from prior years	(690,523)	(27,033)	2454%	(663,491) X	(27,033)	-
Proceeds on Sale of Assets	3,471,073	1,230,500	182%	2,240,573 ✓	8,580,727	6,007,500
Reserves	14,978,310	18,357,847	-18%	(3,379,537) X	50,141,042	36,284,216
Loan Funds Raised	-	-	0%	-	-	-
Contributed Developer Assets	-	-	0%	-	-	-
	34,257,370	26,013,952	32%	8,243,418	(29,447,562)	(18,724,739)
Less: Transfer from Reserves - Impaired Investments	-	-	0%	-	-	-
Non-Cash/Non-Current Item Adjustments						
Depreciation on Assets	14,607,665	14,643,880	0%	(36,215)	22,206,447	22,206,447
Profit/(Loss) on Assets Disposal	(1,036,261)	(322,414)	221%	(713,847) X	(4,729,786)	(2,156,559)
Loan Repayments	(656,657)	(662,574)	-1%	5,917	(1,325,149)	(1,325,149)
Joint Venture Investment	-	-	0%	-	-	-
Non-Current Accrued Debtors	-	-	0%	-	-	-
Non-Current Leave Provisions	282,707	-	0%	282,707 ✓	-	-
Net Change in Restricted/Committed Cash	2,794,415	2,552,349	9%	242,065 ✓	2,552,349	-
Deferred Pensioners Adjustment	-	-	0%	-	-	-
	50,249,239	42,225,193	19%	8,024,045	(10,743,700)	0
Opening Funds	11,247,256	11,247,256	0%	(0)	11,247,256	-
Closing Funds	61,496,495	53,472,450	15%	8,024,045	503,556	-
	-	-	-	-	-	-

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	(10,292,319)	(18,578,951)	(28,871,270)	(10,993,534)	(36,545,091)	7,673,821
Infrastructure Assets	(6,627,790)	(2,315,557)	(8,943,347)	(9,235,776)	(26,626,218)	17,682,871
Plant and Machinery	(1,449,819)	(1,756,120)	(3,205,939)	(2,123,200)	(4,360,413)	1,154,474
Furniture and Equipment	(19,695)	(2,745)	(22,440)	(21,864)	(22,800)	360
Computer Equipment	(382,600)	(340,179)	(722,779)	(894,534)	(1,451,180)	728,401
	(18,772,223)	(22,993,553)	(41,765,776)	(23,268,908)	(69,005,703)	27,239,927

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	133,161,725	93,632,820	57,431,472	65,409,779
Rates Outstanding	7,471,343	7,387,145	-	-
Rubbish Charges Outstanding	790,836	1,264,280	-	-
Sundry Debtors	3,682,302	1,459,766	-	-
GST Receivable	1,002,607	-	-	-
Prepayments	1	-	-	-
Accrued Debtors	323,198	-	-	-
Stock on Hand	3,326	-	-	-
	146,435,339	103,744,012	57,431,472	65,409,779
Current Liabilities				
Creditors	(7,932,011)	(7,844,842)	-	-
Income Received in Advance	52,856	-	-	-
GST Payable	(358,933)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,487,322)	-	-	-
Provision for Long Service Leave	(2,037,437)	-	-	-
	(12,762,848)	(7,844,842)	-	-
Net Current Assets	133,672,491	95,899,170	57,431,472	65,409,779
Add: Non Current Investments	4,303,007	-	-	-
	137,975,498	95,899,170	57,431,472	65,409,779
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(70,510,456)	(41,879,070)	(56,380,265)	(62,309,778)
Deposits & Bonds Liability *	(2,481,593)	-	-	-
Grants & Contributions Unspent *	(3,486,954)	(547,651)	(547,651)	(3,100,000)
	61,496,495	53,472,450	503,556	0
Closing Funds (as per Financial Activity Statement)	61,496,495	53,472,450	503,556	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, 162,							
GL	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
GL	105	Extra Financial Assistance Grant received		Operating Income		167,547		299,351
GL	165	New income from Cats Legislation		Operating Income		10,000		309,351
		Adjusting carry forward budget by increasing Council admin charge and						
GL	202	workers compensation insurance		Operating Expenditure		6,841		316,192
GL	323	Increase in hire income - Youth Axis Room		Operating Income		2,250		318,442
OP	9470	Grant for Regional Concert		Operating Income		20,000		338,442
				Operating Expenditure &				
Various		Mid-year budget review	OCM 13 Feb 14	Income		165,114		503,556
				Closing Funds Surplus (Deficit)	0	508,731	5,175	503,556

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	58,099,657	57,463,209	636,448	58,553,262	57,916,814	57,916,814
05 Fees and Charges	38,229,690	37,540,410	689,280	46,923,676	46,234,396	50,208,232
10 Grants and Subsidies	5,547,186	4,854,412	692,774	8,219,344	7,526,570	9,046,274
15 Contributions, Donations and Reimbursements	1,404,480	760,393	644,087	1,564,621	920,533	474,614
20 Interest Earnings	4,398,596	3,447,082	951,514	6,196,340	5,244,826	5,044,826
25 Other revenue and Income	9,506	5,905	3,601	12,667	9,066	10,066
Total Operating Revenue	107,689,115	104,071,411	3,617,704	121,469,909	117,852,205	122,700,826
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	(26,789,078)	(27,063,241)	274,163	(40,323,227)	(40,597,390)	(40,783,674)
51 Employee Costs - Indirect Oncosts	(431,911)	(414,819)	(17,091)	(978,799)	(961,708)	(929,483)
55 Materials and Contracts	(21,276,006)	(23,257,109)	1,981,103	(33,707,808)	(35,688,911)	(33,543,022)
65 Utilities	(2,760,197)	(2,949,233)	189,036	(4,215,743)	(4,404,779)	(4,315,599)
70 Interest Expenses	(91,671)	(91,671)	-	(171,505)	(171,505)	(171,505)
75 Insurances	(2,244,299)	(2,235,067)	(9,232)	(2,244,299)	(2,235,067)	(2,005,067)
80 Other Expenses	(4,893,881)	(4,677,555)	(216,327)	(7,370,814)	(7,154,487)	(8,685,393)
85 Depreciation on Non Current Assets	(14,607,665)	(14,643,880)	36,215	(22,170,232)	(22,206,447)	(22,206,447)
Add Back: Indirect Costs Allocated to Capital Works	1,825,697	2,060,111	(234,413)	2,856,178	3,090,592	3,085,871
Total Operating Expenditure	(71,269,009)	(73,272,464)	2,003,454	(108,326,248)	(110,329,702)	(109,554,318)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES						
	36,420,106	30,798,948	5,621,158	13,143,661	7,522,503	13,146,507
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	3,509,999	2,606,763	903,236	6,370,277	5,467,041	2,081,658
16 Contributions - Asset Development	4,441,439	2,438,485	2,002,955	5,633,672	3,630,718	3,547,837
95 Profit/(Loss) on Sale of Assets	1,036,261	322,414	713,847	5,443,633	4,729,786	2,156,559
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	(36,586)	(1,040,000)	1,003,414	(36,586)	(1,040,000)	(1,040,000)
Total Non-Operating Activities	8,951,113	4,327,662	4,623,451	17,410,995	12,787,544	6,746,054
NET RESULT	45,371,218	35,126,609	10,244,609	30,554,656	20,310,047	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	341,664	348,281	524,136	524,136
South Lake Leisure Centre	1,957,290	2,051,728	2,992,450	2,941,890
Law and Public Safety	2,929,187	2,825,307	2,899,737	2,861,346
	<u>5,228,141</u>	<u>5,225,317</u>	<u>6,416,323</u>	<u>6,327,372</u>
<u>Waste Services:</u>				
Waste Collection Services	17,053,158	17,019,914	17,240,000	16,807,430
Waste Disposal Services	9,528,664	8,849,774	14,451,995	19,256,811
	<u>26,581,822</u>	<u>25,869,688</u>	<u>31,691,995</u>	<u>36,064,241</u>
	<u>31,809,963</u>	<u>31,095,004</u>	<u>38,108,318</u>	<u>42,391,613</u>

Note 2.

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

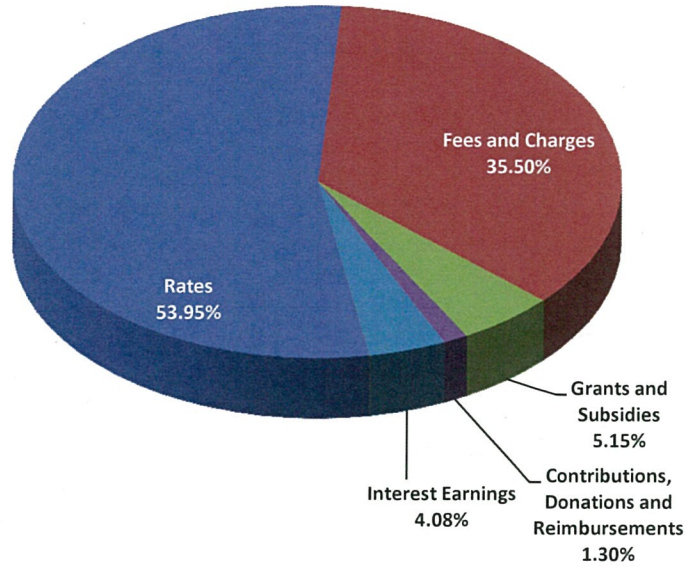
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,216,998)	(1,379,409)	(2,071,610)	(2,242,610)
Finance & Corporate Services Division	(4,081,278)	(4,162,944)	(6,204,163)	(6,150,515)
Community Services Division	(8,249,970)	(8,190,844)	(12,259,651)	(12,187,347)
Planning & Development Division	(3,190,725)	(3,068,212)	(4,602,322)	(4,743,558)
Engineering & Works Division	(10,050,107)	(10,261,832)	(15,459,644)	(15,459,644)
	<u>(26,789,078)</u>	<u>(27,063,241)</u>	<u>(40,597,390)</u>	<u>(40,783,674)</u>

Note 3

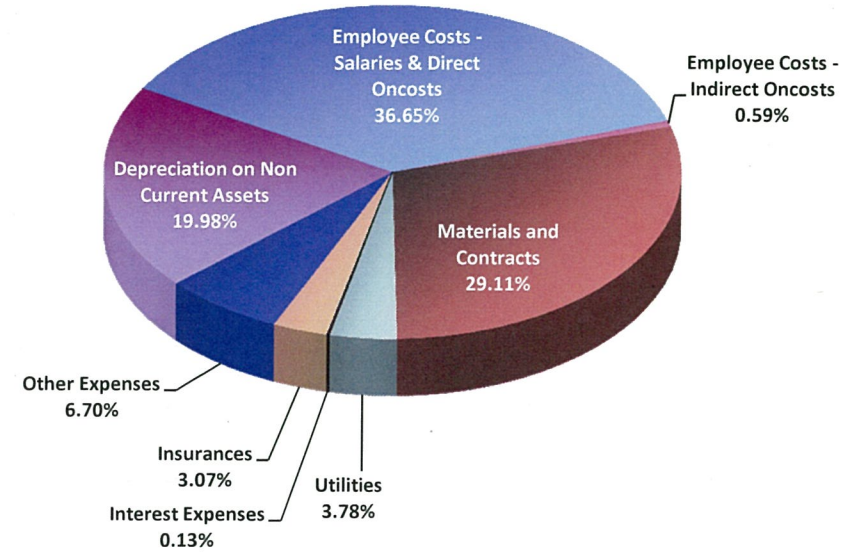
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(982,244)	(1,592,245)	(2,254,755)	(1,839,190)
Finance & Corporate Services Division	(2,023,782)	(2,308,445)	(3,741,486)	(3,089,257)
Community Services Division	(4,166,084)	(5,409,766)	(8,257,069)	(7,652,734)
Planning & Development Division	(1,318,950)	(1,192,628)	(1,889,133)	(1,285,508)
Engineering & Works Division	(12,784,945)	(12,754,025)	(19,546,468)	(19,676,332)
Not Applicable	0	0	0	0
	<u>(21,276,006)</u>	<u>(23,257,109)</u>	<u>(35,688,911)</u>	<u>(33,543,022)</u>

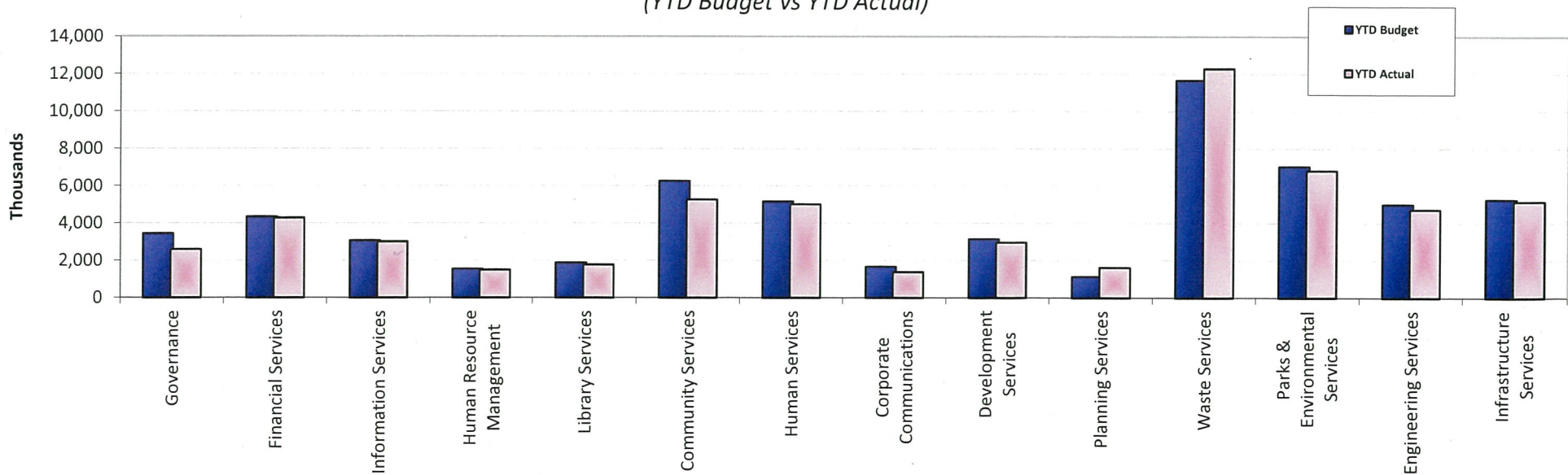
Operating Income by Nature and Type
(YTD Actual)



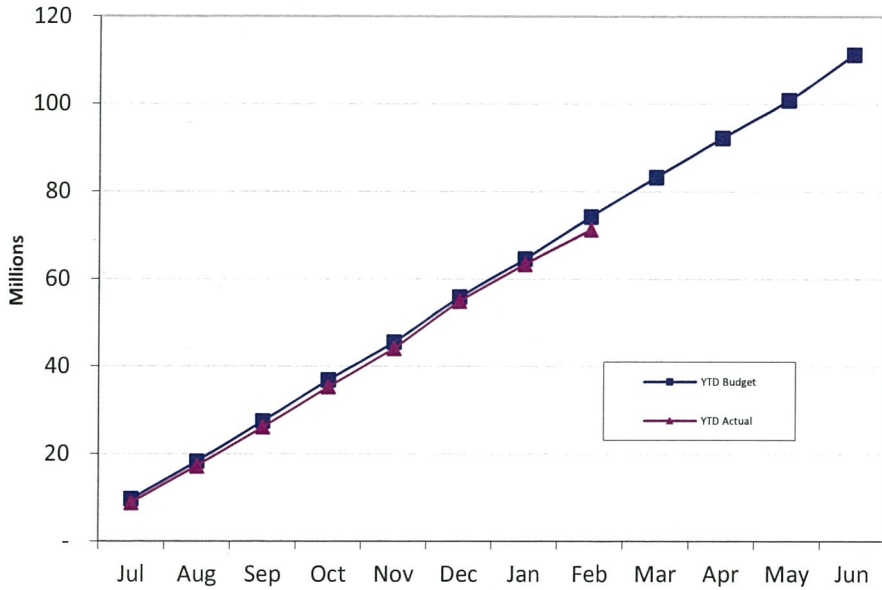
Operating Expenditure by Nature and Type
(YTD Actual)



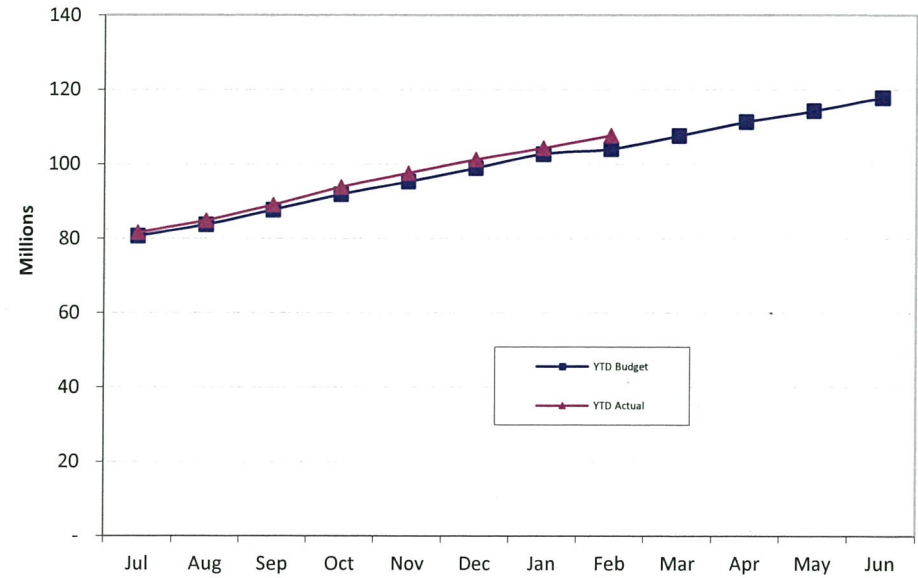
Operating Expenditure by Business Unit
(YTD Budget vs YTD Actual)



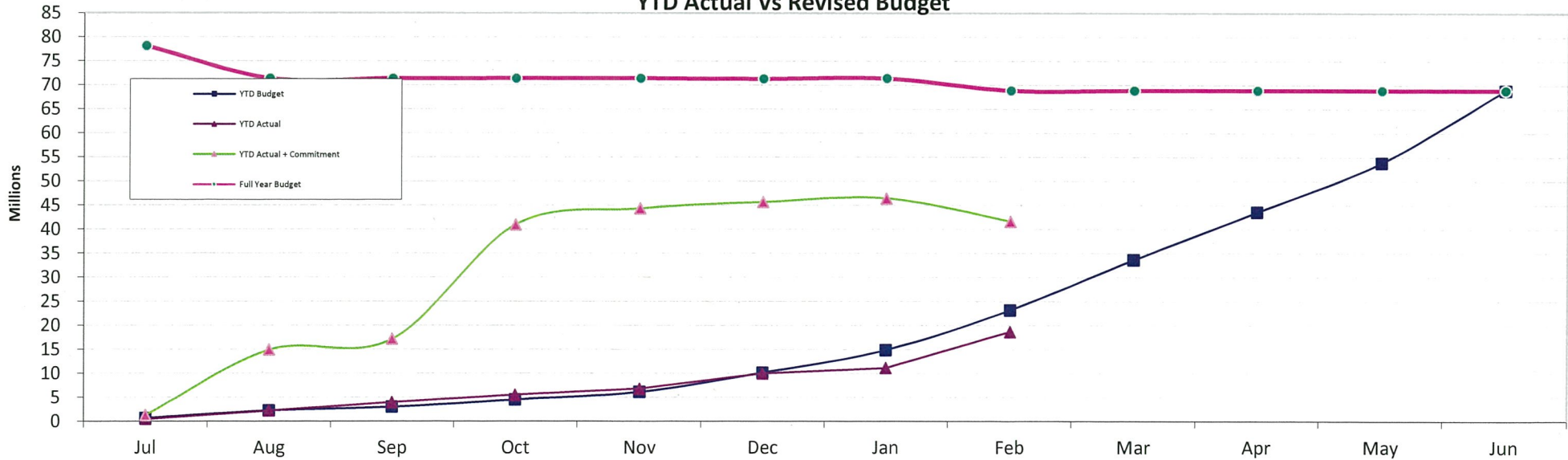
YTD Operating Expenditure Vs YTD Revised Budget



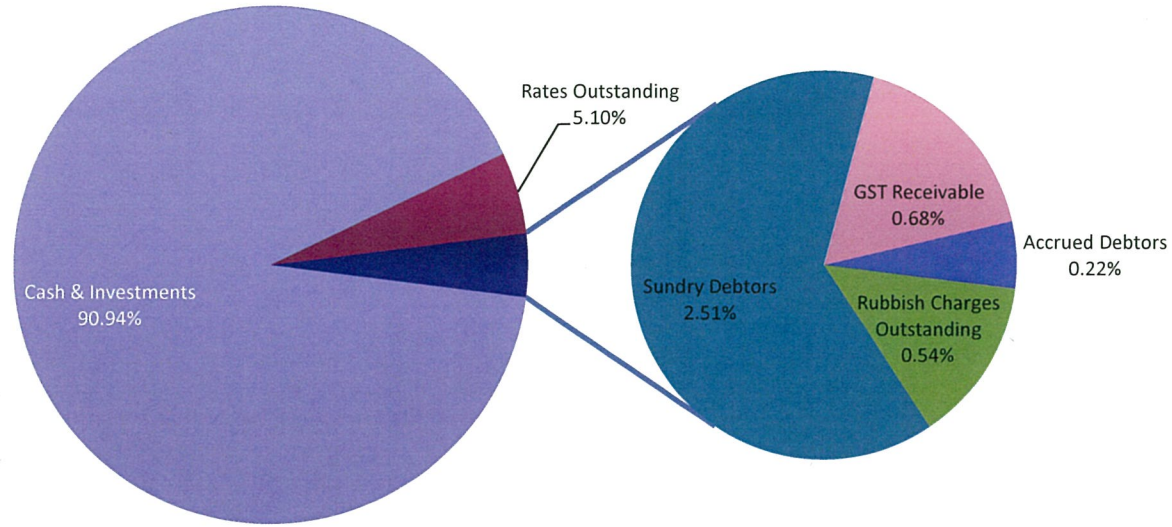
YTD Operating Income Vs YTD Revised Budget



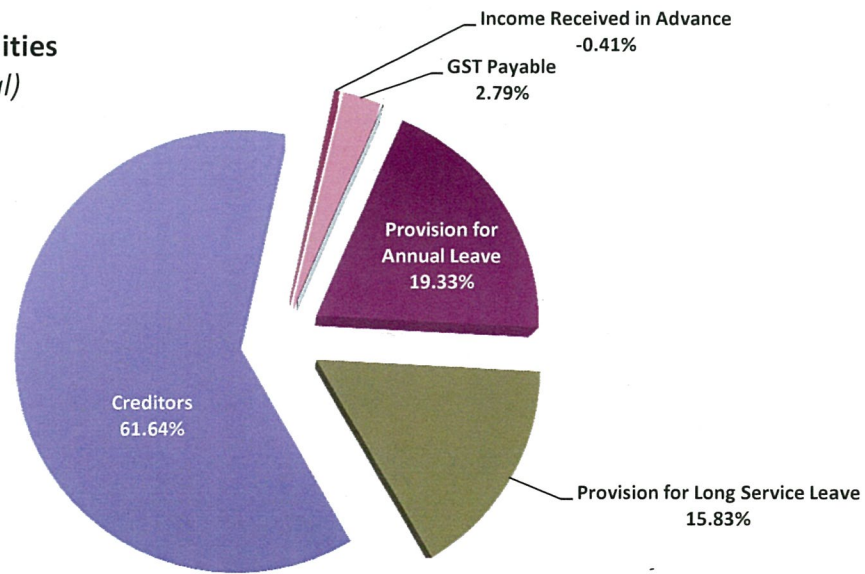
**Capital Expenditure
YTD Actual Vs Revised Budget**



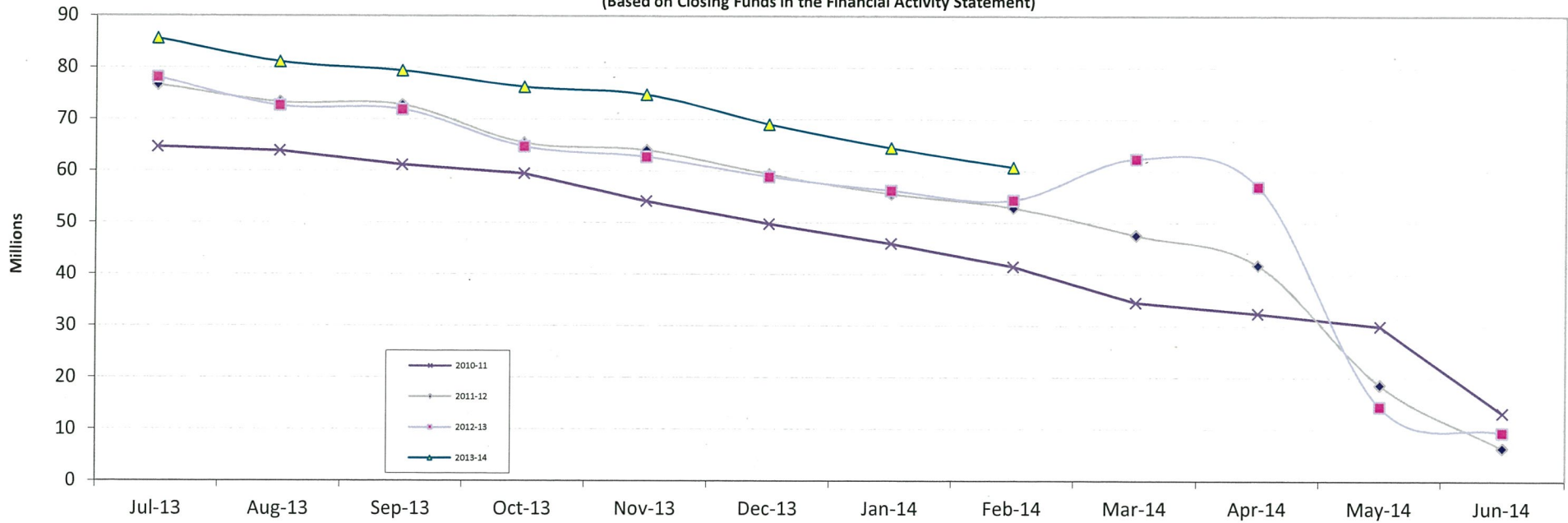
Current Assets
(YTD Actual)



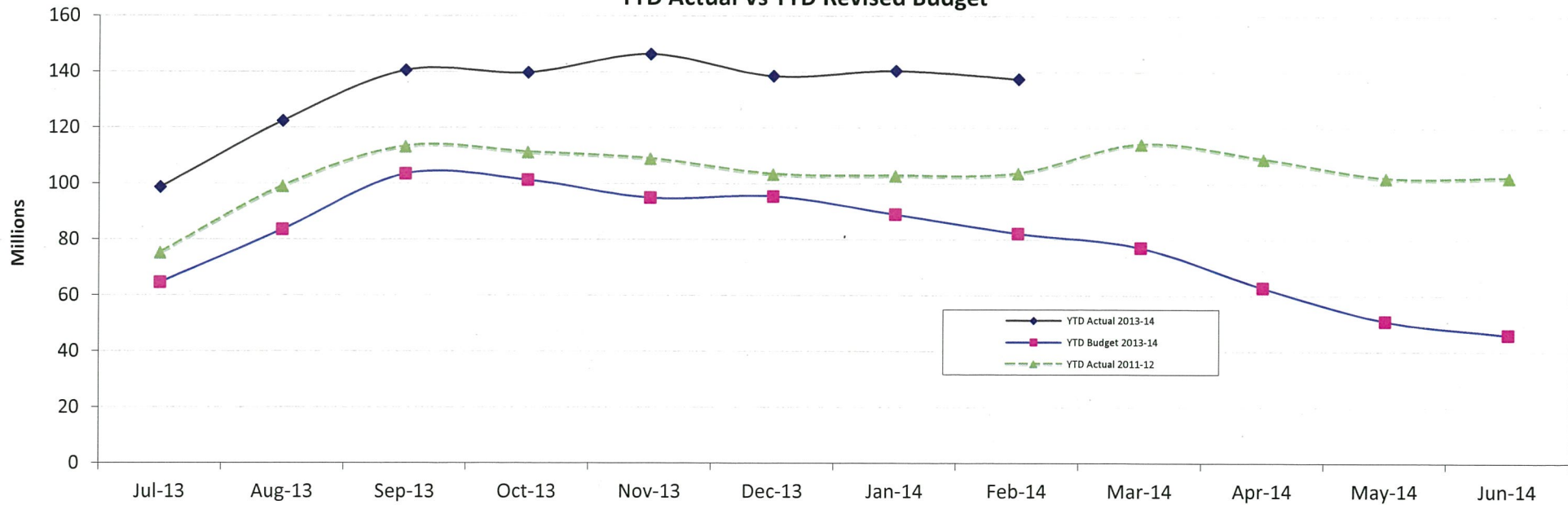
Current Liabilities
(YTD Actual)



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



Cash & Investments Positions YTD Actual Vs YTD Revised Budget



City of Cockburn - Reserve Funds

Financial Statement for Period Ending 28 February 2014

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Council Funded										
Bibra Lake Management Plan Reserve	1,014,207	1,014,207	(7,756)	17,041	-	-	(191,559)	(45,742)	814,892	985,505
Bibra Lake Nutrient Management	305,625	305,625	10,395	5,172	-	-	-	-	316,020	310,797
Carbon Pollution Reduct Scheme Res CPRS	-	-	(1,915)	3,910	-	-	-	-	(1,915)	3,910
Community Infrastructure	10,890,947	10,890,947	172,410	180,871	4,933,787	-	(11,510,575)	(3,110,564)	4,486,569	7,961,254
Community Surveillance Levy Reserve	498,556	498,556	25,230	8,168	193,294	-	(233,958)	(31,989)	483,122	474,735
Contaminated Sites	1,999,849	1,999,849	43,790	33,652	500,000	-	(200,000)	(20,226)	2,343,639	2,013,275
DCD Redundancies Reserve	2,916	2,916	-	49	-	-	-	-	2,916	2,966
Environmental Offset Reserve	357,376	357,376	(2,649)	5,792	-	-	(138,591)	(43,384)	216,136	319,784
Green House Emissions Reductions	579,053	579,053	11,792	9,739	200,000	-	(507,000)	(15,476)	283,845	573,316
Information Technology	428,166	428,166	31,635	6,701	124,671	-	(422,550)	(119,628)	161,922	315,239
Land Development & Investment Fund Reserve	13,933,953	13,933,953	241,058	234,502	7,683,727	2,958,818	(17,506,992)	(4,455,589)	4,351,746	12,671,684
Major Buildings Refurbishment	2,409,325	2,409,325	22,038	40,775	2,998,545	-	(30,043)	(437)	5,399,865	2,449,663
Mobile Rubbish Bins	209,552	209,552	20,773	2,581	-	-	(170,000)	(148,424)	60,325	63,708
Municipal Elections	493,285	493,285	11,274	7,719	-	-	(490,000)	(371,307)	14,559	129,697
Naval Base Shacks	596,438	596,438	13,956	10,085	158,854	-	(220,228)	(3,542)	549,020	602,981
Plant & Vehicle Replacement	3,731,633	3,731,633	65,118	59,964	3,469,500	-	(2,896,600)	(600,565)	4,369,651	3,191,032
Port Coogee Special Maintenance Reserve	809,083	809,083	19,595	13,351	235,000	267,834	(96,907)	(98,086)	966,771	992,183
Roads & Drainage Infrastructure	2,087,403	2,087,403	86,338	25,497	1,250,000	-	(2,984,325)	(1,151,047)	439,415	961,853
Staff Payments & Entitlements	2,261,717	2,261,717	133,904	36,559	105,000	-	(186,000)	(149,000)	2,314,621	2,149,276
Waste & Recycling	13,772,203	13,772,203	532,326	230,079	6,737,224	-	(3,757,818)	(600,166)	17,283,935	13,402,116
Waste Collection Levy	132,072	132,072	1,306	2,235	310,732	-	-	-	444,110	134,307
Workers Compensation	399,501	399,501	13,154	6,761	-	-	(30,000)	(26,088)	382,655	380,174
POS Cash in Lieu (Restricted Funds)	4,031,593	4,031,593	112,890	64,729	-	-	(436,364)	(436,363)	3,708,119	3,659,958
	60,944,452	60,944,452	1,556,662	1,005,932	28,900,334	3,226,652	(42,009,510)	(11,427,622)	49,391,938	53,749,414
Grant Funded										
Aged & Disabled Vehicle Expenses	424,948	424,948	9,170	6,890	68,496	5,952	(72,000)	(46,047)	430,614	391,743
Cockburn Super Clinic Reserve	4,242,180	4,242,180	143,836	62,769	-	-	(4,703,516)	(1,967,655)	(317,499)	2,337,294
Family Day Care Accumulation Fund	64,233	64,233	2,500	1,087	-	-	(2,800)	-	63,933	65,320
Naval Base Shack Removal Reserve	272,408	272,408	3,624	4,713	54,000	54,000	-	-	330,032	331,121
UNDERGROUND POWER	1,301,740	1,301,740	(9,837)	22,645	1,200,000	1,285,520	(2,412,063)	(722,619)	79,839	1,887,286
Welfare Projects Employee Entitlements	452,182	452,182	16,911	7,414	-	-	(81,210)	(72,898)	387,883	386,697
	6,757,691	6,757,691	166,204	105,518	1,322,496	1,345,472	(7,271,588)	(2,809,219)	974,802	5,399,461
Development Cont. Plans										
Aubin Grove DCA	167,325	167,325	21,604	2,831	-	-	(730)	(306)	188,199	169,850
Community Infrastructure DCA 13	3,361,786	3,361,786	105,715	89,222	2,000,000	3,776,539	(129,496)	-	5,338,005	7,227,547
Gaebler Rd Development Cont. Plans	760,607	760,607	4,944	12,872	-	-	(8,610)	(306)	756,941	773,173
Hammond Park DCA	(9,371)	(9,371)	-	(159)	383,540	-	-	-	374,169	(9,530)
Munster Development	724,330	724,330	8,498	10,773	8,753	143,758	(15,700)	(478,075)	725,881	400,786
Muriel Court Development Contribution	(43,595)	(43,595)	-	(2,160)	206,000	-	(162,472)	(140,262)	(67)	(186,017)
Packham North - DCA 12	(18,720)	(18,720)	-	(1,008)	515,000	-	(75,131)	(68,185)	421,149	(87,913)
Solomon Road DCA	97,272	97,272	-	2,781	257,500	111,919	(15,060)	-	339,712	211,973
Success Lakes Development	1,582,041	1,582,041	-	26,774	-	-	(1,429,357)	(306)	152,684	1,608,509
Success Nth Development Cont. Plans	601,206	601,206	10,661	10,334	10,981	26,093	(10,410)	(306)	612,438	637,328
Thomas St Development Cont. Plans	11,778	11,778	-	199	-	-	-	-	11,778	11,977
Wattleup DCA 10	(4,674)	(4,674)	-	(79)	-	-	(13,010)	-	(17,684)	(4,753)
Yangebup East Development Cont. Plans	188,928	188,928	3,986	2,865	57,150	87,706	(9,010)	(54,598)	241,054	224,901
Yangebup West Development Cont. Plans	268,405	268,405	10,712	6,118	95,903	109,533	(7,210)	(306)	367,810	383,750
	7,687,318	7,687,318	166,120	161,363	3,534,827	4,255,548	(1,876,196)	(742,647)	9,512,069	11,361,581
Total Reserves	75,389,461	75,389,461	1,888,986	1,272,812	33,757,657	8,827,673	(51,157,294)	(14,979,489)	59,878,810	70,510,456

City of Cockburn
Restricted Funds - Infrastructure Contributions & Carry Forwards
Financial Statement for the Period Ended 28 Feb 2014

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	329,535.94	125,885.09	457,898.88 -	2,477.85
UNSPENT PROJECT FUNDING C/FWD	2,630,789.99	856,131.91	2,483,654.44 -	1,003,267.46
Prog 12 UNSPENT ROAD FUNDING	745,683.14	421,711.68	1,256,590.29 -	89,195.47
	3,706,009.07	1,403,728.68	4,198,143.61	911,594.14
TOTAL	6,281,369.14	1,403,728.68	4,198,143.61	3,486,954.21

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

<i>Receipts: -</i>	<i>1,403,728.68</i>
<i>Payments:</i>	<i>4,198,143.61</i>
<i>Balance of Restricted Funds:</i>	<i>2,794,414.93</i>

Variance Analysis

Municipal Financial Activity Statement for the period ended 28 February 2014

	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Feb-14
	\$	\$	\$	\$		
OPERATING REVENUE						
Governance	67,092,774	65,031,946	68,109,173	2,060,828	√	GRV Industrial Rates and GRV Commercial Rates received are \$130k and \$592k ahead from ytd budget respectively. Interest earnings from Municipal and Reserve are \$618k and \$243k over ytd budget respectively. Grant received for Roads and General are \$166k and \$260k over ytd budget respectively. Income received from Underground Power Service Charges are \$104k over ytd budget.
Human Resource Management	193,380	89,193	133,789	104,188	√	No material variances within this business unit.
Human Services	4,934,700	4,704,940	6,598,227	229,760	√	Income received from In-Home Care Subsidies (Federal) and Family Services are \$210k and \$124k over ytd budget respectively. However, Grants (Operational Federal) received for Community Aged Care Packages are under ytd budget by \$118k.
Development Services	2,921,783	2,730,117	3,678,841	191,665	√	Income received from development application fees are over ytd budget by \$150k.
Waste Services	26,601,102	25,882,919	31,718,265	718,183	√	Landfill fees received and Income received from sale of Salvaged Recycle Materials are \$715 and \$111k over ytd budget respectively. However, Income received from sale of waste gas resources are under ytd budget by \$131k.
OPERATING EXPENDITURE						
Governance	2,594,093	3,441,978	5,241,350	847,884	√	The \$208k favourable variance is from the return of the costs of DCA11 & DCA12 to general purpose funding, these costs were funded from municipal monies in prior years and should be returned via the general purpose funding area. Contract expenses for Council Functions/receptions operation projects are \$178k under ytd budget. Contract salaries for EA agreement provision has not come in yet, resulting in favourable variance of \$118k. Contract expenses for LG Reform Provision is overspent by \$120k.
Library Services	1,776,173	1,877,917	2,794,948	101,743	√	No material variances within this business unit.
Community Services	5,273,839	6,265,945	9,519,071	992,106	√	Service & Contract expenses in Cosafe is under ytd budget by \$289k. Contract expenses in Liveable cities program for Cockburn Central West Structure has not come in yet, resulting in favourable variance of \$137k. Donations in Council Donations Operating Projects are under ytd budget by \$198k. Contract Expenses for Administration Recreation Operating Projects are under ytd budget by \$166k.
Human Services	5,023,653	5,164,127	7,847,250	140,474	√	Expenditures in Caregiver payments of In-Home Care Subsidies are \$220k over ytd budget. Contract Expenses are under ytd budget by \$133k.
Development Services	2,973,015	3,156,809	4,843,718	183,794	√	Contract expenses in contaminated site investigation (council owned sites) have not come in yet, resulting in favourable variance of \$137k.
Planning Services	1,629,569	1,139,411	1,758,929	(490,158)	X	This unfavourable variance is mainly from the payment to the landowner for reimbursement of land provided for Beelair Drive for \$496k.
Waste Services	12,290,866	11,662,209	17,834,246	(628,657)	X	Expenses in Landfill levy and entry fees - Rvvc are \$373 and \$320k over ytd budget. Contract Expenses in Waste Disposal Services Operating Projects are \$103k over ytd budget.
Parks & Environmental Services	6,828,636	7,053,020	10,652,912	224,384	√	Contract Expenses for Street Trees are \$192k over ytd budget.
Engineering Services	4,742,901	5,020,009	7,578,222	277,108	√	Power Expenses in Street Lighting Operation are \$192k under ytd budget.

Variance Analysis						
Municipal Financial Activity Statement for the period ended 28 February 2014						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Feb-14
	\$	\$	\$	\$		
Infrastructure Services	5,173,084	5,281,597	7,898,357	108,513	√	Expenses in Public Conveniences Operating Projects are under ytd by \$103k. Contract Expenses in Coastal Vulnerability & Adaption Study are \$120k under ytd budget. Expenses in Facilities Maintenance Operating Projects are over ytd budget by \$169k.
ADDITIONAL FUNDING RECEIVED						
Grants & Contributions - Asset Development	7,951,438	5,045,248	9,097,758	2,906,190	√	Owner Contribution received for DCA6 and DCA13 are ahead of its ytd budget by \$153k and \$2.5m respectively. Owner Contribution for DCA12,DCA9 and DCA11 have not been received resulting unfavourable variance of \$745k. Grant for MRD Blackspot program of Intersection of Northlake Road / Gwilliam Street has not been received yet, resulting in unfavourable variance of \$125k. Grant for MRD Blackspot program of Beeliam Drive received is \$288k ahead of its ytd budget. Regional Road Grants Projects received for Intersection of Northlake Road / Gwilliam Street are ahead of its ytd budget by \$226k. Sports & Recreation Grants received for Coogee Beach Integrated Community Facility Stage two are ahead of its ytd budget by \$175k. Bike Network Grants for North Lake Road (Discovery to Masefield) have not been received resulting unfavourable variance of \$100k.
Proceeds on Sale of Assets	3,471,073	1,230,500	8,580,727	2,240,573	√	Group of vehicles have not been sold, resulting in unfavourable variance of \$239k. Subdivision and development of Lot1, 4218 and 4219 Quarimor sold ahead of its budget by \$2.5m.

Capital Expenditure

for the period ended 28 February 2014

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	v = Favourable X = Unfavourable	Explanation
	\$	\$	\$	\$		
SUMMARY						
Purchase of Land and Buildings	10,292,319	10,993,534	44,042,673	701,215	√	
Acquisition & Development of Infrastructure Assets	6,627,790	9,235,776	23,558,540	2,607,985	√	
Purchase of Plant and Machinery	1,449,819	2,123,200	5,543,561	673,381	√	
Purchase of Furniture and Equipment	19,695	21,864	11,736	2,169	√	
Purchase of Computer Equipment	382,600	894,534	2,974,879	511,934	√	
	18,772,223	23,268,908	76,131,390	4,496,685		
Material Variances Identified:						
<u>Works in Progress - Roads Infrastructure</u>						
2990 - Russell rd – Pearce to Hammond (mill resurface)	374,511	131,910	0	(242,601)	X	To be completed March 2014 with savings. Funding believed to be too much, with a full year budget of \$495k.
2991 - Spearwood ave – Doolette to Gerald (mill resurface)	155,479	52,000	0	(103,479)	X	Project ahead of cashflow. To be completed in May 2014 within the full year budget of \$195k.
3544 - North Lake Road (Hammond to Kentucky)	110,864	339,680	0	228,816	√	Committed order of \$52k. Design delayed and to be issued in March 2014. \$2 million to be carried forward.
3553 - Bibra Drive (North Lake to Farrington)	27,654	282,458	0	254,804	√	Project completed in March 2014 with a committed order of \$283k to be paid.
2989 - Berrigan Dr – [Kwinana Fwy to Jandakot] Construct 2nd cwy	2,700	423,600	0	420,900	√	Expected to begin the project next financial year, with the \$1.06 million full year budget to be carried forward. The construction design has not been issued and other projects have been given priority.
3545 - Beelias Drive Hammond Road North and South	536,535	1,041,390	0	504,855	√	Project combined with CW 2417, with costs been transferred into CW 3545. Budget from CW2417 transferred.
Sub Total	1,207,743	2,271,038	0	1,063,295		
<u>Works in Progress - Drainage</u>						
2939 - Mala Wy/Sutton Dr - Drainage Upgrade	18,978	134,906	69,500	115,928	√	Design issues with this project. To begin major works March 2014, and expected to spend the funds before the financial year.
2932 - 14 Elderberry Dr - Drainage Upgrade	0	250,000	115,558	250,000	√	No design has been submitted. Expected to begin April 14 and finish before financial year.
Sub Total	18,978	384,906	185,058	365,928		
<u>Works in Progress - Footpaths</u>						
3543 - North Lake Road (Discovery to Masefield)	281,557	422,000	0	140,443	√	90% completed and expected to finish the project by April 2104. Committed order of \$38k.
Sub Total	281,557	422,000	0	140,443		
<u>Works in Progress - Landfill Site Infrs</u>						
1929 - Henderson Waste Recovery Park Commercial Transfer Station	4,650	188,750	200,000	184,100	√	Structural reform programs took priority over this project. Not expected to begin project this financial year. Carry forward of the remaining \$195k
Sub Total	4,650	188,750	200,000	184,100		
<u>Freehold Land</u>						
1556 - Purchase of LOT 341 LAKEFRONT AVENUE, BEELIAR	436,364	290,912	480,000	(145,452)	X	Project completed within budget. Cashflow adjustment to be made.
1554 - Purchase of portion of Koorilla School Site aged persons lan	0	100,000	150,000	100,000	√	Waiting on third parties to progress. Expected to finish the project before the end of the financial year.
1553 - Subdivision and development of Lot 915 and Reserve 38537	9,453	260,112	400,000	250,659	√	Anticipated to begin major works May 14. Approval from department of housing needed to progress. \$100k to be carried forward.
1539 - Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd	2,455	391,200	604,700	388,745	√	Project has been delayed due to accessing potential joint ventures. Expected to start major works May 14. Expected carry forward of \$500k.
Sub Total	448,271	1,042,224	1,634,700	593,953		
<u>Works in Progress - Buildings</u>						

Capital Expenditure

for the period ended 28 February 2014

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	v = Favourable X = Unfavourable	Explanation
005 - Cockburn Integrated Health Facilities	\$ 7,969,192	\$ 7,053,808	\$ 29,269,466	\$ (915,384)	X	Project approximately 80% complete. Delay due to change of construction methodology. Gavin Construction has been liquidated and Jackson construction is the new builders. Currently \$28 million in committed orders.
006 - Coogee Surf Life Saving Club	774,591	673,038	5,235,144	(101,554)	X	Project completed December 2013 on time. \$350k to received in mid year budget review.
026 - Cockburn Central Aquatic Recreation Ctr	530,476	945,169	0	414,693	√	Currently \$3 million in committed orders. Includes the Cockburn Aquatic and Recreation center. Consultancy underway.
4471 - Civic Bldg Energy Reduction Initiative	0	131,000	1,106,900	131,000	√	Full year budget amended to 262k. Project still in the scoping stage. Expected to being major works May/June, with no carry forward expected at this stage.
Sub Total	9,274,259	8,803,015	35,611,510	(471,244)		
Computers						
010 - CCTV	31,989	195,192	908,575	163,203	√	Project held up by Department of contracts and development. Expected to finish before June 2014.
1366 - EDMS	121,781	235,000	771,700	113,219	√	In the tender stage to complete the Content Management System. Expected to spend the budget with a possible \$100k over spend.
Sub Total	153,770	430,192	1,680,275	276,422		
Plant & Machinery						
7782 - Waste Services Landfill Dump Truck	223,490	0	0	(223,490)	X	Delivered. Full Year budget amended to \$235. Funds taken from Reserve.
7704 - Mitsubishi Flocon Roads	0	135,000	0	135,000	√	Currently \$138k in committed orders. Expected delivery Mar 13.
7701 - Isuzu FVR 950L Tipper - Roads	0	150,000	0	150,000	√	Expected to be delivered Mar -13.
Sub Total	223,490	285,000	0	61,510		



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

JULY 2014 – JUNE 2016

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

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
- Children Services 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 includes;

- 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

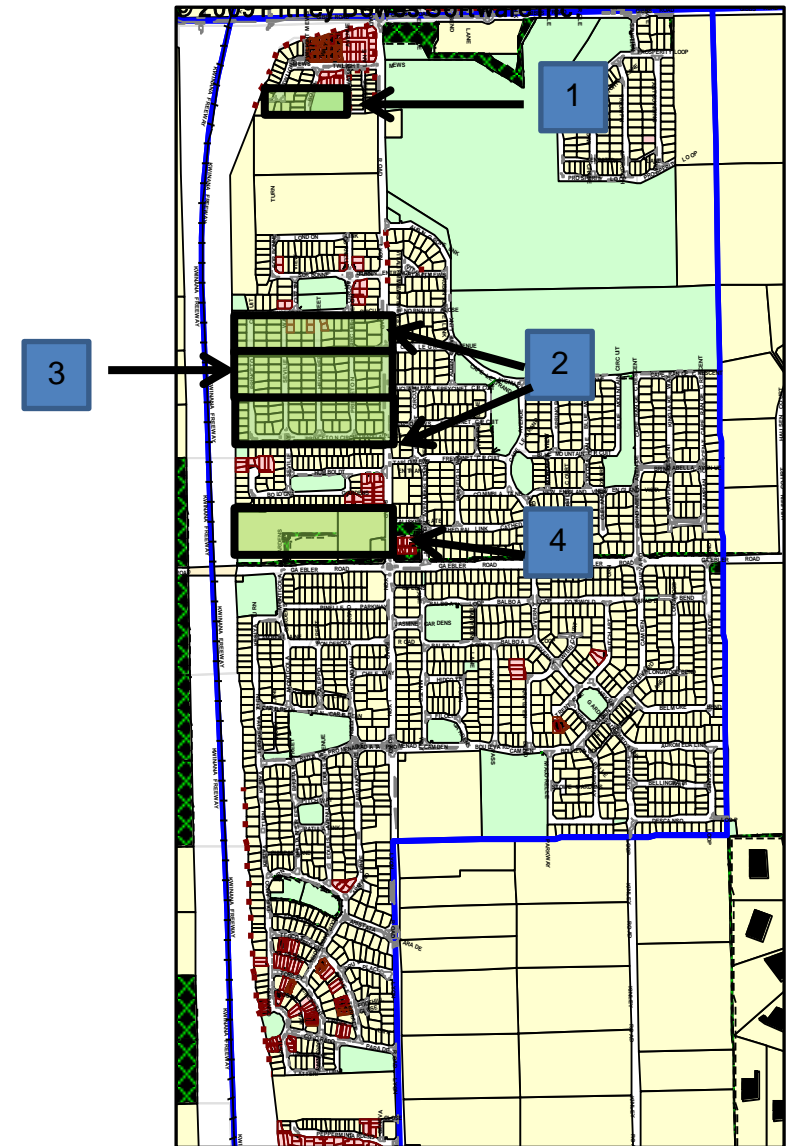
3.0 POS Reserve Expenditure Proposals

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

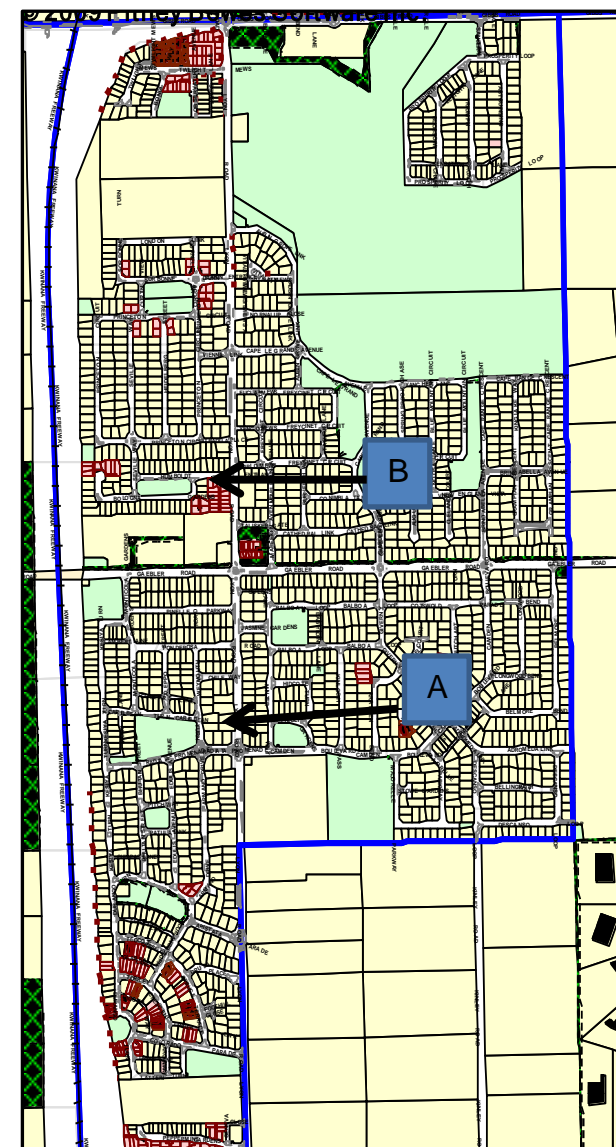
AREA CIL COLLECTED AND FUNDS AVAILABLE

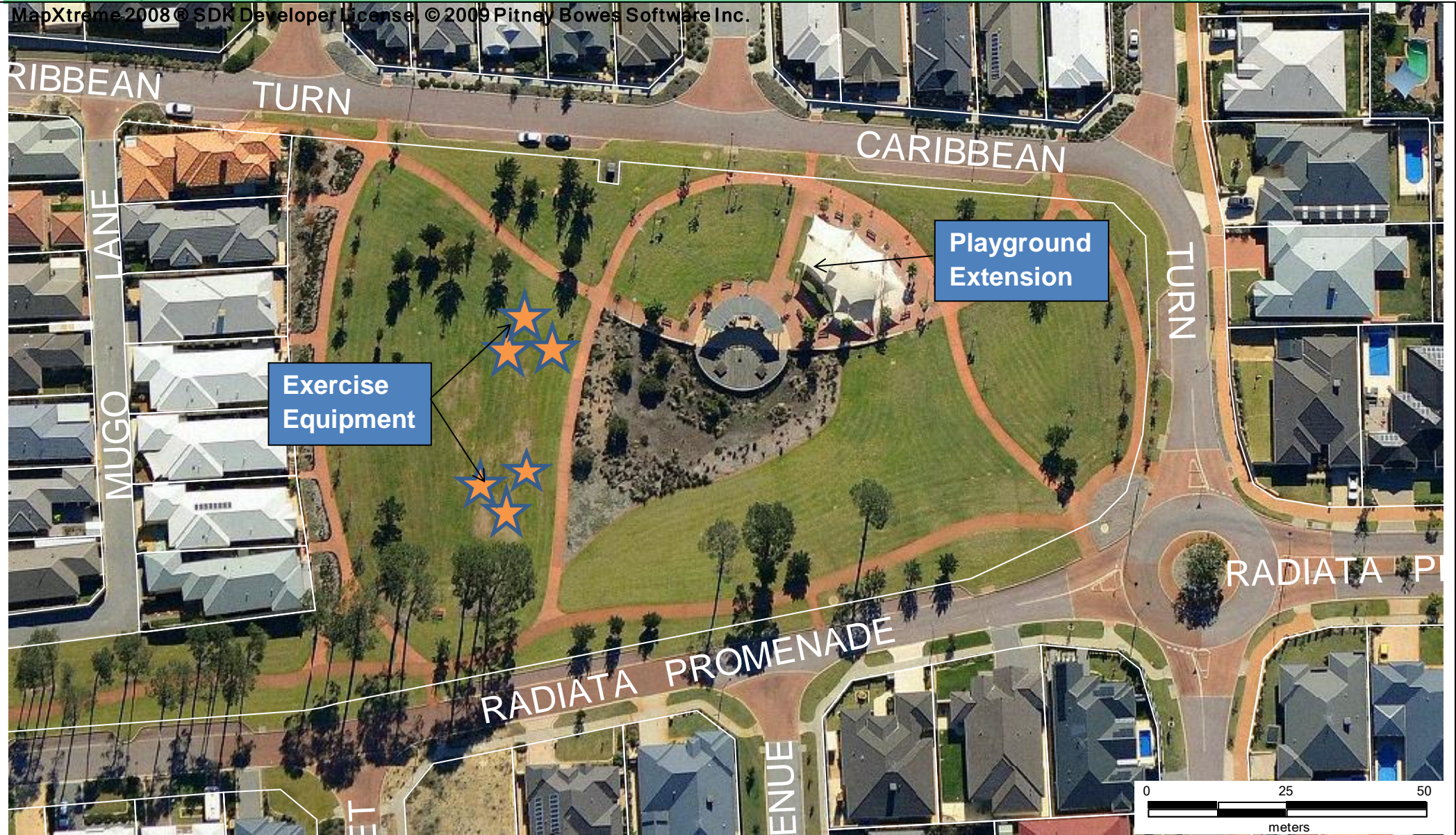
MAP REF #	W.A.P.C. Ref.	Amount
1	128275	\$19,042.00
2	127382	\$282,100.00
3	127417	\$273,162.50
4	138044	\$165,120.00
	Interest	\$66,633.58
TOTAL		\$806,058.08



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





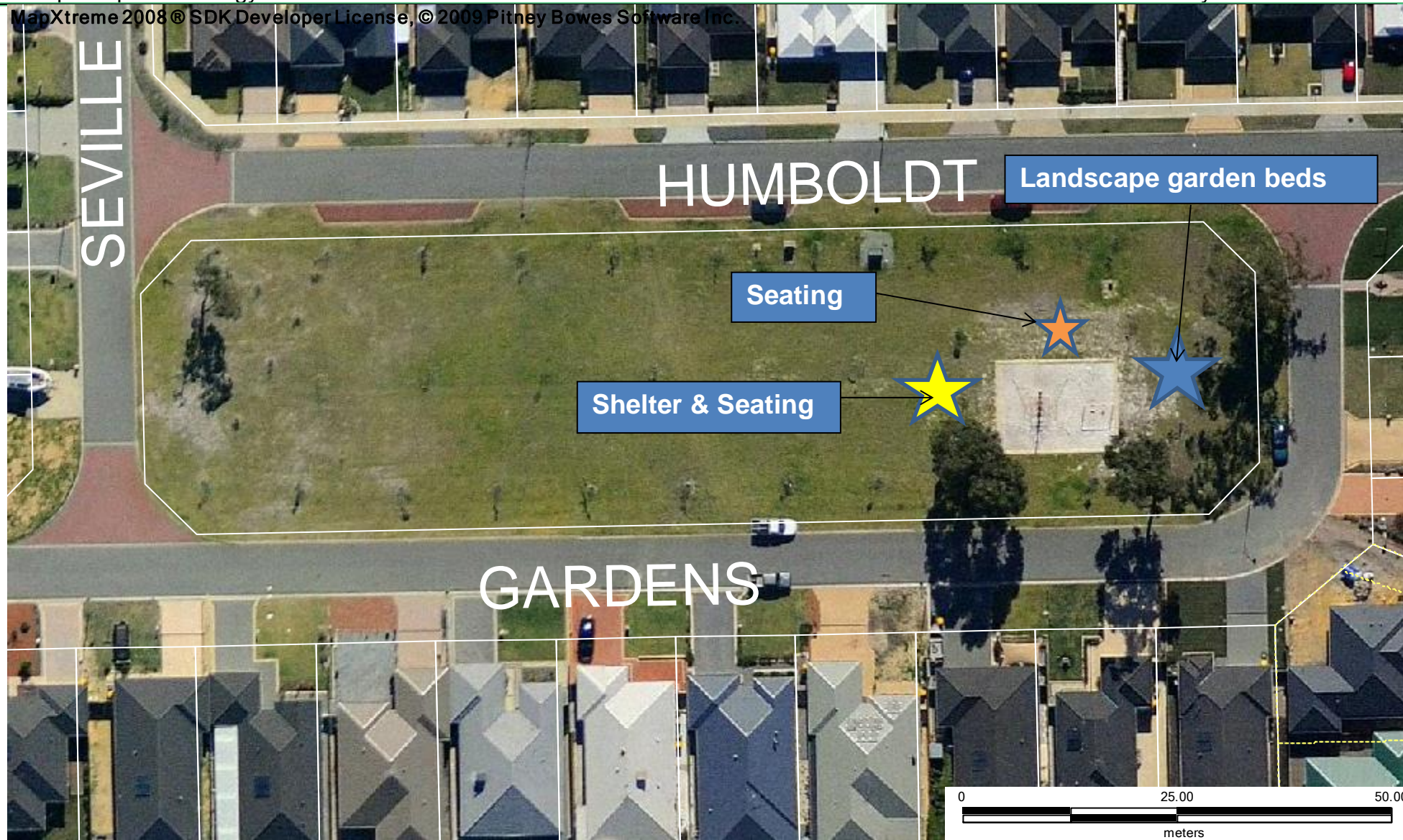
City of Cockburn
G.I.S Services Department

RADIATA PARK (48534)

**MAP REF
1A**



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City of Cockburn
G.I.S Services Department

Bolonga Park (49770)

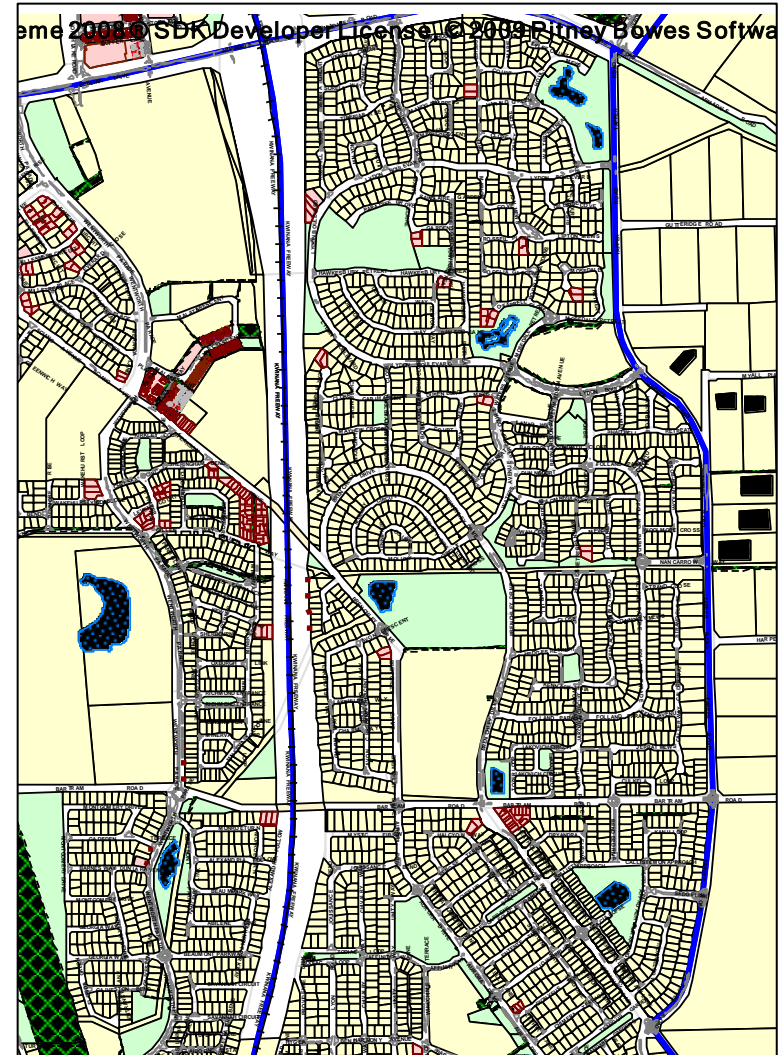
**MAP REF
2B**



ATWELL POS RESERVE PROPOSAL

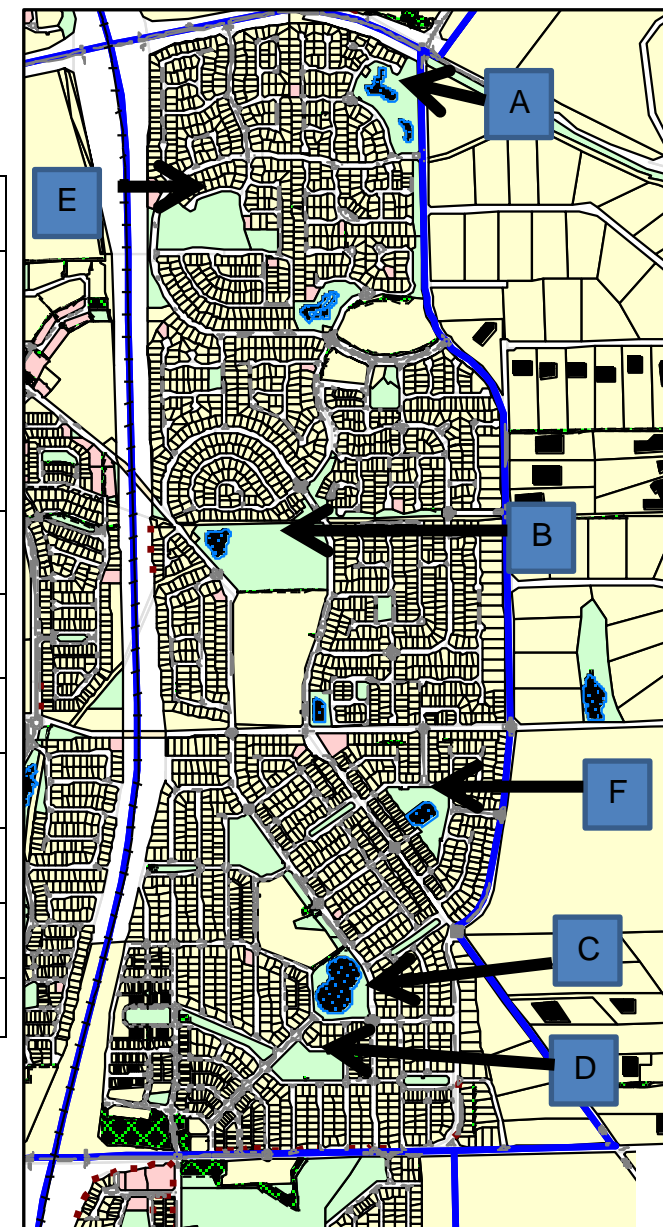
AREA CIL COLLECTED AND FUNDS AVAILABLE

MAP REF #	W.A.P.C. Ref.	Amount
	Interest	\$625.332.66
TOTAL		\$625.332.66



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



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 **City of Cockburn**
G.I.S Services Department

Tapper Reserve (43023)

**MAP REF
2A**





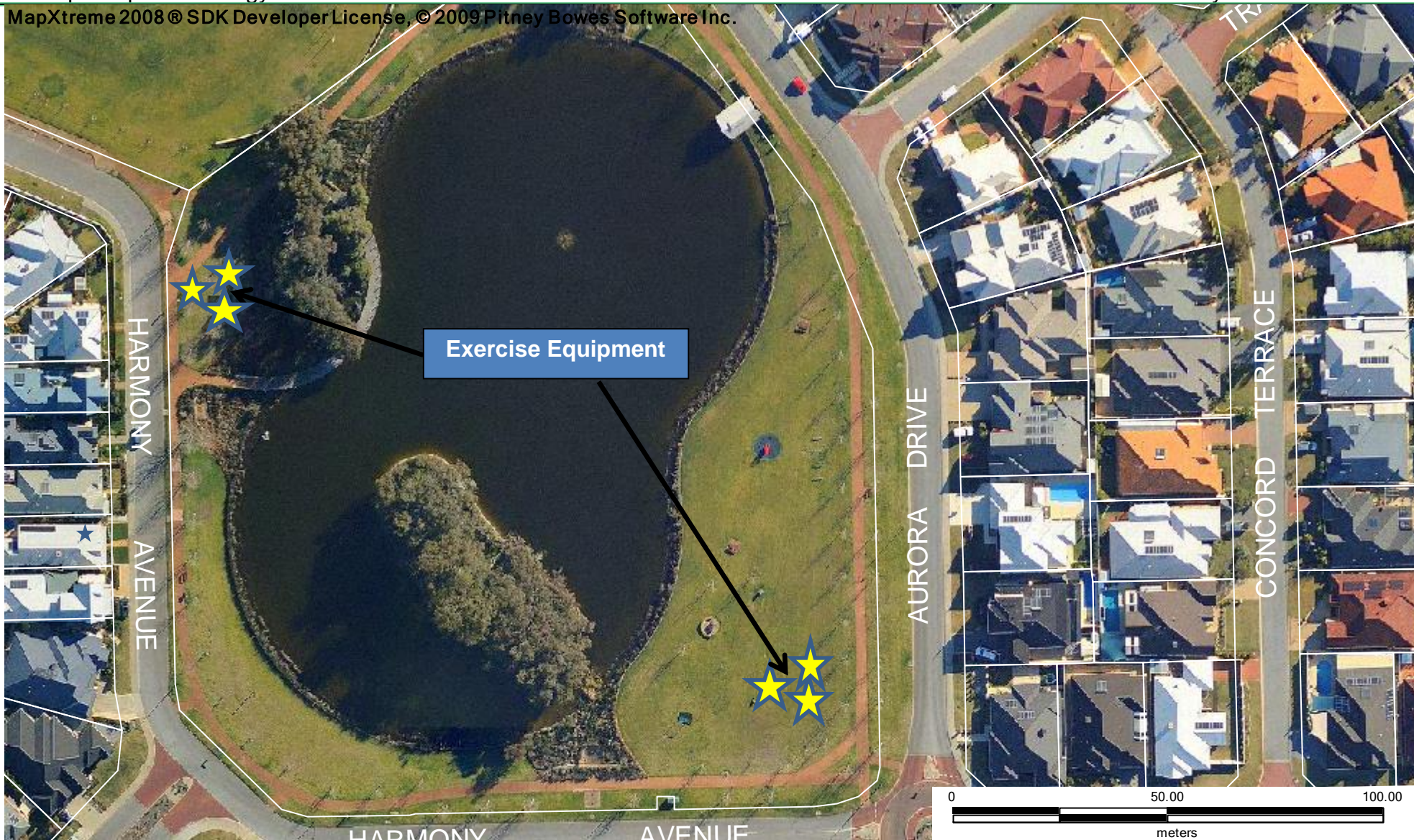
 **City of Cockburn**
G.I.S Services Department

Atwell Reserve (43583)

**MAP REF
2B**



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Harmony Park (47164)

**MAP REF
2C**



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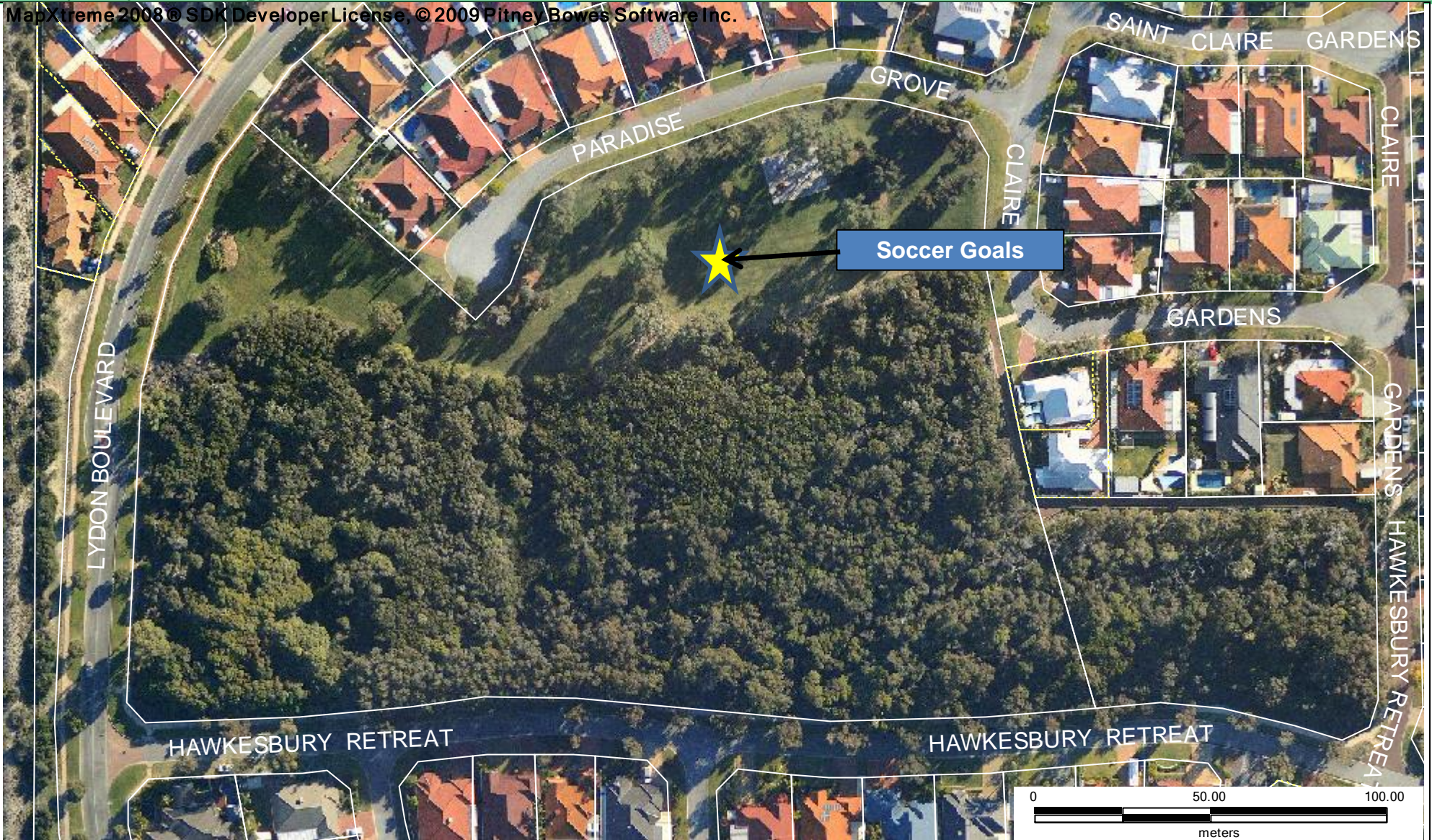
City of Cockburn
G.I.S Services Department

Goodwill Park (47175)

MAP REF
2D



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 **City of Cockburn**
G.I.S Services Department

Freshwater Reserve (44932)

**MAP REF
2E**



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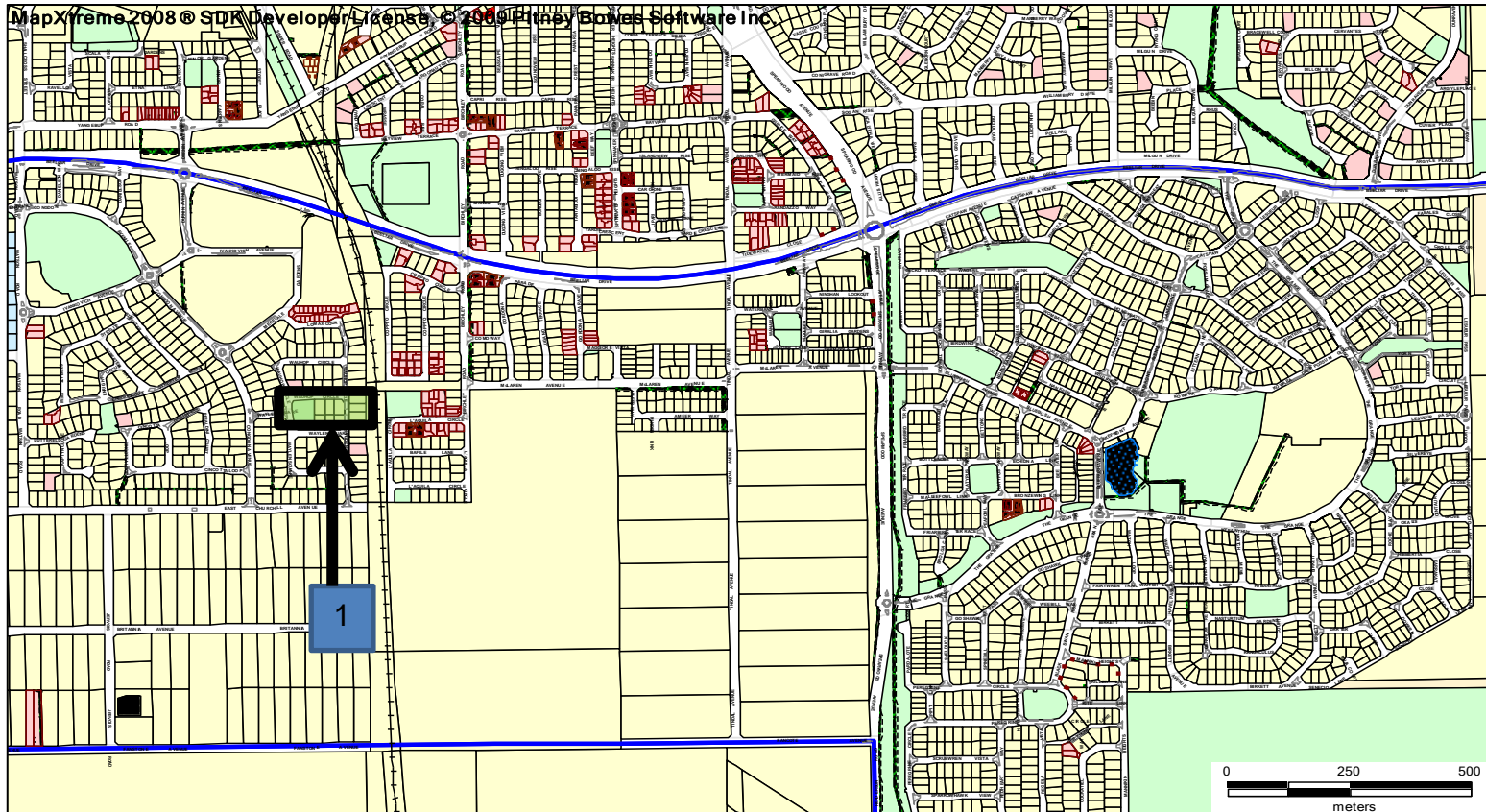
 **City of Cockburn**
G.I.S Services Department

Kurrajong Reserve (47241)

MAP REF
2F



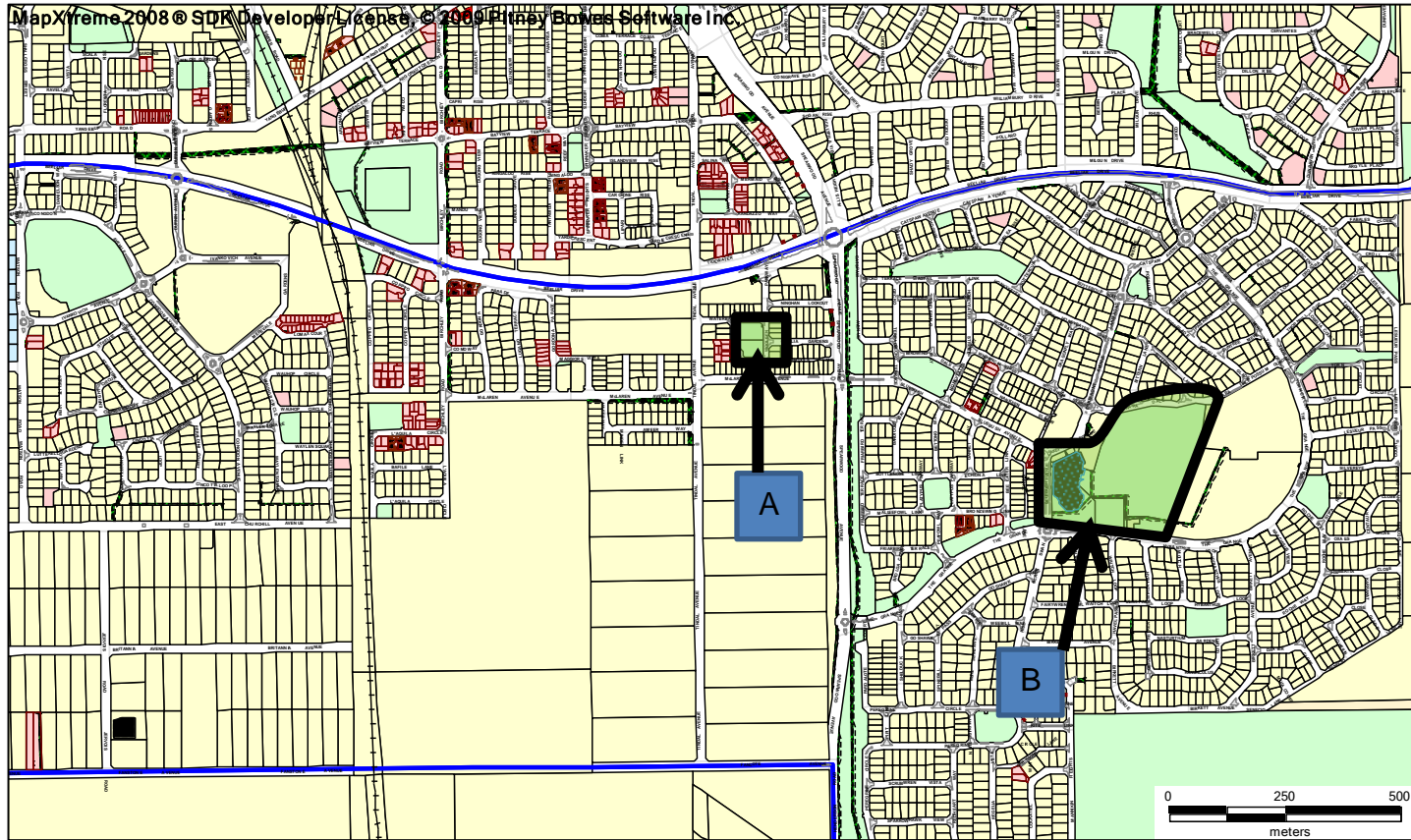
BEELIAR POS RESERVE PROPOSAL



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

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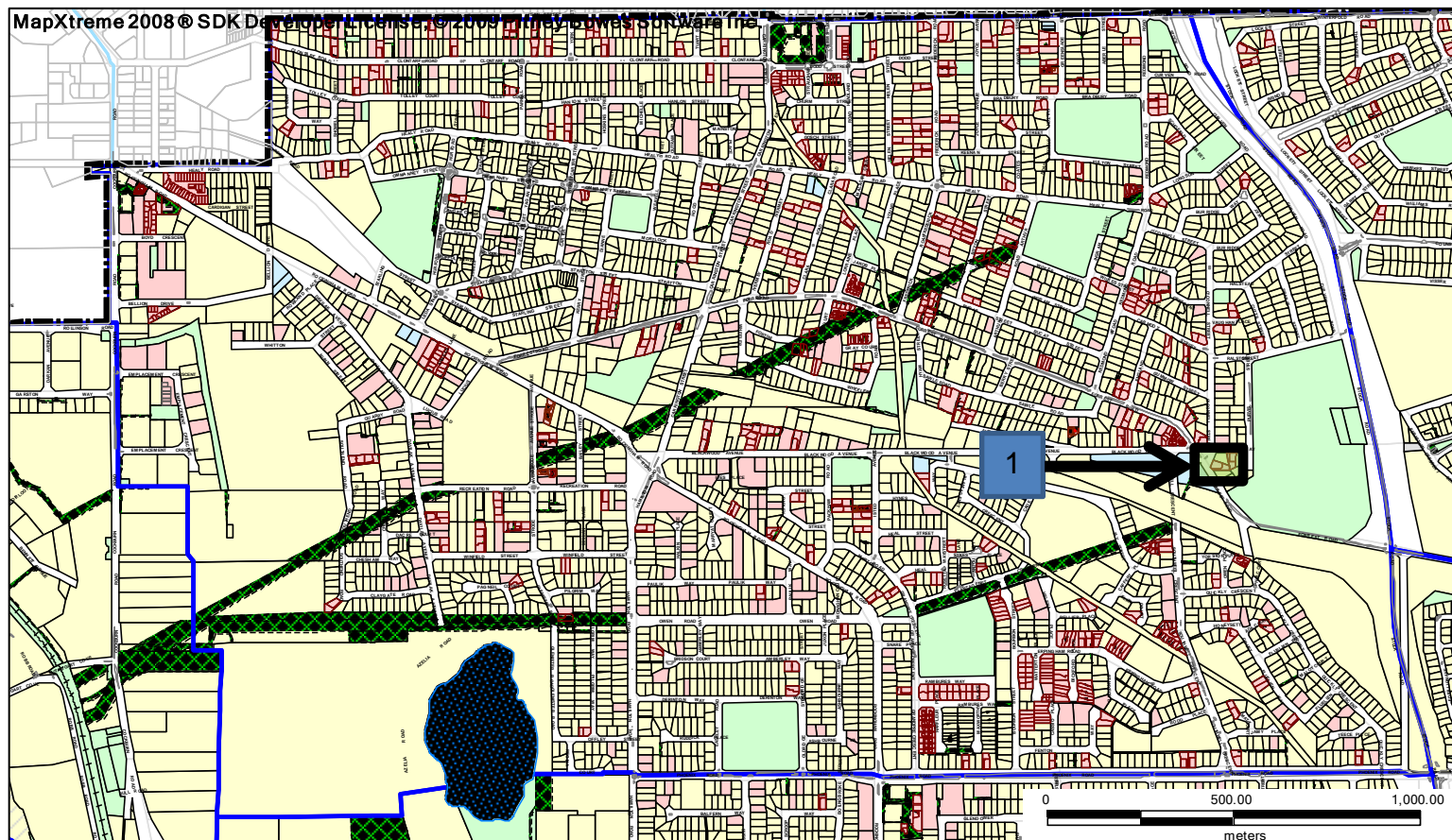
 **City of Cockburn**
G.I.S Services Department

Wanarie Park (49886)

**MAP REF
3A**



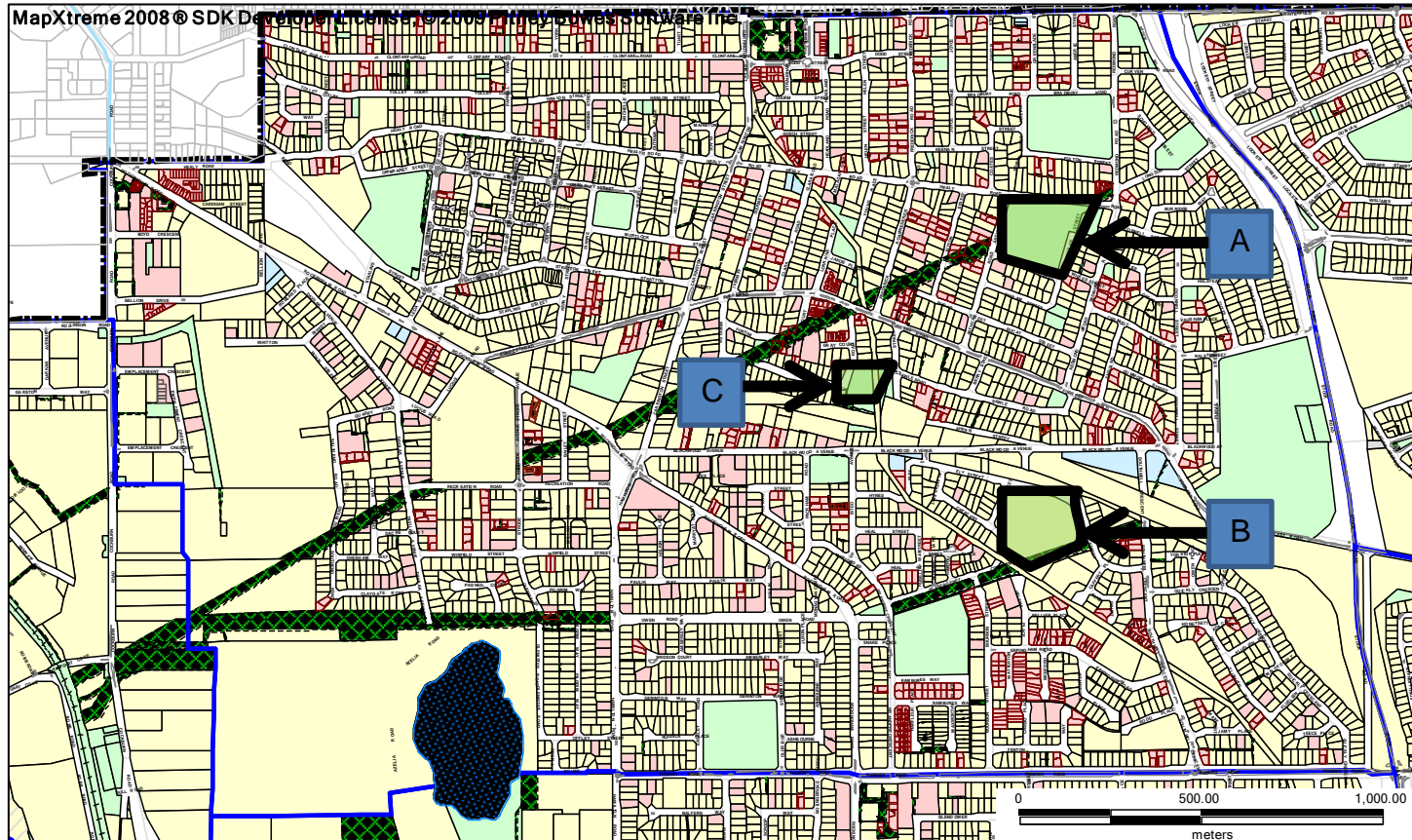
HAMILTON HILL POS RESERVE PROPOSAL



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



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ENRIGHT RESERVE (25993)

**MAP REF
4A**



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GOODCHILD RESERVE (30)

**MAP REF
4B**



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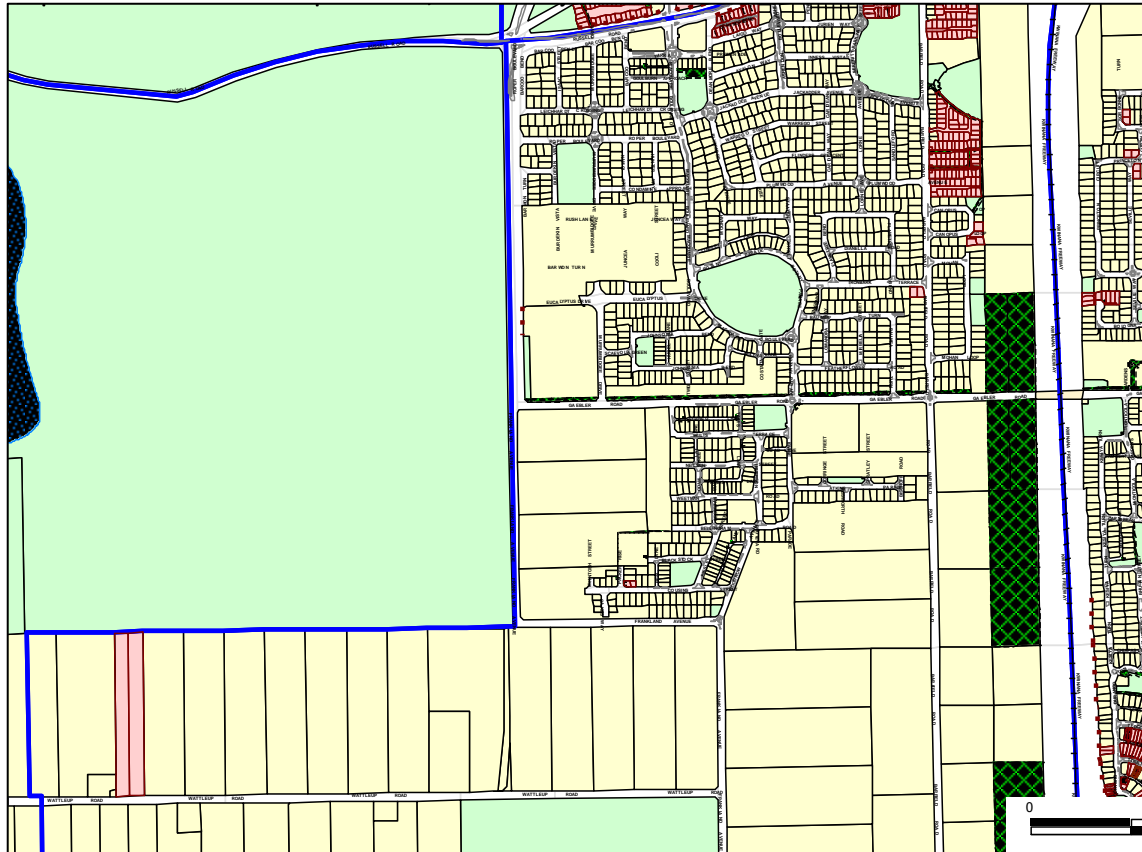
City of Cockburn
G.I.S Services Department

WHEELER RESERVE (26337)

MAP REF
4C



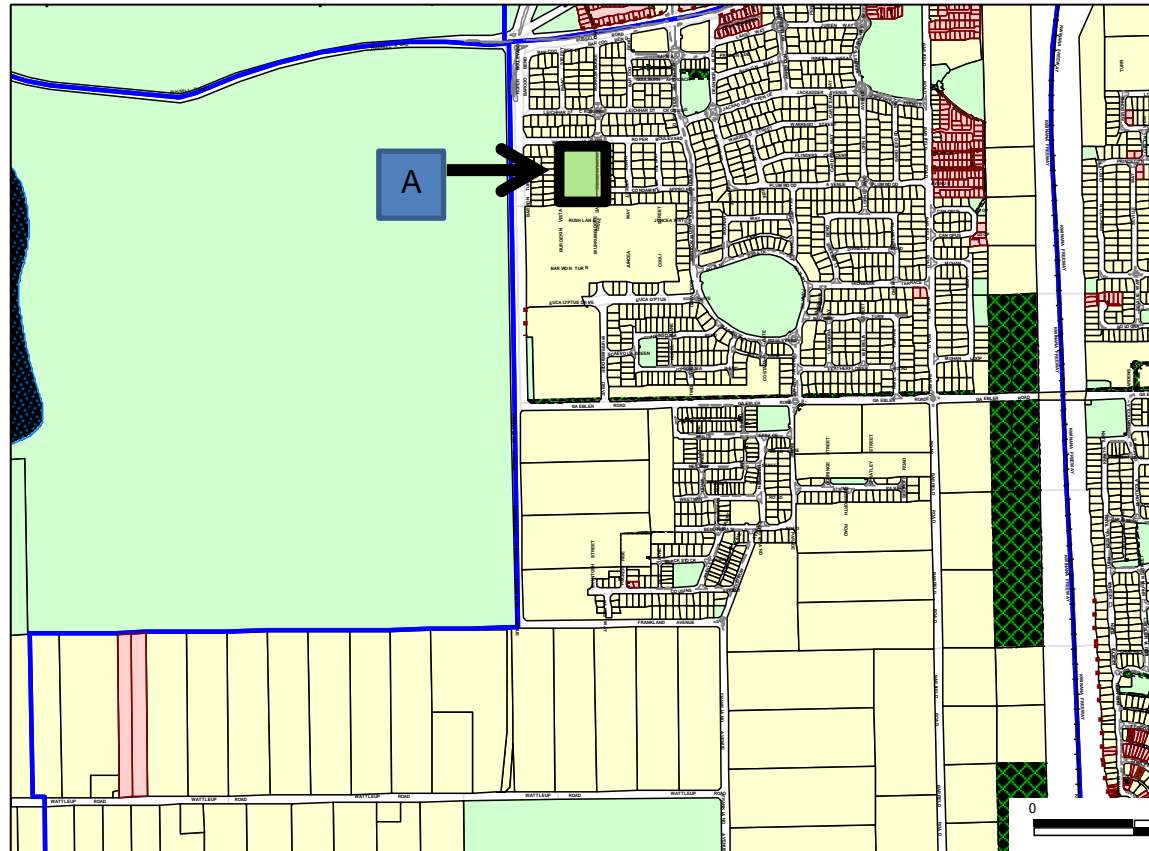
HAMMOND PARK POST RESERVE PROPOSAL



AREA CIL COLLECTED AND FUNDS AVAILABLE

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

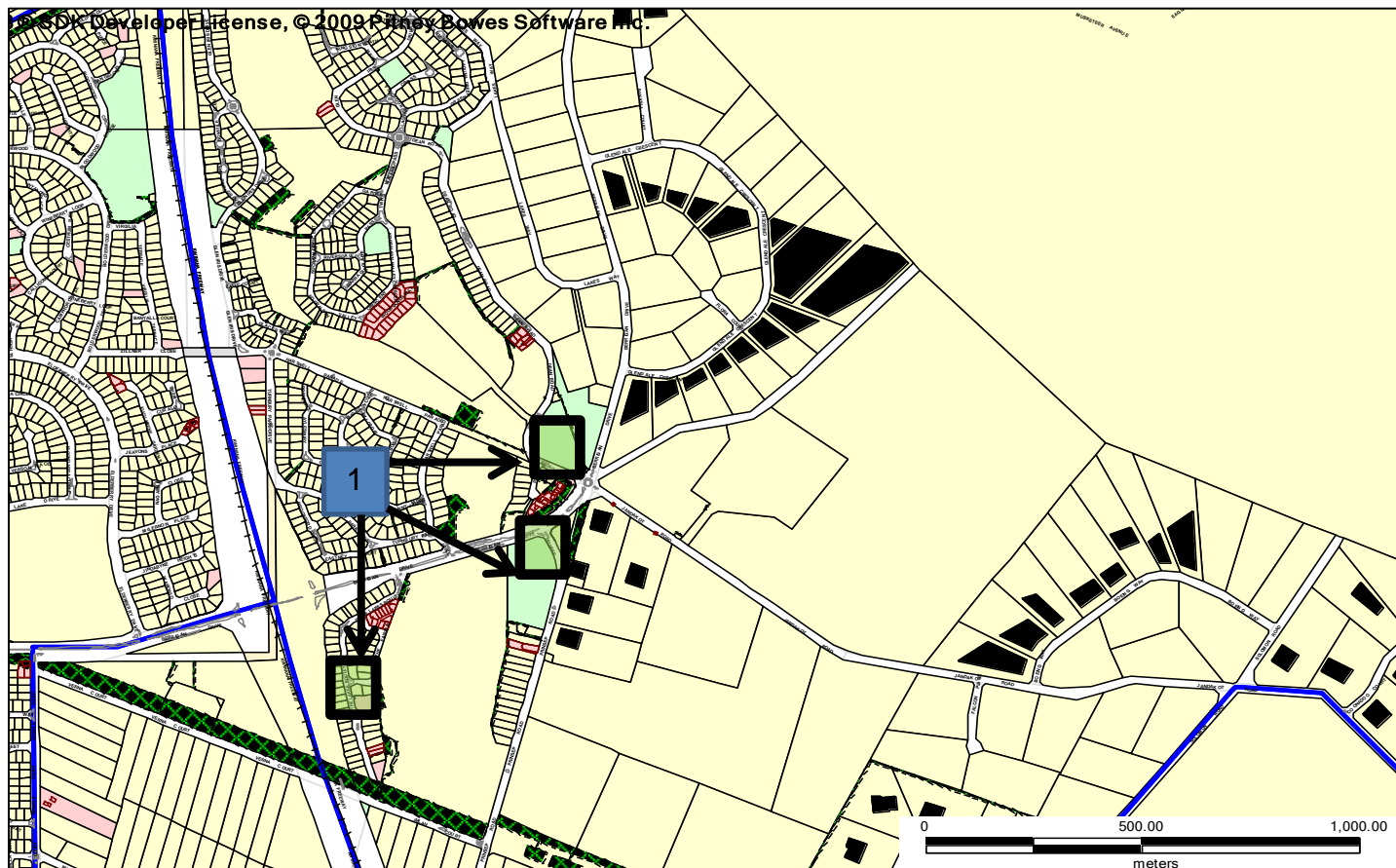
PROPOSED EXPENDITURE



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



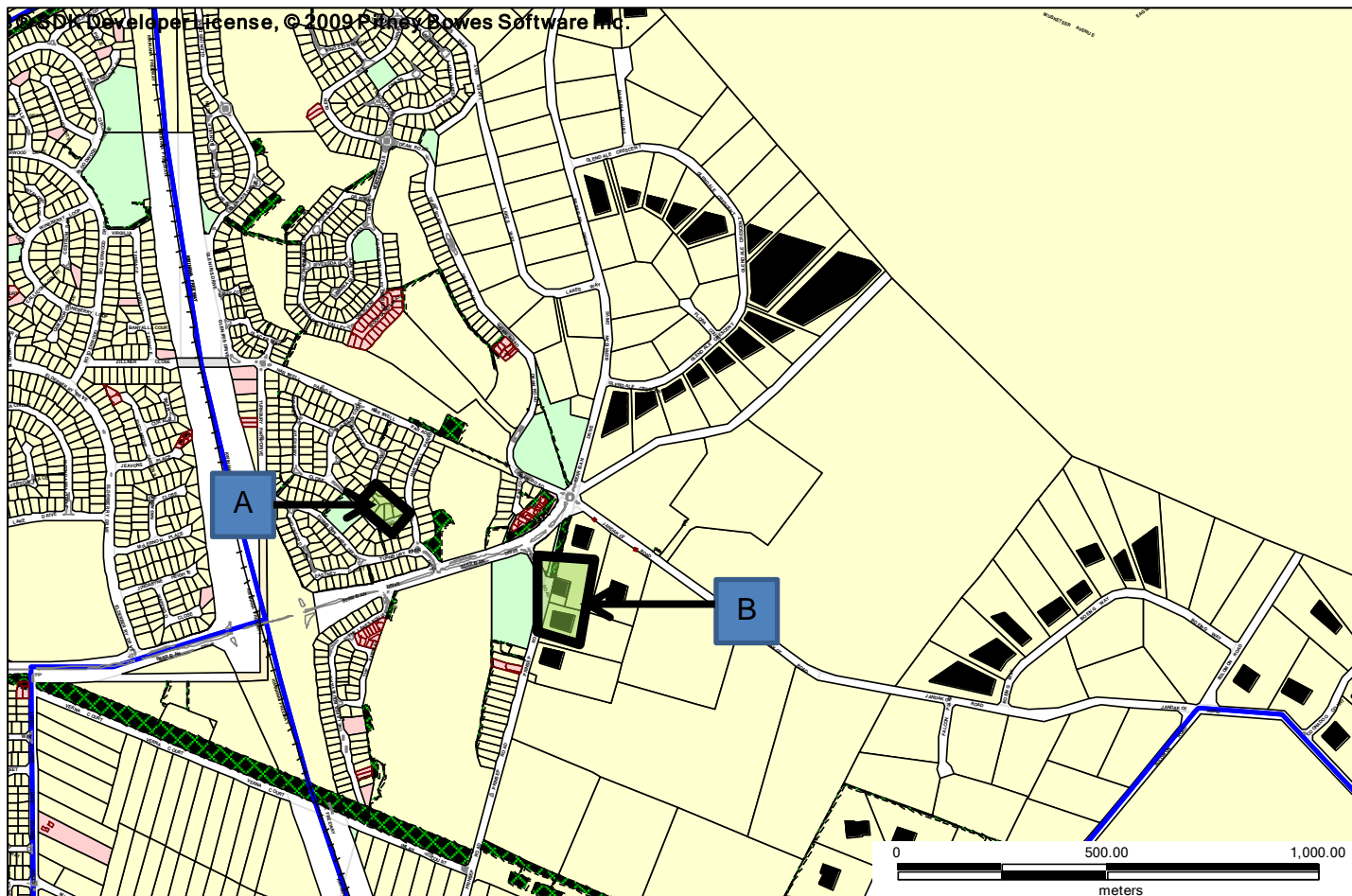
JANDAKOT POS RESERVE PROPSAL



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



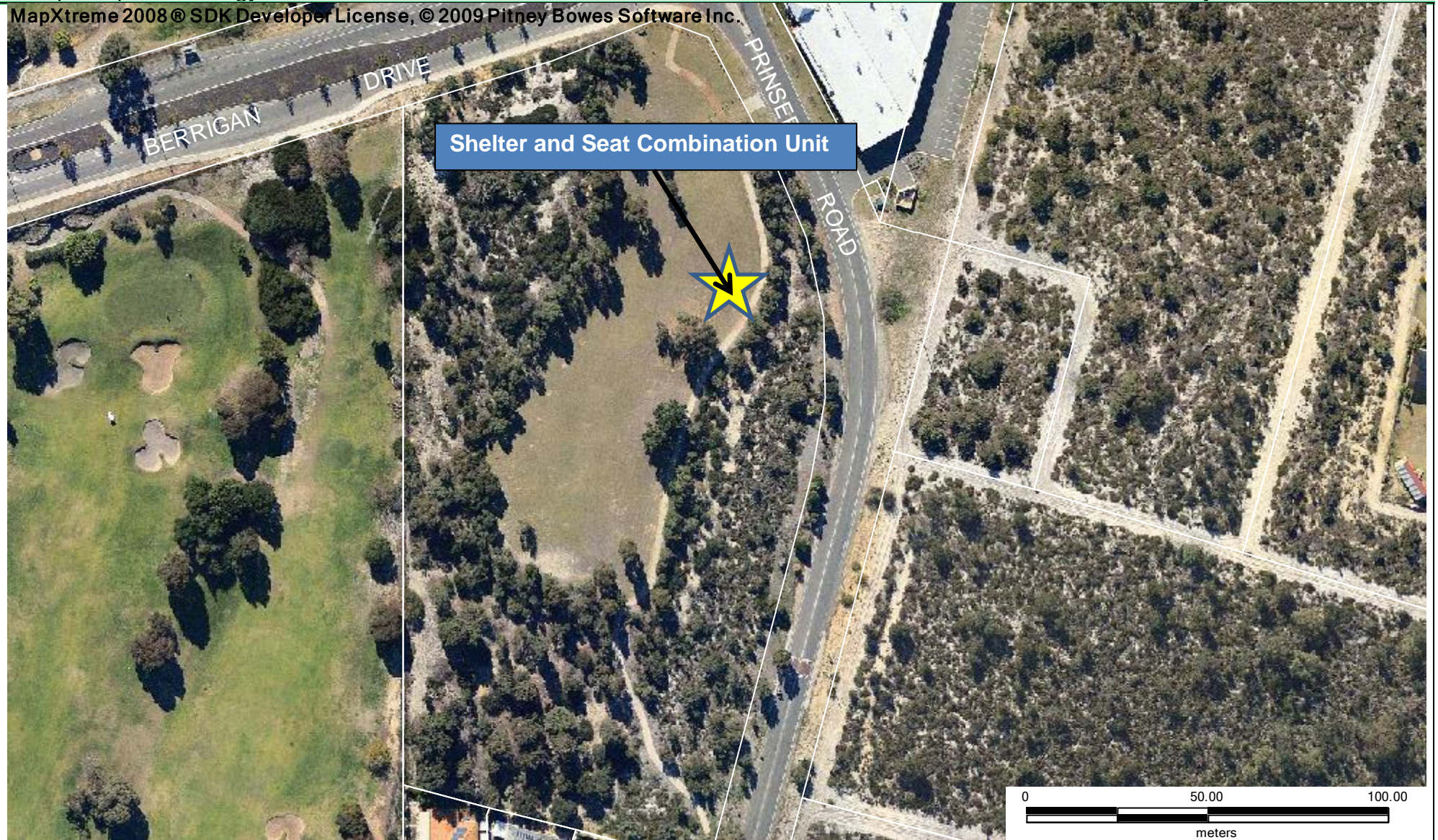
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G.I.S Services Department

TURNBURY PARK

**MAP REF
6A**



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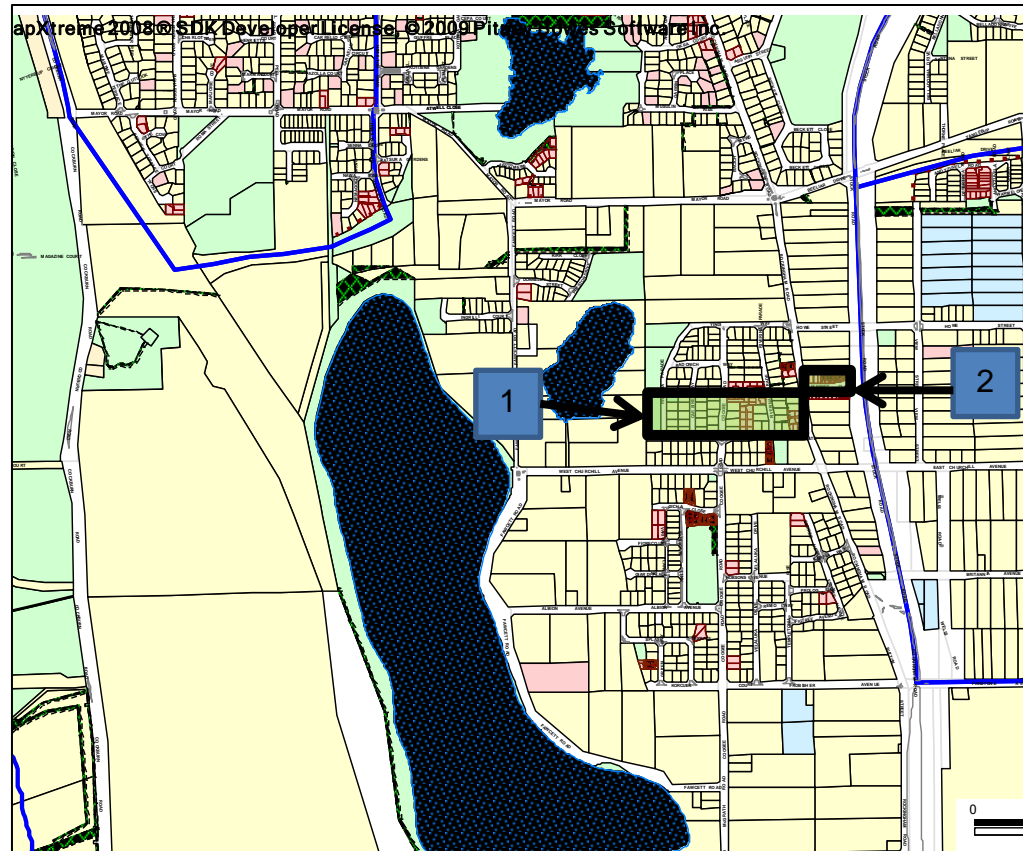
 **City of Cockburn**
G.I.S Services Department

PRINSEP PARK

**MAP REF
6B**



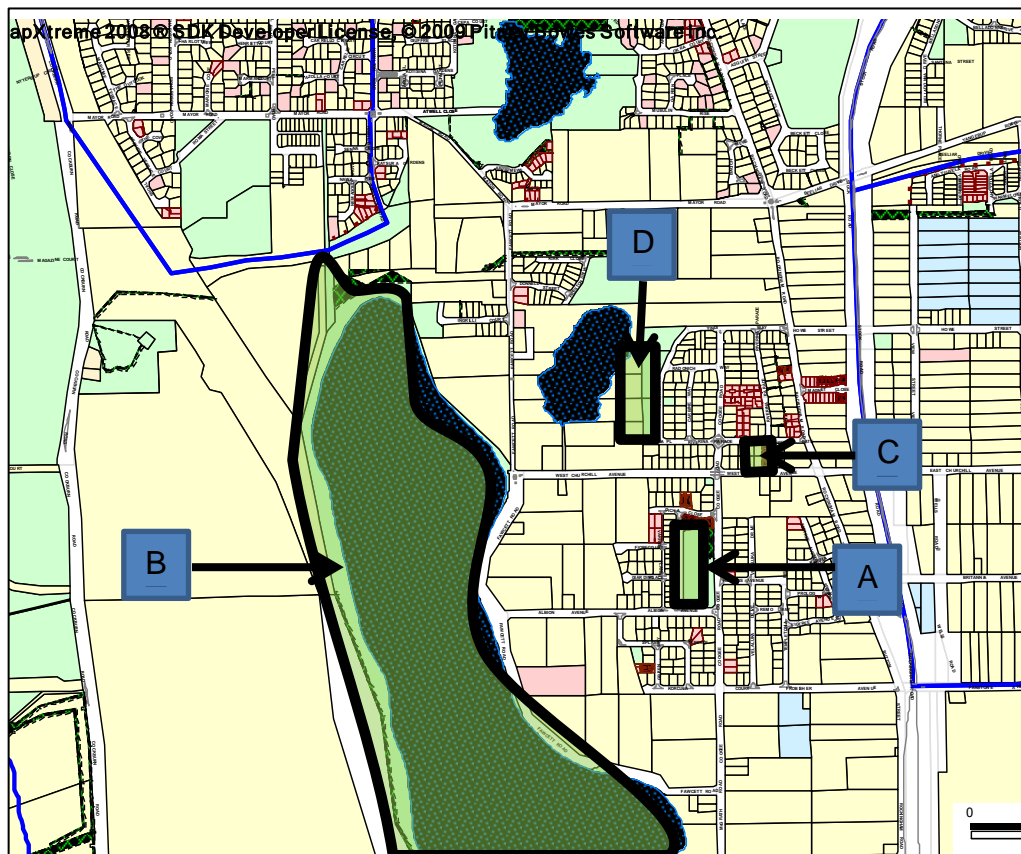
MUNSTER POS RESERVE PROPOSAL



AREA CIL COLLECTED AND FUNDS AVAILABLE

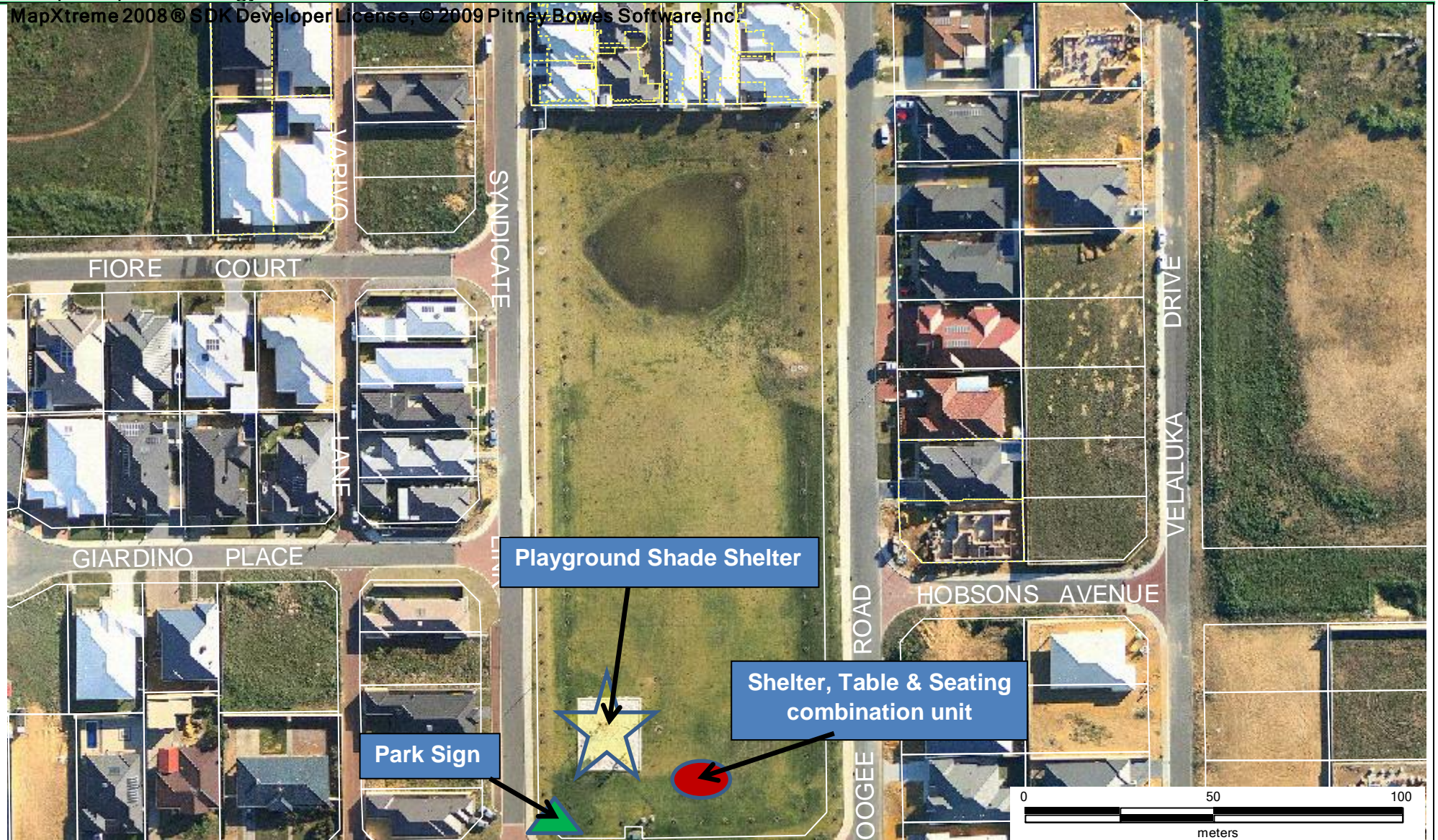
MAP REF #	W.A.P.C. Ref.	Amount
1	122857	\$80,154.00
2	133910	\$188,220.00
	Interest	\$35,253.36
	TOTAL	\$303,627.36

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

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ALBION PARK

MAP REF
7A



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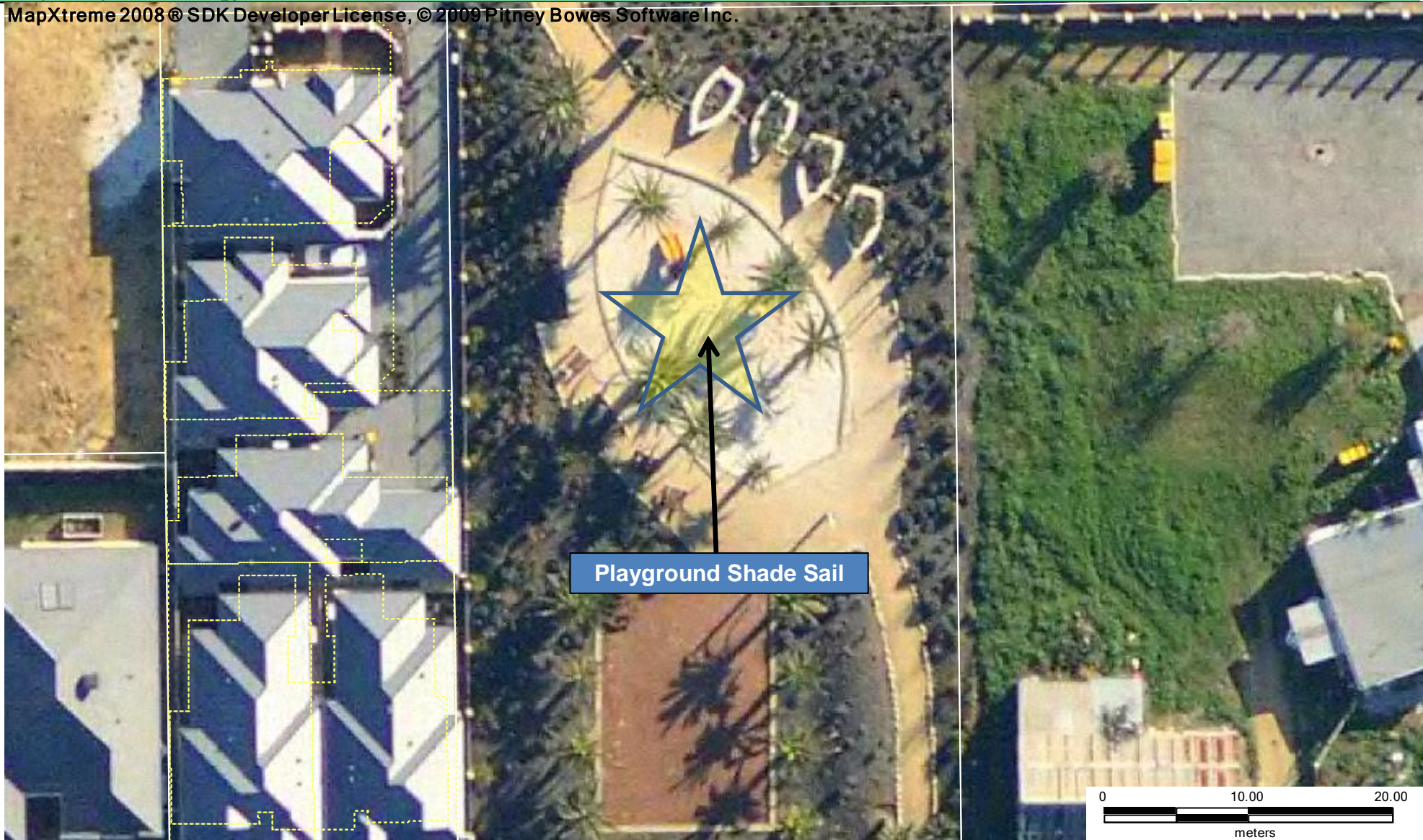
 **City of Cockburn**
G.I.S Services Department

LAKE COOGEE RESERVE

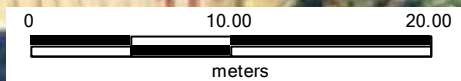
**MAP REF
7B**



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Playground Shade Sail



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G.I.S Services Department

SOLTA PARK

**MAP REF
7C**



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RIVERINA RESERVE

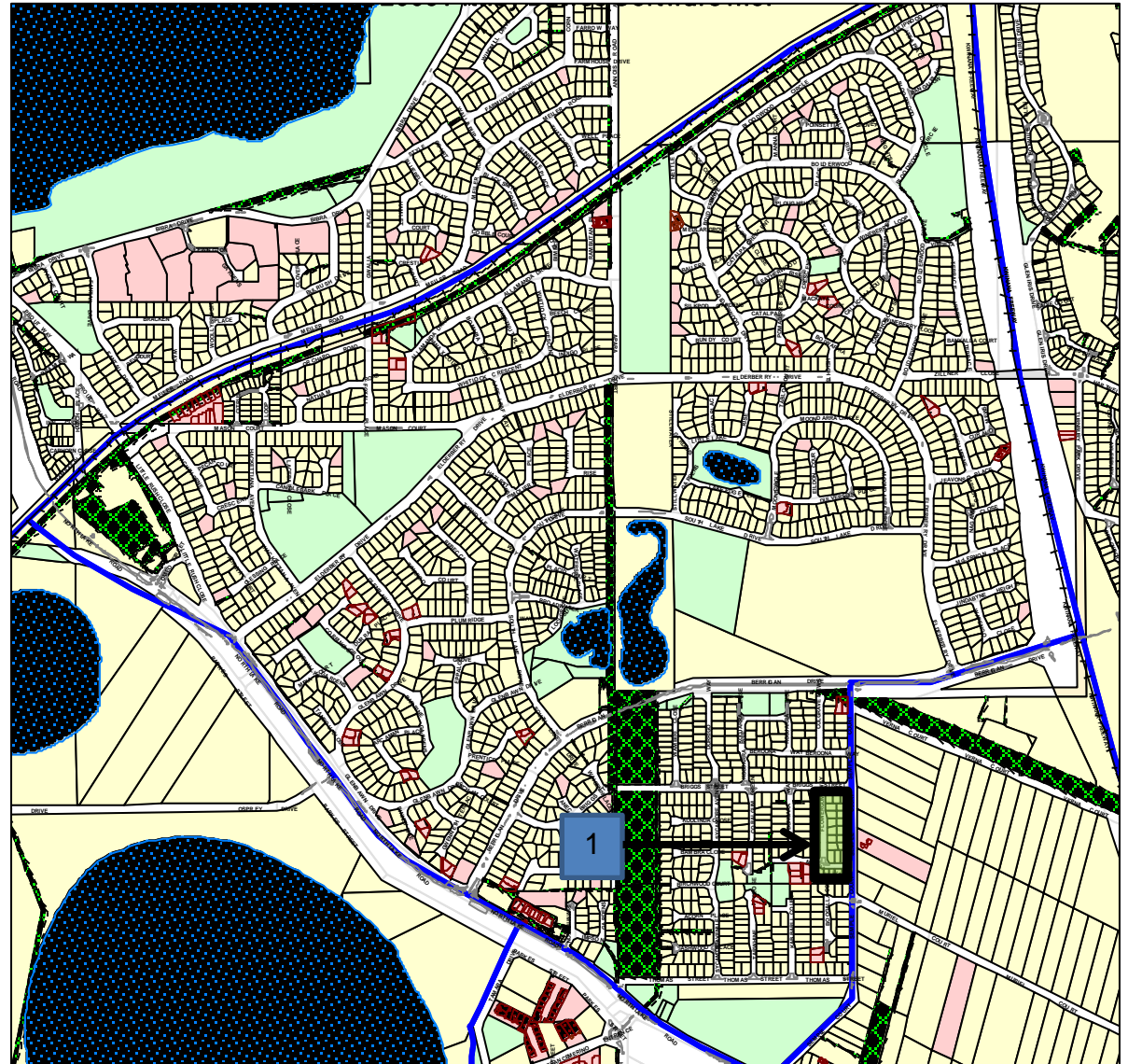
**MAP REF
7D**



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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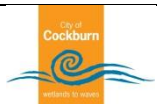
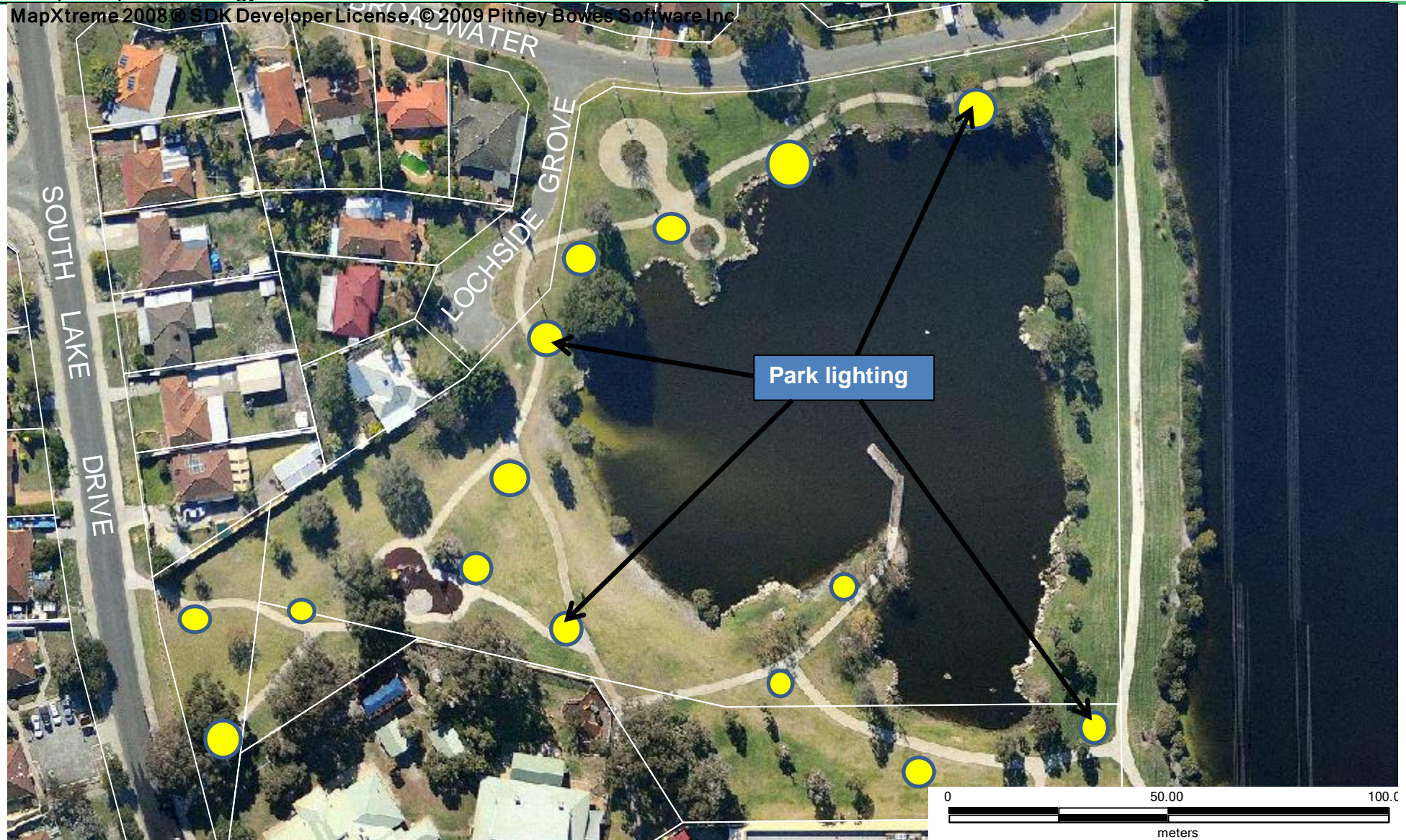
 **City of Cockburn**
G.I.S Services Department

KOOJARRA RESERVE (47249)

**MAP REF
8A**



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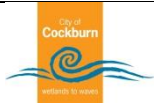
City of Cockburn
G.I.S Services Department

BROADWATER PARK (39760)

**MAP REF
8B**



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HOPBUSH PARK (38110)

**MAP REF
8C**





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ANNING PARK (3270)

**MAP REF
8D**



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City of Cockburn
G.I.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																								

Our Ref: 1/2/23/3
Your Ref: 068/004
Enquiries: Regan Douglas (655 19289)

Chief Executive Officer
City of Cockburn
PO Box 1215
BIBRA LAKE WA 6965

CITY OF COCKBURN	
DOC No	
	10 MAR 2014
SUBJECT	068/004
RETENTION	18.3) 6
PROPERTY	
APP	
ACTION	KEVIN SIM

Dear Sir

**EXPENDITURE OF CASH-IN-LIEU OF PUBLIC OPEN SPACE FUNDS -
CITY OF COCKBURN**

I refer to your letter of 25 October 2013 and advise that the Minister for Planning, pursuant to section 154 of the *Planning and Development Act 2005*, approved the expenditure of \$1,414,592.31 in accordance with the request of the City, and the attached 'City of Cockburn - Proposed Cash-In-Lieu Funds Expenditure, 2014-2016' table.

Yours faithfully



Tim Hillyard
Secretary
Western Australian Planning Commission

Attach

6 March 2013

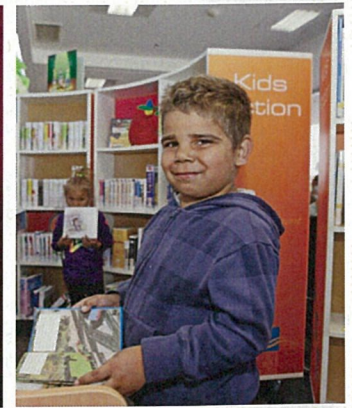
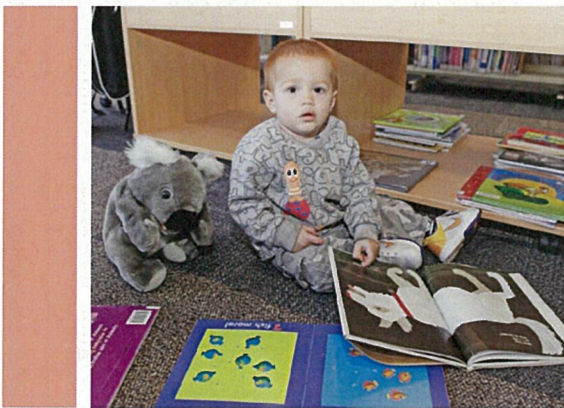
CITY OF COCKBURN - PROPOSED CASH-IN-LIEU FUNDS EXPENDITURE				
2014-2016				
Reserve No.	REF:	Location	Description	Amount
48534	1A	Radiata Park, Aubin Grove	Playground extension and exercise equipment	\$80,000.00
49770	1B	Bologna Park, Aubin Grove	Park seating, shelter and landscape works	\$40,000.00
43023	2A	Tapper Reserve, Atwell	Bridge across lake, playground shade sail, carpark, exercise equipment	\$170,332.66
43583	2B	Atwell Reserve and Oval, Atwell	Exercise equipment	\$40,000.00
43583	2B	Atwell Reserve and Oval, Atwell	Change room extensions	\$325,000.00
47164	2C	Harmony Park, Atwell	Exercise equipment	\$45,000.00
47175	2D	Goodwill Park, Atwell	Playground shade sail	\$20,000.00
44932	2E	Freshwater Reserve, Atwell	Soccer goals	\$5,000.00
47241	2F	Kurrajong Reserve, Atwell	Shade structure	\$20,000.00
49886	3A	Wanarie Park, Beeliar	Playground equipment, sand soft fall, seating, shelter, drinking fountain, paths, landscaping	\$100,000.00
25993	4A	Enright Reserve, Hamilton Hill	Playground shade sail	\$15,000.00
30	4B	Goodchild Reserve, Hamilton Hill	Playground shade sail	\$15,000.00
26337	4C	Wheeler Reserve, Hamilton Hill	Exercise equipment	\$21,200.68
47976	5A	Roper Reserve, Hammond Park	Seats and shelter	\$11,650.90
43363	6A	Turnberry Park, Jandakot	Playground shade sails	\$16,500.00
46761	6B	Prinsep Park, Jandakot	Park furniture - seats, bins, park name sign, shelter	\$10,000.00
50735	7A	Albion Park, Munster	Playground shade sail, shelter, seating, park name sign	\$75,000.00
30861	7B	Lake Coogee Reserve, Munster	Shelter, seating, park name sign	\$50,000.00
49771	7C	Solta Park, Munster	Playground Shade Sails	\$25,000.00
48213	7D	Riverina Reserve, Munster	Exercise equipment	\$50,000.00
47249	8A	Koojarra Reserve, South Lake	Park lighting	\$30,000.00
39760	8B	Broadwater Reserve, South Lake	Park lighting	\$129,908.07
38110	8C	Hopbush Park, South Lake	Exercise equipment	\$40,000.00
3270	8D	Anning Park, South Lake	Exercise equipment	\$40,000.00
41039	8E	Bloodwood Park, South Lake	Exercise equipment	\$40,000.00
TOTAL				\$1,414,592.31

City of
Cockburn



UPDATE OF COCKBURN LIBRARY STRATEGY

Final Report October 2013



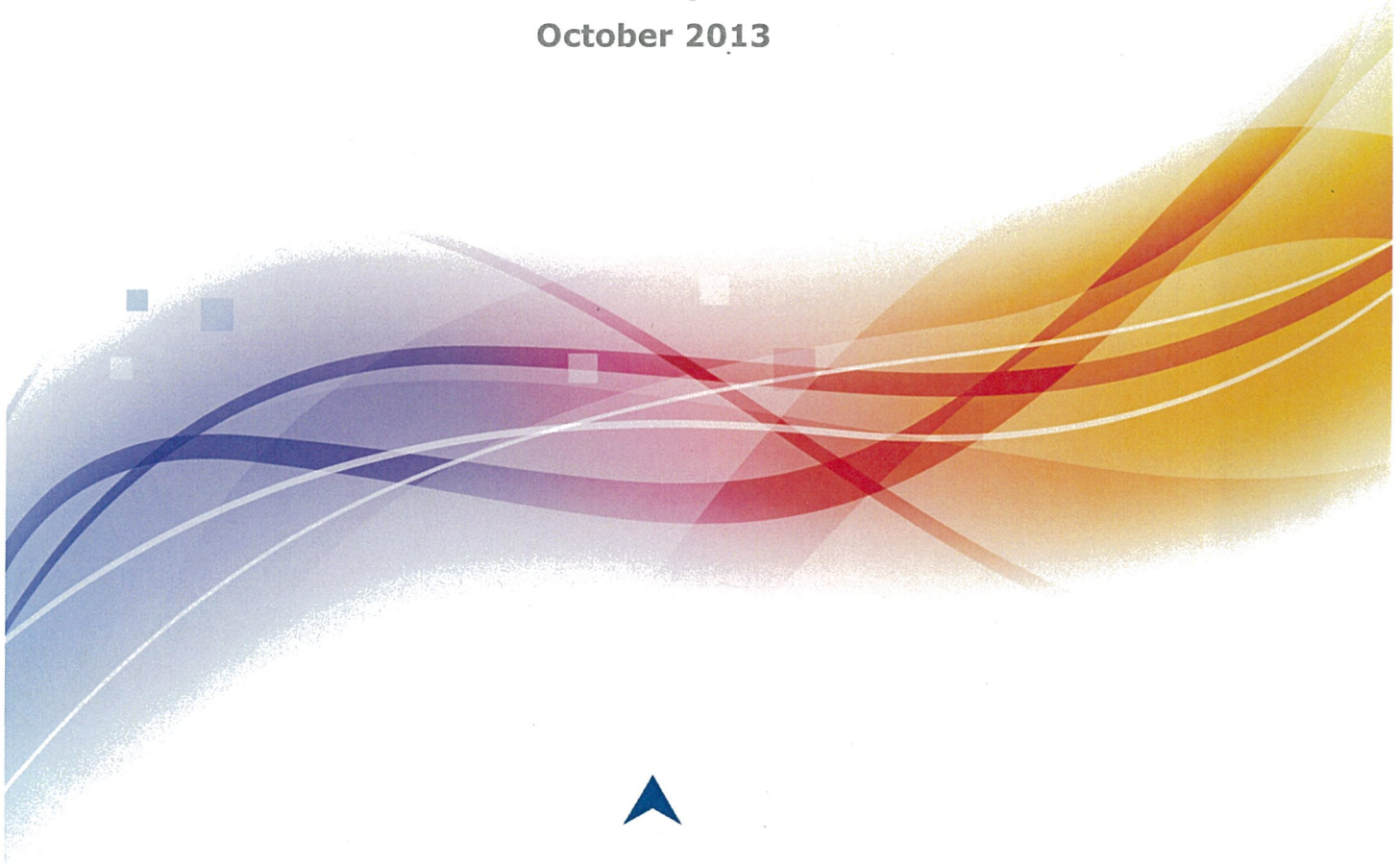
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Update of Cockburn Library Strategy

City of Cockburn

**Final Report
October 2013**



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Executive Summary & Key Strategies

Background

In 2007, the City of Cockburn undertook a significant strategic planning exercise to identify a Library Strategy and Plan. This document provides an update of that strategy and recommendations for the Library Service for the period 2013–2017. This review entailed consultation with Library staff and key internal stakeholders, a review of current library trends, analysis of demographic and performance data and the provision of some relevant case studies of library service delivery internationally.

This update of the Library Strategy also coincides with the release of recommendations relating to the proposed amalgamation of the cities of Cockburn and Kwinana. Detailed recommendations relating to the process for bringing together the two library services are outside the scope of this review and at the time of writing this report there is still some uncertainty how this will unfold. However, the potential amalgamation will have significant impacts on the forward library strategy, and reference is made to this in the forward strategy.

The structure of this report accords with the 2007 report, however, the scope of work has been more limited. The intent is to ensure that the Library is still on track and that broader planning considerations and local and global trends impacting on library planning are taken into account.

Key Findings

Demographics

The region's population has grown at an average rate of 3.4% per annum since 2002 and 3.9% per annum since 2007. In line with population projections identified in the previous review, the City of Cockburn's population will reach 133,464 in 2026, with an average increase in population of 2.1% per annum between 2012 and 2026. The demography identifies approximately 11.8% of Cockburn residents speak a language other than English at home, which is higher than most surrounding LGAs. Approximately 35.6% of the City of Cockburn's population was born overseas.

It is important to note that approximately 18.6% of families in Coolbellup were one parent families, much higher than for the rest of Cockburn LGA. Average personal weekly income in 2011 was also significantly lower. Coolbellup also has a higher percentage of Indigenous people living within the catchment area than the rest of the Cockburn LGA and Perth metropolitan regions. A slightly higher proportion of Coolbellup residents (25.5%) left school after the completion of year 10. Additionally the Coolbellup population had a lower proportion of those employed in full-time work and a higher unemployment rate relative to the Cockburn LGA. These demographics impact on the focus at Coolbellup Library in building community capacity and engagement.

Benchmarking

Indicative of the relatively low library staffing levels to population, the benchmarking data identified that Cockburn recorded a higher number of residents (4,052) per FTE staff member than the ALIA Standard (3,000), although it should be noted that Cockburn was towards the median relative to the 10 other benchmark regions. Cockburn also recorded an average of \$39.9 per capita expenditure for the 2012/13 period.

In terms of loans per head of population over the 2012/13 period, City of Cockburn Libraries ranked fifth out of the ten benchmarked libraries, with 3.4 loans made per head of population.

Business Performance

The overall finding of this report is that the Library has performed very well in terms of delivery on the strategies and actions identified in the previous *2007-2012 Library Strategic Plan*. (**Section 7.1** details the excellent progress made on all strategies



identified over the period of the last plan, which is testament to the commitment of the library staff to service excellence). This report also reinforces the findings of the previous Review that the Library service is well operated and highly valued by the community. The update also concludes that the model of service delivery previously identified for the City into the future providing for 2 hub libraries (Spearwood and Cockburn Central) and a community library at Coolbellup as well as a virtual library and a Housebound Service is the most appropriate model for the City of Cockburn.

The libraries continue to be well-used. There were a total of 32,547 library members in 2012/13, an increase of 10.1% since 2006/07. Transaction loads for reservations have also increased. There were a total of 38,703 library reservations in 2012/13, an increase of 31.8% since 2006/07.

Lending is also tracking very well. There were a total of 480,577 library issues in 2012/13, a decrease of 7.0% since 2006/07. Total library issues remained relatively steady between 2006/07 and 2011/12, before recording a decrease in total library issues of 6.8% between 2011/12 and 2012/13. This decrease can be attributed to disruptions in services during refurbishments and library closures due to the introduction of RFID technology.

Library visitation has increased significantly, demonstrating the changing nature of how people are using libraries. There were a total of 358,701 library visits in 2012/13, an increase of 21.1% since 2006/07. In accordance with international trends the library is increasingly becoming a hub in the community where people visit for a wide range of reasons, and not just to borrow library material.

It is significant to note that the number of virtual visits has increased exponentially. There were a total of 158,467 virtual library visits in 2012/13, an increase of 2,246.3% since 2006/07. The City of Cockburn has made a strong investment in its virtual presence and leads the way for other libraries in the State. This focus on the virtual library should continue to keep pace with an increasingly sophisticated digitally literate audience.

Planning for the next five years

The context has changed considerably since the last review, with the new Success Library now under construction and the completion of a major renovation of the Coolbellup Library and internal improvements made to the Spearwood Library. Aspirations for a master planned facility at Spearwood have been impacted by the global financial downturn and this is no longer on the drawing board in the short to medium term. Considerations for the administrative function of the City should amalgamation with Kwinana proceed would also influence decisions in this regard.

Overall, this review has re-inforced the need to maximise the opportunity provided with the new Success Library as well as the existing space at Spearwood and the Coolbellup Hub, and to ensure collections, services and technology are tailored and adapted to meet changing needs. Attention will need to be paid to ensuring collections are relevant and adequate, and a business case should now be prepared to increase the Local Collections budget to provide \$90,000 per annum for collections by 2017.

Maintaining a quality virtual presence and keeping pace with changes in social media and new technology needs to be an ongoing priority. The focus on building community capacity and engagement, developing literacy skills and meeting information and recreation needs through relevant collections and programs should continue. Consultation has also demonstrated a need to better communicate the library's value proposition and to clarify the internationally recognized role and purpose of the public library.

The importance of strong professional leadership as the library moves forward into an exciting and rapidly changing future cannot be understated. An analysis of specialist positions required to best deliver on the library strategic future will need to be undertaken and the structure should be reviewed after there is more clarity around potential amalgamation with Kwinana. There is also a need to work more strongly in partnership with other internal providers, particularly in outcome based program delivery and to demonstrate through the *2013-2017 Library Strategic Plan* that the library through targeted strategies over the five year period is supporting Council's stated vision and key goal areas.

Conclusion

*Great Cities Deserve Great Libraries*¹. The City of Cockburn has made a significant investment in state of the art self-check technology, provision of funding for the new Success Library and enhanced service delivery at the Coolbellup and Spearwood Libraries in accordance with strategies identified in the *2007-2012 Library Strategic Plan*. There has been a focus on technical and built infrastructure over this period with excellent results. The next five year period will see a stronger focus on strategic alignment with Council's key goals and working more closely in partnership with Council Departments and other providers in the delivery of services and programs. There will continue to be a focus on improving systems and processes and staying abreast of opportunities for improvements in service delivery through new technology and the online environment. The Library will also continue to deliver services and programs to the community to enhance lifelong learning, develop community capacity and an informed community, and to significantly enhance the well-being of the Cockburn community. The Coolbellup Library in particular will continue to play an important role in building community capacity in the local area.

Over the next five year period there will also be a stronger focus on building tailored collections to meet needs. The value proposition of the library and the industry definition of *core business* will also be more widely disseminated with decision makers and funders.

There will be several key and critical focus points of the *2013-2017 Library Strategic Plan*. In 2014 the library must ensure that the new Success Library is delivered to a high standard and that the investment is maximised through effective integrated planning and partnered service delivery, adequate resource allocation and effective management. Just getting the new library up and running will require substantial inputs from the library staff. Over the period 2014 to 2015 there will also need to be a focus on ensuring a smooth transition if the proposed amalgamation with Kwinana takes place. This will involve an analysis of resource allocation including collections, staffing and programming over the amalgamated entity as well as key decisions around the best technical infrastructure. Effective and consultative planning within the broader Council framework will be critical.

A key challenge for the Library over the period of the 2013-2017 will be delivering on these larger projects and managing workloads and high expectations from the community within the existing labour resource. Effective planning and continuous improvement will be needed to identify the priorities and what can be realistically achieved given this constraint.

¹ Cairns Libraries Strategic Business Plan 2011-2016, p22.

Strategic Direction for City of Cockburn Libraries 2013-2017

Strategically, the focus of the next five years should be implement strategies in the following areas:

Integrated Strategic Planning and Leadership

- Ensure strong leadership of the library service by a professional library manager in order to ensure key strategies and major projects are delivered effectively over the next 5 years, particularly the new Success Library, and planning if the potential amalgamation with Kwinana proceeds to facilitate smooth transition.
- Demonstrate strong alignment with the *2013-2017 Library Strategic Plan* with Council's Vision and Mission and strategic goals.

Partnerships

- Develop a more integrated and jointly planned approach to service delivery, working more closely with other Council Departments, particularly in relation to specific target groups such as children, youth, parenting, Indigenous, CALD and seniors.
- Maximise opportunities for internal and external partnerships at the new Success Library.
- Seek clarity about key State Library of Western Australia services and policy through WA Public Library advocacy networks.
- Maintain close involvement with the WA public libraries' representative body, Public Libraries WA, to ensure that Cockburn's views are properly represented through the communications framework.

Collections

- Develop a business case for an increase in Local Collections funding to double the existing allocation of \$45,000 per annum to \$90,000 per annum over the five year period with a 20% increase per annum over the period.
- Investigate opportunities to better tailor collections by location (for example focus on seniors at Spearwood, community development and literacy at Coolbellup and children and youth at the new Success Library).
- Investigate the opportunity to build a more comprehensive collection of Indigenous material.
- Effectively manage changes with SLWA exchange and acquisition arrangements:
 - Streamlining
 - Ownership
 - Discards
- Create a strong collection development plan based on needs analysis and study of current collection usage.

Programs

- Develop an integrated outcomes based outreach and program plan in consultation with other sections of Council and identify a process for monitoring the level of engagement with other internal service providers.
 - Facilitate and support Council's emphasis on community engagement and capacity building:
 - Increase culturally diverse and inclusive use of the libraries through programming and targeted promotion.
 - Increase focus on early literacy and services to young people.
 - Identify opportunities to better deliver programs to the 3-5 yr old age group currently attending storytime.



- Investigate opportunities to upskill users on the use of ebooks and emagazines on tablets, ereaders, and in navigating library website and collections online.
- Investigate in partnership with the Azelia Ley Homestead Museum the development of local history services to increase the sense of identity and belonging of community.

Technology and online environment

- Continue to work with Council's Information Services section to ensure technology up to date, responsive and enables access to content and services and to schedule the introduction over the five year period of:
 - Self Service scanning, faxing and save to USB solution.
 - Recharge stations for mobile devices.
 - Mobile devices for staff reference roaming and outreach.
- Subscribe to LibraryThing Reviews Enhancement Package and Book Cover Widget.
- Investigate partnerships with third party providers to deliver digital literacy skills/training for the community and staff.
- Develop 'How To' YouTube videos for staff on LMS procedures, and using Web 2 technologies.
- Develop 'How To' YouTube videos for public using Web 2 technologies, placing online reservations, requests etc.
- Develop a social media strategy identifying benefits and outcomes, strategies, performance measures and responsibilities and continue to develop the library's online presence through innovation and responsiveness to the opportunities provided through social media.
- Further develop library staff digital skills through training and focused recruitment of the skills required into the future.
- Maximise opportunities provided through RFID for increased level of self-service and review processes to ensure the investment is maximized to release staff for value-adding activities.
- Investigate opportunities to further develop local history content and service delivery, maximising opportunities for digital content and use of technology.
 - Investigate opportunity to crowdsource local history documents, photos and stories.
 - Investigate a 'Friends of Cockburn Local History' group.
- Develop more sophisticated needs analysis tools through online opportunities - using email to capture opinions etc.
- Investigate use of Email marketing - mail chimp etc.
- Plan for the implementation longer term of:
 - Online kiosks located throughout the community where people can download ebooks and music.
 - Interactive touch screens for council/library information, networked to all libraries.
 - Digitisation of community information flyers and posters.
 - NBN utilisation strategies.
 - Mobile tablet/ipad inhouse lending device systems.
 - NFC/RFID technology and smartphones.

Staffing and structure

- Identify optimum structure and specialised positions required to ensure the structure supports the strategic direction
 - Consider dedicated Youth area / team.



- Consider dedicated children's services team/s at each branch.
- Consider dedicated adult and seniors services team.
- Consider focused responsibilities for social media and marketing.
- Consider centralised acquisitions arrangements.
- Ensure new staff have new skill sets for the future library environment.
- Plan and deliver staff and public training in use of new technologies - online services and in library technology.
- Investigate opportunities for staff rotation.

Marketing and Advocacy

- Develop stronger marketing and advocacy strategies to better position the library with internal decision makers and funders, particularly in relation to the value proposition of the library, the industry recognised definition of *core library business* and impacts of lower than average staffing levels on levels of service delivery.
- Improve branding and marketing ensuring Library alignment to Council's brand.

Service Points

- Maximise opportunities for integrated library service delivery if the potential amalgamation with Kwinana proceeds.
- Provide stronger focus on service delivery for seniors at Spearwood Library.
- Provide a stronger focus on the community development role at Coolbellup working more closely with other service providers in the Hub.
 - Resolve security issues at Coolbellup through internal negotiation.
- Plan and deliver services at the new Success Library maximising opportunities for interaction with other service providers and community:
 - Provide a strong focus on children, and youth at new Success Library.
 - Develop programs in partnership with other providers.
- Maintain a watching brief on opportunities longer-term for the provision of adequate space for library service provision at Spearwood, with reference to the recommendations made in the 2007-2012 Strategic Plan.
- Monitor developments in Library stock vending machines and assess their viability for application in selected venues such as retail areas or railway stations in the City of Cockburn.
- If the proposed amalgamation with Kwinana proceeds, identify the optimum library service delivery model for the amalgamated LGAs taking into account the existing Darius Wells library building (1700m² in size) and the *Kwinana 2005 Draft Structure Plan - Eastern Residential Intensification* identifying the need for an additional library in the East of Kwinana longer term.

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1. Scope of Work

1.1 Objectives of the Review

This update of the City of Cockburn Library Service Strategy and Plan analyses existing service delivery in relation to the demographic and social context within the Cockburn local government area (LGA) and identifies the strategic direction for the Library over the next five years.

The objectives of the review are to identify:

- How library facilities need to develop in order to meet existing and emerging community needs and how this is likely to vary across the Council area.
- The most logical and cost effective sequence of works and or projects to deliver the strategy which can be included into Council's strategic planning documents.
- The most appropriate and effective solutions to emerging problems which are achievable within indicative time frames and provide a reasonable cost benefit to the community and Council.

1.2 Components of the Project

The scope of works of the project is limited to:

- Update of the strategic planning context.
- Update the demographics at the Library catchment level.
- Provision of updated Best Practice information.
- Consultation with key stakeholders.
- Update of the Library Strategy.
- Update of the Library and Plan based on research and consultation.

2. Strategic Context

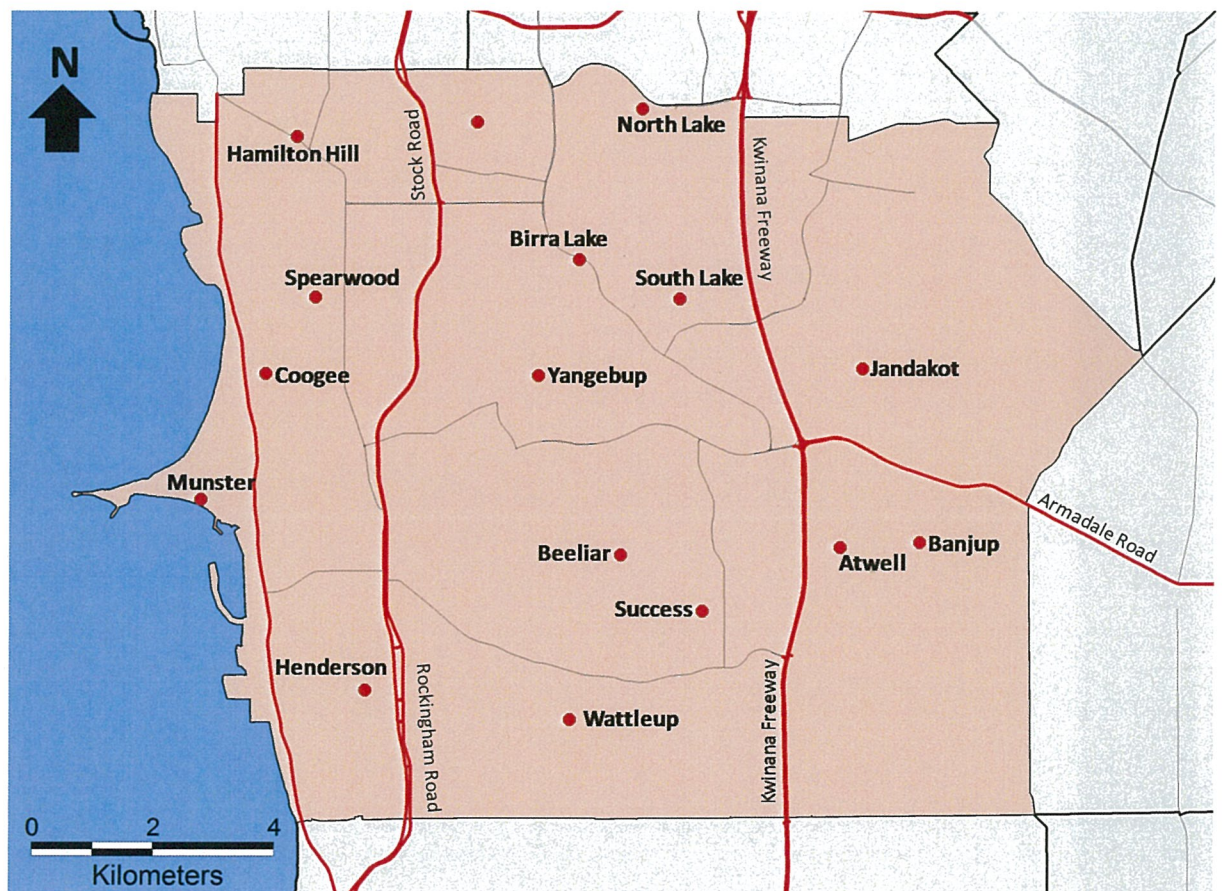
2.1 Geographical Definitions

2.1.1 City of Cockburn

The City of Cockburn comprises 148 sq km and is 22km south of Perth, located between the City of Fremantle and the Town of Kwinana, and the West Australian coastline of Cockburn Sound (see Figure 2.1 and 2.2). Twenty (20) suburbs lie within the City of Cockburn LGA (see Table 2.1). The City is about 148 square kilometres in area. The City is well-known for its historical and tourism features along with its agriculture and ship building industries.

One of the City's most unique features is a chain of five lakes running north to south through the heart of the City. Sixteen Aboriginal campsites have been identified throughout Cockburn, most of them on the fringes of two of the larger lakes, North Lake and Bibra Lake.

Figure 2.1. City of Cockburn Local Government Area (LGA)

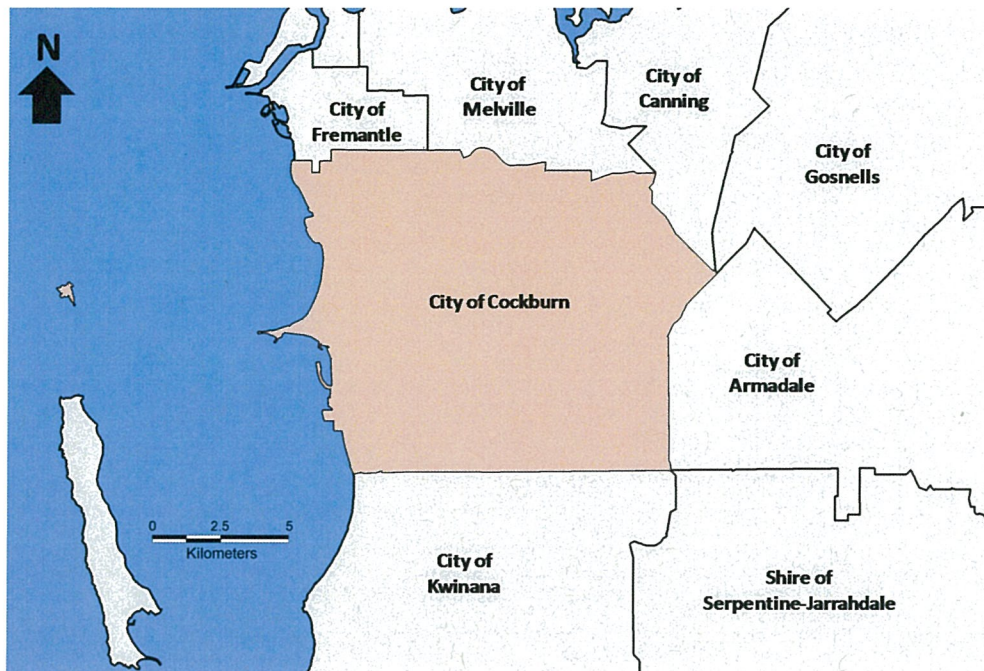


Source: CDATE 2001

2.2 Surrounding Local Government Authorities

Geographically, the City of Cockburn is surrounded by the LGAs of Fremantle, Melville and Canning to the north, Kwinana and Serpentine-Jarradale to the south and Armadale and Gosnells to the east.

Figure 2.2. City of Cockburn and Surrounding LGAs



Source: CDATA 2001

2.3 Strategic Planning Context

Cockburn Libraries Strategic Plan (2013-2017) is strongly aligned with the City's Strategic Community Plan (2012-2022) and has focused on the following key themes identified as drivers of continuous, sustainable progress and community satisfaction:

Key Theme 2: Community and Lifestyles

Key Theme 3: A Prosperous City

Key Theme 4: Environment and Sustainability

Key Theme 7: Leading and Listening

2.3.1 The Vision of the Council

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

2.3.2 Mission of the Council

The Mission of the City Of Cockburn is

"To make the City of Cockburn the most attractive place to live, work, visit and invest in, within the Perth metropolitan area."

2.3.3 Cockburn Libraries' Mission

The Mission of the Library is to:

"To strengthen and enrich our community through free, inclusive, sustainable, and responsive library services that support the vision of the City of Cockburn, and which promote and celebrate diversity, community connection, literacy, learning, and lifestyle".

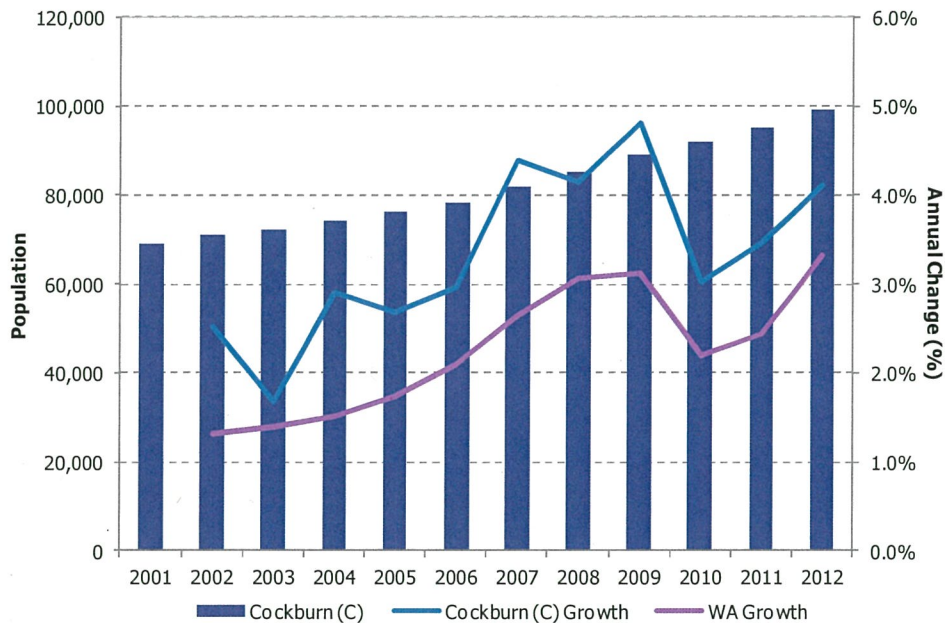
3. Demographic Profile

This chapter provides an overview of the historical, current and projected population within the City of Cockburn and also identifies other indicators which highlight the diversity within the area.

3.1 Historical Population

The City of Cockburn recorded a total population of 99,232 residents in 2012, an increase of over 30,000 residents since 2001. The region's population has grown at an average rate of 3.4% per annum since 2002 and 3.9% per annum since 2007. The region's population growth rate has been consistently higher than the Western Australian average growth rate (2.4% per annum) over the past decade.

Figure 3.1. City of Cockburn Population Growth, 2001-2012

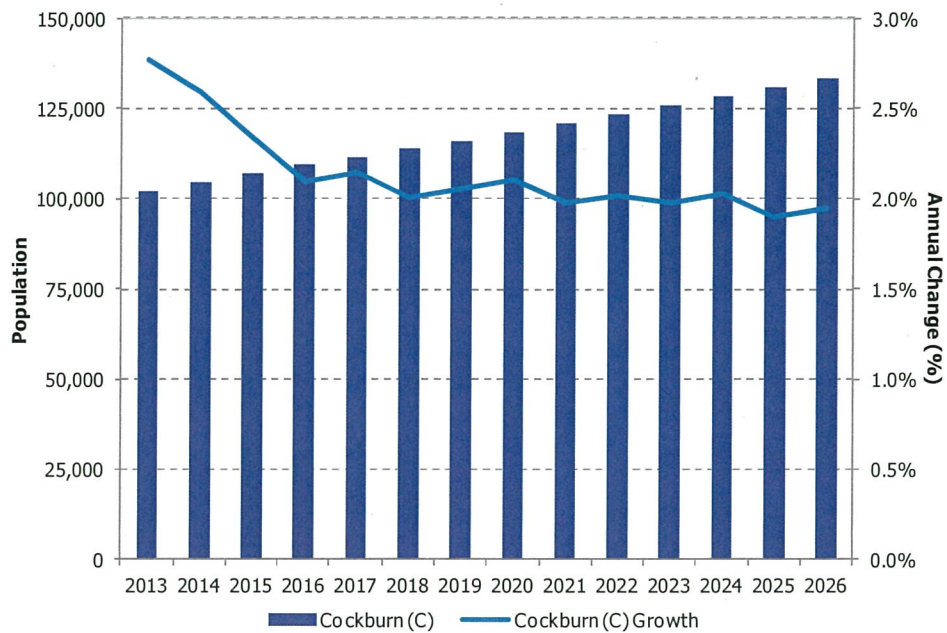


Source: ABS (2013)

3.2 Population Projections

Figure 3.2 shows the City of Cockburn's projected population until the year 2026. The Western Australian Department of Planning (2012) projects that the City of Cockburn's population will reach 133,464 in 2026, an average increase in population of 2.1% per annum between 2012 and 2026.

Figure 3.2. City of Cockburn Population Projections, 2013-2026



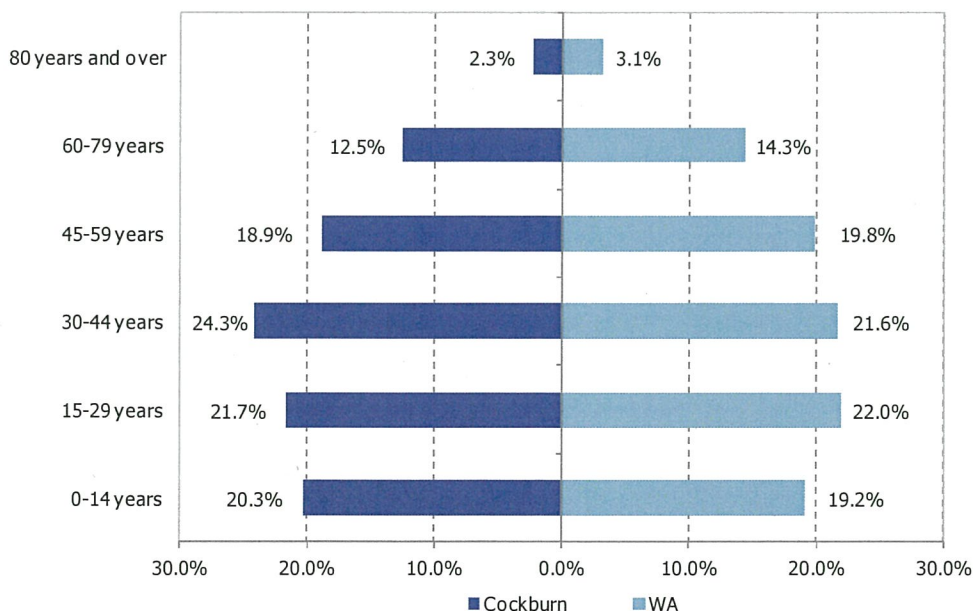
Source: ABS (2013), Department of Planning (2012)

3.3 Age Structure

The City of Cockburn’s average age was 35.4 years in 2011, a slight increase on the region’s 2006 average age of 35.0 years. The region had a younger population than the Western Australian average in 2011, with the State average age being 36.9 years.

The City of Cockburn’s age structure followed a similar trend to the State average in 2011. The region had a slightly smaller proportion of its residents aged 45 years and over, however the region had a larger proportion of its population aged between 30-44 years.

Figure 3.3. Age Distribution, 2011



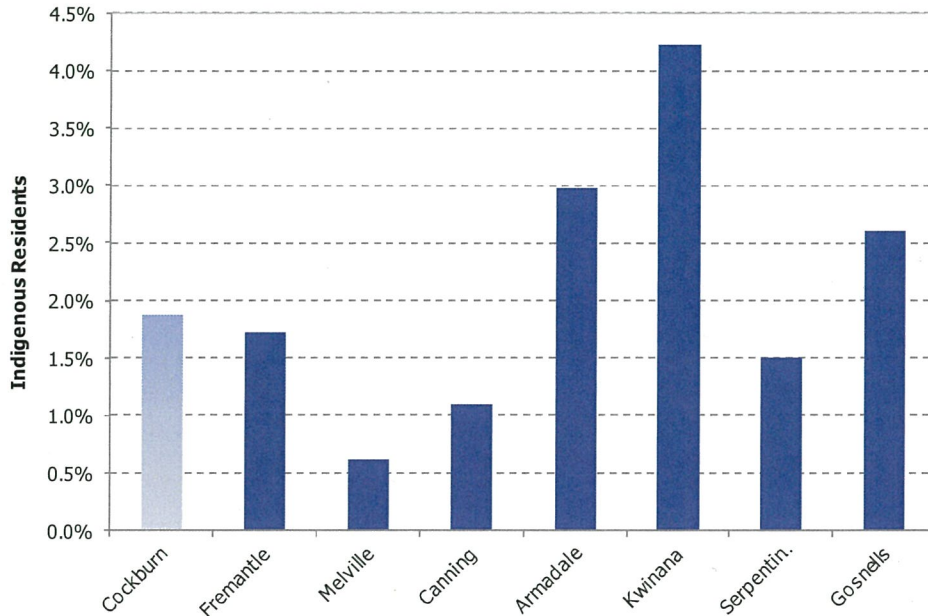
Source: ABS (2012)



3.4 Other Indicators

Figure 3.4 shows that 1.9% of the City of Cockburn’s resident population identifies as Indigenous. This proportion is consistent with surrounding LGAs. Of the City of Cockburn’s surrounding LGAs, Kwinana has the highest proportion of its resident population identifying as indigenous (4.2%) while Melville has the lowest proportion (0.5%).

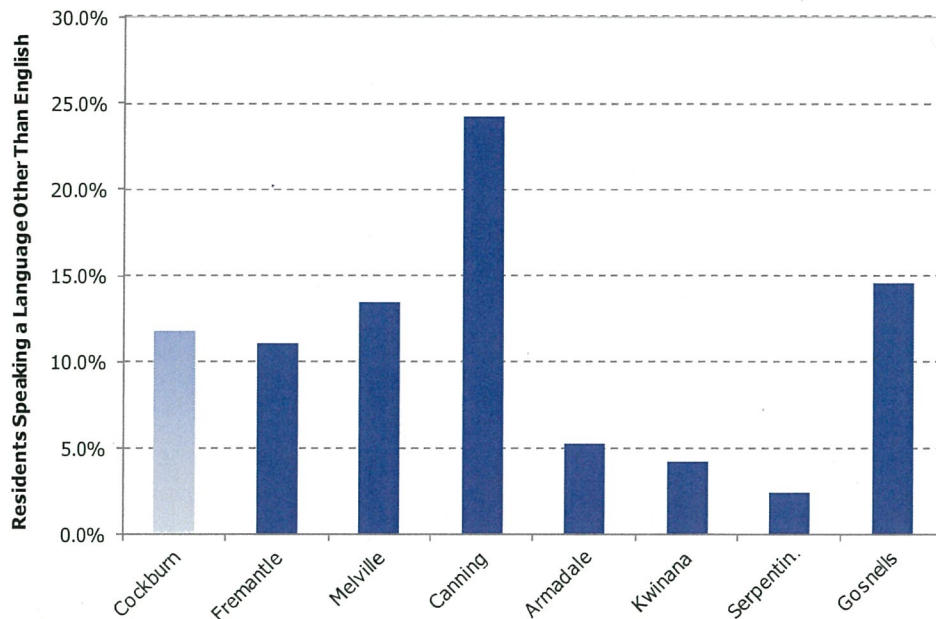
Figure 3.4. Indigenous Residents, 2011



Source: ABS (2012)

Figure 3.5 shows the proportion of residents speaking a language other than English in Cockburn and surrounding LGAs in 2011. Approximately 11.8% of Cockburn residents speak a language other than English at home. This proportion is more than double neighbouring LGAs including Armadale (3.0%), Kwinana (4.5%) and Serpentine-Jarrahdale (1.5%), however it is also less than half the proportion of residents speaking a language other than English in Canning (24.3%).

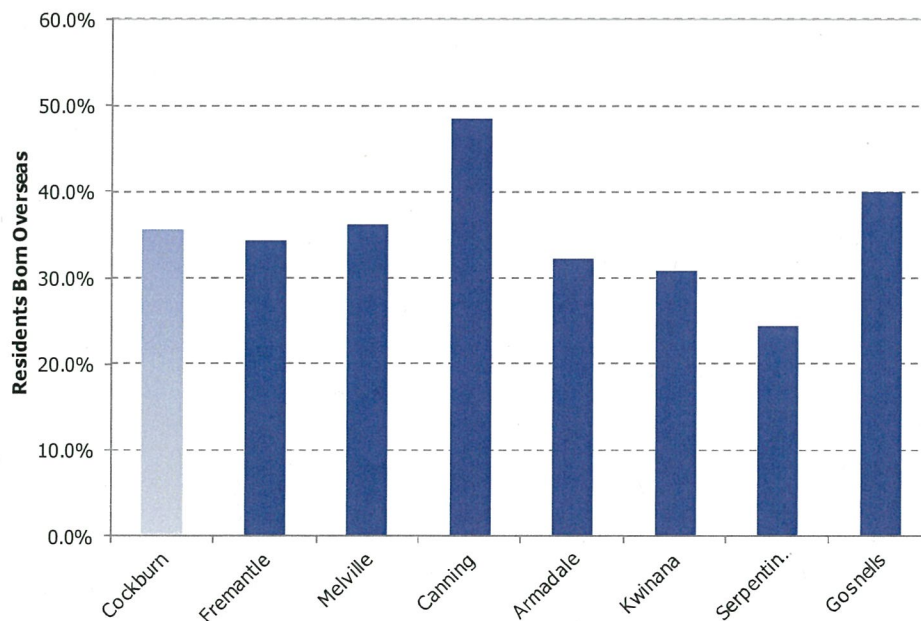
Figure 3.5. Residents Speaking Language Other Than English, 2011



Source: ABS (2012)

Figure 3.6 shows the proportion of residents born overseas in 2011. Approximately 35.6% of the City of Cockburn’s population was born overseas, a slightly higher proportion than the majority of neighbouring LGAs. The neighbouring LGA of Canning has the highest proportion of residents born overseas (48.5%) in 2011.

Figure 3.6. Proportion of Residents Born Overseas, 2011

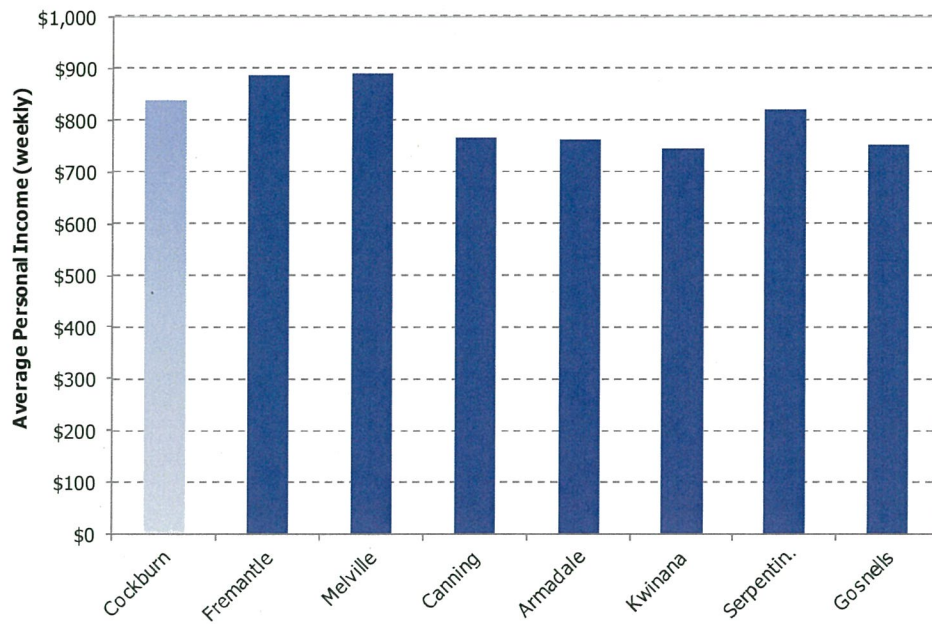


Source: ABS (2012)

Figure 3.7 shows the average weekly wage for the City of Cockburn relative to its neighbouring LGAs. The City of Cockburn recorded an average personal wage of \$837.6 in 2011. The City recorded a higher average personal wage than all of its neighbouring LGAs with the exception of the Fremantle (\$887.9) and Melville (\$891.9) LGAs.



Figure 3.7. Average Personal Income (weekly), 2011



Source: ABS (2012)

4. Planning Context

4.1 Suburbs of Cockburn

The suburbs that make up the City of Cockburn LGA are included in Table 4.1 following.

Table 4.1. Population Change in City of Cockburn Small Areas

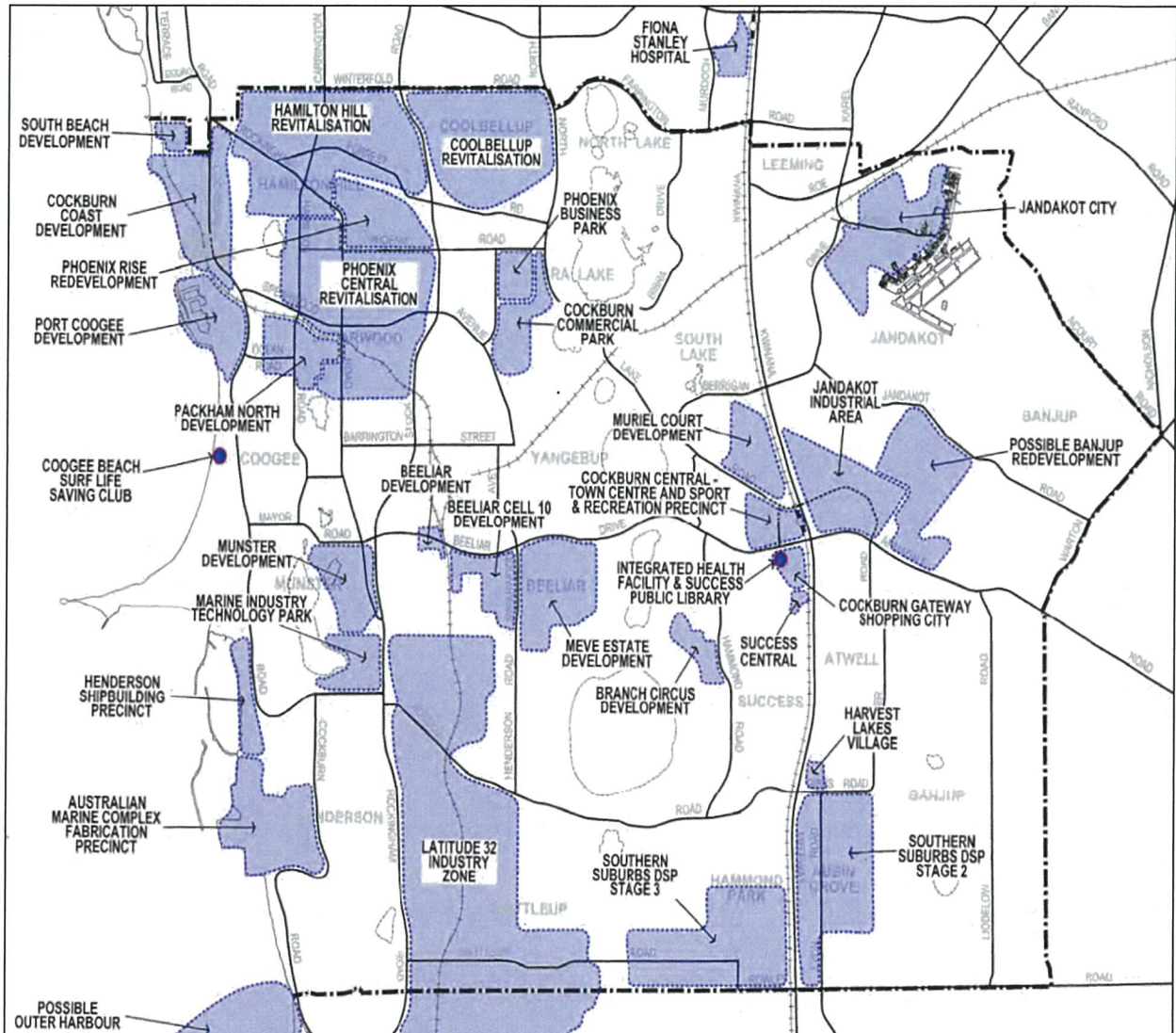
Small Area	2013		2031		Change
	number	%	number	%	
City of Cockburn	100,949	100%	131,430	100%	30,481
Atwell	9,220	9%	8,151	6%	-1,069
Aubin Grove - Banjup	7,037	7%	8,571	7%	1,534
Beeliar	7,079	7%	8,502	6%	1,423
Bibra Lake	6,376	6%	6,520	5%	144
Coogee - North Coogee	5,638	6%	13,206	10%	7,568
Coolbellup	5,224	5%	5,421	4%	197
Hamilton Hill	10,598	10%	11,843	9%	1,245
Hammond Park - Wattleup - Henderson	3,850	4%	9,254	7%	5,404
Jandakot	2,855	3%	3,008	2%	153
Leeming (part)	2,226	2%	2,105	2%	-121
Munster	4,047	4%	5,667	4%	1,620
North Lake	1,330	1%	1,531	1%	201
South Lake - Cockburn Central	7,342	7%	14,605	11%	7,263
Spearwood	9,802	10%	11,278	9%	1,476
Success	10,201	10%	12,877	10%	2,676
Yangebup	7,994	8%	8,764	7%	770

Source: City of Cockburn Manager Strategic Planning 2013

4.2 Major Development Areas

The major development areas of the City were identified by the Strategic Planner in Figure 4.1 following.

Figure 4.1. Schematic Overview of Major Development Areas



Source: City of Cockburn Manager Strategic Planning 2013

4.3 Private Dwelling Projections

Housing projections are identified in Table 4.2 following.

Table 4.2. Housing projections – City of Cockburn

Small Area	2013		2031		Change
	number	%	number	%	
City of Cockburn	39,443	100%	53,379	100%	13,936
Atwell	3,042	8%	3,138	6%	96
Aubin Grove - Banjup	2,484	6%	3,134	6%	650
Beeliar	2,476	6%	3,115	6%	639
Bibra Lake	2,428	6%	2,558	5%	130
Coogee - North Coogee	2,362	6%	5,630	11%	3,268
Coolbellup	2,420	6%	2,625	5%	205



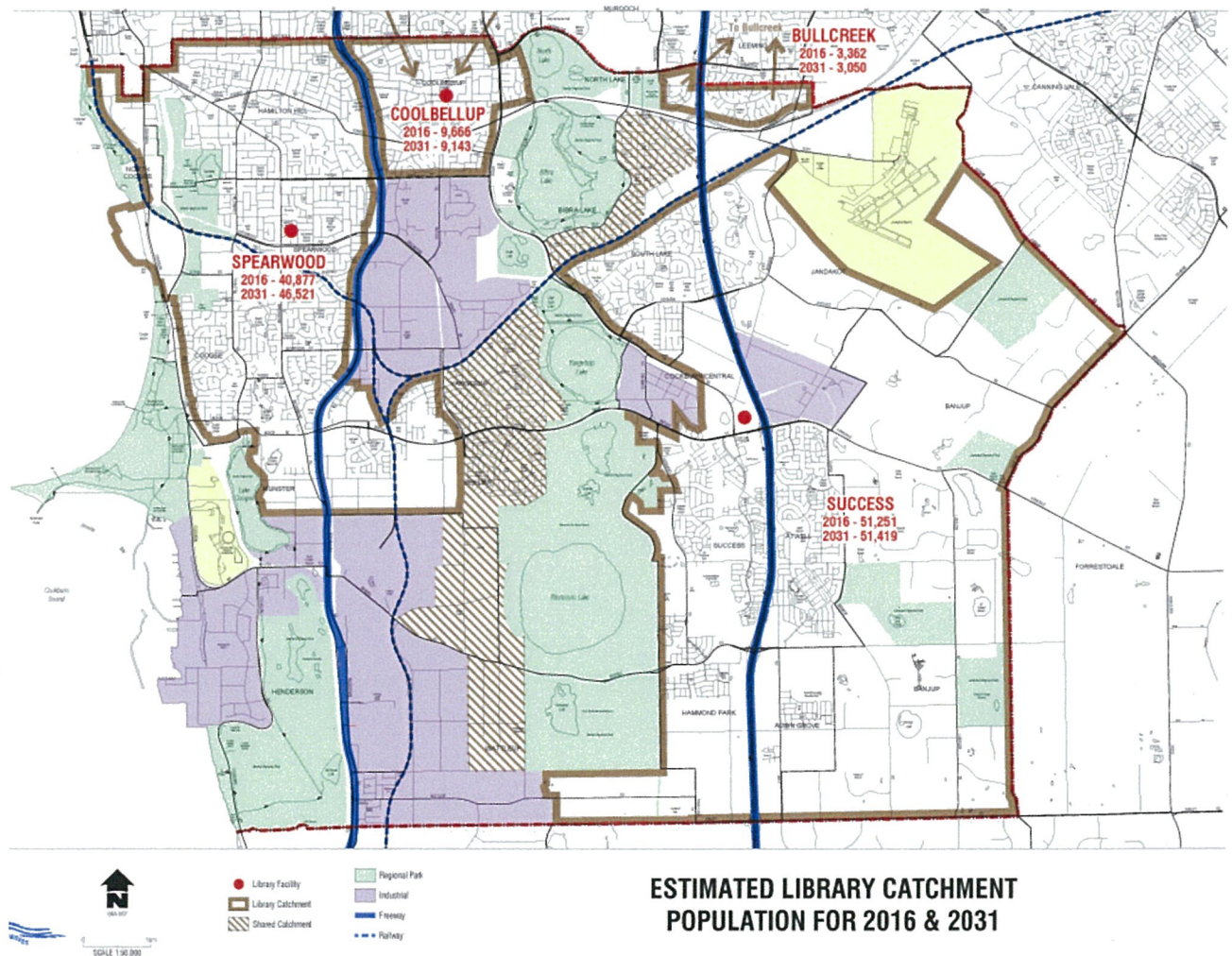
Small Area	2013		2031		Change
	number	%	number	%	
Hamilton Hill	4,826	12%	5,570	10%	744
Hammond Park - Wattleup - Henderson	1,612	4%	3,747	7%	2,135
Jandakot	944	2%	1,041	2%	97
Leeming (part)	749	2%	767	1%	18
Munster	1,648	4%	2,303	4%	655
North Lake	491	1%	589	1%	98
South Lake - Cockburn Central	2,892	7%	5,992	11%	3,100
Spearwood	4,145	11%	4,972	9%	827
Success	3,820	10%	4,702	9%	882
Yangebup	3,026	8%	3,386	6%	360
Rottnest Island	78	0%	78	0%	0

Source: City of Cockburn Manager Strategic Planning 2013

4.4 Library Catchments & Projected Population

Analysis completed by the Manager of Planning at City of Cockburn in 2007 identified the primary library catchments and projected population for 2016 and 2031. This analysis was confirmed by the Manager of Strategic Planning in 2013. (Refer Figure 4.2).

Figure 4.1. Library Catchments and Projected Population



Source: City of Cockburn

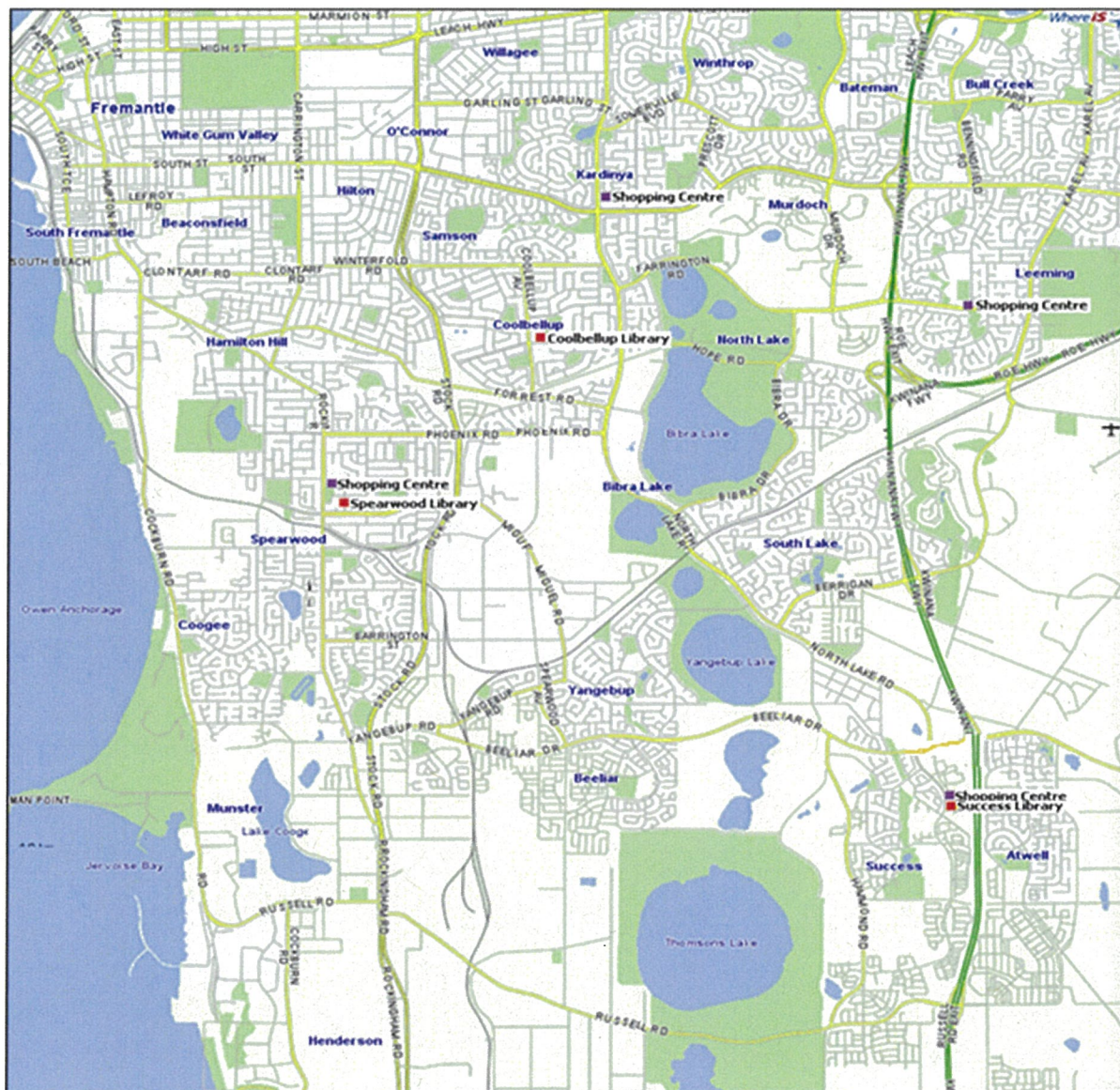


5. Service Delivery Analysis

5.1 Location of Libraries

Three libraries, and a Home Library Service currently service the Cockburn population. Figure 5.1 below, depicts the location of these libraries (highlighted in red). Each of these services is located in different parts of the City and each has its own distinctive community profile. (The new Success Library is due to open in 2014, the location of which is identified on Figure 5.2.)

Figure 5.1. Location of Library Services



Source: whereis.com.au

5.2 Spearwood Library

5.2.1 Location, Visibility & Access

The Spearwood Library is located at 9 Coleville Crescent in Spearwood. The library is within the City's administrative hub, at the rear of the Council offices, off Rockingham Road, Spearwood. There are 8 schools within this region and the Spearwood Primary School is within walking distance.



Visibility and accessibility of the library is poor. Council offices to the west, and a seniors' centre to the north obscure it. Although the Phoenix Shopping Centre is only 200 metres distant, there are physical barriers between the library and the Centre. Despite these issues the library does have a high level of usage and programs for children and adults are very well attended.

The building is of average condition, comprised of a modular concrete frame and slab. A recent revamp of the library has provided a more accessible and attractive facility, with particularly effective use of colour throughout. A returns room has been constructed, and the redesign of the desk space has reduced the sense of barriers to access to staff, and facilitated better workflows.

Budget allocation of \$77,000 was made for the regeneration of the Spearwood Library workroom in 2103. The aim is to create a workroom that is comfortable, functional and ergonomically sound, but also appealing. Current shelving is inadequate and alternatives will be further explored. Current benches, shelving and lockers will be removed and be replaced with more ergonomically sound furniture that will also allow for more storage space. The workroom will be built to cater for the changes in the flow of work at Spearwood that will eventuate when the new Library opens at Success. The aim will be for furniture that is flexible so that the workroom can easily be modified in forthcoming years when workroom duties and technology changes.

5.2.2 Membership

Table 5.1. Spearwood Library Membership Breakdown

Age Range	No. of Members	No. of Members	% Change
0-5 years	495	589	19.0%
6-12 years	2,314	1,530	-33.9%
13-18 years	2,912	1,123	-61.4%
19-30 years	3,973	2,239	-43.6%
31-55 years	7,587	4,746	-37.4%
Seniors 55+	5,815	2,927	-49.7%
No age specified		707	-
Total	23,096	13,861	-40.0%

Source: City Of Cockburn Library Marketing Plan 2005-2006, Library staff 2013

5.2.3 Stock

Spearwood is currently the City's largest library with a stock of 61,606 items. Items for loan include books, Music CDs, DVDs, CD-ROMs, videos, talking books, large print books, newspapers and magazines and languages other than English.

Table 5.2. Spearwood Library Stock Breakdown

Category	Stock 2005/06	Stock 2012/13	% Change
Total adult stock	35,602	30,642	-13.9%
Total junior stock	13,241	8,792	-33.6%
DVDs and videos	3,644	5,208	42.9%
Total JK stock	3,337	2,690	-19.4%
Large print	3,206	3,371	5.1%
Music CDs	3,115	5,418	73.9%
Talking books	2,416	2,118	-12.3%
LOTE	1,791	1,239	-30.8%
Total YA	1,533	1,730	12.9%
Games & Toys	350	141	-59.7%
Magazine subscriptions	218	257	17.9%
Total stock	66,662	61,606	-7.6%

Source: City Of Cockburn Library Marketing Plan 2005-2006 and Library staff 2013

5.2.4 Collection Use

Table 5.3. Items issued by Spearwood Library by Category

Category	Issues 2005/06	Issues 2012/3	% change
Total adult stock	119,953	79,506	-33.7%
DVDs and videos	40,044	42,685	6.6%
Total junior stock	35,084	29,926	-14.7%
Total JK stock	32,216	27,552	-14.5%
Large print	26,263	14,623	-44.3%
Music CDs	22,014	14,519	-34.0%
Magazine subscriptions	18,791	12,110	-35.6%
Talking books	10,728	9,592	-10.6%
Total YA	4,419	6,038	36.6%
Games & Toys	2,590	997	-61.5%
LOTE	2,570	1,244	-51.6%
Total	314,672	238,792	-24.1%

Source: City Of Cockburn Library Marketing Plan 2005-2006 and Library staff 2013

5.2.5 Library Services

Table 5.4. Services Offered by Spearwood Library

Service	Customer
Internet and word processing	General public
Language Learning Resource Centre	General public
Read, Write Now	Literacy for adults
Photocopying, colour & black and white	General public
Adult education programmes	General adult population
Seniors programme	Seniors
Story time programme	Preschoolers and the carers
Pram Jams (rhyme time)	Babies and toddlers
School holiday programmes	Primary school children
Toys	Children
Website	General public
Visiting JP	General public
Special Portuguese Collection	People of Portuguese decent
LEP	General public
ATO Tax Help Service	Low income earners
Book Club	Adults
Crime Club	Adults
Film Club	Adults
Writers Groups	Adults
Knitting Circle	Adults
Community Information	General public
Public Fax	General public
Laminating	General public
Reference service	General public
Home Library Service	Housebound people

Source: City Of Cockburn Library Marketing Plan 2005-2006 and Library Staff 2013

5.2.6 Opening Hours

There has been some adjustment of Library hours since the 2007 review. Table 5.5 depicts the hours of opening for the Spearwood Library. The Library has late night opening on Monday, Tuesday and Thursday, and closes at 5.15pm on Wednesdays and Fridays. The library opens from 9am until 5pm on Saturdays and is closed on Sundays.

Table 5.5. Spearwood Library Opening hours

Library	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Spearwood	9.00am- 8.15pm	9.00am- 8.15pm	9.00am- 5.15pm	9.00am- 8.15pm	9.00am- 5.15pm	9.00am- 5.00pm	Closed

Source: Cockburn Local Government Website 2013

5.2.7 Space Allocation

Table 5.6. Current Space Allocation – Spearwood Library

Area	Size (sqm)
Workrooms, offices & storerooms	210
Public area	650
Other – lavatories, lunchrooms etc.	299
Total	1,159

Source: Library staff

The Current space allocation is 1,159 square metres. The John Carcione Wing certainly alleviated cramped conditions and provided much needed floor space and allowed staff to design a new floor plan that presents the library's services in a comfortable and attractive way. The ability to conduct programs is impaired by the lack of a separate meeting room, although the extension of the library has significantly improved space for children's programs. Back of house space is still very limited although, as noted, there has been an allocation of funding in 2013 to improve the layout of back of house facilities.

5.2.8 Space Needs

5.2.8.1 Longer Term Needs

Analysis undertaken by the manager of Planning for the City of Cockburn has identified a projected population catchment of 40,877 persons in 2016 and 46,521 by 3031 for the Spearwood Library.

The 2007 report identified the opportunity to master plan the existing site at Spearwood including the Council Administration Centre, Civic Hall and Senior Citizens Centre. However, this recommendation was pre GFC and if the proposed amalgamation eventuates it will certainly impact on any decisions around Council's administration function. Until this is resolved it is impossible to predict the future of the current site. The Library Strategic Plan 2018 – 2022 will provide the opportunity to reconsider options for Spearwood in the longer-term.

5.2.8.2 Short Term Needs

There is insufficient space at the existing Spearwood Library for back of house activities and limited opportunity to address this in the short-term apart from the current refurbishment.

5.3 Coolbellup Library

The Coolbellup Library is located at 90 Cordelia Avenue within a small community service hub, which includes Family Support Services, Financial Counselling Services, Cockburn Early Years Services, and a team of Child Health Nurses. City of Cockburn Child Care Services also operates within the Hub and provides 3 different types of Child Care Services – Family Day Care, Outside School Hours Care, including Vacation Care, and In Home Child Care. There is a medium sized school, a community kindergarten, and a small shopping centre within easy walking distance of the library. The school currently has a student population of approximately 350 pupils. The shopping centre has a medium sized supermarket, a liquor store, podiatrist, optometrist, medical surgery and several other small businesses.

Strategic Planning has commenced the first stages of the Coolbellup Revitalisation Strategy which will undoubtedly have an impact on the demographics of the area.

The library's catchment area covers 18.6 square kms and includes the suburbs of Coolbellup, North Lake and parts of Bibra Lake.

5.3.1 Location, Visibility & Access

There has been a significant amount of work completed at the Coolbellup Library since the 2007 report. The Library is now part of a Hub and the complex provides a suite of services and facilities including:

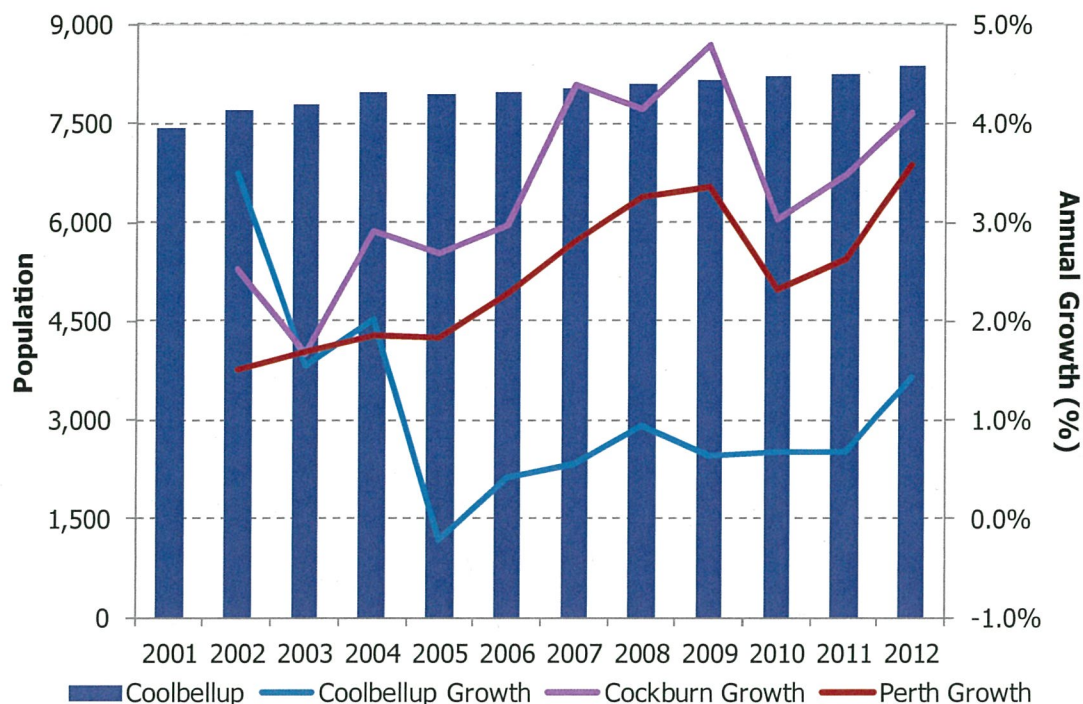
- Children's Activity Room
- Public Meeting Room
- Coolbellup Vacation Care
- Coolbellup Family Support Service (providing free short term counselling, information and referrals to support networks)
- City of Cockburn Financial Counselling Service
- Cockburn Early Years (provides practical help and information about parenting and children's early learning - runs groups for parents and children together, and parenting education and support groups. The groups include:
 - My Time: Our Time - Aboriginal Parents and Grandparents Group
 - Parenting by Connection
 - Sing and Play
- A team of Infant Health Nurses also operate from the building. They provide home visits upon referral from Infant Health Centres.

5.3.2 Demography of the Catchment Area

This section examines the demographic characteristics of the Coolbellup SA2 region (Coolbellup catchment area) and compares the characteristics of the region to those of the Cockburn LGA and the Perth metropolitan area. Key points of the demographic analysis are highlighted below.

The population of the Coolbellup catchment area in 2012 was 8,385. The catchment area's population grew at an average rate of 0.9% per annum since 2007, significantly slower than the broader Cockburn LGA (3.9%) and Perth metropolitan regions (3.0%). The following figure graphically compares the growth rates of the regions since 2001.

Figure 5.2. Historical Population

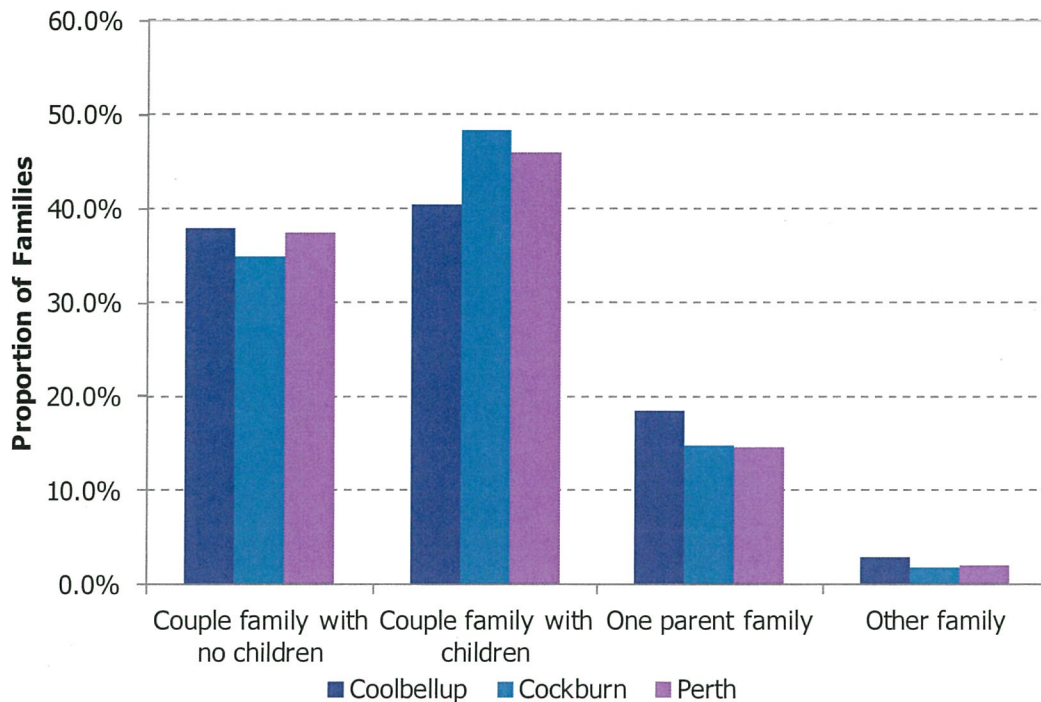


Source: ABS (2013)

Significantly, 24.8% of the Coolbellup population was aged over 55. This is a much greater proportion of the population than for the rest of the Cockburn LGA (20.2%) and the Perth metropolitan area (23.1%). Only 24.3% of the population is aged less than 20 years of age, slightly lower than for the rest of the Cockburn LGA (26.7%) and the Perth metropolitan area (25.4%).

Approximately 18.6% of families in Coolbellup were one parent families, much higher than for the rest of Cockburn LGA (14.9%) and the Perth metropolitan area (14.5%). Subsequently the Coolbellup catchment area had a lower proportion (40.5%) of couples families with children relative to the Cockburn LGA (48.3%) and Perth metropolitan areas (46.0%).

Figure 5.3. Family Composition, 2011



Source: ABS (2012)

The Coolbellup catchment area recorded an average personal weekly income of \$786.6 in 2011, significantly lower than both the Cockburn LGA (\$837.6) and Perth metropolitan area (\$845.2) averages. Notably, only 20.7% of the Coolbellup population earned more than \$1,250 per week in 2011 relative to 25.3% across the Cockburn LGA and 25.8% of the Perth metropolitan area.

Coolbellup has a slightly higher percentage of Indigenous people living within the catchment area than the rest of the Cockburn LGA and Perth metropolitan regions. There were 216 Aboriginals living in Coolbellup in 2011, representing 2.8% of the total population. The percentage for the Cockburn LGA was 1.9%, similar to the Perth metropolitan area (1.6%).

In terms of private occupied dwellings, 11.0% of Coolbellup residents live in a flat, unit or apartment, roughly in line with the Perth metropolitan average (10.5%) but more than double the proportion of the broader Cockburn LGA (5.0%).

The proportion of Coolbellup residents (52.1%) completing year 12 of high school was in line with the broader Cockburn LGA (52.5%), however slightly below the Perth metropolitan average (57.0%). A slightly higher proportion of Coolbellup residents (25.5%) left school after the completion of year 10 relative to the Perth metropolitan average (22.6%).

The Coolbellup labour force comprised approximately 67.1% of residents aged 15 years and over in 2011, a slightly lower proportion than both the Cockburn LGA (71.6%) and Perth metropolitan area (68.5%). Additionally the Coolbellup population had a lower proportion of those employed in full-time work (39.2% relative to 44.0% and 41.3% across the Cockburn and Perth regions) and a higher unemployment rate (3.7% relative to 3.1% and 3.3% across the Cockburn and Perth regions).

5.3.3 Membership

Table 5.7. Coolbellup Library Membership Breakdown

Age Range	No. of Members 2005/6	No. of Members 2012/3 2005/6	% Change
0-5 years	200	207	3.5%
6-12 years	697	414	-40.6%
13-18 years	767	280	-63.5%
19-30 years	1,258	676	-46.3%
31-55 years	1,866	1,216	-34.8%
55+ years	442	552	24.9%
No age specified	106	112	5.7%
Total Membership	5,336	3,457	-35.2%

Source: City Of Cockburn Library Marketing Plan 2005-2006 and Library Staff 2013

5.3.4 Stock

Table 5.8. Coolbellup Library Stock Breakdown

Category	Stock 2005/6	Stock 2012/3	% change
Total adult stock	8,617	8,043	-6.7%
Total junior stock	3,664	3,771	2.9%
DVDs and videos	1,279	3,318	159.4%
Total JK stock	1,037	1,400	35.0%
Large print	920	730	-20.7%
Music CDs	796	797	0.1%
Talking books	667	1,091	63.6%
Total YA	647	675	4.3%
Games & Toys	268	58	-78.4%
Magazine subscriptions	75	89	18.7%
LOTE	0	0	-
Total stock	17,970	19,972	11.1%

Source: City Of Cockburn Library Marketing Plan 2005-2006 and Library Staff 2013

5.3.5 Collection Use

Table 5.9. Items Issued by Coolbellup Library by Category

Category	Issues 2005/6	Issues 2012/13 2012/13	% change
Total adult	22,561	19,784	-12.3%
DVDs and videos	12,162	22,748	87.0%
Total junior	7,446	8,730	17.2%
Total JK	7,217	11,971	65.9%
Large print	4,878	3,361	-31.1%
Music CDs	3,597	2,297	-36.1%
Magazine	3,157	3,167	0.3%
Talking books	2,229	3,424	53.6%
Total YA	1,272	1,525	19.9%
Games & Toys	1,149	186	-83.8%
Misc issues	38	0	-
LOTE	35	0	-
Total loans	65,707	77,193	17.5%

Source: City Of Cockburn Library Marketing Plan 2005-2006 and Library Staff 2013

5.3.6 Library Services

Table 5.10. Services Offered by Coolbellup Library

Service	Customer
Internet and word processing	General public
Photocopying, colour & black and white	General public
Adult education programmes	General adult population
Seniors programme	Seniors
Story time programme	Preschoolers and the carers
Pram Jams (rhyme time)	Babies & toddlers
Coordinates & distributes Better Beginnings programmes & materials	Babies , toddlers and lower primary children
School holiday programmes	Primary school children
Toys	Children
Website	General public
ATO Tax Help Service	Low income earners
Book Club	Adults
Poetry Society	Adults
Community Information	General public
Public Fax	General public
Laminating	General public
Reference service	General public

Source: City Of Cockburn Library Marketing Plan 2005-2006

5.3.7 Opening Hours

Table 5.12 depicts the hours of opening for Coolbellup Library. The library is closed Sundays and is open from at 9am until 5.30pm Monday to Friday and from 9am until 1pm on Saturday. There has been a rationalisation of the library hours since the 2007 review with the library opening 30 minutes earlier in the mornings and closing 15 minutes later in the evening on weekdays. The late night opening previously provided on a Tuesday and Thursday evening has been discontinued and replaced with Monday opening..

Table 5.11. Coolbellup Library Opening hours

Library	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Coolbellup	9.am- 5.30pm	9.am- 5.30pm	9.30am- 5.30pm	9.30am- 5.30pm	9.30am- 5.30pm	9.00am- 1.00pm	Closed

Source: Cockburn Local Government Website 2013

5.3.8 Opportunities

Coolbellup Library currently plays an important role in the local community in building community capacity through access to learning and recreation resources. Opportunities to better integrate service provision in the Hub should be explored. The potential security risk also needs to be addressed as a matter of priority in internal arrangements.

At its 8 August 2013 meeting, Council provided support for the preparation of the Coolbellup Revitalisation Strategy. The strategy is the latest of the City of Cockburn's revitalisation projects and flow on changes to population and demographics will provide new challenges and opportunities for community engagement.

5.4 Success Library

The Success Library opened in March 2001 and is currently located at the Cockburn Gateway Shopping City, in Beeliar. Currently the library operates as a "Shop Front" library.

The library's direct catchment area includes the suburbs of Success, Atwell, Banjup, Jandakot, South Lake, Beeliar, Yangebup, Hammond Park, and Aubin Grove and serves a population of approximately 47,000 people. The average age of the community is 31 years of age. 82% of the population speak English at home, 66% were born in Australia, 9% born in the UK and 5% born in other parts of Europe.

The library's catchment includes 9 primary schools and 3 high schools. A large retirement village is also in the immediate vicinity. Also in the immediate vicinity are Southgate, several fast food franchises and a BP petrol station. The Jandakot industrial area is also reasonably close by.

5.4.1 Membership

Table 5.12. Success Library Membership Breakdown

Age Range	No. of Members 2012/3 2005/6
0-5 years	894
6-12 years	1,930
13-18 years	1,230
19-30 years	2,836
31-55 years	6,107
55+ years	2,090
Total Membership	11,767

Source: Library Staff 2013

Note: No membership data provided in 2005/6 for Success

5.4.2 Stock

Table 5.13. Success Library Stock Breakdown

Category	Stock 2005/6	Stock 2012/3	% Change
Total adult stock	6,228	8,270	32.8%
Total junior stock	3,900	4,329	11.0%
Total JK stock	1,688	2,229	32.0%
DVDs and videos	962	3,290	242.0%
Music	659	1,347	104.4%
Large print	654	733	12.1%
Talking books	593	829	39.8%
Games & Toys	350	48	-86.3%
Total YA	288	1,003	248.3%
Magazine subscriptions	51	82	60.8%
LOTE	0	0	-
Total stock	15,373	22,160	44.1%

Source: City Of Cockburn Library Marketing Plan 2005-2006, Library staff 2013

5.4.3 Collection Use

Table 5.14. Items Issued by Success Library

Category	Issues 2005/6	Issues 2012/3	% change
Total adult stock	46,556	45,906	-1.4%
Total JK stock	21,445	28,692	33.8%
Total junior stock	20,254	28,987	43.1%
DVDs and videos	14,100	29,983	112.6%



Category	Issues 2005/6	Issues 2012/3	% change
Music CDs	5,995	5,259	-12.3%
Magazine subscriptions	5,972	5,928	-0.7%
Large print	5,686	5,735	0.9%
Talking books	4,787	5,001	4.5%
Games & Toys	1,451	248	-82.9%
Total YA	1,408	5,890	318.3%
LOTE	38	35	-7.9%
Total	127,692	161,664	26.6%

Source: City Of Cockburn Library Marketing Plan 2005-2006, Library staff 2013

5.4.4 Library Services

Table 5.15. Services Offered by Success Library

Service	Customer
Internet and word processing	General public
Photocopying, colour & black and white	General public
Storytime programme	Preschoolers and their carers
Pram Jams (rhyme time)	Babies and toddlers
School holiday programmes	Primary school children
Toys	Children
Website	General public
Book Club	Adults
Community Information	General public
Laminating	General public
Reference service	General public

Source: City Of Cockburn Library Marketing Plan 2005-2006, Library staff 2013

When the new Success Library in Wentworth Avenue opens it is anticipated that the following services will be provided in addition to those already existing:

- Adult education programmes.
- Seniors programmes.
- ATO Tax Help service.
- Public fax.
- Visiting JP.
- Writing and poetry groups.
- Young people's (YA) programmes.
- Literacy programmes - eg, ESL and Read, Write Now.

5.4.5 Opening Hours

The existing Success Library is open from 8.45am until 5.30pm on Monday, Tuesday, Wednesday and Friday, and from 8.45 until 8.30pm on Thursday. The library is open from 9.am until 5pm on Saturday. The Library is closed on Sundays. Table 5.17 depicts the hours of opening for the Success Library. Consideration should be given to the provision of Sunday opening hours at the new Success Library.

Table 5.16. Success Library Opening Hours

Library	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Success	8.45am-5.30pm	8.45am-5.30pm	8.45am-5.30pm	8.45am-8.30pm	8.45am-5.30pm	9.00am-5.00pm	Closed

Source: Cockburn Local Government Website

5.5 Proposed New Success Library

5.5.1 Location, Visibility & Access

The new Success Library will be constructed as part of the Integrated Health and Community Facility which will include the Cockburn GP Super Clinic.

This new community facility will have a range of medical and allied health services. In addition to the Success Library, the facility will house a Pharmacy, Centrelink, Cafe and quality office accommodation. The facility is on a one hectare site on the corner of Beeliar Drive and Wentworth Parade in Success, adjacent to the Cockburn Youth Centre.

The new Centre offers excellent public and private transport accessibility with regular bus services passing between it and the Cockburn Central railway station. The library is within easy reach of Jandakot Airport and Murdoch University. It is next to the Cockburn Youth Centre, and adjacent to Kwinana Freeway, the regional Cockburn Gateway Shopping City, a rapidly developing retail, commercial, and residential precinct. Several schools, state and private are within fairly easy reach. Construction of the facility commenced in October 2011, however due to delays in the construction and the need for a new tender to be let, it is now proposed that the Centre will be completed in 2014.

5.5.2 Demography of the Catchment Area

The catchment population for a library located at Success would be drawn from the suburbs of Leeming (pop 11,093), North Lake (1,263), Bibra Lake east (5,955), South Lake (5,972), Atwell (8,646), Aubin Grove (4,153), Banjup (1,402), Beeliar (5,868), Hammond Park (2,435), Jandakot (2,737), Success (8,510) Yangebup (7,125). A total current catchment population is estimated at 65,159.

5.5.3 Opportunities for the new Success Library

The most significant opportunity for the new Success Library is to partner internally and externally to ensure alignment of service delivery and cost efficiencies where possible. The labour allocation for Success is lower than previously recommended in the 2007 review (only 7 staff provided as opposed to the 12 recommended in the 2007 Review) which will impact on service levels including opening hours and programming. The provision of self-check facilities is critical and maximising self-check ratios will assist in coping with anticipated increased business.

6. Programs & Technology

6.1 Programs & Activities

Relevant Case studies and Best Practice internationally indicate that the libraries that are most successful are those that are engaging their communities through a range of programs to develop literacy at various levels and facilitate community engagement.

Cockburn Libraries is currently providing an excellent service of programs for a range of target groups and ages. These range from author talks, book clubs for children and adults, school holiday programs, crime readers' clubs, writers groups, knitting circles, Pram Jams, regular storytimes and a range of other activities designed to build capacity in the community and bring people together. There are too many programs to detail, however, the Better Beginnings Program provides a good example.

Better Beginnings is a Statewide early intervention family literacy programme. The programme consists of a series of shared initiatives that have been developed to encourage parents to share books and stories with their babies, to incorporate literacy into daily life and to establish life-long links with libraries. A second Better Beginnings programme for lower primary school children has been added recently.

6.2 Technology & Access to the Online Environment

The City of Cockburn Public Library & Information Service has been proactive in embracing technology. The library works closely with the Council's information management section. Since the library's inception in 1976 an automated library management system had been in place and there had been several system changes and enhancements over the period up until 2012.

In November 2012 the library management software Spydus and its associated knowledge database was moved from a local dedicated server to a 'Managed Services' hosting environment. The age of the dedicated server was having a negative impact on the speed of processing, and the storage space required for the operational needs of the library was outstripping its capacity. The hosting includes the entire Spydus database and applications, servers and management infrastructure including, administration, full backup redundancy, and disaster recovery. Maintenance and help desk support is also included, together with regular software upgrades and training for a fixed annual fee.

Moving to managed services has benefited the Council by removing system maintenance concerns. For the added annual cost of \$14,000, the library has access to the very latest technology infrastructure at a fraction of the cost. All future upgrades are included in the fees, and the library no longer has to budget for these, thus ensuring that the service always has the latest releases available. Although there is an added communication cost involved in this setup, it is fairly minimal as the library shares council's current ADSL incoming email service at a current cost of around \$100.00 per month.

Areas identified for focus over the next five years for the Library include:

- Enhanced technology:
 - Self Service scanning, faxing and save to USB solution.
 - Recharge stations for mobile devices.
 - Mobile devices for staff reference roaming and outreach.
- Web Services:
 - Subscribe to LibraryThing Reviews, Enhancement Package and Book Cover Widget.
- Services and Training:
 - Investigate partnerships with third party providers to deliver digital literacy skills/training for the community and staff.
 - Develop 'How To' YouTube videos for staff on LMS procedures, and using Web 2 technologies.

- Develop 'How To' YouTube videos for public using Web 2 technologies, placing online reservations, requests etc.

Longer term strategies include:

- Online kiosks located throughout the community where people can download ebooks and music.
- Interactive touch screens for council/library information, networked to all libraries.
- Digitisation of community information flyers and posters.
- NBN utilisation strategies.
- Mobile tablet/ipad inhouse lending device systems.
- NFC/RFID technology and smartphones.

6.3 Collections

The general consensus was that the Collection was good and that there are good and, generally, effective processes in place to ensure collections meet needs. There has been significant work completed on collection management since the period of the last review and collections have been better mapped to community needs. Major work is also currently underway to build the collection for the new Success Library.

There is an opportunity to use online mechanisms to develop collection needs analysis using the library database and email.

Most importantly, it is clear that the City of Cockburn needs to make a more substantial investment in collections through an increase in the Local Collections budget. Currently, only \$45,000 is allocated per annum, which is significantly lower than other similar local governments. Only 3,215 items were able to be purchased with this allocation over the last budget period. It is recommended that this amount be doubled over the five year period to provide an allocation of \$90,000, with a 20% increase per annum over the period.

7. Business Performance

7.1 Achievements over the Past 5 Years

Review of the strategies identified in the 2007-2010 Strategic Plan shows that the Library has made excellent progress on all areas identified. The following section highlights these substantial achievements.

7.1.1 Community and Customers

- Library Marketing Plan developed and implemented.
- Library Marketing Group formed to develop overall plans of actions to achieve identified outcomes.
- Surveys conducted annually, feedback analysed and KPIs identified.
- Lifelong Learning Programmes developed and introduced across the service.
- Recruitment of staff process has been analysed and redeveloped to ensure successful applicants have appropriate attitudes and dispositions as well as the abilities and qualifications that support the desired outcomes of the Service.
- Success Library (Wentworth Parade) design and projected building programme is nearing completion (June 2014).
- Coolbellup Hub has been renovated and brought up-to-date to meet the community's expectations.
- Spearwood has in spite of its current limitations undergone a number of changes that have enhanced its appearance and accessibility.
- Implemented State Library Programs such as Better Beginnings 0-3 years and 4-5 years.
- Public Library Website enhanced to provide easy access to a range of library resources and collections.
- Using social media applications – Facebook, Twitter, Pinterest, Staff and Public Blogs.
- Use of podcasting and YouTube to record and video library events and programmes.
- Collection Development Plan revised.
- Outsourcing of local stock provision investigated.

7.1.2 People & Learning

- Library training for all staff to participate in "Library 23 things" learning new skills needed in a Web 2.0 world.
- John Stanley conducted two all-day customer service workshops for all staff resulting in a formal 'Service Value' statement that captures the intent of Cockburn Libraries interaction with library clients.
- Brain Ambulance – to help staff better interact in situations where clients display difficult or anti-social behaviour.
- Several staff attended the Kevin Henna workshop, Rethink, Reinvent, Rejuvenate to help staff assist in the design of the new library at Success and the refurbishment of Coolbellup and Spearwood branches.
- Interacting with people with disabilities training for all staff.
- Indigenous issues training for all staff.



7.1.3 Systems & Processes

- RFID implemented at all three libraries including self-service issue, security gates, smart returns and stock management tools.
- Self Service Printing implemented.
- Self Service PC Bookings system implemented.
- Spydus moved to a 'managed services' environment ensuring the library has access to the very latest technology infrastructure.
- Unique Recoveries Services 'debt recovery' process integrated into LMS.
- Wifi at each branch.
- Online Bookings Calendar.
- Overdrive e-books.
- Zinio e-magazines.
- eCommerce applications are presently in train.

7.1.4 Business Administration & Management

- Participation as part of the South West Shared Services' Group.

7.2 Business Performance

7.2.1 Trend data

Table 7.1. Library Performance Indicators

Year	Members	Reservations	Issues	Visits	Virtual Visits
2006/7	29,558	29,366	516,866	296,269	6,754
2007/8	30,443	33,228	492,745	303,248	43,660
2008/9	33,402	36,883	522,722	347,696	118,369
2009/10	35,207	38,329	506,352	326,375	156,092
2010/2011	34,677	39,253	514,005	352,153	203,050
2011/12	32,258	41,329	515,454	374,950	149,204
2012/13	32,547	38,703	480,577	358,701	158,467

Source: Library staff 2013

Notes:

1.2009/10 – Coolbellup Hub Building Project – no door counter Aug-Jun.

2009/2010 – Major disruption to Coolbellup Library services due to renovation project.

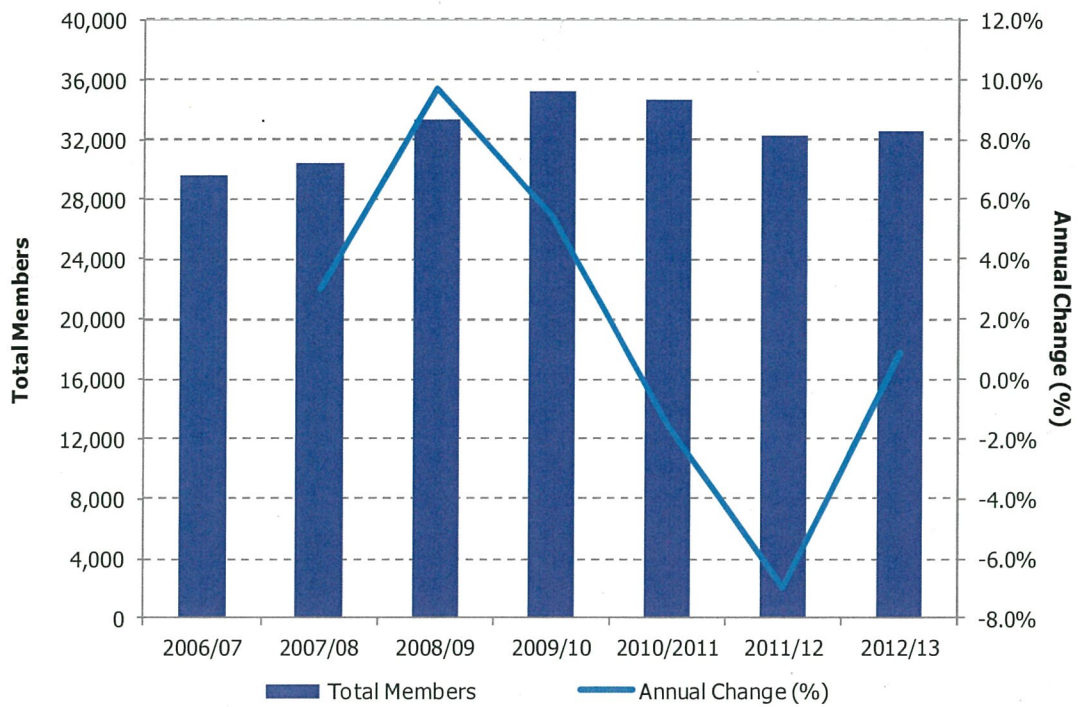
2.2010/11 – Coolbellup Hub Building Project – door counter installed Sept 2010.

3.2012/13 – Extensions to Cockburn Gateway Shopping City has restricted access to Success Public Library consequently visitor numbers are significantly down.

7.2.2 Library Members

There were a total of 32,547 library members in 2012/13, an increase of 10.1% since 2006/07. Total library members grew strongly between 2006/07 and 2009/10 (peaking at a total membership of 35,207), before recording two consecutive years of membership losses in 2010/11 and 2011/12.

Figure 7.1. Library Members

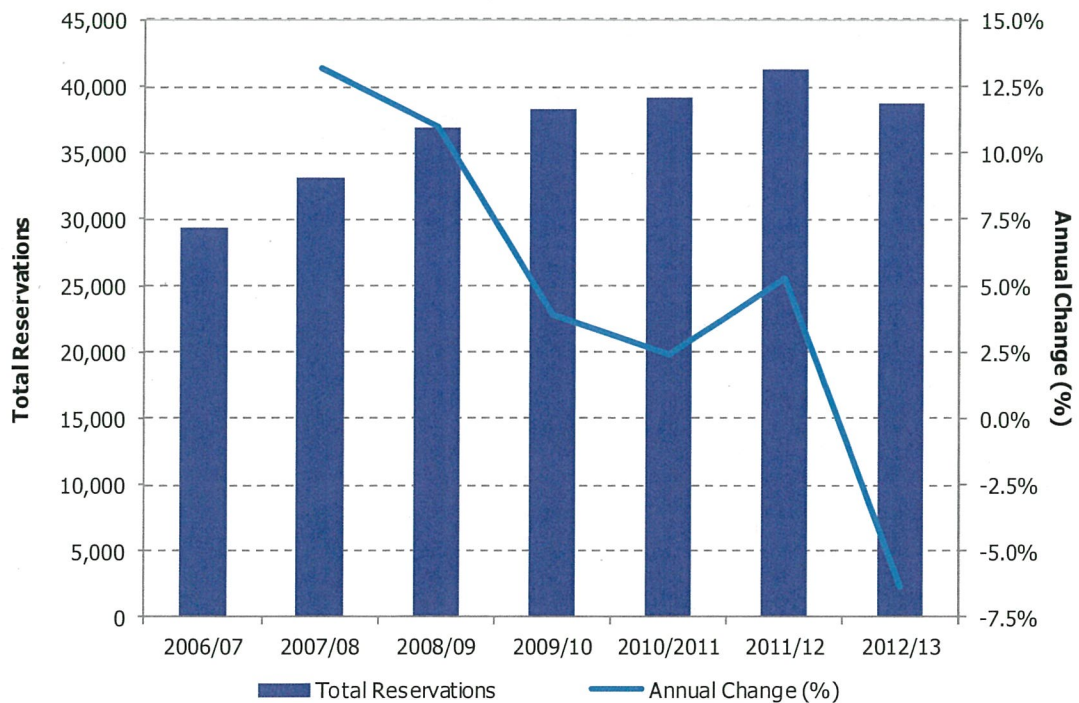


Source: Library staff 2013

7.2.3 Reservations

There were a total of 38,703 library reservations in 2012/13, an increase of 31.8% since 2006/07. Total library reservations grew each year between 2006/07 to 2011/12, before recording a 6.4% decline in 2012/13.

Figure 7.2. Reservations



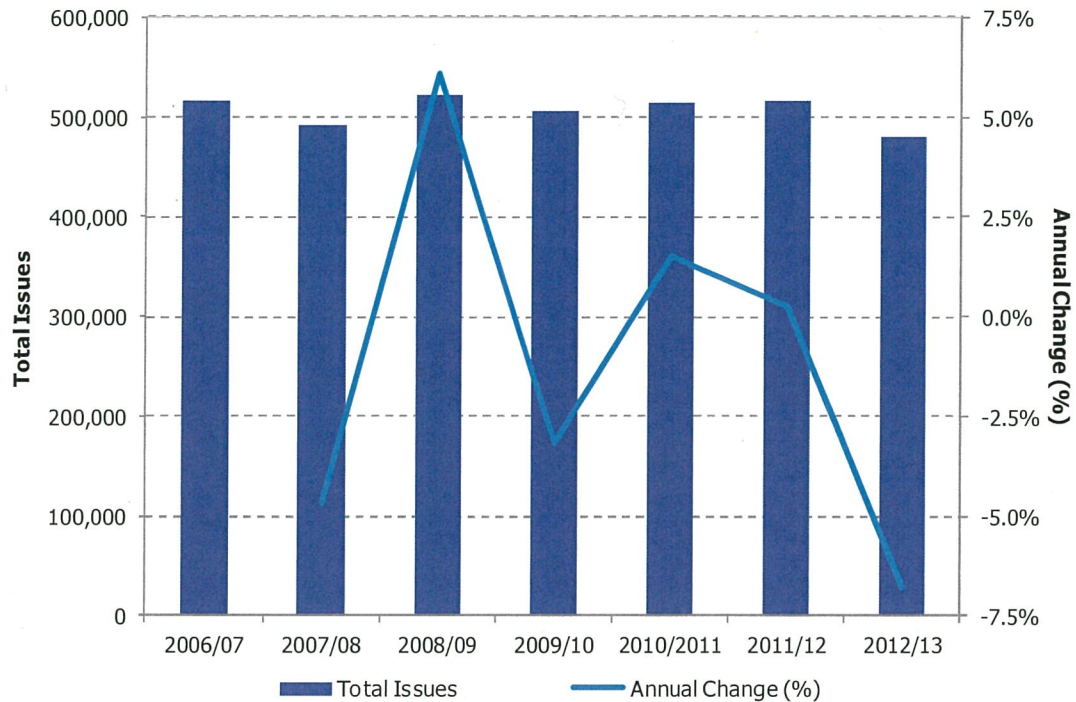
Source: Library staff 2013



7.2.4 Total Issues

There were a total of 480,577 library issues in 2012/13, a decrease of 7.0% since 2006/07. Total library issues remained relatively steady between 2006/07 and 2011/12, before recording a decrease in total library issues of 6.8% between 2011/12 and 2012/13.

Figure 7.3. Issues

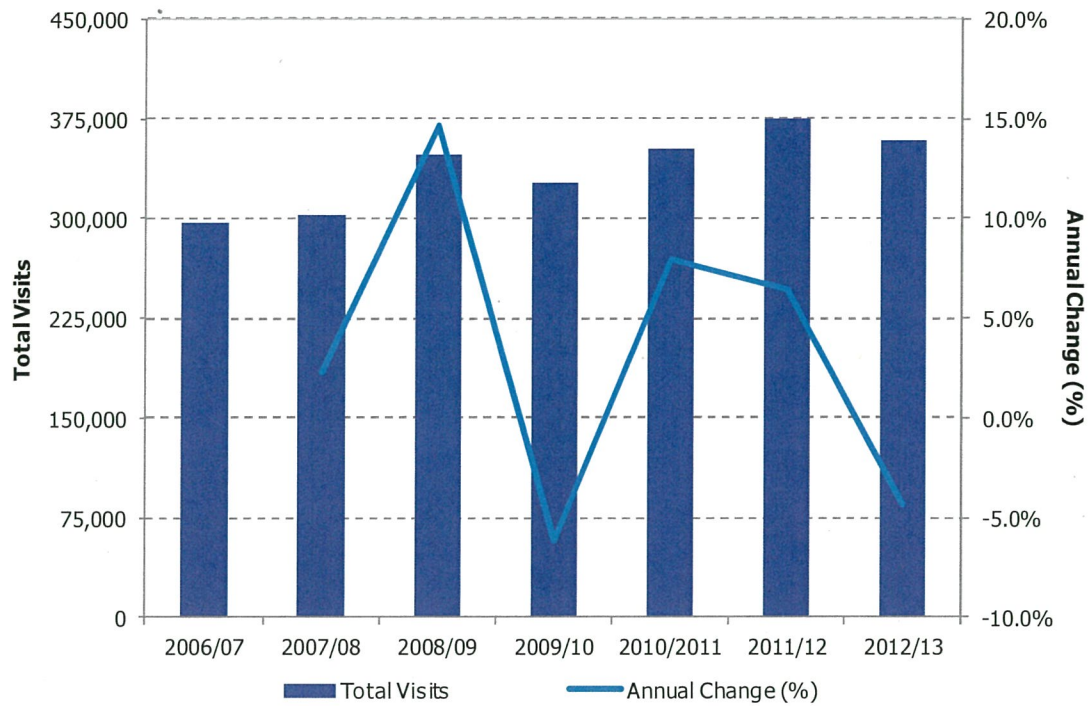


Source: Library staff 2013

7.2.5 Total Visits

There were a total of 358,701 library visits in 2012/13, an increase of 21.1% since 2006/07. Total library visits have grown steadily since 2006/07, with the 2009/10 and 2012/13 years being the only years to have recorded small decreases in the total number of visits from the preceding year.

Figure 7.4. Visits

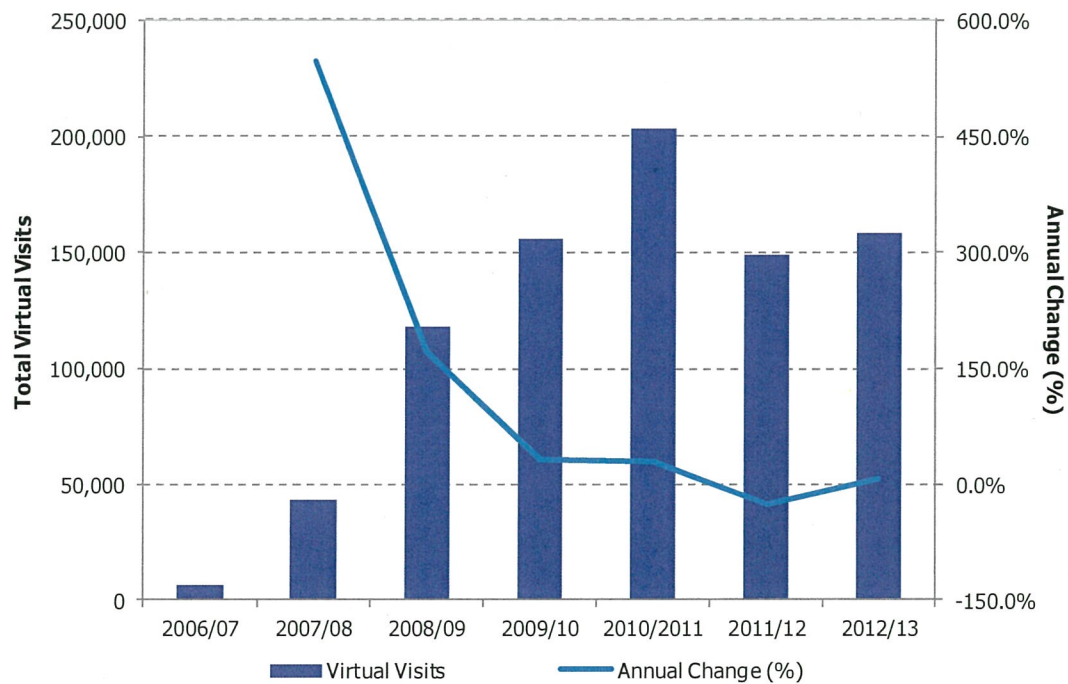


Source: Library staff 2013

7.2.6 Virtual Visits to Weblinks Library Site

There were a total of 158,467 virtual library visits in 2012/13, an increase of 2246.3% since 2006/07. There were a total of 6,754 virtual library visits in 2006/07, with the number of virtual visits increasing exponentially over the following two years. Virtual visits reached a high of 203,050 in 2010/11 before recording a 26.5% decrease the following year.

Figure 7.5. Virtual Visits



Source: Library staff 2013



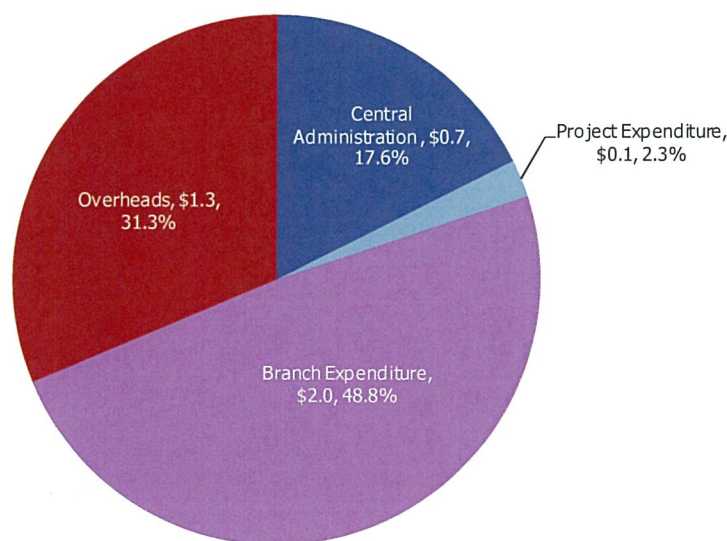
7.3 Costs of Operation for Libraries

There are three major cost elements associated with providing library services:

- **Central administration:** the costs of managing the service and providing shared materials including periodicals, software, local non SLWA stock, courier services and the costs of promoting the service.
- **Project expenditure:** the costs of specific whole of library services projects such as the Strategic Plan, security services, the Better Beginnings project and children's activities.
- **Branch expenditure:** branch specific expenditure, including employee expenses, leasing minor equipment, rent, furniture and telecommunications.
- **Overheads:** the administrative costs of providing the service including insurance, maintenance and charges for internal services provided by other Council departments such as payroll, IT support and finance.

The following figure shows the distribution of these costs in the year to 30th June 2013.

Figure 7.6. Distribution of Library Services Costs (\$m) 2012/13



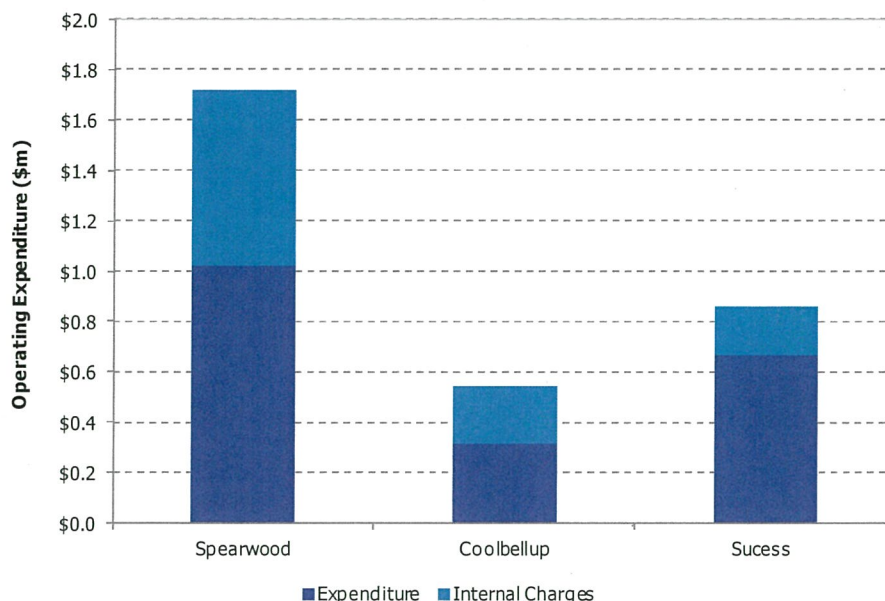
Source: AECgroup

Almost half of all expenditure is incurred at the branches, with an additional third of total costs allocated to overhead expenses while central administration and project expenditure account for less than 20% of the overall total.

In 2012/13 the total branch expenditure of the Success, Coolbellup and Spearwood branches was \$2.0 million. The branch with the highest total cost (expenditure plus internal charges) was Spearwood, which had total costs of \$1.7 million (42.0% of total library services operating expenditure). For all three branches the majority of expenditure relates to employee expenses. This is in line with observed trends in other similar library services and reflects the labour intensive nature of the service.

Figure 7.7 illustrates the relationship between the costs of each branch.

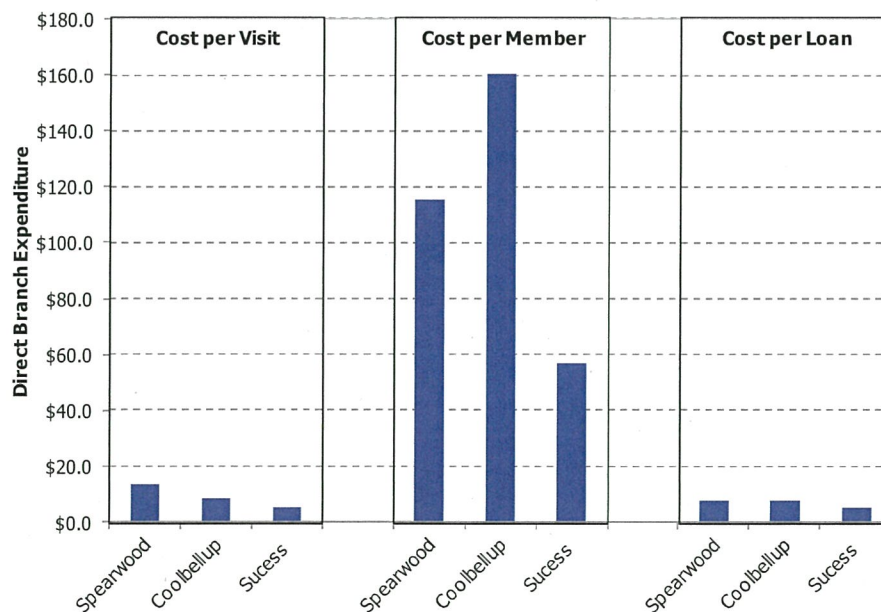
Figure 7.7. Cockburn Library Services Expenditure 2012/13



Source: Cockburn Library Services

There are significant variations in the costs of each branch which are reflected in the scale of activities undertaken. Figure 7.8 shows the direct branch expenditure (branch expenditure plus overheads) allocated across the number of visitors, members and loans made.

Figure 7.8. Branch Expenditure per Visit, Member and Loan



Source: AECgroup

The figure illustrates some large variations in the cost of some services and the ways in which each branch is being used. While the Success branch appears to be highly utilised with a cost per member (\$56.75) which is 35.3% of the cost per member of the Coolbellup branch (\$160.54). However, despite having the highest cost per member, Coolbellup has a lower cost per visit (\$8.56) than Spearwood.

Care needs to be exercised in drawing conclusions from these comparisons because the nature of each branch is enormously different from the other.

7.4 Labour Analysis

According to the Management Services Library Staff Summary, there is a total of 24.5 FTE staff working for the City of Cockburn Libraries. This includes 4.86 FTE staff at Success Library, 12.43 FTE staff at Spearwood Library, 3.50 FTE staff at Coolbellup Library and 3.70 at Cockburn Library Administration. Points to note include:

- Expenditure on salaries and wages for all staff employed by Cockburn Libraries in 2012/13 was \$2,073,768.
- The total staff costs of those working in back of house functions (i.e. not in direct delivery at the branch) was \$382,265.
- The total staff costs of those working in library branches was \$1,691,503:
 - 1,089 employee hours per week are spent on service delivery in the branches.
 - Every \$1 spent on the salaries of branch staff costs a further \$0.23 in support staff costs.

7.5 Library Market Research – Summary

Key Findings of the *City of Cockburn 2013 Customer Satisfaction Survey of External Customers*² indicates that:

- 60.6% of respondents were truly satisfied with customer service received over last 12 months, and 96.8% were satisfied overall, which is similar to the last year.
- Respondents identified a perfect score in politeness / courtesy over the phone.
- Areas for improvement were identified as finding the books / materials and for technology being easy to access and use.
- The respondents had a very similar demographic profile to last year. The only real difference was that they are more engaged with social media this year than they were last year. Using the social media measured last year as a basis for comparison (Facebook, Twitter, Flickr and blogs), participation in those media has increased from 41.8% to 51.1%. Including YouTube and Pinterest (measured for the first time this year), participation in social media rose to 57.7%.
- Broadly reflecting their membership numbers, the Spearwood and Success Libraries were visited by the most respondents in the last six months. 57.5% visited the Success Library, 53.2% visited the Spearwood Library and 16.7% visited the Coolbellup Library.
- 22.1% also visited other libraries in the last six months. Naturally, this is higher amongst respondents who live outside the City of Cockburn (47.7%). The main ones visited were the City of Melville libraries (47.1%) and the Fremantle Library (23.0%).
- Visit frequency has fallen since last year. 10.1% of respondents visit the City's Libraries at least weekly, down from 23.0% last year. The proportion who visit fortnightly has increased.
- On a typical visit to the library, the vast majority of respondents borrow books, CDs or DVDs from the library (96.6%).
- This is usually done by looking through the library collections on the shelves for something that interests them (51.8%) or a combination of browsing and reserving materials online and collecting them from the reserved area (37.4%). Very few borrow books any other way. This is a very similar pattern of behaviour to last year.
- On a typical visit to the library, respondents do a variety of other things as well, including reading newspapers / magazines (30.3%), relaxing (22.2%), using the available technology (16.7%) and doing research (15.0%). However, 47.7% visit the library just to borrow books, CDs or DVDs, which is an increase over last year.

² City of Cockburn Customer Satisfaction KPI Survey of External Customers. 2013 pp 61-74.

- There continue to be few differences between libraries and between groups in what respondents do when they visit the library. There are still the obvious – bringing children to Story Time or other children’s activities is higher amongst respondents aged 31 to 40 years (32.8%). And there are the less obvious – reading magazines / newspapers is higher amongst males (48.0%).
- Respondents continue to have high awareness of a wide variety of library services. Awareness remains highest for loans of music CDs, fiction and non-fiction DVDs (89.0%).
- There has been little change in awareness of any of the services from last year. The only change – a slight drop in awareness of book clubs from 29.1% to 22.0%.
- Awareness was generally similar across all groups, only a couple of differences of note emerging:
 - Awareness of LOTE resources was again higher amongst those whose main library was Spearwood (46.8%). It was lower amongst those whose main library was Success (19.6%).
 - Awareness of interlibrary loans was higher amongst those who have visited Coolbellup Library in the last six months (76.0%).
 - Awareness of the social networking sites was higher amongst those who read blogs (43.7%).
 - Overall satisfaction with library services remains strong, and consistent with previous years, with 96.8% of respondents rating their satisfaction 6 or more out of 10:
 - 60.6% of respondents are truly satisfied, giving a rating of 9 or 10 out of 10, again similar to last year.
 - Whilst overall satisfaction remains statistically similar to the ratings received since 2005, evidence of a very consistent level of service being offered by this area, the level of truly satisfied customers is lower than that achieved in 2011 and during the 2006-2009 period, when the survey was conducted on paper amongst people who were visiting the library.
 - Satisfaction with the overall visit experience was also strong. 98.0% of respondents rate their satisfaction 6 or more out of 10 and 65.3% are truly satisfied, giving a rating of 9 or 10 out of 10. Both are similar to last year.
- Respondents are happy with the specific aspects of the service delivered by the Library Service. The proportion who are truly satisfied (rating 9-10 / 10) ranges from 76.6% down to 51.1% for the nine service attributes. And the proportion who are satisfied overall (rating 6-10 / 10) ranges from 100.0% down to 94.4%.
- 9.8% of respondents have accessed the library website using a mobile phone or smartphone. Access is higher amongst those who regularly watch YouTube videos (22.1%).
- Amongst those who do not use the Library’s website, the main reason remains personal preference (71.6%).
- 57.7% of respondents regularly participate in social media. However, few of them have accessed any of the Cockburn Libraries social media activities.

8. Benchmarking Data

Benchmarks provide a means of assessing performance against comparable organisations and published standards. In comparing the outcomes, it is important to view the data in its context as there are several unseen factors which influence the provision of library services. In essence benchmarks provide a means of measuring relative performance rather than a minimum or maximum standard.

8.1 Public Library Statistics

The Statistical Bulletin provided by the State Library of Western Australia (WA) contains statistics for public libraries in Western Australia. The following section assesses the performance of the City of Cockburn Library service against selected other metropolitan libraries within the population range of 55,000 to 120,000. These Councils are: Armadale, Kwinana, Swan, Canning, Gosnells, Bayswater, Wanneroo, Melville and Rockingham. It is recognised that some Councils have higher or lower levels of population and this is accounted for in benchmarks that provide per capita comparisons. Unfortunately, not all local governments provided all of the requested information. The table below provides a comparison of key performance indicators for 2012/13 period.

Table 8.1. Key Performance Indicators 2012/13

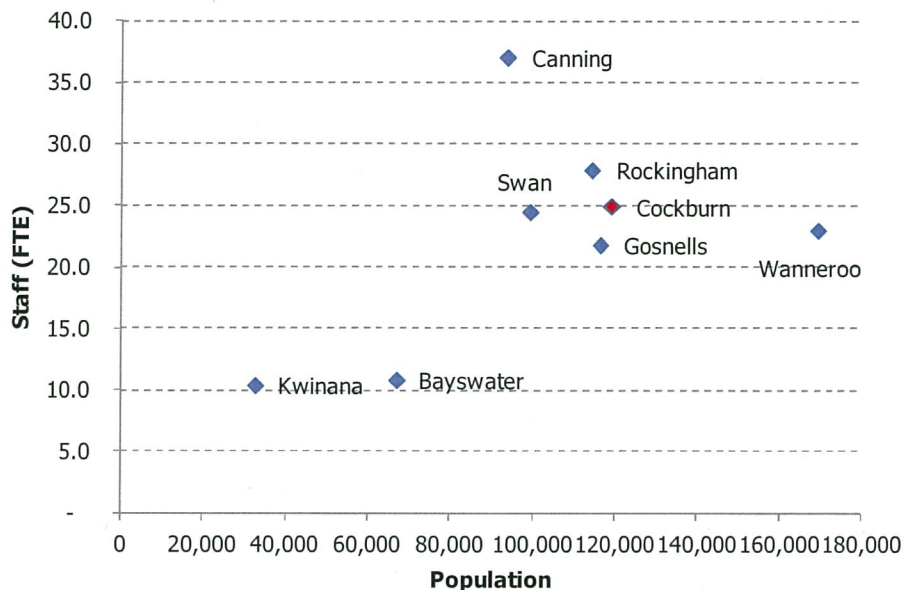
LGA	Population (2012)	Recurrent Exp. per Capita	Population per Staff Member	Issues per Staff	Issues per Capita
Cockburn	99,232	\$39.9	4,052	13,816	3.4
Armadale	69,108	\$44.1	-	-	-
Canning	93,498	-	2,524	20,685	8.2
Bayswater	66,973	-	6,173	18,872	3.1
Gosnells	116,292	\$46.4	5,332	20,594	3.9
Kalamunda	58,095	-	3,135	19,362	6.2
Swan	119,252	-	4,789	5,952	1.2
Melville	103,711	\$43.5	-	-	-
Wanneroo	169,201	-	7,357	5,589	0.8
Rockingham	114,172	-	4,095	19,071	4.7

Source: SLWA, ABS 2013

8.2 Library Staff per FTE

The City of Cockburn library service had 24.44 (FTE) library staff in 2012/13. Canning (37.1) recorded the highest number of FTE library staff while Kwinana (10.42) recorded the lowest number of staff in comparison to the benchmarked libraries. It should be noted that Kwinana has a single library service whilst the other benchmark regions are all multi-branch. This data needs to be interpreted in relation to circulation and population levels as well as number of service points and service levels.

Figure 8.1. Ratio of Staff FTE to Population Served

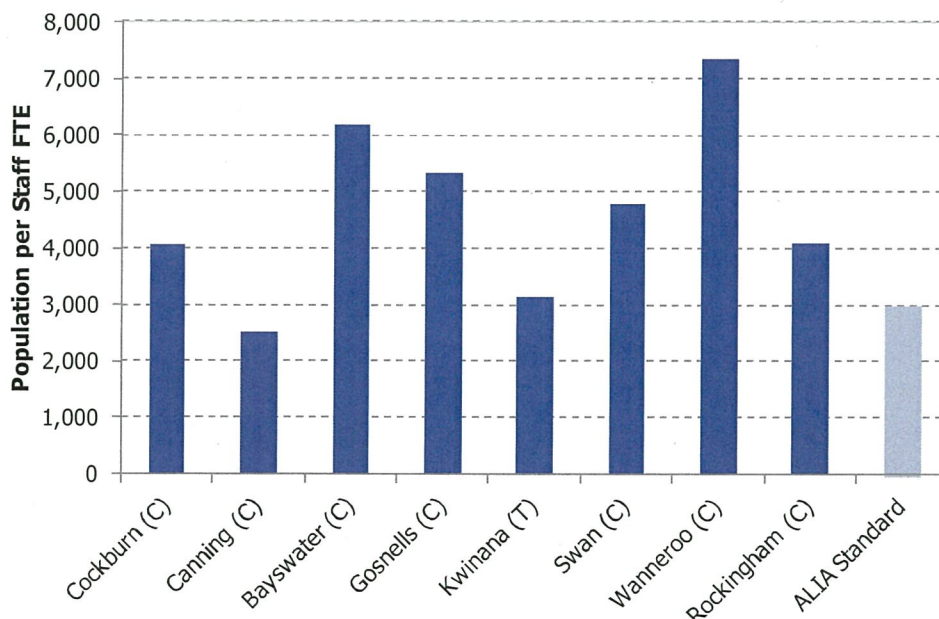


Source: SLWA

8.3 Population Served per Qualified Staff Member

This indicator shows the population served per qualified staff member across benchmarked libraries for the 2012/13 period. The City of Cockburn recorded a population of 9,619 per qualified staff member for the 2012/13 period, significantly higher than all comparators. The ALIA Standard is for there to be one staff member for every 3,000 local residents. This indicator shows that Cockburn has a relatively low number of qualified staff in relation to population served compared to other regions.

Figure 8.2. Population served per qualified staff member



Source: SLWA

8.4 Issues Per Capita

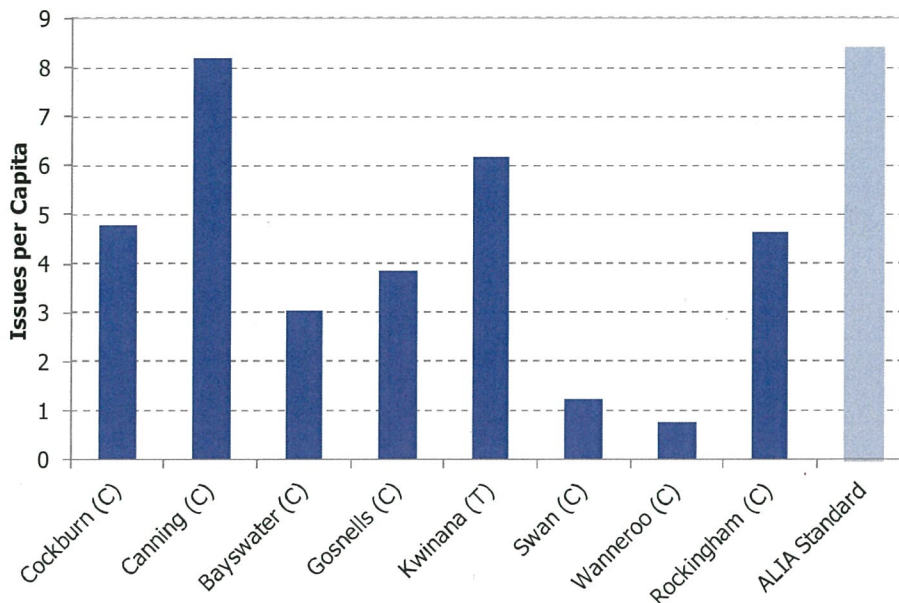
It can be seen in the chart below that Canning recorded the highest loans per head of population over the 2012/13 period, with an average of issues per capita. Out of the ten



benchmarked libraries, City of Cockburn ranked third with 4.8 loans made per head of population. None of the benchmark libraries were able to meet the ALIA Standard of 8.4 issues per capita.

It should be noted that this indicator is impacted by opening hours and library infrastructure development.

Figure 8.3. Issues Per Capita by Library

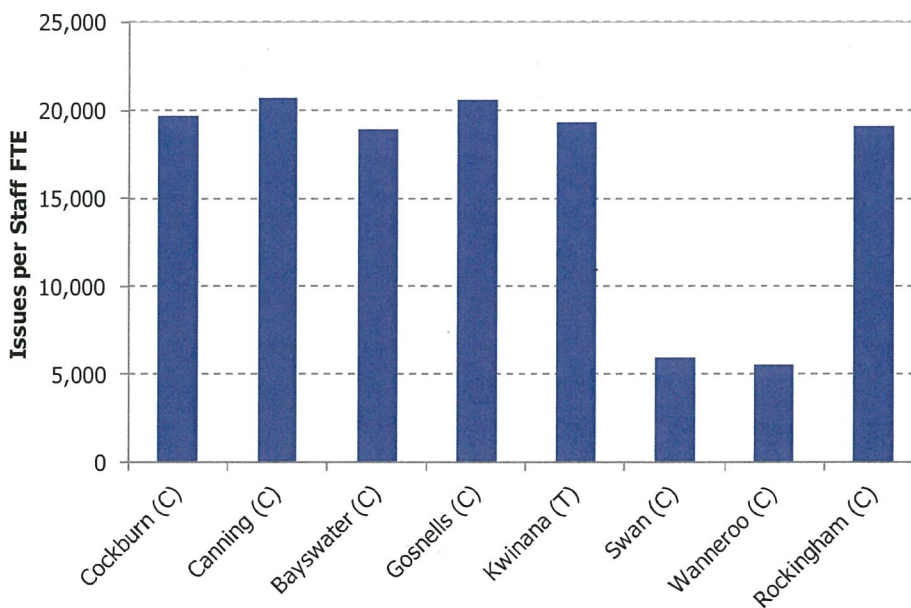


Source: SLWA

8.5 Issues Per Staff

Canning recorded the highest issues per staff member, with 20,685 items lent to residents per staff member for the 2012/13 period followed by Gosnells (20,594). Issues per staff member for Cockburn were recorded as 19,696 for the 2012/13 period. Swan (5,952) and Wanneroo (5,589) recorded the lowest number of issues per staff member over the 2012/13 period.

Figure 8.4. Issues per Staff by Library

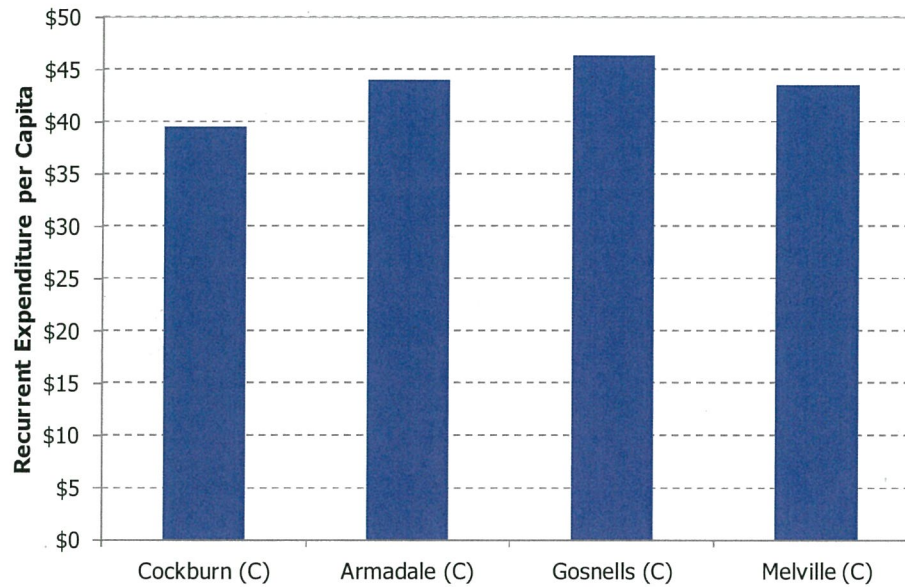


Source: SLWA SLWA

8.6 Recurrent Expenditure Per Capita

This indicator reports the results of an analysis of the total operating expenditures per capita for the benchmarked libraries. It can be seen that the City of Cockburn recorded an average of \$39.50 per capita expenditure for the 2012/13 period. Rockingham (\$12.90) recorded the lowest expenditure per capita 2012/13, while Gosnells (\$46.40) recorded the highest. As noted previously this indicator is obviously impacted by capital construction costs such as new libraries and technology.

Figure 8.5. Recurrent Expenditure Per Capita by Library



Source: SLWA

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Appendix A – Value, Role and Purpose and Best Practice in Public Libraries

Economic Value of Public Libraries

Significant recent research has quantified the library dividend as 2.3 dollars-worth of value for every dollar invested by state and local government. This means that the state and local government investment of \$207 million in Queensland public libraries in 2010–2011 resulted in nearly half a billion dollars worth of value. While the economists considered 2.3 to be 'a sound and conservative estimate of annual benefit', they also said that it could be as high as 4.1.³

The 2012 study on the impacts of library expenditure in Queensland found that for every \$100 invested by local government and state government, Queensland public libraries deliver \$230 dollars-worth of value to their communities. The findings of this study were consistent with valuations of other libraries carried out in Australia and around the world, including:

- In Victoria, the Dollars, Sense and Public Libraries report showed a return of \$3.56 for every \$1 invested.
- A 2008 report showed the rate of return on investment in NSW public libraries to be between \$2.82 and \$4.24 per dollar spent.
- In the US, several independent studies have found cost benefit ratios of 3:1 or greater.

Core Products 7 Services of a Public Library

The following definitions of core products and services provided under the Framework Agreement are in line with the Australian Library and Information Association (ALIA) Statements on Free Library Services to All and on Freedom to Read and the Australian Council of Libraries and Information Services (ACLIS) Guidelines for Public Library Funding. The definitions also draw on the Victorian Department of Infrastructure Local Government Division Funding and Service Agreement 2000/01-2002/03 and on Guidelines Related to Section 10, Library Act 1939 as Amended, developed by the Library Council of New South Wales, with appropriate adjustments to reflect the Western Australian environment.

Lists of Core Products and Services

The following products and services, regardless of format or vehicle of communication, provided by public libraries to the community are considered core:

- Entrance to the library building.
- State-wide membership for all Western Australian citizens.
- Loans and renewals of items from the general lending collections of the library.
- Access to the information and other resources of the library for use on the library premises.
- Access to local public library catalogues, to the State-wide catalogue and access to SLWA's website (Includes provision of the necessary means of access (hardware and infrastructure) and basic assistance by staff as well as introductory training for library clients in the use of local and State-wide catalogues.)
- Access to and use of any adaptive technology or devices, provided in response to local community needs, that are designed to provide equity of access to library collections and core services by people with disabilities.

³ The Library Dividend Summary Report: A guide to the socio-economic value of Queensland's public libraries September 2012

- Assistance in the use of the library and provision of basic reference / information services (Includes assistance to identify and locate library materials (by any appropriate means) within the library or from other sources and assistance to identify, retrieve and make available, relevant information (by any appropriate means) in response to requests for information by library clients).
- Provision of community information.
- Provision of an inter-library loans service.
- Provision of basic library programs that:
 - Educate the general community or sections of the community about the availability and nature of public library services.
 - Train clients to develop skills and increase the knowledge necessary to access core library products and services.
 - Directly support or foster literacy by facilitating the development of language acquisition and the acquisition of reading skills, eg story times, family literacy programs.
 - In accordance with local community needs, facilitate equity of access to library resources and core library services by particular segments of the community that may experience barriers to using a library, such as seniors, Aboriginal & Torres Strait Islander peoples, people with disabilities or those from non-English speaking backgrounds.
- Provision of outreach services that:
 - Enable access to the library's collections, core services and programs, such as home delivery services, bulk loans to aged care facilities, schools, pre-schools and other community facilities within the local government area.
 - Are necessary to reach non-user groups in the community.

International Trends in Public Library Service Delivery

Certainly, library trends and successful models that have been developed, point to the need for the public library to become more flexible, as a centre for community engagement and development, which can include the development of citizenship, strategies to break down isolation, engaging youth, business and learning providers, focus on special needs and health and well-being outcomes in the community and bringing people together to celebrate and foster stronger identity and social cohesion.

Overall, there is recognition that it is not enough to provide library spaces to house collections. What makes the difference is what happens when the library engages strategically in the community to assist in the delivery of Council and community outcomes. There is certainly increasing emphasis on the development of libraries as community hubs that foster social cohesion and engagement and that promote learning and well-being outcomes in the community. Key mechanisms are partnerships and strategic outreach and programming, and a service delivery model that can deliver targeted services to meet the needs of the community.

In summary, survey of the library literature and case studies show that increased community engagement is a critical success factor in library service provision across a range of target groups. The development of innovative partnerships to support outreach and programming in several libraries has made a significant difference in communities. There has been a trend towards libraries becoming more involved in community development and in developing strategies to build more cohesive and inclusive communities. Brisbane City Library provides an exemplary model in its focus on strategic partnerships and programming and the strategic positioning of the library to play a broader role for Council in the community to deliver on Council's outcomes. This same concept is expressed in Auckland City Libraries as the "Community Anchor" which is a key outcome area driving planning around community engagement, cohesion, outreach and programming.

Another key theme emerging is the increased focus on the development of lifelong learning and the building of learning communities. With the exponential pace of change

and growth in information, there is a need to facilitate competencies in information gathering and navigation. Changes in the workplace mean that skills often rapidly become obsolete and individuals need to continue to learn in order to maintain their employability. Libraries are well positioned to play a key role in lifelong learning, particularly in partnership with learning providers. Models such as the Hume Global Learning Village in Broadmeadows, Victoria and the Brisbane City Library Learning Lounges provide excellent examples of the development of learning partnerships. (Hume City has to date identified over 300 learning partners in its vision for a learning community.) The importance of early childhood learning is also driving an emphasis on early childhood literacy in many libraries.

Certainly, investment in formal education and non-formal learning has been proven to be the best means of combating poverty, increasing overall health, and eliminating social exclusion. The Singapore Library strategy is also based on the precept that an investment in libraries as learning providers can bring an economic return to a community. There are several innovative partnership models that have provided sound outcomes for the community, such as increased literacy, including computer literacy, and the development of life skills.

There are also many innovative models for the delivery of library services emerging. Technology facilitating easy self-check of materials by patrons has also been introduced in many libraries now, with some libraries reaching 97% of transactions by self-check, thus freeing library staff for more valuable customer assistance. The community lounge room model emerging is also of interest, whereby mini-tailored collections are provided to provide a point of presence to access and order materials in a lounge room environment. The model opened by the City of Sydney in May 2005, a Library Link, provides just-in-time access to collections through ordering materials and having them delivered for collection in a lounge-room setting in less than 150 sq metres of space. The research has highlighted the development of the "Community Lounge Room concept" or the "tailored library" with a focus on small library collections (tailored to identified community needs), access to technology and learning and a "just in time" philosophy of stock delivery rather than just in case.

Generally, the research shows that the libraries that are attracting high levels of non-users are those that are stepping outside traditional modes of delivery. Most of the changes identified are those that enhance access for time poor residents or that meet specific needs. Internationally, public library networks, have prepared for their place of relevance in the Information Economy by pursuing the following frameworks for activities and decision-making:

- Innovation and investment in hard technology infrastructure and "soft" infrastructure related to new technologies.
- Provision of community space and community development programming.
- Service delivery based on customer focus aligned to identified needs (ongoing market research).
- Focus on broad educative role and Lifelong Learning in the information economy "smart society".

Case Studies

Integration with Retail and Cafe Space



**Voyage Bookshop in Qantas Lounge,
Melbourne**

There is the potential to provide access to Library Services in conjunction with other providers, public and private. A useful example of a small retail space integrated into another facility is the retail space in the Qantas Club Lounge at Melbourne airport. There are several very successful models of cafes integrated into library / community spaces. Possibly the most effective is the "Chapters Café" at Castle Hill Library in Hills Shire, NSW. Opportunities also exist to partner with bookshops (such as ABC shop) and retailers to provide sale of books in library spaces.

Youth and Technology spaces

Library 10 in Helsinki



Library 10 Helsinki

Library 10 in Finland is currently one of the better models for youth / technology space. In July 2000 The Bill Melinda Gates Foundation awarded the Helsinki City Library the first annual Access to Learning Award for its outstanding practices in increasing access for all people to computers and the Internet. This award included a \$ 1 million grant.

The library focuses on the needs of young people with cutting edge technology and media as well as opportunities for young people to create in their preferred media with

sound and image editing facilities. Band recitals and theatre are commonplace in the Library. The library is also arranged by themed collections rather than traditional arrangements.

The Zoo

A dedicated youth space in Brisbane Square, The Zoo provides an excellent example of a well-used space designed for young people. There are minimal text and multiple media options and opportunities for gaming and online interaction. The space is particularly popular with young men. Many libraries are also now including Wii facilities which attract family groups and youth into the library.



The Zoo, Brisbane Square Library

There are also some good examples of youth specific high-tech library facilities being established. Dresden Public Library in Germany needed to serve young technology-hungry clientele and created 'median@age' in an industrial building in a busy shopping district of the city. This library has a bright, inviting, and open 'high-tech' look and is

filled with people in their late teens and early 20s using computers and the latest in new media.

The National Library Board of Singapore has a similar project, 'Library@Orchard', which is a dynamic space designed to attract youth. Set in a high-end shopping mall on Singapore's Orchard Road, the collection features books on travel, fashion, computers, music, and art. A coffee shop that doubles as a programming space is also provided. Programming plays an important part of operations, and is oriented to music (bands) and multimedia (film and visual arts) and events that can be run in the café, such as demonstrations and talks.

In 1993, the Santa Cruz City-County Library System switched the primary service focus of a small neighborhood library to young people, and it began exploring ways to meet their needs. With the help of a funding grant, the Library established 'A Place of Our Own', a branch library with an electronic homework centre.

The Brighton Library in Christchurch, New Zealand also has a strong focus on young people, and is widely used by young people from around Christchurch, and especially by young men. New Brighton Library has implemented a pilot project that involves hiring a youth worker on the weekends to work with young people accessing the library space.

Teen Library Club - Yarra Melbourne Regional Library Corporation

Engaging (or indeed retaining young people) from the start of high school is an issue for most Australian public libraries. Yarra Melbourne Regional Library has been working on this issue for the last four years by involving young people in the selection of materials for the young adult collection through its Teen Library Club (TLC), a book group for 12-16 year olds. This group grew out of the need to retain young people using libraries after they hit their teens and to maintain the habit of library usage and reading. The TLC provides teenagers with a venue to talk enthusiastically about books with others who love reading. Members of the group also act in an advisory capacity for library youth programming and have contributed to the design of the web page.

Career Link at the Hawthorn Library, City of Boroondara Library Service, Vic

Another relevant model, which involves partnering, can be found in the work done between the Hawthorn Community House and Hawthorn Library who are working together to provide a career information program, 'Career Link', for local residents. A counsellor from the Hawthorn Community House works out of the library providing advice to residents who book in through the library. Attendees also access the career and course planning resources at the library. Targeted Internet demonstrations and library tours are also offered and speakers have presented on issues such as choosing a career. The program is effectively marketed in the media and supported by booklist and career kits.

Homework Programs at Yarra-Melbourne Regional Library Corp., Vic.

There are a range of Homework Help models, which are relevant to Cockburn. Yarra Melbourne Regional Library Corporation (YMRLC) runs a number of homework programs for young people at its libraries in partnership with other agencies. It is of particular interest given its focus on providing services for emerging communities. For example, Carlton Library has been running a Youthlink Homework Program for four years, aimed at providing homework help for the 12-18 year age group, specifically targeted to disadvantaged young people. The program (among other subjects) covers maths, science, English, Studies of Society and Environment (SOSE). Demand for the service is high from VCE students, including a group of students recently arrived from Horn of Africa countries. The 2004 program was run in partnership with Carlton and Parkville Youth Services.

The Brotherhood of St Laurence is very active. They run (in partnership with the library) a Homework Centre, which is based, in the Fitzroy Library. It provides free academic and personal support to secondary school students, and those who lack space or resources at home. Students can receive assistance in all VCE subjects and work independently or in small groups. The library offers a relaxed and supportive environment, which is well resourced with computers, printers and photocopiers. Good co-ordination and

maximising partnerships have been identified as critical success factors in these programs.

Alternative Models

Unmanned Access Point

A good example of an unmanned access point is the Library Link in the City of Sydney. With the re-location of the City Library to Customs House, the Library was to close the central Library under the Council administration building. With the level of public outcry, particularly from commuters, the Council decided to place an unmanned access point on the ground floor of the Council building in close proximity to the cafe.

The area is less than 100 m2 and provides access to the Internet, an order and pick up service for reserves, a drop off point and daily newspapers in a small lounge area. The area is controlled by RFID self-checkout and security gates and works very well. The co-location with the cafe provides a welcoming ambience and assists with security.



Library Link, City of Sydney

Library Dispensing Kiosk

The California State Library GoLibrary Project uses automated materials vending to aid underserved populations. It's called GoLibrary in the United States and Bokomaten in its native Sweden. Patrons know it as Library-a-Go-Go in Contra Costa County, CA, but whatever its name, the automated lending service provides has proved a tremendous aid in addressing underserved segments of this sprawling community.

GoLibrary requires a dedicated high-speed Internet connection, SIP2 (Standard Interchange Protocol, version 2) integration with the LMS, and RFID tags on books circulated from the machine.

Two of the current library materials vending machines have been installed at train stations in the district and a third machine at a well-trafficked shopping centre. Two out of the three machines are accessible 24 hours a day.

The Library-a-Go-Go service consists of a stand-alone machine, with access to a self-contained collection of approximately 400 paperbacks, which handles both checkouts and returns to authorised cardholders. The customer logs in to the system with a library card and uses the touch screen to make a selection, which is delivered by a robotic arm. The item arrives in a plastic case through an open slot, with a receipt. To return materials, the process is reversed, and the item is returned in its case through the same slot. A second-generation machine installed at the Sandy Cove Shopping Centre does not require the plastic cases.



COMMUTER APPRECIATION This freestanding GoLibrary machine has been a big hit with patrons, especially those with long commutes into San Francisco

The cost of installing and maintaining the kiosks would need to be considered if identified as an alternative service delivery model for Cockburn. Given advances in technology kiosks may be better positioned to facilitate downloads of e-content at railway stations.

Library Rail Express, Caboolture Shire Council, Qld

Caboolture Shire Library initiated the Library Express, which provides a library service stop at the Caboolture Railway Station from 5.30am – 8am once a week. A mobile loans and display counter which can be folded away into a carry bag is used. The counter is purpose built and looks very professional. The counter can be folded up and carried by a shoulder strap and can display about 400 items which are changed weekly. (There are 14,000 items in the collection; all paperback and they don't offer magazines as it would interfere with the newsagent on the station.) This has been a roaring success and customers recorded a high satisfaction rate. There have been 80 new members in a few months and staff are doing about 100 issues a stop. They aim for a two-minute transaction and new members are required to fax back registration details. The stop is also used quite heavily as a return point for materials from other libraries. The system is currently off line but there is a wireless card in the laptop to facilitate an online connection in the future.

Caboolture Shire Council have partnered with Qld Rail, who provide power and space and will in the future pay for a cover for the site. The trolley is located before the ticket counter, so commuters have to walk past it.

The next development is to look at a collection for young adults as lots of students use the train. This will include graphic novels. Staff built on and improved the initiative from Gosford Library in NSW who use a mail cart.

This model can be translated into any high pedestrian area and serves as an excellent vehicle for marketing. It could also be translated as a van with selected stock to support programming activities.

Shanghai Metro Subway Only Library for Commuters

Chinese subway riders using Shanghai's Metro Line 2 have their very own unofficial library. Pick up a book at one station, drop it off at any other.

The project was initiated by a bookstore, the subway line and the online education provider Hujiang.com. "Now you can read a real book, rather than staring at the cellphone through the metro ride," said Zou Shuxian, an Aizhi bookstore spokesperson, told the China Daily.

Special bookshelves are installed at the metro stations, containing rows of books for the taking. There's no registration necessary, and no fee; readers are simply encouraged to make a small charitable donation when taking a book.

Many of the books came from donations from a program launched last year that also funneled donated books to underfunded schools.

Commuters have been quick to warm to the program, which launched earlier this month. During rush hour, lines form at the bookshelves. "Even if some books are not returned, we believe the overall benefit is worthwhile," a staffer told China Daily.⁴

The Bookshop Experience and Creative Spaces – Joondalup, WA

Joondalup Library is one among several innovative libraries, who have adapted bookshop concepts in the arrangement of collections and library space to provide more interactive, colourful and relevant destinations.

External consultants conducted a review of the City of Joondalup Library Services in 2003. One of their findings was that the majority of library patrons preferred the non-fiction and fiction collections in genre order similar to the format used in bookshops. This was supported by feedback from patron consultations, focus groups and daily requests to staff over many years. John Stanley's "Retail Development Report", for Joondalup

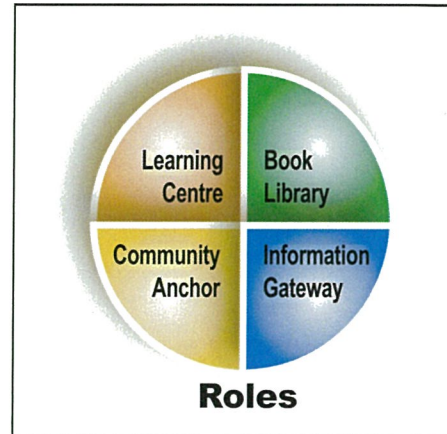
⁴ <http://www.latimes.com/books/jacketcopy/la-et-jc-shanghai-metro-library-20130826,0,2592726.story>

Libraries, in March 2004 encouraged the future layouts of Woodvale, Whitford, Duncairn and Joondalup Libraries to embrace the future and progressive "Bookshop" layout.

The collection has a breakdown of 10 fiction and 33 non-fiction subject categories. Symbols were chosen to represent the collections and stickers printed to categorise each item. The second component of the project involved the physical layout and makeover of each of the libraries, creating specific areas like a "men's shed", reading nooks and living rooms for patrons to linger and enjoy the experience of their library.

Community Anchor- Auckland City Library, New Zealand

Auckland City Libraries have embedded within their Planning Model a key role entitled "The Community Anchor." The keywords for this role are: *People, Place, and Participation*. The *Community Anchor* supports people feeling they belong to and are in touch with their local community. It is a meeting place and focal point for community participation, relaxation, fun and engagement. The community anchor is a neutral environment that crosses over gender, age, ethnic, cultural, and economic boundaries. It encourages recognition and celebration of diversity.



Adaptive space: the Parklands Library, Christchurch, NZ

A useful model using innovative methods to adapt space can be found in the Parklands library: a 500 sq m library building located alongside the retail community. Given the space constraint and the diverse need in the community, a creative way of accommodating the needs of different age groups was identified. This was to provide flexible and creative use of space to ensure the best use of all of the resources.

Books, furniture and computers are displayed and grouped to meet the needs of different groups of customers at different times of the day and week. Several times a week the focus is on preschool children.

The environment changes by pulling down colourful screens, exchanging adult chairs for beanbags, cushions and little chairs, altering the lighting, and turning round the shelves and pulling out the picture book bins.



Parklands Library, Christchurch, NZ

After school the space is transformed into study zone with the staff focusing expressly on helping with information retrieval using all available resources. Using colourful wall blinds, headphones, video wall, beanbags and laptop computers the space will be transformed once again.

Learning Focus

Brisbane Learning Lounges

Brisbane City Library has pioneered the concept of the learning lounge within the library. The strategy progresses the Brisbane City social planning agenda and its focus on developing lifelong learning for its community. This was based on an understanding that residents and businesses need to develop IT skills to use and benefit from the opportunities offered by the e-world. It was seen that a smart and creative city needs to foster a culture of innovation and learning for life. Brisbane City Council recognised its role in providing access to facilities and content that enable people to learn to use technology. It was seen that bridging the *Digital Divide* isn't only about providing access to computers: it is also about having valid and reliable information and having the skills to locate and apply the information.

The pilot learning lounge was at the Garden City Library, which is in the Garden City Shopping Centre. While the learning lounge is primarily an online learning facility, the Council has recognised that most people learn using a range of channels and methods. The library underpins online learning with a range of videos and print material from its collection. It also supports and builds partnerships with local community mentors who can provide one to one training and maximise its existing facilities such as study rooms, meeting rooms and reading lounges to provide a very flexible and effective learning environment.

The Hume Global Learning Village – Hume, Vic

The Hume Global Learning Village (HGLV) provides an excellent example of the development of learning partnerships. HGLV is a partnership engaging learning providers and facilitators in the City of Hume in Victoria. It is the catalyst, leader, facilitator and driver of the Hume City Council's vision for Hume as a learning community. The partnership is aimed at empowering people to embrace learning as a way of life in homes, community settings, educational institutions and the businesses of Hume.

Supported by the Hume City Council, the Village comprises approximately 200 members-actively interested individuals, educators, businesses and industries and community and interest groups. It involves key business leaders and core groups (such as the Police) in the community. Council developed its flagship learning facilities, the Hume Global Learning Centre in Broadmeadows. The Centre is a computer, Internet and training centre with state of the art multimedia equipment, an e-play and Internet café, training facilities, exhibition space and community training and meeting rooms.

It also includes Broadmeadow's first public library. As the Global Village grew out of Hume's Social Justice Charter, the Village looks for programs that assist with the Social Charter and specific groups are targeted. One very successful program was the "Employability for Life" program which was developed in partnership with Ford aimed at Indigenous young people. 24 of the 28 that started the course completed and the majority ended up with jobs.

Mill Place – Cooroy

The Mill Place Precinct which includes the new Cooroy Library is at the geographic and social heart of Cooroy in the former Noosa Shire (now Sunshine Coast Regional Council). Mill Place attracted \$3.5 million from the State Government. The Centre includes a community lounge, Global Connect including online services, training facilities and meeting rooms, a heritage studies unit and a Children's discovery area. The precinct includes the Cooroy Butter Factory Arts Centre, a vibrant innovative community space and the restored Boiler House and Kilns. The precinct is also home to the Cooroora Woodworkers.

Learning Community Partnership - Upper Skeena, Canada

This example is useful in that it involves a strong partnering and programming component as well as a high level of community engagement. The Upper Skeena, centered on the Hazeltons, has forged a Learning Community Partnership with the library. A number of initiatives been developed including:

- A *Books for Babies* project to promote new parenting and basic literacy skills;
- Several service-learning projects for school as well as out-of-school youth (17-25), particularly those at-risk; and
- A *Learning Shop* that is hosting learning events such as Gitxsan Evenings of language and literacy; musical jam sessions for youth; and new parent programs.

Future projects will develop outcomes-based community competencies to enable recognition of knowledge and skill acquisition and Prior Learning Assessment. The use of learning technologies in Community Access sites and the *Learning Shop* has added value to this community-based civic and new literacy initiative.

With approval of the 3-year pilot project a *Learning Shop* opened its storefront doors in the central village of Hazelton. The *Shop* focuses on providing non-formal experiential

learning opportunities - some of which have served as links or pathways to the formal education system. Non formal learning opportunities include⁵:

- Storytelling;
- Music Jam Sessions;
- Teenage Search and Rescue;
- Mother Goose - learn songs and games to promote healthy language development;
- Tech Café - youth critique videocassettes, play educational games, and socialise as part of larger community;
- Gathering information about community events and resources;
- Facilitating connections between individuals and groups;
- Highlighting opportunities for social and economic development; and
- Prior Learning Services - provided to people applying for prior learning assessment and credit at formal education institutions.

Moreland City Libraries, Vic. - Encouraging the community to 'read more'

The Moreland Reading Project (MRP) is of relevance in the creative approach to fostering a reading community through innovative programming. These include talks, demonstrations and workshops on many topics as well as book launches in English and other languages, walks around Moreland landmarks, theatre performances and colourful cultural activities.

Specific examples of programming activities include:

- A demonstration in the Brunswick Library by the local bocce club.
- A BookStart Kit distributed to every newborn baby in Moreland in cooperation with the Maternal and Child Health Centres.
- A walking tour of the Fawkner Cemetery.
- A local bonsai expert speaking about bonsai gardening.
- A talk by a nurse from Glenroy on her time spent in East Timor as an aid worker.
- An annual concert in the library featuring a range of Moreland based bands.
- Regular talks to new parents groups and rhyme time sessions for babies under 18 months.
- A dance and music demonstration by the local Singhalese community.
- A panel of residents from varied cultural backgrounds and ages speaking about their lives and experiences of first coming to Australia.
- Book groups for primary aged children, youth and adults, bibliotherapies, reader-to-reader book review systems, and reading and writing competitions with themes such as "Books that changed my life".
- Speakers are drawn from the Moreland community and an annual "Made in *Moreland*" theme showcasing individuals in the community.

Once again, partnerships are important. Neighbourhood Houses, theatre groups, local historical societies, Moreland's Adult Education Centre and other Council Departments are some of the groups who have linked to the Project. The library service has identified 6 roles and priorities that drives their community programming activities: Information provision; Lifelong learning centre; Children's development and learning centre; Community cultural centre; Recreational and leisure resource centre and Formal education support.

⁵ Sculpting a learning community on its own terms: the Upper Skeena by Ron Faris Ph. D. July 13, 2001 (<http://members.shaw.ca/rfaris/docs/Skeena.PDF>)

Hub Concepts

Caboolture Hub

The Caboolture Hub is the Moreton Bay Region's destination for learning, business and imagination. The \$25 million facility has transformed the Caboolture CBD into a thriving civic precinct with modern community and cultural facilities, cafe dining and business and learning opportunities.

The Caboolture Hub boasts 3,000 square metres of library space, and a further 2,000 square metres dedicated to a learning centre, regional art gallery as well as business seminar, training and meeting spaces .



Caboolture Hub, Qld

With its modern and open design, Caboolture Library boasts state-of-the-art technology, information rich-collections and spaces to socialise, study and relax. It includes:

- Interactive children's play spaces;
- Indigenous Welcoming Place;
- Youth Zone featuring gaming consoles;
- Local and family history room;
- Computer lab;
- Meeting rooms; and
- Public PCs with internet .

In addition, the Caboolture Hub provides business spaces which are equipped for meetings of up to 200 people, as well as providing dedicated spaces with everything from the latest audio-visual technology and wireless internet facilities, to meeting room support, video conferencing capabilities and catering. The facility also provides dedicated Microsoft and Mac powered computer labs that help create a one-stop-shop for skills development.

The Hub also includes the Caboolture Regional Art Gallery which is a state-of-the-art venue boasting four exhibition spaces. This features an exciting range of exhibitions, public programs and workshops, The Long Gallery: showcases boutique drawings, paintings and photography. The Focus Gallery: a dynamic space for multimedia art and the Hub Gallery: showcases the work of local artists.

Four professional studio spaces are also available at a subsidised rate for short-term lease to local artists involved in new media and contemporary arts including:

- Design;
- Musical composition, theatre and drama;
- Community cultural development;
- Video and film making;
- Fashion;
- The plastic and visual arts;
- Festival development;
- Arts consultancy and management; and
- Literary practice.

A recording and mixing sound studio is also provided at a non-commercial rate.

There are certainly elements of the Hub that could be applied in the model for Success.

SSHED – Sutherland Shire

The SSHED (which stands for Sutherland Shire Hub for Economic Development) is a not-for-profit business accelerator established by Sutherland Shire Council. The SSHED is part of a \$5M training, education and business development precinct opened in November 2003.

In a strong, three-way partnership, Sutherland Shire Council, TAFE NSW and the University of Wollongong (UOW) worked together to provide the first university presence in southern Sydney and a world-class business accelerator for small and medium-sized enterprises in new premises located on the Loftus TAFE campus. The building is occupied jointly by the UOW Southern Sydney and the SSHED.

The SSHED is a business initiative of Sutherland Shire Council with funding assistance from the Commonwealth Government's Small Business Incubation Program, NSW state government, The University of Wollongong and the Southern Sydney Institute of TAFE.

The SSHED is part of Council's strategy to stimulate economic growth and create jobs, by attracting new enterprises to the Shire and helping existing businesses succeed.

On offer are:

- First class office space at very reasonable rates.
- Business planning, support and advice to help your business grow and succeed.
- Powerful IT services including high speed internet access.

Each office comes complete with office furniture, a new computer loaded with the latest business software, high speed internet access, air conditioning, a phone system with voicemail and much more. In a nutshell, the SSHED provides everything a business needs to do business.

As part of the SSHED's program, businesses also have access to specialist advisers and experts, everything from lawyers, accountants, marketers, sales experts and more. It's called the SSHED business braintrust and all business in the SSHED program can tap into this resource.

Users can access the following facilities:

- Business planning session with an expert business advisor
- Business reviews every quarter
- Business briefing sessions and workshops
- Café facilities (tea, coffee, newspapers, business magazines all supplied)
- Car parking
- Colour printer
- Copier, scanner, laminator, binder
- Computer with Microsoft Office software, MYOB, Firewall and anti-virus software
- Conference and meeting rooms
- Daily computer back-ups
- Email hosting
- High speed internet access
- Low cost gym membership
- Networking events
- Office furniture, desk, storage and filing cabinets, white board, chairs, etc
- Security/ swipe card entry with 24/7 access
- St George and Sutherland Shire Business Enterprise Centre membership
- Telephone system with voicemail
- Telephone line rental

- Use of office equipment such as scanner, data projector, DVD player, video player, electronic white boards, digital camera, DVD burner, laminator, shredder, etc
- Water and electricity
- Web site hosting

The Hub – Melbourne

The Hub in Melbourne provides space and connectivity to bring people and ideas and opportunity together.

It is described as "a community of Hubbers passionate about the innovation that comes from working with other people of diverse backgrounds". The community consists of individuals and organisations from small to big business, government to education and freelancer to community.

Members can participate in and lead learning and networking events. Local and global collaboration platforms allow people to connect, collaborate and work with members from around the world. This is a unique and creative innovation space in the CBD, called "the clubhouse", which members can opt to use to co-work or host events or meetings.

Birmingham Library, UK

Ken Worpole wrote in the Guardian on August 30, 2103, that libraries are back on the urban agenda. He noted the increasing numbers of people that are now engaged in some form of further or higher education, and need study space and access to the internet, which many cannot find at home. "The rise of single-person households in city centres – in some European capitals now approaching 50% of households – means that libraries increasingly act as a meeting place or home from home, as they do for migrants, refugees and even tourists". He also notes that libraries "have woven themselves into the fabric of everyday life".



Birmingham Library, UK

Worpole uses the example of the new Birmingham Library to show how libraries have adapted to meet changing demands. "The library counter has largely gone. Self-service machines free up staff to spend more time with library users, organising storytelling sessions, book-signings and reading circles. Foyers tend to be open plan with armchairs for browsing, and lending and reference services are now intermixed. All sorts of people find a sense of sanctuary in libraries that they find nowhere else in the city. The public library is the supreme symbol of the "big society".

Appendix B – Consultation

Scope of Works

Key stakeholders were consulted over a period of 2 days in August 2013 to provide inputs to update the City of Cockburn Library Strategy. Library staff were involved in 2 workshops over the two day period and were also engaged in discussion during site visits of the libraries. Key internal stakeholders within other Council areas of service delivery were also identified and one on one interviews were organised to provide inputs into the process. Comments from interviews and workshops have been summarised rather than providing a verbatim transcript of all interviews and workshop sessions.

Library Staff Consultation

Staff consulted:

- *Duncan Furphy - Manager Library Service/City Librarian*
- *Clive Crocker - Senior Librarian/Branch Librarian Spearwood*
- *Kim Hunter - Branch Librarian Coolbellup*
- *Linda Seymour - Library Technology Coordinator*
- *Adrian Chester - Technology Support Officer, Library Management Services*
- *Leah Napier - Acting Reader Services Librarian, Spearwood Public Library*
- *Sandra Swann - Library Officer, Spearwood Public Library*
- *Elizabeth (Beth) Hodgson - Library Officer, Coolbellup Public Library*
- *Chantelle McLeod - Library Officer, Success Public Library*

Trends in Library Service Delivery

- Higher level of community engagement and program delivery
- Libraries developed in partnership with other services
- Adaptability of design and access
- Increased focus on facilitating learning communities
- Community Living Room – 3rd Place concept
- Longer stay use of libraries
- Information pods rather than traditional desks
- Roving staff
- Use of new technologies – RFID, iPads; wireless; etc.
- Short stay customers (as well as long stay)
- People using online services from home
- Pick up and go
- Moving staff from back of house to front of house activities
- Themed spaces and retail merchandising
- Whole of life collection management
- Rapid uptake of e-books
- Access to e-books for libraries changing
- “Just Google it”
- Increase in digital media literacy
- Librarians changing their role from custodians of culture to knowledge navigators

- Increasingly having to show the value proposition / competing budgets
- Removing library professionals at Senior Level
- Increasing social role
 - Mental Health issues
 - socio-economic impacts
 - Centrelink next to Success
- Government departments pushing disadvantaged people into digital world
 - Coalition promises “the policy’s big sell is an aggressive push to get “virtually all” public facing government services online by 2017 or the first term of a Coalition government.
- More use of technology by those who don’t have it at home
- Some cohorts have low technology skills
- State cutbacks impact on SLWA/local government model
 - Reduced state funding
- Self-service - younger generation happier to use
- Decline in reading
- Storytime - younger kids coming
- Increasing demand for early literacy programs
- Increasing delivery of early literacy programs by SLWA which we need to deliver
- Digital Literacy – need for support for older folk increasing
- Increasing need/limited resources (waiting list for senior centre courses)
- Outreach programs - well used but how to reach those who need them
- 'Want it now' - different in nature of interaction - people without the skills being pushed onto internet
- Population growth and demographics
- Continuing emphasis on sustainability
- Increasing emphasis on “community engagement and capacity building”

Role and Value of the Library Service

- Literacy and Early Literacy
- Access to technology and e-content
- Digital Literacy
- 3rd place - Community commons
- Facilitate small business
- Life Long Learning and programs
- Information
 - Council information
 - Community information
- Safe Place - Non Judgmental
- Community Development Role
- Community Advertising
- Hub of the community
- Foster community Identity/Spirit

- Access and referral to internal and external services e.g. psych/finance/social
- Support community and cultural engagement
- Close the divide
- Promote identity and value of library and value of reading and literacy

Key Drivers of Library Strategy

- Federal and State Government Policy
- Availability of professional staff
- Library education courses under threat
- Staff freezes
- Recruitment policy
- SLWA policy and procedures
- Costs to Council and revenue opportunities
- Local government planning policy and amalgamations
- Need to provide accessibility to services (physical)
- Sustainability
- Strategic goals for Council
- Partnerships
- Resource availability (labour and content)
- Connection to other internal service providers
- Community profiles and demographics

SWOT Analysis

Strengths

- Social media – well developed at Cockburn library service
- Highly valued by community (see customer satisfaction survey)
- Skilled, experienced and specialised staff
 - Good attitudes of staff
 - Good outcome focus
 - Adaptability of staff
 - Good teamwork
 - Innovative
- Have made strong investment in training and innovative practice
- Culture of consultation and engagement with staff
- Improvements in built infrastructure
 - Coolbellup – renovation
 - Spearwood – refurbishment and update
- Success – new library under construction
- Signposting and wayfinding improving
- Collection generally good – formats relevant to need
- Technology well advanced – RFID, wireless, smart return, online booking, public areas, P.C, E-Commerce, calendar, good security on technology
- Seamless debt recovery (gentle push)

- Managed services for Library Management System
- Positive Council/Executive/CEO - Mayor is a champion of libraries
- Level of population and growth
- Potential amalgamation
- Management - easy going, open minded, don't micro-manage
- Friendly face of libraries – positive image (we give while other departments take)
- Monopoly - only library service
- History - developed strong roots in the community with positive perceptions
- We adapt and evolve with needs in community, e.g. technology
- Music collection

Weaknesses

- Staff - number of staff per capita in relation to need
- Inability to do outreach required (children/YA/adult)
- New library only 9 staff provided
- Struggle to do day to day
- Lack of specialised Junior/YA staff - impact on usage
- Collections
 - changes in trends e.g. CD/DVD usage – downloading
 - e-book limitation (digital rights)
 - diversity of formats
 - spreading the \$\$\$
- Technology
 - Corporate level limitations
 - Can't do scanning
 - Limitation on PCs - can't connect other devices
- Lack of flexibility - State Library, Council, Staffing policy
 - Uncertainty, 'holding back', web page 'on hold'
- Lack of autonomy
 - Budget
 - WA State Library policy
 - Web site
 - Staffing/structure
- Changes in State Library
 - Collection - exchange (uncertainty)
 - Inadequacy of the WA Communications Framework
 - Inadequacy of the Framework Agreement
 - Shortcomings of the Joint Steering Committee
- Great programs - e.g. Better Beginnings for Indigenous - difficulty staffing
- Staff resistance to change/learning
- Lack of awareness of library services
- Branch segregation - staff

- Perception as *out of date*
- Perception of staff as unskilled ('replaced by self-check' etc)
- Lack of recognition of 'entertainment' and culture as important services
- Lack of time to help the people asking for help
- Too many people to cater for, spread too thin
- Visibility of e-collections - e-books and magazines
- (Potential) reliance on SLWA for collection. (The potential problem risk is if the system was to change - a large portion of our stock is SLWA and we rely heavily on it for collection building)

Opportunities

- Dedicated Youth area / team
- Extension of youth centre in Coolbellup
- Pop up shop in shopping centre
- Maintain/improve standard of branding including specialized staff
- Local history services
 - Record and share photos (history pin)
 - Define local identity and increase sense of belonging of community by stronger discourses about local history
- Local History - maximise technology community 'hub'. Look at opportunity to crowdsource local history documents, photos, stories - give people a feeling of involvement in the process. Investigate a 'Friends of Cockburn Local History' group
- Further opportunities for gathering, social engagement
- Dedicated children's services team/s at each branch
- Dedicated adult and seniors services team
- Increased funding for local stock
- Staff and public training in use of new technologies - online services and in library technology
- Ongoing cost efficiencies
- Stronger focus on outreach
- Stronger liaison with schools
- Integration/cooperation with other agencies to provide training in library - work together
 - Centrelink
 - Youth
 - Family/kids
 - Delivery of early literacy etc
- Ongoing improvement of services
- Community information - do it well e.g. touch screen technology
- New library - maximise opportunities
- Maximise opportunities with amalgamation - new ideas/new programs
- Changes with SLWA Exchange
 - Streamlining
 - Ownership
 - Discards

- Improved branding as Council's sub-brand of the library service
- Fremantle Dockers project – link in
 - Improved marketing/connection to Indigenous - literacy etc.
 - Indigenous Better Beginnings
- Working more effectively with other Council Services
 - Working with other departments - Council and non-Council - in celebrations and programming
- NBN opportunities
 - 12 months will be in Success area
 - Develop devices - mobile use in library
 - Technology for roving devices (staff and community)
- Maximise opportunities of new skills with new staff
- Maintain flexibility and variety of skills and diversity
- Cater to a younger demography
- Rotate staff
- Enhance consistency of processes/procedures
- Develop public reliance, dependence on services - develop habits
- Social spaces, book reviews and activity ideas via social media
- Specialised networking
- Stronger referral network
 - E.g. aged care services, disability assistance
- Concierge/community development at Coolbellup
- More sophisticated needs analysis - using email to capture opinions etc.
- Email marketing - mail chimp
- Mobile technology
- Develop a social media strategy identifying benefits and outcomes, strategies, performance measures and responsibilities
- Create a strong collection development policy, with contributions from the public as to what they want to see in the library (mailing list & in-library questionnaire), as well as study of current collection usage to determine what should be purchased
- Library should be offering training to use ebooks and magazines on computer, tablets, ereaders, navigating library website and collections online etc. (If not physical, in-building training then certainly creating training videos and how-to manuals that are easily accessed for the client through library website)
- Opportunity to identify best way to deliver our service to 3-5 yr old group who are now attending storytime.

Threats

- Perception of diminishing relevance
 - Political
 - Executive
- Inadequate staff to do outreach (impacts lending and relevance)
- Budget cuts
 - Federal
 - State



- Local government
- Some ideologies in UK (e.g. closing libraries)
- Other services seen to be more relevant (e.g. Digital Hubs)
- Loss of strategic City Librarian leadership
- Failure to provide adequate staffing
- Declining reading with young people
- Potential funding cuts/new government - less funding
- Job cuts/less time/more work
- Time poor - people/families
- Funding for other target groups/organisations - turning away 'our' audience
- Digital environment and competition
 - Amazon
 - E-books
 - 'Google' it

Key Stakeholder Interviews

Council staff consulted:

- *Don Green – Director Community Services*
- *Stuart Downng – Director Finance and Corporate Services*
- *Andrew Trosic - Manager Strategic Planning*
- *Rob Avard – Manager Community Services*
- *Jeff Jones – Manager Information Services*
- *Gail Bowman – Manager Human Services*

Key themes

Internal partnering and collaboration

- Need to work more collaboratively across Council
 - Youth services
 - Family and parenting
 - Seniors
 - Opportunity to work more closely with the Seniors Centre at Spearwood
 - U3A opportunities and potential links with libraries
 - Homebound clients
- Need for the Human Services area and the Library to be working more closely together
- Need to recognise that the Library is a part of Council – there is a sense that they want to be stand-alone
- An integrated services workshop is required with key players to develop strategy
- Need to ensure that the community does not have any barriers to accessing in services – “no wrong door” philosophy
- The library plays an important role in referral to other services and in facilitating access to information
- Need to work more strongly towards the Hub concept

- The library is resource constrained and does not have to provide all of the programs – through partnering internally and externally we can provide more programs to meet needs
- The new Success Library offers a real opportunity for effective partnering. This needs to be planned from the outset
- The Young People’s Librarian position will be critical
- Challenging behaviour at Coolbellup could be partially addressed through some more youth focused activities conducted in partnership with other providers
- Needs to be stronger outcome mapping across the target areas and more integrated planning to meet identified outcomes

External partnering

- The Human Services Regional Managers group has Partnership funding to get agencies to work together more collaboratively (this includes libraries)
- Communities of interest need to be identified – there are opportunities to leverage from this and improve opportunities for programs and outreach in the library
- Investigate further opportunities for the library to provide outreach outside of the walls of the library – e.g. Pine View Kindergarten which has an Indigenous focus
- Need to work more closely with schools in the area

Amalgamation impacts and opportunities

- Staff guaranteed 2 years employment under the existing Agreement
- Need to look at the labour available across both areas and allocate for best overall outcomes
- New positions will continue to be under the microscope for some time
- Need to delay structural decisions and decisions around specialised staff required until amalgamation issues resolved and a broader perspective provided

Infrastructure and Service delivery

General

- Opportunity for stronger focus on Indigenous local history
- Need for a stronger focus on CALD
- There will be no extra staff so the library needs to manage within the current labour allocation
- Need continued focus on digital and move away from the focus on bricks and mortar
- Need a stronger focus on developing collections – surprised that they have not asked for more funding for local collections
- Existing locations are good
- Council will not expend any more funds on library infrastructure – the library now needs to maximise the resources they have been given
- Need clarity of role and clear focus on core business
- Library needs continual renewal, a pro-active approach, and strong leadership that markets the role and value of the library

New Success Library

- Need to maximise the space
- Ensure that all areas are working together well in the facility
- Opportunities for use of technology in new Success
 - Go to Meeting Software

- Learning opportunities through NBN and higher bandwidth
- Look at opportunities for partnerships with Universities and training providers
- Curtin University will be a strong presence – look for stronger partnership
- Will need to address security issues for new complex- maybe a janitor role
- Will need to share resources and skills at new Success for it to work effectively
- Opportunity to support Health promotion in partnership with the GP Super clinic – support through content and technology – Library can be proactive here

Coolbellup

- Security issues need to be addressed
 - Not sustainable to pay \$90,000 for a security guard
 - Budget now only \$40,000
 - Internal discussions to find a resolution that addresses security, OH&S and potential opportunities for community development role
- Opportunity to operate more like a Hub

Spearwood

- Master planned concept on hold given lack of funding and uncertainty re amalgamation
 - No action in foreseeable future
 - Investigate again for next five year plan

Technology

- Library has a good working relationship with the Information Services section of the Council
- Library has a good understanding of the need to align with Corporate strategy for Information Services – the strategy is based around delivery
- Technology is going mobile and technology now is about being able to do multiple things
- We need to build our environment so that when technology changes we can be ready for it
- The environment needs to be built around standards
- Aspiration to put wireless in all of Council facilities and to enable access to content from all Council points
 - E.g. kiosk to download e-books
 - Community information touch screens
- Difficult to predict what will happen with technology even 2 years out – critical need to stay flexible so that library can respond quickly to changes
- Managed services solution for Library Management System working well
- In future may pay for a service instead of a system –having only 1 provider will disappear
- Can focus more in the future on a learning environment
- A lot will be based on NBN coming – higher bandwidth will facilitate education and business opportunity
- At the moment we transport people – have the opportunity to transport data to them
- Increased bandwidth can bring in Universities to libraries
- Will be getting tablets in the library soon for Mobile roving – can take tablets offsite

- Staff need to become more literate digitally
- Staff skills are an issue – in future we need to be looking for tech savvy people with good relationship skills
- We need to create an environment of continual self-learning
- Focus remains on migration to self-service so staff can concentrate on customer relations
- Social media gives us “communities of interest” – need to tap into this more in an interactive way
- Customers need to be able to access content on the device of their choice
- Look at opportunities for content creation through online collaboration – bringing people and ideas together
- Need more focus on “learning collaboration” – see Kwinana Library for example

Marketing and Advocacy

- Decision makers need to see the value in libraries – need stronger advocacy role – Need to create a value paradigm. Not clear at the moment

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AECgroup

Outcome Driven



Economics, Planning & Development
Business Strategy & Finance
Community Research & Strategy
Design, Marketing & Advertising
Information & Knowledge Management



COCKBURN LIBRARIES STRATEGIC PLAN

2014 – 2019



library.cockburn.wa.gov.au

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Strategic Context

Vision of the City of Cockburn

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

Mission of the City of Cockburn

"To make the City of Cockburn the most attractive place to live, work, visit and invest in, within the Perth metropolitan area."

Strategic Alignment

Cockburn Library Strategic Plan (2013-2017) is strongly aligned with the City's Strategic Community Plan (2012-2022) and has focused on the following key themes identified as drivers of continuous, sustainable progress and community satisfaction:

- Key Theme 2: Community and Lifestyles
- Key Theme 3: A Prosperous City
- Key Theme 4: Environment and Sustainability
- Key Theme 7: Leading and Listening

Cockburn Libraries' Mission

"To strengthen and enrich our community through inclusive, sustainable, and responsive library services that support the vision of the City of Cockburn, and which promote and celebrate diversity, community connection, literacy, learning, and lifestyle".



Strategy Summary

KEY FOCUS AREAS AND STRATEGIES	
KEY FOCUS AREA ONE – CLIENTS AND COMMUNITY	
1.	Needs of the community identified: 1.1. Identify, research and report on data sets relevant to library planning 1.2. Undertake consultation and surveys with users in relation to needs, satisfaction and perceptions with specific services
2.	Community engagement and lifelong learning supported through quality collections services and programs: 2.1. Ensure collections meet identified needs 2.2. Maintain and secure collections and content 2.3. Facilitate access to the collection and quality reader service 2.4. Ensure programming meets identified needs
3.	Excellence in customer service 3.1. Foster a culture of customer focused service
4.	Mutually beneficial partnerships fostered and maintained 4.1. Identify opportunities for collaboration to enable cost-efficiencies and improve customer services 4.2. Develop a stronger partnership approach to service delivery
5.	Libraries highly valued, visible and well used: 5.1. Further develop and implement and monitor marketing plan
6.	Attractive and accessible library spaces (physical and virtual): 6.1. Plan and develop new Success Library 6.2. Maintain a focus on community capacity building at the Coolbellup Hub 6.3. Maintain a watching brief on opportunities for the Spearwood Library longer-term 6.4. Identify opportunities for alternative Library access points longer-term 6.5. Maintain a safe, welcoming, aesthetically pleasing and accessible facility for Cockburn's diverse community 6.6. Identify optimum service delivery model if proposed amalgamation with Kwinana proceeds 6.7. Provide a quality online library presence 6.8. Investigate opportunities to further develop local history content and service delivery, maximising opportunities for digital content and use of technology
KEY FOCUS AREA TWO – PEOPLE AND LEARNING	
7.	A highly skilled, motivated and knowledgeable team focused on common goals: 7.1. Ensure opportunities for staff training, education and advancement 7.2. Manage staff performance and provide opportunities for staff development 7.3. Ensure structure enables strategy 7.4. Build and maintain a qualified, skilled, creative, motivated, and cohesive library team 7.5. Provide a safe, healthy and supportive environment
KEY FOCUS AREA THREE – SYSTEMS AND PROCESSES	
8.	A culture of continuous improvement and best practice: 8.1. Implement and maintain effective and efficient systems and processes 8.2. Measure and report on business performance
9.	Efficiency and customer service maximised through technology: 9.1. Manage existing technology and identify, assess and implement appropriate new technology 9.2. Monitor, review and update technology planning
KEY FOCUS AREA FOUR – BUSINESS ADMINISTRATION AND MANAGEMENT	
10.	Effective strategic and operational planning: 10.1. Prepare, implement and review strategic and operational plan in line with Council's planning framework
11.	Assets managed efficiently and effectively: 11.1. Provide input into buildings maintenance to provide high standard 11.2. Optimise labour resource 11.3. Manage risk effectively
12.	Effective and efficient leadership, management and administration: 12.1. Comply with relevant legislation and Council policies 12.2. Report to Council and other stakeholders 12.3. Manage finances and budgets effectively 12.4. Ensure effective professional leadership and management



Strategic Plan 2013–2017

Key Focus Area: Clients and Community

Outcome 1: Needs of the diverse community identified

No.	Strategy	Actions	Resp.	Time Frame	Assessment
1.1	Identify, research and report on data sets relevant to library planning	Analyse ABS statistics for 2011 and future censuses	Lawley/ Kim	2014 - 2017	ABS 2011 Statistical analysis completed and implications for library planning noted
		Collate Library statistical information and identify and report on trends relevant to library planning	LM	2014 ongoing	Trend analysis for Business performance analysed and used in planning for service delivery
		Compare and analyse library statistics against demographics	MG	Ongoing	Comparative analysis completed
		Develop profiles for branch catchments	MG	2014	Profiles developed with 2011 Census data
		Monitor other relevant Council reports and data as available	LM	Ongoing	Ongoing monitoring of Council and other reports for data relevant to planning for service delivery
1.2	Undertake consultation and surveys with users in relation to needs, satisfaction and perceptions with specific services	Identify specific areas requiring further consultation / surveys and apply and analyse through triennial needs survey	LM & LE	2015	Ongoing analysis of needs, satisfaction and perceptions with specific services
		Develop more sophisticated needs analysis tools through online opportunities - using email to capture opinions etc.	LM, LTC & TST	2016	Online needs analysis in place

Outcome 2: Community engagement and lifelong learning supported through quality collections, services and programs

No.	Strategy	Actions	Resp.	Time Frame	Assessment
2.1	Ensure collections meet identified needs	Create a strong collection development plan based on needs analysis and study of current collection usage and maintain the collection according to collection development plan	Bls, RSL, ASL & YPSL	2013 Ongoing	Current collection reviewed using statistics and data available Collection Development Plan in place and monitored
		Select according to profiles and needs of specific target groups and age groups	As above	Ongoing	Selection mapped to profiles and identified needs Collections match needs identified
		Identify gaps in collection based on market research and community feedback and requests	As above	Ongoing	Collection gaps identified
		Monitor and report collection performance Specifically - report on <u>turnover rate</u> – for branches and specific collections	LM	2014 Ongoing	Collection performance report completed



No.	Strategy	Actions	Resp.	Time Frame	Assessment
		Develop and submit a Business Case for a 20% increase in Local Collections per annum to provide a budget of \$90,000 in 2018	LM & LE	2014 2015 2016 2017	Business case developed
		Monitor and review supplier performance to obtain best value for money	LE, RSL	2013 Ongoing	Supplier performance monitored annually to obtain best value for money
		Develop and implement a stocking strategy for the new Success Library Select and order additional stock as required (local stock) Relocate/ locate Stock to new Success Library	SLPG, BL-SUS	2013-2014	Stocking strategy developed
		Investigate opportunities to better tailor collections by location (for example focus on seniors at Spearwood, community development and literacy at Coolbellup and children and youth at the new Success Library)	BLS, YPSL, ASL, RSL	2014	Tailored collections investigated
		Investigate the opportunity to build a comprehensive collection of Indigenous material	BL-COO	2016	Indigenous collection investigated
		Effectively manage changes with SLWA Exchange and acquisition arrangements <ul style="list-style-type: none"> • Streamlining • Ownership • Discards 	LM	2014	Changes with SLWA exchange managed effectively
2.2	Maintain and secure collections and content	Review and implement collection maintenance programme	PALM	Ongoing	Collection maintenance program in place and operating effectively
		Ensure security of the asset through appropriate security for collections and resources	TST	Ongoing	RFID security system effectively maintained
2.3	Facilitate access to the collection, content, quality reader service and circulation services	Ensure presentation arrangement meets best practice (eg. shelving, themed collections, and retail merchandising)	BLs, YPSL, RSL, ASL & Lib Tech - MS	Ongoing	Retail merchandising principles for arrangement and display in place where possible. Principles applied in design and layout of the new Success Library
		Provide quality reader education	MG & all Staff	Ongoing	Satisfaction with Readers' Advisory Services
		Ensure access to the collection through appropriate description and location information	PALM, RSL, BLs & TST	Ongoing	Standards adhered to in most cost efficient way
		Mediate access to information and resources through referral, reference and reader's advisory	As above	Ongoing	Satisfaction with information referral, reference and advice
		Continue self-issue education program to maximise uptake of self-check	BLs, PALM & TST	Ongoing	Self- Help strategies maximized Successful self-help strategies identified
		Continue to provide and monitor community information	RSL	Ongoing	Effective community information Customer satisfaction

No.	Strategy	Actions	Resp.	Time Frame	Assessment
		Facilitate access to online environment through information literacy programs and community training	RSL, ASL, YPSL & BLs	Ongoing	Technology and information literacy training in place
		Investigate the development of local history services to increase the sense of identity and belonging of community - In cooperation with the Azelia Ley Homestead Museum	LM	2016	Further development of local history services investigated
		Further develop web-page interactivity	TST	Ongoing	Web page interactivity further developed
2.4	Ensure programming meets identified needs	Review existing programs and identify gaps and opportunities for programming	PALM, YPSL, ASL & BLs	Ongoing	Needs for services and programs identified
		Develop and deliver an integrated Program Plan in partnership with Council and other service providers	MG, ASL, YPSL & PALM	Ongoing	<i>Evidence of partnered activity in program delivery</i>
		Participate in relevant networks and maximise opportunities to work in partnership with other LGA's & State Library	PALM & Prof Officers	Ongoing	Relevant networks and partnership maximized
		Monitor and report on program performance through formal and informal feedback mechanisms	LM, BLs, LTC, ASL & YPSL	Ongoing	Reporting in place
		Facilitate development of online communities of interest and their content	TST, YPSL & ASL	Ongoing	Online communities of interest and their content facilitated
		Investigate opportunities to upskill users on the use of ebooks and emagazines on tablets, ereaders, navigating library website and collections online	TST, ASL, RSL	2013-2014	Strategies identified to upskill users
		Develop 'How To' YouTube videos for public using Web 2 technologies, placing online reservations, requests etc	LM	2015	YouTube videos developed



Outcome 3: Excellence in customer service

No.	Strategy	Actions	Resp.	Time Frame	Assessment
3.1	Foster a culture of customer focused service	Continue to implement customer service standards, policies and procedures based on best practice principles	PALM	Ongoing	Service standards and appropriate policies and procedures in place and monitored Library Users Charter <i>Service value statements</i>
		Instil philosophy of customer service on an ongoing basis	LE & BLs	Ongoing	Customer focused culture Customer satisfaction
		Measure, review and report on service standards	PALM, LM, & BLs	Ongoing	Service standards monitored and reported on

Outcome 4: Mutually beneficial partnerships fostered and maintained

No.	Strategy	Actions	Resp.	Time Frame	Assessment
4.1	Identify opportunities for collaboration to enable cost-efficiencies and improve customer services	Continue to identify opportunities for co-operative purchasing through SLWA tenders or similar	LE	Ongoing	Opportunities for co-operative purchasing with local or other libraries investigated.
		Investigate opportunities for joint programming with local LGA libraries	MG	Ongoing	Opportunities for joint programming investigated
4.2	Develop a stronger partnership approach to service delivery	Develop a more integrated and jointly planned approach to service delivery, working more closely with other Council departments, particularly in relation to specific target groups such as children, youth, parenting, Indigenous, CALD, and seniors	LM, ASL & YPSL	Ongoing	Evidence of strong partnerships
		Maximise opportunities for internal and external partnerships at the new Success Library	LM, BL-SUS & MG	2014 Ongoing	Evidence of strong partnerships in service delivery at new Success Library

Outcome 5: Libraries highly valued, visible and well used

No.	Strategy	Actions	Resp.	Time Frame	Assessment
5.1	Further develop, implement and monitor marketing plan	Identify existing usage levels, users and categories of use	LM	2014 & Ongoing	Usage levels and categories at each branch analysed
		Update marketing plan	MG	2014 & Ongoing	Market Plan updated annually based on evidence
		Monitor, collect and report library usage data	LM	2013 & Ongoing	



No.	Strategy	Actions	Resp.	Time Frame	Assessment
		Develop stronger marketing and advocacy strategies to better position the library with internal decision makers and funders, particularly in relation to the value proposition of the library, the industry recognized definition of <i>core library business</i> and impacts of lower than average staffing levels on levels of service delivery	LM & MG	2013 and ongoing	Evidence of advocacy of library role and value
		Ensuring Library marketing alignment to Council's vision and brand	LM	2013 and ongoing	Evidence of alignment
		Investigate use of Email marketing - mail chimp etc	LM, LTC & TST	2015	Email marketing investigated
		Continue to provide input to Council newsletter and local media	MG	Ongoing	Regular information provided about Library events

Outcome 6: Attractive and accessible library spaces (physical and virtual)

No.	Strategy	Actions	Resp.	Time Frame	Assessment
6.1	Plan and develop new Success library	Liaise with nominated Council staff and project manager for new Success Library to ensure delivery to library needs	LM; CCLG & BL-SUS	2013-14	Library input into project
		Review opening hours for new library and identify cost impacts	LM	2013-14	Opening hours reviewed prior to opening of new library
6.2	Maintain a focus on community capacity building at the Coolbellup Hub	Identify opportunities for more integrated activities in the Coolbellup Hub	LM & BL-COO	2014 Ongoing	Higher level of integration in the Hub
6.3	Maintain a watching brief on opportunities for the Spearwood Library longer-term	Continue to explore alternative opportunities for the provision of adequate space for the Spearwood Library longer-term	LM	2017	Options identified to address longer-term space needs at Spearwood
6.4	Identify opportunities for alternative Library access points longer-term	Identify potential locations for access points	LM	2017	Potential access points and partners identified
		Identify service/products to be delivered	LM & LE	2017	Products and service for delivery identified
		Identify potential technology to facilitate service delivery (e.g. vending machines)	LM & LTC	2017	Service delivery mechanisms identified
		Plan access points in partnership with identified service providers	LM & LTC	2017	Implementation plan in place
6.5	Maintain safe, welcoming, aesthetically pleasing and accessible facilities for Cockburn's diverse community	Ensure appropriate maintenance of facilities to identified standards	LM, BLs, RSL & Safety Reps	Ongoing	Building condition Customer satisfaction



No.	Strategy	Actions	Resp.	Time Frame	Assessment
6.6	Identify optimum service delivery model if proposed amalgamation with Kwinana proceeds	Identify the optimum library service delivery model for the amalgamated LGAs taking into account the existing Darius Wells library building (1700m ² in size) and the Kwinana 2005 Draft Structure Plan - Eastern Residential Intensification identifying the need for an additional library in the East of Kwinana longer term.	LM, LE & LTC	2015	Effective long-term planning for infrastructure in place if amalgamation proceeds
6.7	Provide quality online library presence	Maintain quality library website	LM, LTC & LSSO	2013 Ongoing	Online presence further developed
		Develop a social media strategy identifying benefits and outcomes, strategies, performance measures and responsibilities and continue to respond to the opportunities provided through social media	LM	2015	Social Media Strategy in place
6.8	Investigate opportunities to further develop local history content and service delivery, maximising opportunities for digital content and use of technology	Investigate opportunity to crowdsource local history documents, photos and stories	LM	2017	Social Media Strategy in place
		Investigate a 'Friends of Cockburn Local History' group - Cockburn Historical Society – what role?	LM	2017	Investigation completed



Key Focus Area: People and Learning

Outcome 7: A highly skilled, motivated and knowledgeable team focused on common goals

No.	Strategy	Actions	Resp.	Time Frame	Assessment
7.1	Ensure opportunities for staff training, education and advancement	Identify new skills and competencies required for future delivery of services	LM & LE	2014 ongoing	New skill sets identified
		Further develop library staff digital skills through training	LM, LE & LTC	2014 ongoing	Library staff digital skills enhanced
		Identify skill gaps and recruit to specifications identified	LM, LE & BLs	2014 ongoing	Recruitment to specifications to fill gaps
		Identify training needs based on skill requirements and monitor and review	LM & LE	2014 ongoing	Training needs identified annually
		Develop and implement individual and team training plans using internal and external providers	LM, LE & HR	2014 ongoing	Individual and team training plans in place
		Support staff development and awareness of library innovations and trends by disseminating relevant information and providing opportunities to attend relevant information and educational sessions and seminars	LM & PALM	Ongoing	Relevant information disseminated and educational sessions and seminars attended by staff
		Mentor and coach staff	LM & PALM	Ongoing	Coaching and mentoring processes in place
		Subscribe to LibraryThing Reviews Enhancement Package and Book Cover Widget.	LM, LTC & TST	2014	Subscriptions in place
		Investigate partnerships with third party providers to deliver digital literacy skills/training for the community and staff	LM, ASL & RSL	2015	Investigations completed
		Develop 'How To' YouTube videos for staff on LMS procedures, and using Web 2 technologies	LSSO	2015	YouTube videos for staff on LMS procedures, and using Web 2 technologies developed
7.2	Manage staff performance and provide opportunities for staff development	Ensure performance managed effectively through formal and informal mechanisms	LM	Ongoing	Performance managed effectively
		Identify and implement opportunities to reward/ recognise staff for innovation	LM & LE	Ongoing	Reward and recognition strategies in place
7.3	Ensure structure enables strategy (Whole of service programming)?	Review staff structure and reporting lines to ensure structure enables strategy Consider dedicated Youth area / team Consider dedicated children's services team/s at each branch Consider dedicated adult and seniors services team Consider centralised acquisitions arrangements Consider focused responsibilities for social media and marketing	LM & LE	2014	Staff structure and reporting lines reviewed Specialist positions identified



No.	Strategy	Actions	Resp.	Time Frame	Assessment
7.4	Build and maintain a cohesive library team	Schedule regular and effective staff meetings	LM	Ongoing	Regular and effective staff meetings conducted
		Develop team with a focus on common outcomes	LM & LE	Ongoing	Team focused on common outcomes
		Provide opportunities to celebrate and acknowledge success	LM	Ongoing	Success celebrated
		LM and Senior staff report back to staff on regular basis to keep staff informed	LM, Senior staff	Ongoing	Ongoing relevant feedback provided to staff

Outcome 8: A safe and supportive environment

No.	Strategy	Actions	Resp.	Time Frame	Assessment
8.1	Ensure a safe and healthy environment	Undertake risk assessment, and develop safe work methods and plans	LM; Health & Safety Reps & HR – Health, Safety & Injury Mgmt Coord	Ongoing	Safe work methods and plans in place
		Implement and monitor council's health & safety policies	LM with H & S Reps	Ongoing	Plans implemented and monitored
		Respond in timely way to identified risk	LM with H & S Reps	Ongoing	Timely responses to risk identified
		Follow appropriate reporting procedures	LM with H & S Reps	Ongoing	Reporting procedures followed
		Actively participate in OH&S training	LM with H & S Reps & HR-Health, Safety & Injury Mgmt Coord	Ongoing	All staff undertake OH&S training
		Remove risks as identified and review/amend work practice	LM with H & S Reps	Ongoing	Communication and action through existing and channels and processes



Key Focus Area: Systems and Processes

Outcome 9: A culture of continuous improvement and best practice

No.	Strategy	Actions	Resp.	Time Frame	Assessment
9.1	Ensure efficient systems and processes	Identify systems and processes for review	LM	Ongoing	Systems and processes for review identified
		Review and refine selected processes	LM & LE	Ongoing	Selected processes reviewed and refined
		Ensure policies and procedures documented and up to date	LM	Ongoing	Policies and procedures documented and up to date
		Identify mechanisms to encourage innovation and increased efficiency in the workplace	LM	Dec 2014 and ongoing	Mechanisms identified and implemented
9.2	Measure and report on business performance	Review and establish useful KPIs	LM	Annually	KPIs reviewed annually
		Collect, analyse and report on KPIs	LM	Ongoing	KPIs analysed

Outcome 10: Efficiency and customer service maximised through technology

No.	Strategy	Actions	Resp.	Time Frame	Assessment
10.1	Manage existing technology and services and identify, assess and implement appropriate new technology	Monitor managed services to provide effective service and minimize downtime	LTC, TST & LMS provider	Ongoing	% downtime
		Continue to work with Council's Information Services section to ensure technology up to date, responsive and enables access to content and services and to investigate and schedule if viable the introduction over the five year period of: <ul style="list-style-type: none"> Self Service scanning, faxing and save to USB solution Recharge stations for mobile devices Mobile devices for staff reference roaming and outreach 	LTC & TST	2013 - 2017	Planning in place for introduction of new technology
		Submit budget bids and cost-benefit analysis for new technology as required	TST	Ongoing as required	Funding sought for new technology
		Investigate implementation <u>longer term</u> of: <ul style="list-style-type: none"> Online kiosks to download ebooks and music Interactive touch screens for council/library information, networked to all libraries Digitisation of community information flyers and posters NBN utilisation strategies Mobile tablet/ipad inhouse lending device systems NFC/RFID technology and smartphones 	TST	2017 ongoing	Longer term technology planning in place



No.	Strategy	Actions	Resp.	Time Frame	Assessment
10.2	Monitor, review and update technology planning	Review and update Technology Planning in consultation with IS	TSC & TST	Annually	Technology Planning in consultation with IS



Key Focus Area: Business Administration and Management

Outcome 11: Effective strategic and operational planning

No.	Strategy	Actions	Resp.	Time Frame	Assessment
11.1	Prepare, implement and review strategic and operational plans in line with Council's planning framework	Ensure ongoing alignment with Council's vision and key strategic goals	LM & LE	5 yearly	Evidence of alignment to Council's key goals
		Review and update 5 Year Strategic Plan	LM & LE	5 yearly	Strategic Plan (3 Years) updated and Operational Plan prepared annually Operational Plans reviewed regularly
		Prepare annual operational Plan	LM; PALM	Annually	
		Review operational plans	LM; PALM	Ongoing	

Outcome 12: Assets and risk managed efficiently and effectively

12.1	Provide input into buildings maintenance to provide high standard	Liaise with internal and external providers for building maintenance	LM; BLS; RSL & Building & Facilities Operations	Ongoing	High standard of building maintenance
12.2	Optimise labour resource	Maximise outcomes through effective rostering and deployment of staff	LM & BLS	Ongoing	Staff resource optimised
		Investigate opportunities for staff rotation	LM & BLS	2014	Rotation opportunities investigated
12.3	Manage risk effectively	Develop and maintain a disaster plan in liaison with Council	LM & LE	Dec 2014	Disaster Plan for Library in place

Outcome 13: Effective and efficient leadership, management and administration

No.	Strategy	Actions	Resp.	Time Frame	Assessment
13.1	Comply with relevant legislation and Council policies	Know and understand relevant legislation and Council policy	All staff	Ongoing	Staff are aware of relevant legislation and policy
		Implement appropriate policies	LM & LE	Ongoing	Relevant legislation and policy complied with
		Monitor and review policies, procedures to comply with legislation	LM & LE	Ongoing	
		Develop and submit reports to Council as required	LM	Ongoing	
13.2	Report to Council and other stakeholders	Prepare reports as regulated by legislation, WA State Library and Council requirements	LM	As required	Reports as regulated by legislation, WA State Library and Council requirements submitted on time
		Prepare and submit reports to relevant funding bodies	LM; ASL & YPSL	As required	Reporting to key stakeholders effective and timely



No.	Strategy	Actions	Resp.	Time Frame	Assessment
		Liaise with relevant interested parties/agencies	LM	As required	
13.3	Manage Finances and manage budget effectively	Ensure effective cash handling procedures in place and monitored	LM	Ongoing	Rate of error or non-compliance
		Prepare, manage and monitor budget	LM, BLS, LTC, ASL & YPSL	Annually	Over or under-expenditure
		Review fees and charges; having regard to market situation	LM	Annually	Revenue maximised within parameters of free core services
13.4	Ensure effective and professional leadership and management	Maintain levels of professional staff to accord with recognised standards	LM	Ongoing	Qualified staff per capita accords with guidelines
		Ensure strong leadership of the library service by a professional library manager	LM	Ongoing	Library Manager experienced in library management and holds appropriate qualifications recognised by ALIA



Key to abbreviations:

- LM Library Manager
- BL Branch Librarian
- S L/BL-SPE Senior Librarian/ Branch Librarian- Spearwood
- BL-COO Branch Librarian- Coolbellup
- BL-SUS Branch Librarian- Success
- ASL Adult Services Librarian
- YPSL Young People's Services Librarian
- RSL Reader Services Librarian
- LTC Library Technology Coordinator
- LSSO Library Systems Support Officer
- PALM Policy and Library Management
- LE Library Executive Group
- TST Technology Services Team
- MG Marketing Group
- SLPG Success Library Planning Group
- Lib Tech-MS Library Technician- Management Services
- LMS Library Management System
- RFID Radio Frequency Identification





AECgroup

Outcome Driven



Economics, Planning & Development
Business Strategy & Finance
Community Research & Strategy
Design, Marketing & Advertising
Information & Knowledge Management

PROPOSED OFF LEASH DOG EXERCISE AREA.



Yarra Vista Park lies within the heaviest population of dog owners in the City of Cockburn.

The City supports responsible ownership and is proposing to establish an **off leash dog facility** to enable local residents to exercise and train their dogs in a purpose built enclosure.

Further details about the nature of an off leash facility are given on the reverse of this sign.

The City invites you to provide feedback and comments concerning this initiative, please telephone Ranger and Community Safety Services on 9411 3444, or email them at rangercustomerservice@cockburn.wa.gov.au and provide them with your ideas and views.



PROPOSED OFF LEASH DOG EXERCISE AREA.



An off leash dog exercise area is the ideal opportunity for dogs and their owners to learn how to behave when out for a walk together.

Off leash areas typically contain the following features;

1. A perimeter fence to contain dogs.
2. Double 'air lock' gates in the fence.
3. Open areas for ball games and dogs to play in.
4. Shaded bushland areas with informal obstacles and a thickly mulched surface.
5. Agility 'dog obstacle course' equipment.
6. An instruction board to teach owners their responsibilities.
7. Dog and human drinking fountain.
8. Bench and table for owners.

The City of Cockburn proposes that two areas be created, a **large dog** area, with a taller (chest high) perimeter fence, and a **small dog** area with a waist high fence.

The City invites you to contact its Rangers to provide them with feedback concerning this initiative, please telephone Ranger and Community Services on 9411 3444, or email them at

rangercustomerservice@cockburn.wa.gov.au

and provide them with your ideas and views.



City of Cockburn
GIS Services Department

YARRA VISTA RESERVE

PRINTED ON:
Friday, 21 March 2014

SCALE = 1:4879

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BUILDING CONDITION AND NATIONAL CONSTRUCTION CODE (NCC) COMPLIANCE REPORT

Project:

Joe Cooper Recreation Centre
60 Falstaff Crescent, Spearwood WA 6163
(Job Number – 105455)

Date:

6th December 2013



1. INTRODUCTION

Property Description

The purpose of this report is for the establishment of the existing buildings condition and to benchmark the level of compliance of high/medium risk NCC statutory compliance and disability access items of the existing building with the current provisions of the National Construction Code Series 2013 ("BCA") Volume One and associated reference standards.

The existing building is a 2 storey Recreation Centre of Type B Construction which has been determined as a Class 9b building.

The Building Condition report is attached under **Appendix 1 and Appendix 2**.

The report has been prepared and is based on a visual inspection conducted by Paul Bennett on the 27th of November 2013.

Reporting Team

The information contained within this report was prepared by Paul Bennett – Level 2 Building Surveyor (WA) Practitioner No. 135 and checked by Simon Taylor - Level 1 Building Surveyor (WA) Practitioner No. 309, from Caddscalpliance – Building Service Registration Contractor No.45

Current Legislation

The applicable Medium/High Risk Building compliance elements have been benchmarked against the National Construction Code Series 2013 (NCC) Volume One and associated reference standards.

Limitations and Assumptions

The intent of this Building Condition and National Construction Code report is to summarise compliance of Medium/High Risk Statutory Compliance with the National Construction Code (NCC) 2013 and detail the Buildings Condition from a visual inspection conducted by Paul Bennett on the 27th of November 2013.

The building is assumed to have been constructed as being compliant in accordance with the building laws applicable at the time of construction namely the Unified Building By-Laws and to have obtained all relevant approvals.

The extent of the NCC review excludes any reference to and/or consideration of compliance with the requirements of the Department of Consumer and Employment Protection (Worksafe Division), Safety Codes of Practice for "Safe Design of Buildings and Structures" and what can reasonably be viewed by the Building Surveyor without destruction or modification of the existing building.

The NCC is separate legislation created by Federal agreement and adopted by each State through the respective Building Acts and it should be noted that the Code of Practice extends beyond the design compliance requirements of the NCC to the extent that it covers design for occupational safety and health, continuing use and demolition.

Although this review covers the NCC requirements, the assessing team will need to consider their obligations to the client with respect to the Code of Practice. Available at www.worksafe.wa.gov.au

2. BUILDING DESCRIPTION

The Project

The project is for the establishment and reporting of the existing Recreation Centre's condition and benchmarking of Medium/High risk NCC statutory compliance against the National Construction Codes 2013 Volume One.

Building Description

Client: City of Cockburn
 Date: 6th December 2013
 Class of Occupancy: Class 9b
 Type of Construction: Type B
 Rise in Storeys: Two (2)
 Effective Height: Under 12m in effective height.
 Building Use: Recreation Centre

Floor are and Volume:

Storey	Approx. Area (m ²)
Recreation Centre	
Ground	>500m ² (approx.)
First	>200m ² (approx.)

Alternative Solutions: N/A – Assessed under DTS

Permit Authority: City of Cockburn

Drawings Assessed:

Drawn By	Drawing No
City of Cockburn	Bldg Roof Aerial, JOE-COOPER, Site Aerial

Prepared By;



Paul Bennett
 Level 2 Building Surveyor Certificate of Qualification (WA), 135

Checked By;



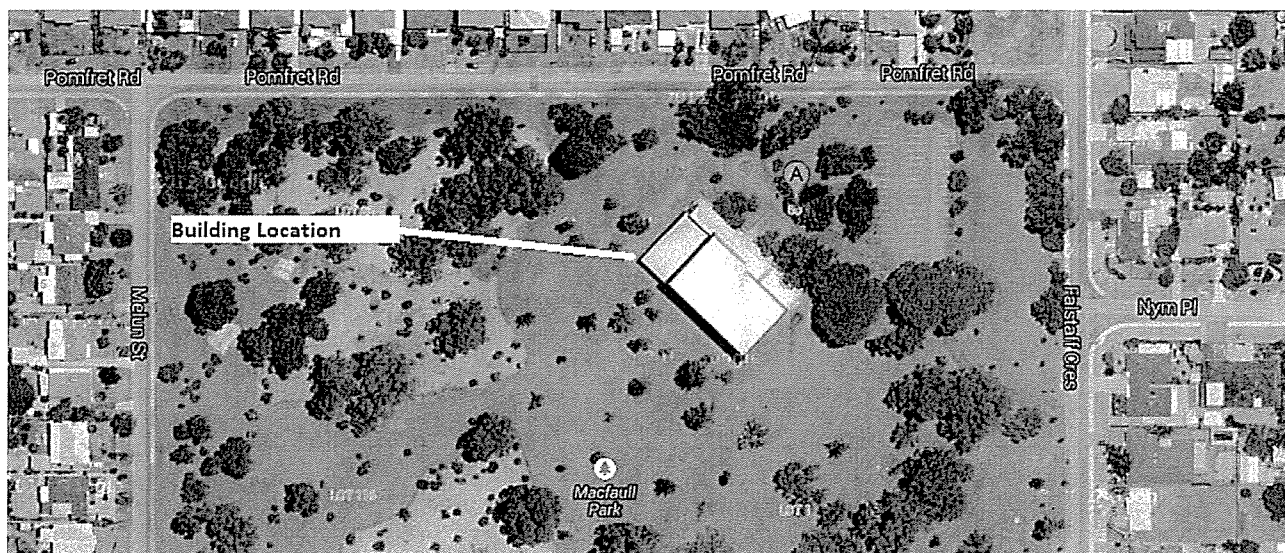
Simon Taylor | MAIBS
 Level 1 Building Surveyor Certificate of Qualification (WA) No. 309
 Building Service Registration Contractor No. 45
 AIBS Accreditation No: 7267

3. BCA REQUIREMENT SUMMARY

The following assessment will provide an overview of compliance of the existing building when benchmarked against the current NCC and identify issues High/Medium Risk issues that are non-compliant and outlines the recommendations to rectify the issues identified.

General NCC Strategy Notes

Building Location Map



- 1. Part C1 – Fire Resistance and Stability** – The minimum type of fire resisting construction of a building must be of that specified in Table C1.1 and Specification C1.1. The existing building has been determined to be a Class 9b Building as it is used as a Recreation Centre and has a rise in story of 2 and such is its building elements are to be of Type B Construction in accordance with Specification C1.1, 4 and Table 4. The building elements which were able to be inspected and were required to have a minimum FRL in accordance with Table 4 have been assessed to be reasonably compliant with Table 4 however not all elements were able to be adequately inspected for example column's in walls, clad, painted etc. **This has been highlighted as a Medium risk item and it is recommended that the as constructed approved plans be assessed to ensure all building elements have the minimum FRL's in accordance with Table 4 as attached in Special Notes.**
- 2. Clause D1.6 – Dimensions of Exits and Paths of Travel to Exits** – In a required exit or the path of travel to a required exit, the minimum unobstructed width must not be less than 1 meter except for doorways. The stairs which form part of a path of travel to a required exit located at the first floor Room1 and Room 2 are 840mm clear width. **This has been highlighted as a High risk item and it is recommended that the stairs be increased to be a minimum 1 meter clear width.**

3. **Clause D2.15 – Thresholds** – The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf. The doorways serving as required exits to the Basketball Court, Room 1 and Room 2 have an internal step up from the ground level to the door threshold of up to approximately 75mm in height. **This has been highlighted as a High risk item and it is recommended that the door sill be shaved to ensure the sill height is no higher than the internal floor level of the building. The existing door should also then be replaced or a weather seal installed to the base of the door to ensure doorways weather tightness.**
4. **Clause D2.16 – Balustrades or Other Barriers** – A continuous balustrade or other barrier must be provided along the side of any stairway, ramp, hallway etc if it is not bounded by a wall or its level above the surface below is 1 meter or more. The balustrade or barrier required to be installed are to be a minimum height of 1 meter above ground level and any opening within the balustrade or barrier must not permit a 125mm sphere to pass through it. The balustrades installed to the hallway of the first floor, the external stairways serving Room 2 and Room 3 and to the primary entrance are approximately 930mm in height and openings within the balustrades are approximately 130 – 150mm and such would allow a sphere 125mm to pass through. **This has been identified as a High risk item and it is recommended that the existing balustrades either be removed and replaced with compliant balustrades or alternatively a suitable material be fitted to reduce the size of the openings within the balustrade to be less than 125mm and an extension be installed to the top of the balustrade to increase the current height to a minimum 1 meter.**
5. **Clause D2.21 – Operation of latch** - The doorway in a required exit, forming part of a required exit or in a path of travel to a required exit must be readily operable without a key from the side that faces a person seeking egress, by a single-handed downward action handle (lever handle) located 900mm to 1100mm above the floor that does not require a key or snib lock to open it. The doorways serving the Basketball Court, Room 1 and Room 2 at the time of inspection not readily open able. The doorway serving as a required exit to the first floor entry has been installed with a snib type lock. **This has been identified as a High risk item and it is recommended that the doorways to the Basketball Court and Rooms 1 and 2 be replaced with new doors including hardware i.e. hinges, push bars etc and the primary entrance doorway have the snib lock removed.**
6. **Clause E1.3 – Fire Hydrants** – A single existing fire hydrant was located to the external of the building in the grassed oval area however, the type of fire hydrant installed could not be determined, a hard stand had not been provided to serve the hydrant, adequate fire hydrant coverage of the building would most likely not be achieved etc. It is recommended that a Hydraulic Engineer be engaged to complete a full assessment of the existing hydrant system to determine the full extent of noncompliance with AS2419.1 – 2005 and to design a compliant system accordingly for costing and installation.
7. **Clause E1.4 – Fire Hose Reels** - The building has been installed with fire hose reels which appear to provide adequate coverage of the building. **This has been identified as a Medium risk item and it is recommended that an appropriately qualified person be engaged to conduct a flow and pressure test of the existing hose reels to ensure an adequate water supply is available.**
8. **Clause E1.6 – Portable Fire Extinguishers** - Portable Fire Extinguishers must be selected and located in accordance with Section 1, 2, 3 and 4 of AS2444. (i.e. ABE Type would be suitable with Fire Blankets located in Kitchen). **This has been identified as a Medium risk item and it is**

recommended that an appropriately qualified person be engaged to install suitable fire extinguishers throughout the building.

9. **Clause E4.2 – Emergency Lighting Requirements** – Emergency lighting has not been installed throughout the building including installation to the internal and external stairs. **This has been identified as a High risk item and it is recommended that emergency Lighting be installed to all internal and external stairs, hallways, offices etc as to ensure adequate illumination is provided to building occupants etc in the event of an emergency in accordance with the above part and AS2293.1.**
10. **Clause E4.5 – Exit Signs** – Exit signage installed within the building which is the written “EXIT” type signage should be replaced with the “RUNNING MAN” type signage in accordance with AS2293.1. **This has been identified as a Medium risk item and it is recommended that the approximately five (5) “EXIT” type signs installed within the building be replaced with the “RUNNING MAN” type signage.**
11. **Clause F2.4 – Accessible Sanitary Facilities** – As the Recreation Centre is required to be accessible, accessible sanitary facilities and facilities for persons with ambulant disabilities are required to be provided. As a minimum, an accessible sanitary compartment is to be provided at each bank of sanitary facilities to the ground and first floor. In addition to the accessible facility, at each bank of sanitary facilities, a sanitary compartment must be provided suitable for use by persons with an ambulant disability for both males and females. **This has been identified as a High risk item and it is recommended that a unisex accessible sanitary facility be installed to the ground and first floor where there are existing sanitary facilities.**

Access and Sanitary Facilities for People with a Disability

National Construction Code 2013 Volume 1 Part D3 – Access for People with Disabilities - The Recreation Centre benchmarked against the current statutory requirements is required to comply with the Disability (Access to premises - Buildings) Standards 2010 and AS1428.1 - 2009. All parts of the building are required to be accessible for people with disabilities and compliant with Disability (Access to premises - Buildings) Standards 2010 and associated reference standards (AS1428.1 – 2009, AS1428.2-1992, AS1428.4-1992).

The building in its current form does not comply with the above provisions which require the building to be accessible for people with disabilities as currently no access to and within the building has been provided nor has adequate facilities for people with disabilities been provided. **This has been identified as a High risk item and it is recommended that the following works as detailed below be undertaken.**

1. The primary entrance double doorway to the first floor be removed and replaced with new single doorway. The new doorway must provide a minimum 850mm clear open able width.
2. All internal doors are required to be a minimum 850mm clear open able width. Where this is a “double door” proposed, at least one of the doors must be a minimum 850mm clear open able width.
3. One car parking bay for people with disabilities is to be installed to the existing car park in accordance with AS2890.1.
4. The current configuration of the primary entrance area is to be installed with a ramp which is to be constructed in accordance with AS1428.1 – 2009.
5. Tactile ground indicators are to be installed to the internal stairs to warn persons who are blind or have vision impairment that they are approaching the stairs in accordance with AS1428.4.1.
6. Access for people with disabilities between the ground and first floor is to be provided. A passenger lift is to be installed in accordance with AS1428.1 – 2009.
7. Braille and Tactile Signage is to be installed to all sanitary facilities in accordance with BCA Volume 1 Clause D3.6.

Special Notes

The building is to comply with Table 4 for Type B construction

TYPE B CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building—FRL: (in minutes)	
	<i>Structural adequacy/ Integrity/ Insulation</i>	
	9b	
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—		
For <i>loadbearing</i> parts—		
less than 1.5 m	120/120/120	
1.5 to less than 3 m	120/90/60	
3 to less than 9 m	120/30/30	
9 to less than 18 m	120/30/–	
18 m or more	–/–/–	
For non- <i>loadbearing</i> parts—		
less than 1.5 m	–/120/120	
1.5 to less than 3 m	–/90/60	
3 m or more	–/–/–	
EXTERNAL COLUMN not incorporated in an <i>external wall</i> —		
For <i>loadbearing</i> columns—		
	120/–/–	
For non- <i>loadbearing</i> columns—		
	–/–/–	
COMMON WALLS and FIRE WALLS—		
	120/120/120	
INTERNAL WALLS—		
<i>Fire-resisting</i> lift and stair <i>shafts</i> —		
<i>Loadbearing</i>	120/120/120	
<i>Fire-resisting</i> stair <i>shafts</i> —		
Non- <i>loadbearing</i>	–/120/120	
Bounding <i>public corridors</i> , public lobbies and the like—		
<i>Loadbearing</i>	120/–/–	
Non- <i>loadbearing</i>	–/–/–	
Between or bounding <i>sole-occupancy units</i> —		
<i>Loadbearing</i>	120/–/–	
Non- <i>loadbearing</i>	–/–/–	
OTHER LOADBEARING INTERNAL WALLS and COLUMNS—		
	120/–/–	
ROOFS		
	–/–/–	

4. BUILDING CONDITION REPORT AND OVERALL SUMMARY

**Refer to - Attached Appendix 1 for the Property Condition Report for the Ground Floor and;
- Attached Appendix 2 for the Property Condition Report for the First Floor**

The purpose of the below general overall summary of the Joe Cooper Recreation Centre is to provide in the opinion of the inspector, Paul Bennett the functionality, general condition and compliance level of the existing building.

The Joe Cooper Recreation Centre is a two story masonry and steel portal frame building constructed circa 1970 and is currently utilized by numerous community groups such as The Girl Guides, Independent Dance Studios, Gymnasiums etc.

The inspection undertaken has shown the building overall to be in complete disrepair and be of a very poor condition and such would require extensive major works to bring the building up to an acceptable condition and to maintain its functionality should the building be maintained as an active asset / facility.

The building in its current condition maintains a low level of functionality however, it would be suggested that any future changes to the building, for example changes to the types of groups utilizing the building, increase in occupant numbers or a general change in the use of the building could greatly impact the current low level of functionality. This is due to the general disrepair of the building as well as inadequate numbers of sanitary facilities, food preparation areas, offices etc. These existing facilities would highly likely become inadequate should any changes as detailed above occur and such it would be recommended that as a part of any renovation works that may be proposed that the building continued use be assessed and it be determined what facilities would be required to maintain the buildings functionality into the future.

The external of the building requires that the entire roof be replaced due to the continued water leaks which cause continued damage, adequate protection needs to be provided to external openings and fixtures to prevent damage due to vandalism, the exterior re-painted etc. It is highly recommended that the building internally be completely renovated by completing demolition works to remove all existing non structural elements to the internal shell and the entire building internally be completely renovated. The building requires all new floor coverings, window treatments, ceilings, repairs to all walls and floors, internal paint throughout, numerous electrical repairs, sanitary facilities re tiled and new fixtures installed etc.

Should the building continue to be utilized as a Recreation Centre, it would be strongly recommended as a minimum that all High/Medium Risk NCC Compliance issues identified in this report and the recommendations to rectify the issue identified be acted upon due to the potential risks to life safety and potential litigation being initiated against the City of Cockburn under the Disabilities Discrimination Act.

Due to the disrepair and the very poor condition of the current building, it would be recommended that the building undergo major renovations as noted above and all High/Medium Risk NCC items be rectified or alternatively, the construction of a new facility be investigated. It should also be noted that the cost involved to renovate the existing building could possibly exceed the asset value of the existing building. Should completing the works pertained within this report be to cost prohibited, it would not be recommended that the Joe Cooper Recreation Facility operate until the High/Medium Risk NCC items identified be rectified. To continue operating in its current condition would in my opinion leave the City of Cockburn exposed to possible legal action being commenced against the City.

APPENDIX 1 AND APPENDIX 2 – CONDITION VALUE RATING

Building - Joe Cooper Recreation Centre

Address – 60 Falstaff Crescent, Spearwood WA

Inspection Date – 27th November 2013

Inspected By – Paul Bennett, Building Surveyor

Condition Value Rating -

1 - Very poor

2 - Poor

3 - Average

4 - Good

5 - Very good

APPENDIX 1 – GROUND FLOOR PLAN

Building Condition Report – Ground Floor Joe Cooper Recreation Centre

Building Area Basket Ball	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are dirty and there is evidence of damp rising, holes to be patched in walls
2 – Floor Finishes						Paint is bubbling and there is evidence of damp rising, carpets to be replaced
3 – Ceiling Condition						Ceiling has been damaged with holes and cracking evident. Possible asbestos present. Numerous water leaks evident.
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair, Smashed and cracked glass throughout the area
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Basket Ball Court Area Located - Pictures\Ground Floor\Basket Ball						

Building Area Dance	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are old and in general disrepair, numerous holes from fixings to be patched
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair, numerous holes and cracking in ceiling panels, mould evident throughout
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair, smashed and cracked glass throughout
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Dance						

Building Area Store 1	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are old and in general disrepair, numerous holes from fixings to be patched
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair, insulation to be repaired and replaced
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						N/A
7 – Window Treatments						N/A
8 - Doors						In general disrepair, roller doors have holes
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Ground Store 1						

Building Area Boxing	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are old and in general disrepair, numerous holes from fixings to be patched, skirting to be repaired and replaced
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						N/A
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Boxing						

Building Area Store 2	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						In general disrepair
2 – Floor Finishes						In general disrepair, uneven and cracking throughout
3 – Ceiling Condition						In general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Store 2						

Building Area Male WC	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						In general disrepair, cracked and missing tiles
2 – Floor Finishes						In general disrepair, cracked and missing tiles
3 – Ceiling Condition						In general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						In general disrepair, urinals rusted
6 – Windows						In general disrepair
7 – Window Treatments						N/A
8 - Doors						In general disrepair, door frames rusted
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Male WC						

Building Area WC	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Some minor holes to be repaired from previous fixings
2 – Floor Finishes						Reasonable condition
3 – Ceiling Condition						In general disrepair
4 – Electrical Fixtures						Reasonable condition
5 – Plumbing Fixtures						Reasonable condition
6 – Windows						N/A
7 – Window Treatments						N/A
8 - Doors						In general disrepair
9 – Structural Fabric						No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Disabled Female WC						

Building Area Female WC	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						In general disrepair
2 – Floor Finishes						Reasonable condition
3 – Ceiling Condition						In general disrepair, evidence of water leaking
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						Reasonable condition
6 – Windows						In general disrepair
7 – Window Treatments						N/A
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Female WC						

Building Area Room 3	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are old and in general disrepair, numerous holes from fixings to be patched
2 – Floor Finishes						In general disrepair, crack tiles throughout
3 – Ceiling Condition						In general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						N/A
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Room3						

Building Area Internal Stair	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						In general disrepair
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						N/A
8 - Doors						N/A
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Dance Area Located - Pictures\Ground Floor\Internal Stair						

APPENDIX 2 – FIRST FLOOR PLAN

Building Condition Report – First Floor Joe Cooper Recreation Centre

Building Area Room 1	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are dirty, holes to be patched in walls
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						Numerous water leaks evident, in general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Room 1 Area Located - Pictures\First Floor\Room 1						

Building Area Female WC	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are old and in general disrepair, numerous holes from fixings to be patched
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						Numerous water leaks evident, in general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						In general disrepair
6 – Windows						N/A
7 – Window Treatments						N/A
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Female WC Area Located - Pictures\First Floor\FF Female WC						

Building Area Male WC	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are old and in general disrepair, numerous holes from fixings to be patched
2 – Floor Finishes						In general disrepair, cracked and uneven tiles
3 – Ceiling Condition						Numerous water leaks evident, in general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						In general disrepair
6 – Windows						In general disrepair
7 – Window Treatments						N/A
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted

Example Photographs of Male WC Area Located - [Pictures\First Floor\FF Male WC](#)

Building Area Kitchen	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are old and in general disrepair, wall tiles cracked
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						In general disrepair, bench tops are cracked, chipped and peeling etc
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair, cupboard doors are cracked, chipped and peeling etc
9 – Structural Fabric						In general disrepair – No structural issues noted

Example Photographs of Kitchen Area Located - [Pictures\First Floor\Kitchen](#)

Building Area Trophies	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Walls are old and in general disrepair, numerous holes from fixings to be patched
2 – Floor Finishes						Reasonable condition
3 – Ceiling Condition						Numerous water leaks evident, in general disrepair
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted

Example Photographs of Trophies Area Located - [Pictures\First Floor\Trophies](#)

Building Area Entry / Hallway	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						In general disrepair
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair, cracked and missing panels, possible asbestos present
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						Reasonable condition
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Entry / Hallway Area Located - Pictures\First Floor\EntryHallway						

Building Area Office 1	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Some minor holes to be repaired from previous fixings
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair, water leaks evident and mould present
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						No structural issues noted
Example Photographs of Office 1 Area Located - Pictures\First Floor\Office 1						

Building Area Office 2	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Some minor holes to be repaired from previous fixings
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair, water leaks evident and mould present
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						No structural issues noted
Example Photographs of Office 2 Area Located - Pictures\First Floor\Office 2						

Building Area Room 2	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						Some minor holes to be repaired from previous fixings
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						In general disrepair, water leaks evident
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						N/A
6 – Windows						In general disrepair
7 – Window Treatments						In general disrepair
8 - Doors						In general disrepair
9 – Structural Fabric						No structural issues noted
Example Photographs of Room 2 Area Located - Pictures\First Floor\FF Room 2						

Building Area Building External	Condition Rating					General Comment
	1	2	3	4	5	
1 – Wall Finishes						In general disrepair, downpipes require repairs
2 – Floor Finishes						In general disrepair
3 – Ceiling Condition						Roof requires replacement, water leaks evident internally
4 – Electrical Fixtures						In general disrepair
5 – Plumbing Fixtures						Reasonable condition
6 – Windows						In general disrepair, smashed and cracked windows present
7 – Window Treatments						N/A
8 - Doors						In general disrepair
9 – Structural Fabric						In general disrepair – No structural issues noted
Example Photographs of Building External Area Located - Pictures\External						



Government of Western Australia
Department of Fire & Emergency Services



Our Ref: 00378-02, FT2134-07/14/09041

Mr Stephen Cain
Chief Executive Officer
City of Cockburn
PO Box 1215
BIBRA LAKE WA 6965

CITY OF COCKBURN	
DOC NO:	
12 MAR 2014	
SUBJECT	063/001 & 025/003
RETENTION	83-2 AS
PROPERTY	
APP	
ACTION	S. Cain F.Y.I Bruce Meinz

Dear Mr Cain

PROPOSED EXTENSION OF THE GAZETTED FIRE DISTRICT TO INCLUDE THE BANJUP AREA

Following a review of fire suppression arrangements in the Perth South Coastal Region of the State, the Department of Fire and Emergency Services (DFES) is proposing an extension of the existing gazetted fire district to include the Banjup area. The proposed area of extension is bounded by the North East – Acourt Road, West – Fraser Rd, Armadale Rd, Tapper Rd, Beenyup Rd. South - Rowley Rd. East – along the LG Boundary between City of Cockburn and City of Armadale.

The purpose of this proposal is to provide DFES with the statutory powers required to effectively manage the fire response within the Banjup area.

The gazettal of the remaining portion of Banjup will establish DFES as the Controlling Agency for fires occurring in this area and provide officers and members of the Department of Fire and Emergency Services with the legislative power to enter property and undertake other activities required to effectively take control of all activities for the suppression of both structural and rural fires.

The proposed service model provides coverage of the Banjup area from Success FRS Station with support for rural fire and the delivery of bulk water for structural fire provided by the City of Cockburn.

The Department of Fire & Emergency Services recognises the need to maintain a strong bushfire firefighting capacity within the City of Cockburn and supports the City in maintaining the existing Jandakot and South Coogee bushfire brigades.

With effect from July 1 2014, the proposed extension of the ESL Category 1 boundary will mean that ratepayers in the affected area will be levied under the established ESL categories. The ESL rate charged will change from ESL 3 to ESL 1.

In accordance with Sec.27 of the Fire Brigades Act 1942 you are invited to provide comment on the proposed gazettal. Your response by Friday 21th March 2014 would be appreciated.

Please do not hesitate to contact Superintendent Greg Feeney (08)9395 9305 if you have any queries regarding this proposal.

Yours sincerely



WAYNE GREGSON APM
COMMISSIONER

10th March 2014



JANDAKOT VOLUNTEER BUSH FIRE BRIGADE

Jandakot Fire Station
Cnr Oxley & Liddelow Roads Banjup WA 6164
Telephone (08) 9417 3897 Fire Emergency 000

Attach 2



26 March 2014

Mr. Stephen Cain
City of Cockburn
PO Box 1215
BIBRA LAKE DC WA 6965

Dear Sir,

PROPOSED METROPOLITAN FIRE DISTRICT EXPANSION - BANJUP

I write to you in response to correspondence received dated 17 February 2014 from the Commissioner of Department of Fire and Emergency Services to City of Cockburn, outlining a proposal to extend the metropolitan fire district to encompass the Banjup.

As a result of receiving this letter and considering all possibilities, in order to commence the consultation process, I tabled the letter at the Jandakot Bush fire Brigade general meeting held on the evening of 17 March 2014. This created an opportunity for our members present to raise their concerns in respect to the proposal from DFES and to consider all the facts in an informed and objective manner.

The members at this meeting agreed that the bush area had not changed and the risk had not altered due to any urban development, nor is there or will be in the foreseeable future, any fire hydrant systems in the area which is important infrastructure for effective support to operating any urban fire fighting equipment.

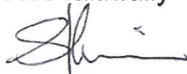
After considering all the relevant possibilities against the proposed change and the current arrangements, Jandakot Volunteer Bush Fire Brigade members resolved that

"Jandakot Bushfire Brigade does not support the proposed change to incorporate the Banjup fire district into the metropolitan fire area."

It should be further noted that the area of Banjup has been serviced by the Jandakot Bushfire Brigade for many years and still today remains operationally effective. The Banjup area still remains a rural environment with large areas of dense bushland reserves and is also a major consideration in this proposal.

I write this letter on behalf of the Jandakot Bushfire Brigade in anticipation of a favourable response by the City of Cockburn Council. Should you wish to discuss the matter further, please do not hesitate to contact me on 0422 640 810 at your convenience.

Yours faithfully



Shane Harris

CAPTAIN

JANDAKOT VOLUNTEER BUSHFIRE BRIGADE

**CITY OF COCKBURN
FIRE CONTROL ORDER
2014 - 2015**



'To all Owners and Occupiers of Land within the District of the City of Cockburn'

FIRST AND FINAL NOTICE

Pursuant to the powers contained in Section 33 of the *Bush Fires Act 1954* (as amended) you are hereby required without exception to comply with the requirements set out in this notice.

DEFINITIONS:

Act	means <i>Bush Fires Act 1954</i> (as amended).
Authorised Officer	means an officer appointed as a City of Cockburn Fire Control Officer.
Building Protection Zone	means the area within a distance of 20 metres from a dwelling (As defined in the Residential Design Codes of WA and in AS 3959) that has a reduced bush fire fuel load, measured from the external walls within the boundaries of the lot on which the dwelling is situated.
Bush Fire Prone Areas	means an area of the Local Government where there is a declaration made in the Town Planning Scheme to recognise the area as Bush Fire Prone or an area where there is a high chance of Bush Fire due to the local environment.
Firebreak	means a strip or area of ground, of a prescribed width that is kept and maintained totally clear of all flammable material which includes the pruning or removal of any living or dead trees, scrub or any other material encroaching within the minimum height of the firebreak.
Fire Management Plan	means a plan that has been developed and approved by the City of Cockburn to reduce and mitigate fire hazards within a particular subdivision, lot or other area of land anywhere in the district.
Flammable Material	means any dead or dry grass, vegetable, substance, object, thing or material (except living flora including live and/ or habitat standing trees) that may or is likely to catch fire and burn or any other thing deemed by an authorised officer to be capable of combustion.
Minimum Height	means a continuous vertical uninterrupted line at a right angle to the horizontal line of the firebreak to a minimum height of 4 metres from the ground.
Permit	means a "Permit to Burn the Bush" as issued by an authorised City of Cockburn Fire Control Officer under s18 of the <i>Bush Fires Act 1954</i> .
Prohibited Fire Season	means the time period of each year where it is unlawful to set fire to the bush at any time. This season is normally is from 1 December of each year until and including 31 March of the following year. This period may be amended from time to time, subject to the prevailing seasonal conditions.
Restricted Fire Season	means the time period of each year where it is unlawful to set fire to the bush without a valid Permit to Burn the bush issued by an authorised Fire Control Officer. This period normally is from 1 April until and including 30 November of any year. This period may be amended from time to time, subject to the prevailing seasonal conditions.
Trafficable	means to be able to travel from one point to another in a 4x4 vehicle on a clear surface, without any obstruction that may endanger fire fighters and their resources. A Firebreak is not to terminate (dead end).
Zone	means the land zoning description as recorded by the City of Cockburn in its property rates register.

CITY OF COCKBURN
FIRE CONTROL ORDER
2014 - 2015



The works outlined in the following (as applicable) must be completed on or before the 1 November of each year and then maintained up to and including 31 May of the following year.

1. LAND AREA 2032m² or greater

You are required to;

- 1.1. Construct trafficable bare earth firebreaks inside and along all boundaries as close as practical in a continuous path without obstruction, including boundaries adjacent to road, drain, rail reserves and all public open space reserves.
- 1.2. Trim all overhanging branches, trees, limbs, etc. from over the top of the firebreak area to a minimum height of 4 metres. Firebreaks can be established as necessary immediately around standing trees and obstacles where they may obstruct a normal firebreak.
- 1.3. Remove all flammable matter surrounding all buildings situated on the land except living trees shrubs, green lawns and plants under cultivation to a minimum width of 5 metres and a minimum height of 4 metres.
- 1.4. Remove all flammable matter except living trees, shrubs, green lawns and plants under cultivation to a minimum width of 5 metres and a minimum height of 4 metres immediately surrounding any place where wood, timber, mulch piles, hay stacks, tyres, vehicles, flammable liquids, chemicals and gas products are stored on the land.

Maintained and living lawns and gardens are an acceptable alternative in conjunction with or in lieu of bare earth firebreaks provided that the same minimum width and height requirements for a firebreak are maintained.

2. LAND AREA less than 2032m²

You are required to;

- 2.1. I have all flammable materials such as long dry grass, weeds, etc. slashed, mown or trimmed down by other means to a maximum height of 50mm across the entire property.

Where living and maintained gardens or lawns are established these areas are to remain green and maintained.

3. Additional Requirements

In addition to the requirements noted above, regardless of land size and location, Council or its duly authorised officer may require you to undertake additional works on your property to improve access and or undertake further hazard removal and/or reduction works, where in the opinion of that authorised officer, it is to be conducive to the outbreak and/or the spread of a bush fire.

4. Fire Management Plans and Building Protection Zones

All subdivisions and / or developments within the City of Cockburn must comply with the Fire Management Plans for their subdivision/ estates in entirety to the satisfaction of Council or its duly authorised officer.

5. Firebreak Variations

Please note that all current firebreak variations will be automatically cancelled from 1 July 2014. An authorised officer of the City of Cockburn will make contact with individual property owners who have previously approved variations to reassess the individual circumstances in preparedness for the 2014 – 15 bush fire season.

DRAFT

CITY OF COCKBURN
FIRE CONTROL ORDER
2014 - 2015



If it is considered to be impractical by the owner/occupier of land to clear firebreaks or establish other arrangements as required by this notice, the owner or occupier of land in the district may apply in writing for a variation to the City of Cockburn for its consideration prior to the 1 October 2014.

New firebreak variations may be approved by the City of Cockburn for up to a 3 year period, subject to the owner of the property not changing and the property remaining compliant with the approved variation conditions. Failure to comply may result in the approved variation being revoked.

Should a request to vary the firebreak requirements on your property not be approved, this notice must be complied with as outlined and as applicable in its entirety.

6. Hazard Reduction Burning

During the prohibited fire season, you cannot undertake any bush or garden refuse burning activities at any time within the City of Cockburn.

During the restricted fire season, residents on properties in the rural areas of the City may burn the bush for fire mitigation purposes by following the conditions of a valid permit to burn issued by a City of Cockburn Fire Control Officer.

During the restricted fire season only, it is permissible for owners/occupiers within the localities of Jandakot, Banjup and Munster on rural properties only to undertake the burning of garden refuse (dry leaves, small branches, off cuts, etc.) in separate piles on the ground no larger than 1.0m² during this period by complying with all the outlined requirements of s24F (3) in the *Bush Fires Act 1954*.

Any other methods of burning of garden refuse such as incineration shall not be undertaken within the City of Cockburn.

7. Penalties

The penalty for failing to comply with this Order can be up to \$5,000. A person in default is also liable whether prosecuted or not to pay the costs of performing the work directed by its duly authorised officer if it is not carried out by the owner and/or occupier by the date required by this notice, or by the date as shown on any written additional works notice as issued by the duly authorised officer of Council.

Please note that any owner/occupier who engages a contractor to undertake works on their behalf is responsible to ensure that the works completed meet the requirements of this notice.

Any notice previously published by City of Cockburn in the *Government Gazette* or in any Western Australian newsprint is hereby revoked.

By Order of Council

**CITY OF COCKBURN
FIRE CONTROL ORDER
2013 - 2014**

Pursuant to the powers contained in Section 33 of the *Bush Fires Act 1954* (as amended) you are hereby required to comply with the requirements set out in this notice. The works outlined in the following as applicable must be completed by 1 November of each year.

Interpretation

“Act” means the *Bush Fires Act 1954*;

“Flammable Matter” includes all form of vegetation both living and dead, and any other flammable materials and combustible matter;

“Firebreak” means ground which is cleared to a mineral earth standard in which all flammable material (which includes vegetation and with all overhanging branches, trees, limbs, etc to be trimmed back clear of the Firebreak area) has been removed and on which no flammable material (which includes vegetation) is permitted during the Firebreak period and the Firebreak must be the required width from the ground up in a vertical line with no restrictions;

“Firebreak Period” means the time between 1 November in any year until 31 May in the year following;

“Trafficable” means able to be driven around, unhindered, in a standard four-wheel drive vehicle.

Construction of Firebreaks

All owners and occupiers of land within the district shall clear flammable matter from the land in accordance with the following requirements—

- (1) As to land which is 2032m² or less in area, or which is zoned “Residential” under the town planning scheme, the owner or occupier is to remove all the flammable matter from the whole of the property, except living trees, shrubs, plants under cultivation and lawns, by slashing or mowing the matter to a height of not more than 50 millimetres, or otherwise to the satisfaction of Council or an authorised person, and the property is to be maintained to the standard so stated in this subsection for the duration of the period 1 November to 31 May each year.
- (2) As to land, which is greater than 2032m² in area, shall:
 - (a) have a trafficable firebreak three (3) metres in width immediately inside all external boundaries of the land and cleared to mineral earth or to the satisfaction of Council or an authorised person and;

- (b) have a 3 metre firebreak immediately surrounding all fuel dumps and ramps;

- (3) In reference to subsection (2) all firebreaks must be cleared by the owner or occupier of land by 1 November in any year, and thereafter be maintained by the owner or occupier clear of flammable matter up to and including 31 May in the following year; and

- (4) Where an owner or occupier of land fails or neglects to comply within the time specified in the notice an authorised person may with such employees and/or contractors, vehicles and machinery as the authorised person deems necessary enter upon the land and do all such things as necessary to comply and may recover costs and expenses of doing so as a due debt from the owner or occupier of the pursuant to the Act, in addition to any penalty which might be imposed.

Variation to Fire prevention Measures

If for any reason an owner or occupier considers it impractical to clear firebreaks in accordance with this notice, the owner or occupier may apply in writing to Council or an authorised person no later than 1 October in any year for approval to construct a firebreak in an alternative position on his or her land.

- (1) If permission is not granted in writing by Council or an authorised person, the owner or occupier must comply with the requirements of this order
- (2) Council reserves the right, at any time, to revoke, alter or add to the provisions of a variation order.

Change of Land Ownership

If a person becomes an owner or occupier of land within the firebreak period the owner or occupier must within fourteen (14) days of becoming the owner or occupier comply with this notice.

Enforcement of this Part

A person who fails to comply with any provisions of this notice commits an offence and any fine or penalty shall be as prescribed by the *Bush Fires Act 1954*.

NO FURTHER WARNINGS OR EXTENSION OF TIME TO COMPLY WITH THIS FIRE CONTROL ORDER WILL BE GIVEN. THIS PROCEDURE WILL APPLY REGARDLESS OF WHETHER YOUR CONTRACTOR HAS BEEN ENGAGED OR NOT.

PERMITS

All AREAS ZONED either RESIDENTIAL, COMMERCIAL OR INDUSTRIAL

NO BURNING ALLOWED

At anytime in accordance with section 24G(2) of the Act

AREAS ZONED RURAL AND OTHER AREAS

PROHIBITED BURNING PERIOD

**1 December to 31 March
(No burning permitted)**

RESTRICTED BURNING PERIOD

1 April – 30 November (permit required)

**PERMITS TO BURN MUST BE OBTAINED
PRIOR TO ANY BURNING**

NOTE: These periods can be varied at the discretion of Council because of weather conditions. Permit holders are responsible to verify the current dates with the Council.

WITHOUT ANY EXCEPTION, NO FIRE may be lit on a day when the fire danger is declared as VERY HIGH, EXTREME, SEVERE or CATASTROPHIC

To determine what the fire danger level is, a person should ring 1196 for information. If there is any doubt of your responsibility in lighting a fire, of any type, the City of Cockburn should be contacted **before lighting**.

**PERSONS WISHING TO OBTAIN MORE
INFORMATION ON COUNCIL'S FIRE CONTROL
ORDER OR TO OBTAIN A PERMIT SHOULD
CONTACT RANGERS ON:**

9411 3444

Attach 4

GENERAL INFORMATION

RESPONSIBILITY

Section 28 of the Bush Fires Act provides that where a bush fire is burning during the prohibited or restricted burning period, the occupier of the land shall take all possible measures to extinguish the fire whether he has caused the fire to be lit or not.

KEEPING YOUR HOME AND PROPERTY SAFE

The biggest danger is not always the raging bush fire but the rubbish in your own backyard.

DON'T FUEL FIRES!

- Don't have thick vegetation up to the walls of your home.
- Clear all flammable material from around houses, sheds and fences.
- Store firewood, timber, petrol and kerosene well away from fences.
- Don't have flammable trees such as conifers near buildings.
- Remove dead trees and branches.
- Rake up leaves, twigs and dead material regularly.
- Burn off dry grass and vegetation at the approved times and in the approved manner.
- Keep all gutters clean of vegetation or other debris

HINTS FOR BURNING

- Ensure you have a PERMIT. The City usually issues up to (3) three fire permits per year for up to 14 days each, but if there is vegetation that cannot be reasonably burnt within a one square metre pile further permits may be issued.
- Don't fuel a fire on a hot or windy day.
- Don't try to burn more than you can control.
- Inform your neighbours.
- Make sure smoke and sparks will not affect neighbour's washing or open windows.
- Cut or rake long grass around trees, buildings and fences before burning.
- Burn against the wind.
- On a sloping block burn from the top down.
- Have a hose or spray pack to dampen down fierce fires.
-

IN
THE EVENT
OF A FIRE
Please
Telephone

000

Fire Law

Properties are inspected to ensure they comply with all fire laws.

If a person fails to comply they will be subject to legal action. This means either an on-the-spot \$250.00 fine or court prosecution.

Where properties do not meet fire prevention requirements the required work will be done by a Council contractor and you will receive an account for the work carried out. Payment of this account is YOUR responsibility.

These requirements can be enforced under the Bush Fires Act, which is State law.



**Council Offices are located at
9 Coleville Crescent
SPEARWOOD WA 6163**

**Postal Address
PO Box 1215
BIBRA LAKE DC 6965**

**PHONE 9411 3444
FAX 9411 3333**



PERMIT TO SET FIRE TO THE BUSH

Permit No: 0000

Subject to the provisions of the *Bush Fires Act 1954* and the regulation made thereunder and to the due observance and performance of the conditions endorsed on this permit including the provisions of Section 18 of the said Act permission is hereby granted to:

SURNAME: _____ GIVEN NAMES _____ Ph: _____

Of Address: _____

Is authorised to set fire to the bush at the following location;

For the purpose of the burning of; *(please circle)*

BUSH/SCRUB/GRASS GARDEN REFUSE WINDROW STUMPS OTHER: _____

Between the ____ day of _____ 20 ____ and the ____ day of _____ 20 ____

NOTE – This permit is not valid at any time during the declared prohibited burning times or when a Total Fire Ban has been declared for the City of Cockburn and is issued subject to the provisions of Section 46 of the *Bush Fires Act 1954*. This permit may be revoked or suspended by a Bush Fire Control Officer, if, in his/her opinion, the fire if lit, would become a source of danger.

A Bush Fire Control Officer is not compelled to inspect an area to be burnt before issuing a permit to burn. The onus lies on the person burning not only to comply with the provisions of the *Bush Fires Act 1954*, but also to ensure there is no danger of the fire escaping. The issue of this permit in no way affects that responsibility. A permit to burn may be issued for up to 28 days in advance at the sole discretion of the issuing officer.

This permit does not provide permission to breach the applicable sections of the *Heath Act 1991*, *Environmental Protection Act 1986*, *Waste Avoidance and Resource Recovery Act 2007* or any other relevant legislation. It is an offence to cause a smoke nuisance to persons and to cause pollution due to excessive smoke. It is also an offence to burn tyres, plastic, chemicals and other similar materials, which could produce thick smoke and toxic gases. It is also an offence to burn any vegetation that has been accumulated as a result of land clearing and development.

CONDITIONS OF PERMIT ISSUE

As a condition of issue, the permit holder as listed above must comply with to the conditions set out by Regulation 15B of the *Bushfires Regulations 1954* (overleaf) and in addition to those conditions the permit holder must also comply with the following;

- ✓ Dial 1196 or check www.bom.gov.au to check the Fire Danger Rating for the day that you intend to burn.
- ✓ Contact DFES Communications on 9395 9209 (24hrs) to notify them of your burn prior to lighting up.
- ✓ Contact DPaW on 9405 1222 (24hrs) if the burn site is located within 3.0km of a DPaW regional park or reserve.
- ✓ Notify the _____ Fire Control Officer prior to commencing your burn on ph.: _____.
- ✓ Ensure that bare earth fire breaks are installed or the site is clear of non-combustible material to no less than ____ metres around the areas to be burnt.
- ✓ Provide running water (hose/ water tank and pump, etc.) at the burn site for effective control and for extinguishing the burn;
- ✓ Light the burn on after _____ hours and extinguish it by or before _____ hours
- ✓ Do not light if the wind speeds are forecast by the Bureau of Meteorology to exceed _____ kilometres per hour for Perth
- ✓ Additional Requirements:

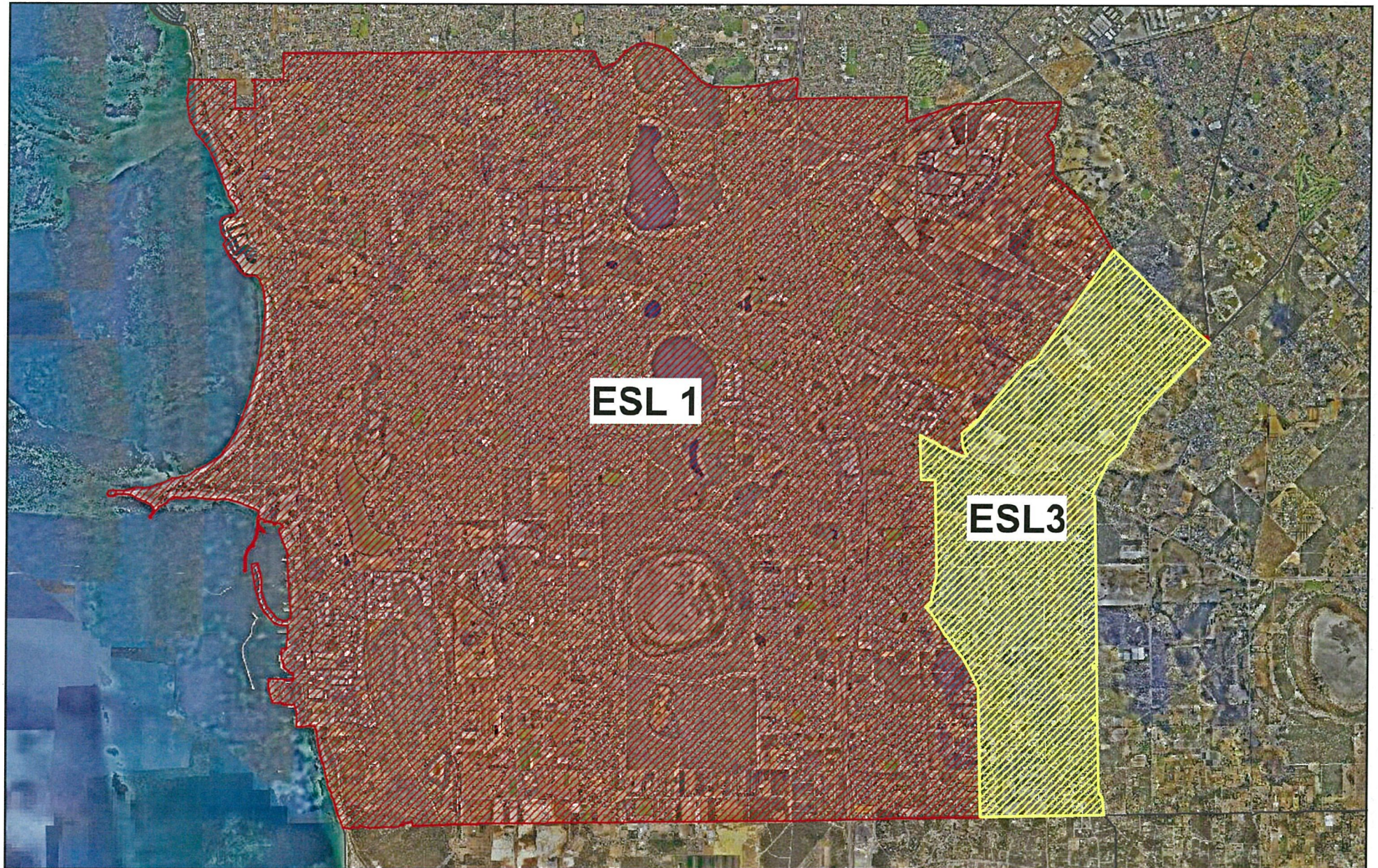

CITY OF COCKBURN FIRE CONTROL OFFICER

PRINTED NAME: _____ SIGNATURE: _____ DATED: _____

IT IS YOUR SOLE RESPONSIBILITY TO MEET ALL THE PRESCRIBED CONDITIONS OVERLEAF AND ON THE FRONT OF THIS PERMIT. PLEASE BE ADVISED THAT A FAILURE TO COMPLY WITH ANY OF THESE CONDITIONS MAY RESULT IN A \$250.00 INFRINGEMENT NOTICE BEING ISSUED OR PROSECUTION BEING CONSIDERED BY A COURT OF LAW.

Regulation 15B - Permit to burn holder, duties of;

- (1) Subject to the Act a person who has obtained a permit to burn the bush under section 18 of the Act (in this regulation called the permit holder) shall comply with the conditions set out in this regulation in relation to the burning of the bush.
- (2) The permit holder shall give notice of his intention to burn the bush upon land, or upon a part of land, to -
 - (a) the chief executive officer or a bush fire control officer of the local government in whose district that land is situated; and
 - (b) the owner or occupier of all land adjoining that land; and
 - (c) a forest officer if the bush is situated within 3 km of forest land; and
 - (d) an officer or employee of each notifiable authority (if any), being an officer or employee who is apparently authorised to accept that notice.
- (3) The period of notice required under sub regulation (2) shall not be —
 - (a) more than 28 days; or
 - (b) less than 4 days unless the notice is given verbally in which case the minimum period of notice may be determined by mutual agreement.
- (4) Notice required to be given to an owner; occupier or other person under sub regulation (2) may be given by any of the following methods —
 - (a) by verbal communication or in writing as will ensure (except in the case mentioned in paragraph (c) that every owner, occupier or other person is made aware of the intention to burn and the date and time thereof; or
 - (b) by delivering it at the premises on which the person to whom notice is to be given lives or carries on business or by leaving it with a person who is apparently over the age of 16 years who resides or is employed on the premises; or
 - (c) in the case of an owner or occupier of adjoining land who is not at the time residing on the adjoining land by posting, not less than 8 days prior to the first day on which it is intended to burn the bush, the notice by prepaid letter addressed to the last known place of abode or business of the owner or occupier.
- (5) A notice given under subregulation (2) shall contain full particulars of the locality where the bush proposed to be burnt is situated.
- (6) Before setting fire to the bush the permit holder shall arrange for and provide, in order to assist in keeping the fire under control and preventing it from spreading beyond the land on which the burning is to take place, at least 3 able-bodied persons who shall be constantly in attendance at the fire from the time it is lit until no burning or smouldering fuel is within 30 m of the perimeter of the firebreak surrounding the burnt area or, if there is no such firebreak, within 30 m of the perimeter of the burnt area.
- (7) Where for any day, or any period of a day, specified in a notice given under subregulation (2) the fire danger forecast issued by the Bureau of Meteorology in Perth in respect of the locality where the bush proposed to be burnt is situated is either "catastrophic", "extreme", "severe" or "very high" the permit holder shall not burn the bush in the locality on that day or during that period but may burn the bush in the locality on the first day next following that day or that period on which the fire danger forecast issued by the Bureau of Meteorology is below "very high".
- (8) The permit holder shall not light a fire to burn the bush on a Sunday if the burning of bush on Sundays is for the time being prohibited in the district in which the bush is situated pursuant to regulation 15C(1).
- (9) The permit holder shall not light a fire to burn the bush on a day that is a public holiday in the district in which the bush is situated if the burning of the bush on that day is for the time being prohibited in that district pursuant to regulation 15C(2).

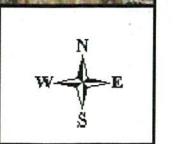
CITY OF COCKBURN
G.I.S Services Department

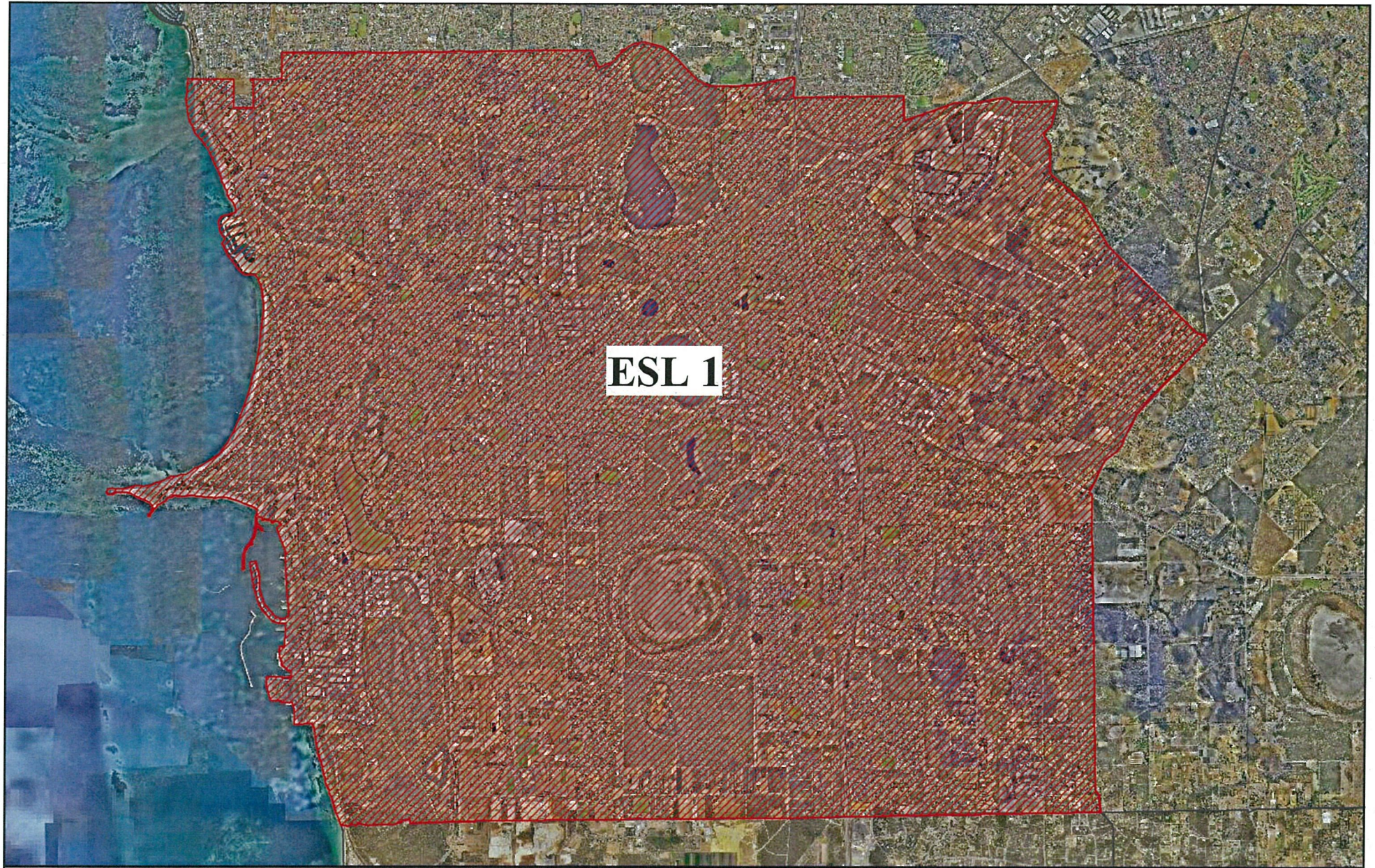
Current ESL Categories

SCALE = 1 : 55,000

DATE: 26/03/2014

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ESL 1

	<p>CITY OF COCKBURN G.I.S Services Department</p>	<p>Proposed ESL Category</p>	<p>SCALE = 1 : 55,000</p>	<p>DATE: 26/03/2014</p>	
<p><small>DISCLAIMER - THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE IT WAS INTENDED. THE CITY OF COCKBURN TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA CONTAINED HEREIN.</small></p>					