

CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 9 APRIL 2015

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 9 APRIL 2015 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, 9 APRIL 2015 AT 7:00 PM**

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

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

4. **ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)**
5. **APOLOGIES AND LEAVE OF ABSENCE**
6. **ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
Nil
7. **PUBLIC QUESTION TIME**
8. **CONFIRMATION OF MINUTES**
 - 8.1 **(OCM 9/4/2015) - MINUTES OF THE ORDINARY COUNCIL MEETING - 12/03/2015**

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday, 12 March 2015, as a true and accurate record.

COUNCIL DECISION

9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

10. DEPUTATIONS AND PETITIONS

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

Nil

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

13. COUNCIL MATTERS

13.1 (OCM 9/4/2015) - LOCAL GOVERNMENT ELECTIONS - 2015 (085/007) (D GREEN)

RECOMMENDATION

That Council

- (1) declare, in accordance with Section 4.20(4) of the Local Government Act 1995, the Electoral Commissioner to be responsible for the conduct of the 2015 Ordinary Elections, plus any extra-ordinary elections and/or polls of electors; and
- (2) decide, in accordance with Section 4.61(2) of the Local Government Act 1995, that the method of conducting the elections be as postal elections.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Council is required to conform with legislation procedures prior to each ordinary election day, if it wishes to undertake its elections by postal voting. This relates to declaring the Electoral Commissioner to be responsible for the elections and that the method of voting be by postal vote.

Submission

N/A

Report

There will be four(4) vacancies on Council for the 2015 elections, being one Councillor each in West and Central Wards and two in East Ward.

Retiring are Deputy Mayor Reeve-Fowkes (West) Councillor Pratt (Central) and Councillors Portelli and Mubarakai (East).

Council has recently received correspondence from the Western Australian Electoral Commissioner advising of its agreement to be responsible for the conduct of these elections, plus any extra-ordinary elections and/or polls of electors.

The correspondence also contains an implied invitation for Council to utilise the Commissioner's services to undertake the elections on Council's behalf.

To comply with the provisions of the Act, Council is required to adopt the recommendations relative to the decisions to utilise the Commissioner to conduct the elections and to conduct them by postal vote.

Council first used this method at the inaugural elections of a new Council (Mayor and 9 Councillors) in December, 2000, following the dismissal of the previous Council.

The resultant voter turnout of over 43% was a vast improvement on previous 'in person' elections held by Council, which typically attract about 10% voter participation.

The most recent Mayor and Councillor elections in 2013 attracted a 24% participation rate for the Mayoral plus five(5) Councillor vacancies, while the 2011 Elections rate for four(4) Councillor vacancies was 27%.

As Council's budget has accommodated estimated costs of conducting the elections by post, it is recommended that Council continue with this

method which should guarantee healthy community input to these elections.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

\$188,000 is required within the Governance (Elections) Account to cover costs associated with the Election.

Legal Implications

Part 4 of the Local Government Act, 1995, and the Local Government (Elections) Regulations, 1997 (as amended) refer.

Community Consultation

N/A

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/

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

Nil.

13.2 (OCM 9/4/2015) - MINUTES OF THE AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 19/3/2015 (026/007) (S DOWNING) (ATTACH)

RECOMMENDATION

That Council receive the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 19 March 2015, ad adopt the recommendations contained therein.

COUNCIL DECISION

Background

A meeting of the Audit and Strategic Finance Committee was conducted on 19 March 2015.

Submission

N/A

Report

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

1. Chief Executive Officer's Biennial Review of Risk, Legislative Compliance and Internal Control 2014.
2. 2014 Local Government Statutory Compliance Audit Return.
3. 2014/15 External Audit Plan.
4. Internal Audit – Employee Time-keeping.

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 Minute4s.

Community Consultation

N/A

Attachment(s)

Minutes of the Audit and Strategic Finance Committee Meeting – 19 March 2015.

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 9/4/2015) - CONSOLIDATION OF CITY OF COCKBURN TOWN PLANNING SCHEME NO. 3 (109/002) (C CATHERWOOD) (ATTACH)

RECOMMENDATION

That Council

- (1) in accordance with Section 90(1) of the *Planning and Development Act 2005* (“Act”) lodge this report on the operation of the City of Cockburn Town Planning Scheme No. 3 (“Scheme”) with the Western Australian Planning Commission (“WAPC”);
- (2) in accordance with Section 90(2)(b) of the Act note the receipt of no submissions on the consolidated Scheme within the 42 day consultation period;
- (3) in accordance with Section 90(2)(c) of the Act recommend the Scheme should be amended;
- (4) recommend amendments to the consolidated Scheme (dated 10 May 2012) should include those amendments detailed in Attachment One to this report; and
- (5) requests the WAPC to forward the above to the Minister for Planning with a request to consider the consolidated scheme under Section 92 of the *Planning and Development Act 2005*.

COUNCIL DECISION

Background

At its Ordinary meeting held 10 May 2012, Council resolved to consolidate its Scheme. The background to this process is covered in Item 17.7 of the minutes of the 10 May 2012 meeting and is not replicated here.

The consolidation process is a procedure required by the Act to ensure the Scheme remains relevant and consistent in light of State planning policies and strategy.

As amendments to the Scheme are made these are assessed against this criteria, however this is an opportunity to confirm the City has responded to the introduction of State planning policies and strategy since the adoption of the Scheme text.

The Act requires Council to prepare a consolidated scheme text and maps and seek permission from the WAPC to advertise these. Permission was granted in January 2015, some two and half years after it was sought. The delay in granting this permission creates a complication in that the consolidation is usually effective from the date of Council's resolution (i.e. 10 May 2012). To seek to redress this situation, part four of the officer recommendation is included. This will seek to recognise all the amendments gazetted in the interim and have the consolidated scheme take effect from 17 March 2015 (date of gazettal of Amendment 94). Details of these amendments are set out in Attachment One.

Advertising for 42 days has now occurred and Council is now required to prepare a report on the Scheme and make recommendations under Section 90(2) of the Act. The officer recommendation has been specifically drafted to meet the requirements of the Act.

Submission

N/A

Report

As per Section 89(2) of the Act, submissions were sought on the following points:

- The effectiveness of the Scheme;
- The need for amendment to the Scheme; and
- The need for the making of a new Scheme.

No submissions were received during the 42 day advertising period, during which information was available via the City's website and front

counter. Notice of the advertising period was made available on the City's website and via advertisement (on 27 January 2015) in the Cockburn Gazette.

As per section 90(2)(c) of the Act, Council must report on and recommend as to whether or not the Scheme:

- Is satisfactory in its existing form;
- Should be amended;
- Should be repealed and a new scheme prepared in its place; or
- Should be repealed.

The latter two options are dismissed as viable options. Neither of these was entertained as part of Council's original consideration (in May 2012) and they have become less viable as time has passed. It is noted a new Scheme will be necessary in due course and this will need to be supported by a new local planning strategy. This will take some time to prepare and consult upon, meaning the consolidation of the Scheme is necessary in the interim.

This leaves the first two options as viable options to recommend. The first would result in a consolidation date of 10 May 2012 and would enable the Scheme to continue to operate for five further years beyond that (i.e. till 10 May 2017). This doesn't leave much time for a new scheme and local planning strategy to be considered. While practically possible to recommend this option, it is preferable to look to the remaining option discussed below.

The recommended option is that the Scheme should be amended. The recommended list of amendments would be as per the gazetted amendments since Council resolved to consolidate the Scheme (i.e. amendments since 10 May 2012 until 17 March 2015).

In considering the request to advertise a consolidated scheme, the WAPC required advice from the City as to how various policies and strategic planning initiatives had been incorporated into the City's Town Planning Scheme, Structure Plan and Local Planning Policy framework.

Logic follows they would require similar advice for the period of time from January 2013 (when that advice was requested) till now. Discussion regarding each relevant new or updated State Planning Policy is set out below.

State Planning Policy 2.5 – Land Use Planning in Rural Areas (SPP2.5)

The current version of this policy is dated May 2012. The City of Cockburn has a small amount of rural land. The majority of updates to

SPP2.5 related to subdivision issues. The City of Cockburn has an adopted Local Planning Policy APD 7 Rural Subdivision which deals with this issue in a local framework. The policy was last reviewed in September 2013 and considered to be consistent with SPP2.5.

State Coastal Planning Policy (SPP2.6)

The current version of this policy is dated 30 July 2013. The City of Cockburn has an extensive coastline, including a development area in North Coogee known as 'Cockburn Coast'. The 'Robb Jetty' and 'Power Station' precincts of this development area are adjacent to the coastline and affected by SPP2.6.

Development Area 33 relates to Cockburn Coast and includes specific provisions which complement SPP2.6. These include the need for a Coastal Hazard Risk Assessment, Foreshore Management Plan and for any marina proposals to assess environmental and social feasibility. These provisions were introduced by Amendment 89.

The 'Robb Jetty' Local Structure Plan was assessed and adopted with regard to the requirements of SPP2.6.

The 'Power Station' Metropolitan Region Scheme request to lift Urban Deferred was also assessed with SPP2.6 in mind and a recommendation provided to WAPC.

Residential Design Codes (SPP3.1)

The current version of this policy is dated 2 August 2013. The City of Cockburn applies this policy in its residential areas and also has an adopted Local Planning Policy APD 58 Residential Design Guidelines which deals with this issue in a local framework. The policy was last reviewed in September 2013 and considered to be consistent with SPP3.1.

Draft Jandakot Groundwater Protection (draft SPP2.3)

An updated draft version of this policy was advertised August 2013. The City of Cockburn has a substantial area in its east impacted by this policy. As this is an updated version to the existing SPP, the City already has the appropriate zoning in place under its Scheme. The City has provided comments on the draft SPP2.3 concerning land use control and where the responsibility lies. At this point in time, this draft SPP is not finalised and no changes are warranted (or expected) to the Scheme which refers back to the SPP for land use permissibility. The Scheme is considered to be consistent with the draft SPP2.3.

Draft Planning for Bushfire Management (draft SPP3.7)

An updated draft version of this policy was advertised May 2014. The City of Cockburn has lodged comments on the document, primarily discussing definitions. The policy is yet to be adopted; however several years ago the City initiated a scheme amendment to identify a special control area for bushfire as well as complementary provisions for mapping of these areas and development provisions. The City of Cockburn also has an adopted Local Planning Policy Bushfire Prone Areas which deals with this issue in a local framework.

Amendment 92 was gazetted 13 March 2015 and is consistent with the draft SPP3.7.

Draft Telecommunications Infrastructure (draft SPP5.2)

An updated draft version of this policy was advertised October 2014. The City of Cockburn chose not to lodge comments given the City's Scheme is considered to be consistent with both the existing and draft SPP5.2.

Draft Jandakot Airport Vicinity (draft SPP5.3)

An updated draft version of this policy was advertised July 2013. Based on the recent changes to the Perth Airport SPP, it is assumed further updates to this policy will be proposed.

The City of Cockburn is the most affected local government in relation to this policy. Comments on the draft policy (and related matters such as Jandakot Airport master planning) have been provided. The Scheme is considered to be consistent with both the existing and draft SPP5.3.

Scheme Amendments since 10 May 2012

A total of 18 Scheme Amendments have been gazetted since 10 May 2012 (in the period until 17 March 2015). Further detail on these amendments and their consistency with State planning initiatives is set out in Attachment One.

The majority of these amendments have been made by the City with a view to implementing objectives of Directions 2031 and/or responding to Metropolitan Region Scheme changes. These are Amendments 28, 82, 87, 89, 94, 95, 98, 100, 101 and 102. Each of these amendments has been considered consistent, or at least complementary to State planning initiatives given their approval.

Some amendments have been generated on landowner request. These are Amendments 73, 90, 91 and 93. Each of these amendments has been considered consistent, or at least complementary to State planning initiatives given their approval.

Amendment 86 made updates to the Scheme's heritage provisions to align with the updated Heritage Act and improve and clarify existing provisions as well as introduce a register for significant trees. This amendment is considered consistent, or at least complementary to State planning initiatives given its approval.

Amendment 97 was minor in nature and clarified the methodology for Development Contribution Plan 13. This amendment is considered consistent, or at least complementary to State planning initiatives given its approval.

Amendment 99 was an omnibus amendment which dealt with a number of small proposals to correct Scheme anomalies (such as unzoned parcels). This amendment is considered consistent, or at least complementary to State planning initiatives given its approval.

Amendment 92 introduced a Special Control Area for bushfire prone areas. This amendment is considered consistent, or at least complementary to State planning initiatives given its approval.

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Development that is soundly balanced between new and existing areas.
- Diversity of housing to respond to changing needs and expectations.
- Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

Planning and Development Act 2005, Division 5 – Review of local planning schemes

Community Consultation

The consolidated text and maps were advertised for a period of 42 days.

No submissions were received.

Attachment(s)

Scheme Amendments list (10 May 2012 – 17 March 2015)

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.2 (OCM 9/4/2015) - CONSIDER SUBMISSIONS AND ADOPT TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO.103 - AMENDING DEVELOPMENT CONTRIBUTION PLAN 13 TO INCLUDE ADDITIONAL ITEMS (109/035) (C CATHERWOOD) (ATTACH)

<p>RECOMMENDATION</p> <p>That Council</p> <p>(1) pursuant to Regulation 10 of the Local Government (Administration) Regulations 1996 (as amended) revokes Parts 2, 3 and 4 of the following decision made at the Ordinary Council Meeting conducted on 13 November 2014 (Minute No 5401):</p> <p><i>“That Council</i></p> <p>2. <i>endorses the Schedule of Submissions prepared in respect of Amendment 103 to City of Cockburn Town Planning Scheme No. 3 (“Scheme”);</i></p>
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- 3. *advises the Western Australian Planning Commission that the City of Cockburn no longer wishes to proceed with Scheme Amendment No. 103;*
 - 4. *provides the Western Australian Planning Commission with a summary of reasons related to this decision not to proceed with Scheme Amendment No. 103.”*
- (2) endorse the Schedule of Submissions prepared in respect of Amendment 103 to City of Cockburn Town Planning Scheme No. 3 (“Scheme”);
- (3) adopt Scheme Amendment No. 103 for final approval for the purposes of:
- 1. Amending Schedule 12 of the Scheme text by inserting the following items in Development Contribution Area 13 – Community Infrastructure, under ‘Infrastructure and Administrative Items to be Funded’ as follows (additional wording shown in **bold** text):

<p>Infrastructure and administrative items to be funded</p>	<p><i>Regional</i></p> <p>Coogee Surf Club Wetland Education Centre/Native Ark Cockburn Central Recreation and Aquatic Centre Cockburn Central Community Facilities Visko Park Bowling and Recreation Club Coogee Golf Complex (excluding the pro shop and restaurant components) Bibra Lake Management Plan Proposals Atwell Oval Cockburn Coast Foreshore Reserve (excluding coastal protection measures) Cockburn Coast Beach Parking</p> <p><i>Sub Regional—East</i></p> <p>Cockburn Central Library and Community Facilities Cockburn Central Playing Fields Anning Park Tennis Cockburn Central Heritage Park Bicycle Network—East</p> <p><i>Sub Regional—West</i></p> <p>North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne) Phoenix Seniors and Lifelong Learning Centre Beale Park Sports Facilities</p>
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		<p>Western Suburbs Skate Park Bicycle Network—West Dixon Reserve/Wally Hagen Facility Development (excluding the café component)</p> <p><i>Local</i> Lakelands Reserve Southwell Community Centre Hammond Park Recreation Facility Frankland Reserve Recreation and Community Facility Munster Recreation Facility Banjup Playing Field Banjup Community Centre Cockburn Coast Sport Oval and Clubroom (including land cost)</p> <p><i>Administrative costs including –</i> Costs to prepare and administer the Contribution Plan during the period of operation (including legal expenses, valuation fees, cost of design and cost estimates, proportion of staff salaries, computer software or hardware required for the purpose of administering the plan).</p> <p>Cost to prepare and review estimates including the costs for appropriately qualified independent persons.</p> <p>Costs to prepare and update the Community Infrastructure Cost Contribution Schedule.</p> <p>Costs including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.</p>
<p>TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL</p>		

COUNCIL DECISION

Background

The purpose of this report is to consider submissions and final adoption of Amendment No. 103 to the Scheme which seeks to include additional items to Development Contribution Plan 13 (“DCP13”).

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. There are highly unusual circumstances related to Council’s consideration of this amendment, this being the third time it has needed to be presented for Council’s decision.

Firstly the item was adopted for final approval 10 April 2014 and forwarded to the WAPC. Then with the advent of local government reform proposals, this first decision was revoked at Council’s ordinary meeting held 13 November 2014. At this meeting Council also determined to not proceed with the amendment given this matter would have created a financial impact the City of Fremantle needed to be allowed to consider. In recent weeks, the State Government has abandoned the local government reform proposals which affected the City of Cockburn. It is now possible to adopt this amendment once more.

DCP13 was included in the City’s Scheme via Amendment No. 81, gazetted in August 2011 and relates to community infrastructure.

Community infrastructure is the land, structures and facilities which help communities and neighbourhoods function effectively. This includes facilities such as sporting and recreational facilities, community centres, child care and after school care centres, libraries and cultural facilities. They are often highly valued by their communities and add greatly to the overall quality of life by providing opportunities for physical activity and social interaction.

It is widely accepted that the use of community facilities has a direct correlation to the number of people using them. This is clear in the intent and basis of the relevant State Planning Policy 3.6 - Development Contributions for Infrastructure (“SPP3.6”) as well as the City’s DCP13.

This report seeks Council to consider all submissions received during the advertising and recommends revoking the November 2014 decision not to proceed and making a new decision to adopt the Amendment for final approval.

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 structure plans for the subject land were considered by Council on 9 May 2013 and approved, subject to modifications. Approval of the Robb Jetty and Emplacement Local Structure Plans by the Western Australian Planning Commission ("WAPC") has now also taken place.

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. The oval will fulfil a role in providing for junior sport for surrounding suburbs and is in addition to the local public open space a development ordinarily provides for. The subject land is also directly adjacent to coastal foreshore which is proposed to be redeveloped.

It is proposed to modify the provisions of the City's existing DCP13 to include additional items as a result of the future proposed urbanisation of the subject land to meet the requirements of future community/s in the locality.

Report

Existing Development Contribution Plan 13

The City through its existing DCP13 has catered for the requirements of community facilities and services at the local, subregional and regional level. While the existing DCP13 recognised there would be growth within the Cockburn Coast area, planning was not sufficiently advanced to include infrastructure items brought about by this development.

Proposed Additions to Development Contribution Plan 13

The community infrastructure items proposed to be included in DCP 13 are identified in the District Structure Plan and Local Structure Plans for Cockburn Coast. The community infrastructure items proposed to be included in Schedule 12 of DCP 13 are detailed below. The addition of these items is proposed via Amendment No. 103 to the City's Town Planning Scheme No. 3.

New Regional Items: Cockburn Coast Foreshore Reserve (excluding coastal protection measures) and Cockburn Coast Beach Parking

The intensification of the project provides an opportunity to enhance the recreational and aesthetic quality of the foreshore reserve. These enhancements will increase the attraction of the foreshore to the broader area. Additional enhancement is required to the proposals covered by the North Coogee Foreshore Management Plan (existing Sub-Regional item) to reflect the scale and intensification of development now envisaged for the Cockburn Coast project area. The difference in catchment is somewhat reflected in the estimated costs.

This portion of foreshore accommodates an important role for the community, recognised by the European and Indigenous Heritage significance attributed to this section of foreshore by the City's Local Government Inventory. The value of this section of coast extends well beyond the proposed development into the rest of the Cockburn community. Improvements to this area will enable increased appreciation for this community asset.

Additional beach parking is also proposed alongside the linear (east-west) public open space to accommodate visitors from the broader area. The parking area is located on the eastern side of the railway line for traffic management and rail safety reasons. A pedestrian access bridge is included in the foreshore works to provide safe access between the parking and the beach.

New Local Item: Cockburn Coast Sport Oval and Clubroom (including land cost)

The Cockburn Coast district open space comprising sports oval and clubrooms have been identified as a Local community infrastructure item. This item is only intended to support the local community needs across the catchment of Coogee/North Coogee. In addition to the Cockburn Coast residential population, this Local facility will support future residents proposed within other nearby new developments such as South Beach and Port Coogee who currently need to travel outside their locality to access playing fields.

Community Consultation Outcomes

A total of nine submissions were received on this amendment. Five of these raised concerns with various issues which are set out below.

The main themes of concern relate to the existing DCP13 and how that functions and the proposed items for inclusion.

Several submissions raised the issue of local government reform, the concern being that DCP13 should be disbanded altogether in light of the Minister for Local Government's proposal to disaggregate Cockburn. This proposal has now been abandoned by the State Government making these previously valid concerns no longer an issue.

As part of the scheme amendment process, Council is bound to resolve either to not proceed with the amendment, or to adopt the amendment (with or without modifications). Now that the local government reform issue has fallen away, it is appropriate to revoke the last decision (November 2014) made by Council which was not to proceed. This can be replaced with a decision to adopt the amendment.

Concern was also raised about the notion of adding items to DCP13. The perception being the content of the DCP would be fixed. While it is correct there is a degree of certainty by items being listed in the Scheme, the scheme amendment process is there to consider potential additions or deletions.

One submission proposed modifying the methodology of DCP13 from a per new lot/dwelling basis to a per hectare basis. The methodology has already been established and the DCP operational for a number of years. This amendment does not deal with the methodology and it is not considered appropriate to revise this part way through the DCP operation period.

Concern was also raised about the contribution rate and how these have changed since introduction of DCP13. The estimated contribution rate advertised for this amendment was only able to reflect the current items plus the proposed items. Since the advertised rate, Amendment 98 has been gazetted which added local items for the Banjup Quarry development and a dwelling review was undertaken (as required every five years by the Scheme). This has resulted in a lower estimated rate than what was advertised as set out earlier in this report.

In terms of changes to the rates since originally advertised, the City is required to undertake an annual review. There have now been several of these since gazettal of DCP13. City officers time these with the commencement of each financial year. There is a requirement to publish these rates, but not to provide a notice period to developers they are about to change. In this time a couple of key projects have gone through major phases and this has reflected in the contribution rates increasing. In particular, the aquatic centre has had a business plan and financial assessment undertaken as it moves from conceptual planning to detailed planning. The surf club has gone also from conceptual plans to detailed plans and construction. Important lessons

have been noted from these projects in terms of costing and these are discussed further below.

Request was made in one submission to add items constructed by the developer at Port Coogee (not all of these are 'community infrastructure'). This matter was raised previously as part of a late submission on DCP13 when it was originally introduced. At the time the following response applied:

"As noted in the Port Coogee Revised Local Structure Plan, in March 1996, the WA Planning Commission and CMD and Australand entered into a Heads of Agreement. In May 1997, the State Government and Australand signed a Project Agreement, which was revised and endorsed again by Cabinet in February 2000.

The State Government made a significant investment which was given over to the developer to facilitate this development with the State's contribution of approximately 40% of the land holding plus the seabed area.

The structure plan also notes the following key issues of community concern:

- 1. The loss of the northern section of Coogee beach and associated dune system;*
- 2. Impact on an area of seagrass meadows in the south western corner of the development site;*
- 3. Public accessibility to the waterfront; and*
- 4. The removal of the Omeo wreck.*

As a result of these issues being raised and to try and resolve some of these concerns, a variety of elements were incorporated in the structure plan approved. Many of these elements are now put forth by the developer further in this submission as contributions which the broader Cockburn community should pay for".

The request regarding Port Coogee items is dismissed in this instance also. The request does not reflect any of the principles contained within the relevant State Planning Policy 3.6, and is not supported on this basis.

Several of the submitters took the time to meet with City officers and explain their submissions, or elaborate on points raised therein. In terms of these discussions the following matters were also noted.

The final format of SPP3.6 (and the model scheme provisions) differs in many ways from how it was originally envisaged in the industry groups that provided input. Of particular note is how local governments are to cost infrastructure items. They are to use 'the best and latest

estimated costs available to it'. There is no insistence that a Quantity Surveyor is used for each annual review and there is no requirement to have concept plans for costing. City officers can see that this is a far superior approach, and even though the TPS3 does not require it, this extra level of transparency and rigour should be provided for developers. City officers will be ensuring all DCP13 items are costed by a Quantity Surveyor with a view to smoothing out any sharp increases in contribution rates.

The oval adjacent to the school site was also discussed. The land value of this site is substantial (advertised value was \$9.4 million) given its coastal location. As a proposed 'local' item for the catchment 'Coogee/North Coogee' this reflects in a higher contribution rate for this area. In the Robb Jetty Local Structure Plan report, the oval is described as being in addition to the 10% local public open space. The District Structure Plan requires the school to be collocated with the oval. Use is to be shared between the school and the community. It is notable that due to the demographics and housing typology, only one school (at a greatly reduced size) was required for Cockburn Coast.

Looking at the adjacent Port Coogee Local Structure Plan, no primary school was included. This is likely to be for similar reasons to the Cockburn Coast development, however it is difficult to be certain as there is no mention in the LSP report. Where primary schools are required a condition is normally applied to subdivision approvals for a contribution to be made to the Department of Education. In the case of all the subdivision approvals issued to date for the Port Coogee development, no such condition has been applied. This would go some way to explaining the developer of Port Coogee's concern they be expected to contribute towards what they perhaps view as a 'school oval'.

While in effect, this oval would perform the role of 'school oval'. It likewise, is listed in the City's Sport and Recreation Strategic Plan as a cricket and AFL overflow location servicing the suburb of North Coogee (the Port Coogee development is within this suburb). As a Local Reserve, the specification is a basic level designed for overflow competition or training needs and would not house a senior club. This is reflected by the Robb Jetty Local Structure Plan where only the dimensions to suit a junior level oval are provided. Club room size is commensurate with other local reserve facilities. The use of such reserves is traditionally weekends and late afternoon/evenings (as far as lighting permits). This oval is proposed to be floodlit which will maximise these times. Cricket and AFL differ in terms of seasonal demand and therefore a year round community sporting use applies. It is not only a school oval. It is therefore considered more than appropriate this item be included in DCP13 and apply to all the Coogee/North Coogee catchment.

A concerning issue though is the matter of the cost of this land. The cost provided by the licenced land valuer is not disputed. As part of of Amendment 1180/41 to the Metropolitan Region Scheme, a portion of Lot 2110 Bennett Avenue was rezoned from 'Parks and Recreation' to 'Urban'. This area is approximately 2.2ha. While the area may not sound large, it equates to about 78% of the proposal oval, which will sit within a 2.82ha site. Considering the advertised land value of the local public open space is \$9.4 million, it is understandable why this concern has been raised.

It is assumed as the District and Local Structure Plans designate this land now for a development lot (and space for an oval has been assigned elsewhere), they will be sold by the WAPC. The DSP mentions development contributions shall be needed for the oval which could be seen as unfair given one reserve was 'taken' away and another required but without any input from the WAPC. 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' this item of DCP13 to ensure Cockburn Coast landowners and developers at Port Coogee and South Beach estates are not unfairly penalised by rationalising of these reserves.

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 the oval land. Additionally, as a matter of practice all DCP13 items will be reviewed by a Quantity Surveyor to provide additional rigour and transparency to the DCP13 contribution rates.

Conclusion

It is recommended that Council endorse the Schedule of Submissions and adopt the amendment for final approval.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

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

Leading & Listening

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

Budget/Financial Implications

The 'as advertised' version of the cost per dwelling/lot for the Coogee/North Coogee catchment was \$5,321.85. This reflects the coastal items as 'Regional' catchment. It should be noted, this could not take into account the pending Amendment 98 which sought to add items for the Banjup Quarry development.

The applicant has since been asked to examine whether further cost savings via reduction in the level of embellishment are possible. Approximately \$1.5 million of infrastructure has been removed from the advertised plans/costs. This will be embedded in the descriptions of the infrastructure items in the Development Contribution Plan Report which would be revised if the amendment is gazetted. For example, significant substitution of existing timber boardwalks can be replaced with more cost effective paths.

Now the 2014 dwelling review has been carried out and the Banjup amendment gazetted, the estimated rate has reduced to \$4,733.18 for this locality.

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(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 9 April Ordinary Council Meeting.

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

Nil.

14.3 (OCM 9/4/2015) - PROPOSED STRUCTURE PLAN - LOT 8 (NO. 107) BARFIELD ROAD, HAMMOND PARK; OWNER: NICHE HAMMOND PARK DEVELOPMENT PTY LTD; APPLICANT: TPG (110/ 122) (L SANTORIELLO) (ATTACH)

RECOMMENDATION

That Council

- (1) in pursuance of Clause 6.2.9.1 (a) of City of Cockburn Town Planning Scheme No. 3 ("Scheme") adopt the Proposed Structure Plan for Lot 8 (No. 107) Barfield Road, Hammond Park;
- (2) endorse the Schedule of Submissions prepared in respect of the Proposed Structure Plan;
- (3) advise the proponent and those persons who made a submission of Council's decision; and
- (4) pursuant to Clause 6.2.10.1 of the Scheme forward the proposed Structure Plan to the Commission for its endorsement.

COUNCIL DECISION

Background

The Proposed Structure Plan was received by Council on 28 November 2014. It was prepared by TPG Town Planning Urban Design and Heritage on behalf of the land owner Nicheliving. The Proposed Structure Plan relates to land within the Southern Suburbs District Structure Plan area, namely Lot 8 (No. 107) Barfield Road, Hammond Park ("subject site").

The subject site is approximately 2.8701 hectares in area with frontages of approximately 215.25 metres to Barfield Road to the west and 123.82 metres to Gaebler Road to the north, with close proximity to the Kwinana Freeway to the east. The land immediately to the east of the subject site is predominantly undeveloped which includes a

Western Power transmission corridor containing three steel pylon high voltage lines. See Attachment 1 for details.

The Proposed Structure Plan seeks to affect a residential development outcome across the subject land. The purpose of this report is to consider the Proposed Structure Plan for adoption in light of the advertising process that has taken place.

Submission

TPG Town Planning Urban Design and Heritage on behalf of the land owners has lodged a Structure Plan for the subject land.

Report

Planning Background

The subject site is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under City of Cockburn Town Planning Scheme No. 3. The subject site is also located within Development Area No. 26 ("DA 26"), Development Contribution Area No. 9 ("DCA 9") 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 26 in Schedule 11 are outlined as follows;

- 1. Structure Plan/s adopted and endorsed in accordance with Clause 6.2 of the Scheme to guide subdivision, land use and development.*
- 2. To provide for residential development and compatible land uses.*
- 3. The provision of the Scheme shall apply to the land uses classified under the Structure Plan in accordance with Clause 6.2.6.3.*

Residential Development

The subject land is located within the Southern Suburbs District Structure Plan – Stage 3 ("SSDSP3"). The SSDSP3 prescribes a minimum of 15 dwellings per gross urban zoned hectare of land as the minimum standard. This prescribed density target is in accordance with the Western Australian Planning Commissions' Directions 2031 and Beyond ("Directions 2031") and Liveable Neighbourhoods ("LN").

The Outer Metropolitan Perth and Peel Sub-regional Strategy forms an integral part of the Directions 2031 vision. It provides information about

the levels of expected population growth by local government area, and highlights development opportunities and density targets in greenfield areas, including the south-west outer sub region which the City of Cockburn is included.

The Strategy identifies the subject land as being part of the "SOU1" area which has a future dwelling target of 3000+.

The intent of the Proposed Structure Plan is to guide the subdivision and subsequent development of grouped dwellings on the subject site, along with ensuring appropriate provision of access via a new public road and the provision of a reserve for Parks and Recreation.

In total the Structure Plan designates 6 x R50 lots and 89 x R40 lots totalling 95 residential lots. This equates to an overall residential site density of approximately 39 dwellings per site hectare and approximately 22 dwelling units per gross urban hectare. The proposed Structure Plan therefore meets local and state government density targets.

In accordance with the locational criteria specified by the SSDSP3, higher densities are proposed adjacent to areas of higher amenity including adjacent to Public Open Space. The R50 proposed density opposite POS and the R40 density for the remaining areas is within the SSDSP3 prescribed density range.

The subject site also benefits from access to the high frequency 526 Transperth bus route which runs down Barfield Road and across Gaebler Road which directly passes the north western corner of the subject site. It is expected that this bus route will later extend further south upon construction of the future High School.

Nature of proposed development

Following the conclusion of the advertising process the City received a late submission objecting to the proposed development. The submission received states that the R40 and R50 proposed densities are inappropriate in this location, as the subject site is remote from Public Open Space, public transport and commercial facilities. The objection states that the Proposed Structure Plan does not comply with the following aspect of Liveable Neighbourhoods:

"Smaller lots and lots capable of supporting higher density should be located close to town and neighbourhood centres, public transport and adjacent to high amenity areas such as parks."

In addition, the submission states that a large scale survey strata subdivision, of the type proposed, is not in keeping with the

predominant single lot residential subdivision envisaged for the area by the SSDSP3.

As stated above in this report the SSDSP identifies the subject site for medium density residential development, which is considered to accord with the proposed R40 and R50 densities in that medium density development is identified as being between R30 and R60.

With respect to the above Liveable Neighbourhoods extract it is noted that SSDSP3 identifies the north west corner of the subject site is within 400 metre walkable catchment of a local centre site, located at the corner of Gaebler Road and Irvine Parade. In addition the subject site benefits from access to the high frequency 526 Transperth bus route which will service the future residents.

The proposed residential densities are considered to be consistent with the aforementioned aspect of Liveable Neighbourhood as the site is located in close proximity to a planned local centre, is in accordance with a medium density range, as prescribed by the SSDSP and the higher R50 density codes are proposed opposite an area of Public Open Space.

The SSDSP3 pursuant to 5.4.1 'Housing Principles' encourages diversity in housing choice, lot sizes and tenure. The proposed survey strata grouped dwelling development is considered to contribute to the provision of a diverse range of housing options in the locality, in accordance with the objectives of Liveable Neighbourhoods and the intent of the SSDSP3. The above mentioned objection is discussed in further detail within Attachment 4 of this report. The objection is dismissed, in that it does not generate any reason not to support the Proposed Structure Plan. The reasons have been considered and discussed, and are not considered to be sustained on planning grounds.

Public Open Space

Both the Western Australian Planning Commissions' Liveable Neighbourhoods and Development Control Policy 2.4 require a minimum contribution of 10% of the gross subdivisible area to be given up for Public Open Space ('POS').

The Proposed Structure Plan Map (see Attachment 3 for details) indicates a 2983m² POS area to the south of the subject site, representing 10.4% of the gross subdivisible area.

0.5% of the total site area is provided as restricted use POS and is for the purpose of accommodating drainage requirements associated with the indicative subdivision and development concept. This is in

accordance with the provisions of Liveable Neighbourhoods with respect to restricted use POS.

The location of the POS area along the southern boundary of the lot is consistent with the intent of the SSDSP3 in terms of encouraging co-location of POS areas between landholdings. The POS has been located along the full length of the common boundary with the adjoining property to the south this design mitigates the bushfire risk associated with the remnant bushland on the adjoining property. A 25 metre 'no-building zone' is also provided as shown on the Structure Plan Map (see Attachment 3).

The proposed Structure Plan will include 'private' roads to service the grouped dwelling site. The Structure Plan has been designed to include a public road adjacent to the POS to allow public access to the POS for residents from outside of the proposed grouped dwelling site. The subdivision concept plan included within the proposal identifies 9 parking spaces along the public road which will service the POS area.

Bushfire Management

The subject site is surrounded by native vegetation which has been classified as a 'moderate' bushfire risk under the criteria within the State Governments Draft May 2014 *Planning for Bushfire Risk Management Guidelines*. Accordingly a Bushfire Management Plan ('BMP') has been included within the proposed Structure Plan report which identifies appropriate Bushfire Attack Levels ('BAL') in accordance with AS3959-2009 (*Construction of Buildings in Bushfire Prone Areas*).

The BMP provides guidance on how to plan for and manage the potential bushfire threat to the site and its subsequent development. The BMP prescribes a Bushfire Attack Level of 12.5 for a portion of the R40 coded lots and a Bushfire Attack Level of 19 for the R50 coded lots located to the south of the subject site.

The southern proposed POS provides a buffer between the proposed residential development and the site immediately to the south. The lot to the south of the subject site contains a substantial amount of native bushland which is rated as a moderate bushfire risk.

The POS area is to be landscaped so as to not increase the fire risk to the proposed development and provide a Building Protection Zone ('BPZ') and a no-building zone between the identified bushfire hazard and proposed residences. Part of this no-building zone extends to the R50 coded residential lots. The Structure Plan, pursuant to the statutory section in Part One, mandates the requirement for a Detailed Area Plan (or Local Development Plan) to be required at subdivision

stage for lots affected by a bushfire hazard. This will mandate that no portion of the residential structures or any compostable structures will be permitted within the front two metres of the R50 coded residential lots.

Power Transmission Corridor

As outlined earlier in this report a Western Power transmission corridor containing three steel pylon high voltage lines is located along the eastern side of the subject site and the full extent of the eastern side of the SSDSP3 area. Some of this land is owned by Western Power whilst some remains in private and State Government agency ownership.

It is understood that the transmission corridor accommodates all easement requirements associated with the power lines and there are no restrictions on development outside of the corridor area. This understanding was documented within section 4.7 of the Southern Suburbs District Structure Plan report.

During the advertising period the City forwarded the proposed Structure Plan to Western Power for comment. Western Power reminded the City of Cockburn in their submission that the pylon high voltage lines consists of one 132 kilovolt line closest to the subject site with two remaining lines being 330 kilovolts.

Western Powers' submission advises the City that the existing 132 kilovolt power line may be upgraded to a 330 kilovolt power line at some point in the future. The timing of these works will depend on development in the area. Western Power further advises that they seek to provide a clearance of 35 metres from this line which allegedly could affect up to 15m of the subject site on its eastern boundary.

To achieve this clearance requirement, Western Power recommends that the proposed POS area identified along the southern boundary of the proposed Structure Plan be realigned along the eastern boundary of the property.

Providing POS along the eastern boundary, as requested by Western Power, would result in a narrow strip of land which is unsuitable for public open space, in that it would not accommodate the necessary drainage function, allow for active use nor is it likely to extend along the full extent of the eastern boundary of the subject site.

The proposed residential zoned land within the Structure Plan is entirely consistent in location with the Council adopted Southern Suburbs District Structure Plan which was advertised and finally endorsed by the City of Cockburn in 2012. Since this time there have

been a number of Structure Plan adoptions which allow for residential development abutting the 132 kilovolt power line - that is, the consistent position that has been taken and supported by referral agencies is reflected in this Structure Plan. For instance the property to the north includes an existing survey strata development which includes residential development with boundary walls on the eastern boundary (closest to the power line). The governing Structure Plan for this land was adopted by Council on 14 December 2006 with no objections raised at that time by Wester Power. In addition Council adopted the southern 'Barfield Road' Structure Plan on 14 November 2013. This Structure Plan allows for residential development abutting the power line easement. It is noted that Western Power did not object to this proposal during the advertising period.

During a follow up telephone conversation with the responsible Western Power officer it was mentioned that Western Power has the ability to upgrade the 132 kilovolt power line to a 330 kilovolt line in a manner that 'may' not require a setback within the subject site. On this basis and for reasons discussed above it is recommended that the Structure Plan not be modified in accordance with Western Powers request. Rather, that consistent with the pattern of development and planning that has occurred through Structure Plans to the north and south, Western Power look to accommodate their upgrades via containment of and need for increased setback within its boundary.

Conclusion

The Proposed Structure Plan yields a density of approximately 22 dwelling units per gross urban hectare. The density targets are above the minimum expectation of Directions 2031, Liveable Neighbourhoods and the District Structure Plan. In addition the Proposed Structure Plan indicates an area of approximately 10% for public open space which is designed to the south of the subject site in an east-west orientation in accordance with the District Structure Plan.

The Structure Plan includes a Bushfire Management Plan which prescribes additional building construction standards for future dwellings. The additional building standards will provide protection from the surrounding bushland.

Western Powers' comments are noted however it is recommended that the Proposed Structure Plan is not modified to relocate the Public Open Space to the eastern boundary. Furthermore these comments are inconsistent in that the District Structure Plan and a series of Structure Plans have been approved allowing for residential development abutting the power line easement.

As such it is recommended that Council adopts the Proposed Structure Plan and forward the adopted Structure Plan, pursuant to Clause 6.2.10.1 of the scheme, to the Western Australian Planning Commission within 7 days for endorsement.

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Development that is soundly balanced between new and existing areas.
- Diversity of housing to respond to changing needs and expectations.

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

N/A

Community Consultation

The Proposed Structure Plan was advertised for a period of 21 days in accordance with Clause 6.2.8 of the Scheme. The advertising period commenced on the 17 February 2015 and concluded on 10 March 2015. In total the City received 3 submissions of which 1 was on behalf of a prospective developer of the land to the west of the subject site and the remaining 2 were from government and servicing agencies. One submission objected to the proposal and the remaining two were in support of the proposal. All submissions are addressed in detail within Attachment 4 of this report.

Attachment(s)

1. Location Plan
2. Aerial Photograph
3. Structure Plan Map
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 9 April 2015 Council Meeting.

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

Nil.

14.4 (OCM 9/4/2015) - PROPOSED LOCAL STRUCTURE PLAN - LOT 20 ROCKINGHAM ROAD, MUNSTER - OWNER: FEYMORE PTY LTD - APPLICANT: WHELANS TOWN PLANNING (110/115) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme") adopts the Proposed Structure Plan for Lot 20 Rockingham Road, Munster, subject to the following modifications:
 1. Remove the indicative subdivision layout from the Structure Plan Map (Plan 1).
 2. The truncations as shown on Lot 19 Rockingham Road where it adjoins the subject site as depicted on the Structure Plan Map (Plan 1)
- (2) subject to compliance with (1) above, pursuant to Clause 6.2.10.1 of the Scheme, send the Structure Plan once modified to the Western Australian Planning Commission for endorsement;
- (3) endorse the Schedule of Submissions prepared in respect to the Structure Plan;
- (3) advise the landowners within the Structure Plan area and those who made a submission of Council's decision accordingly; and

- (4) advise the proponent that the site is subject to Development Contribution Area No. 13 and No. 6.

COUNCIL DECISION

Background

The subject land area is 9,500m² in size; it is bound by the existing residential development to the south, Rockingham Road to the east, undeveloped land to the north and Market Garden Swamp No. 3 to the west. See attachment 1.

There are no existing structures or vegetation on the subject site and it is not utilised for any use.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme (MRS).

The subject area is zoned 'Development' under the City of Cockburn Town Planning Scheme No.3 (Scheme). The subject land is located within Development Area 5 (DA 5), Development Contribution Area No. 13 (DCA 13) and Development Contribution Area No. 6 (DCA 6).

Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme; a Structure Plan is required to be prepared and adopted to guide future subdivision and development.

Submission

Whelans Town Planning on behalf of the landowner has lodged a structure plan for the subject land.

Report

The Proposed Structure Plan as shown within Attachment 2 provides for residential development ranging from R30 to R60, with an area of public open space (POS) and associated road network; it is anticipated that the Proposed Structure Plan will yield approximately 17 lots and 27 dwellings. An expected residential population of 62 persons can be expected on completion of the subject area.

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

however a number of minor matters that will require modification of the Proposed Structure Plan, these are discussed following. Subject to these modifications, the Proposed Structure Plan is recommended for adoption.

Residential Density

Proposed densities allow for the provision of variety in lot sizes and are conducive to the densities outlined in Directions 2031.

The projected density of the subject site is 28 dwellings per gross hectare or 38 dwellings per site hectare. This exceeds the requirements of Liveable Neighbourhoods and Directions 2031.

The proposed residential densities closely correspond to those found on the adjoining endorsed Structure Plans. Higher densities are located on Rockingham Road to take advantage of the high frequency bus routes and to provide a more urban scale on that important road.

Public Open Space

The proposed Structure Plan allocates 0.098 hectares of the subject site for the purposes of Public Open Space ('POS'). The POS is located in the western portion of the site and allows colocation with the future POS contribution of the adjoining lot. The POS area features drainage functions and open play areas.

The proposed POS will be utilised as a drainage basin for part of the proposed road network.

Traffic

Due to the low number of lots proposed on the Structure Plan a Traffic Assessment was not provided as part of the supporting documentation, this is consistent with previous Structure Plans of this size and scale. Regardless the Structure Plan has been reviewed by the City's Traffic Engineer and found to be sound and logical extension of the existing approved road network.

The Structure Plan design has been broadly guided by the endorsed Structure Plans to the south and to the west. This has locked in several critical features that lead to the final design.

A number of adjoining landowners raised queries regarding the design of the proposed road network in submissions. These matters are discussed in the community consultation section below.

Bushfire Management

The subject site does not propose any residential lots within 100m of identifiable vegetation and as such has not been supported by a Bushfire Management Plan.

Community Consultation

The proposed Structure Plan was advertised for public comment from 10 February 2015 and 3 March 2015. All submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 3). A total of nine submissions were received

Six submissions were received from government agencies and servicing authorities; none of these objected to the proposal. A number of submissions raised points of comment which have been addressed in the schedule of submission.

A total of three submissions were lodged by adjoining landowners or their representatives. Two raised queries regarding certain design elements but did not state a clear objection to the proposal, one provided clear objection to the proposal. Below, the broad matters raised in the three submissions are outlined.

A number of submitters noted concern with the indicative road and POS design on the undeveloped lots to the north and west. The Council recommendation proposes a recommendation to have these removed from the Structure Plan Map (Plan 1). Regardless the indicative layout, located outside the Structure Plan boundary has no statutory weight.

Further to this point, the submission from the adjoining landowner to the west, Lot 51 Mayor, raised a number of concerns regarding the Structure Planning of Lot 20 in isolation. Noting their concern that such an approach will lock in undesirable development outcomes for their lot.

The Development of Lot 51 is currently largely determined by two endorsed Structure Plans, being to the west (Lot 50) and to the South (Lot 19), these plans set road levels and road locations. The proposed Structure Plan for Lot 20 Rockingham Road will have the lot levels determined by the current development on Lot 19 Rockingham Road and the current level of Rockingham Road itself. Therefore the development of the southern portion of Lot 51 and eastern portion of Lot 20 are both set by the approved development on Lot 19 Rockingham Road. Therefore the likelihood that the development of Lot 20 Rockingham Road in the current form will restrict development on Lot 51 in a manner greater than already established is negligible.

The submission requested an extension where possible to allow the representative of Lot 51 to discuss the Structure Planning of the area with the applicant. In accordance with Clause 6.2.8.2 of the Scheme the City is to consider all submissions received within 60 days of the latest date specified in the notice of advertisement. The City is obliged to follow this requirement of the Scheme. The 60 day period as prescribed by the Scheme will expire on 2 April 2015. The matter is to be presented to the Council meeting dated 9 April. The City believes that the matters raised by the submitter can be adequately addressed, as outlined above, and do not restrict or encumber the adjoining neighbours in a manner restricting development. Therefore the proposal does not warrant a delay in the processing of the Structure Plan and non-compliance with the Scheme.

One submitter, the owner of the land to the south, raised that the design of the proposed eastern road indicated that truncations were present on the lots within their land. This would be inconsistent with the approved deposited plan for that development. The matter was raised with the applicant and the City has been provided with additional details indicating how the current Structure Plan design allows for no truncation on the neighbouring land. The Council resolution features a modification to remove the truncation from all statutory plans within the Structure Plan.

The objecting submitter raised matter largely connected to the proposed indicative subdivision design that was depicted on the Structure Plan. As noted above these plans have no statutory weight, but their removal forms part of the Council Recommendation for clarity purposes.

Conclusion

It is recommended that Council adopt the Local Structure Plan, for Lot 20 Rockingham Road, Munster subject to modification and pursuant to clause 6.2.10 of the Scheme refer it to the Western Australian Planning Commission for their endorsement.

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Development that is soundly balanced between new and existing areas.

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

Community & Lifestyle

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

Budget/Financial Implications

The required fee was calculated on receipt of the proposed Structure Plan and has been paid by the proponent.

Legal Implications

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of such longer period as may be agreed by the applicant. The advertising period concluded on 3 March 2015.

Community Consultation

Public consultation was undertaken between 10 February 2015 and 3 March 2015. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

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

Attachment(s)

1. Location Plan
2. Proposed Local Structure Plan
3. Schedule of Submissions

Advice to Proponent(s)/Submitters

The proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 9 April 2015 Ordinary Council Meeting.

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

Nil.

14.5 (OCM 9/4/2015) - PROPOSED STRUCTURE PLAN - LOTS 109 & 110 WATTLEUP ROAD, HAMMOND PARK - OWNERS: ANICA DROPULICH & SAIL HOLDINGS PTY LTD - APPLICANT: BURGESS DESIGN GROUP (110/123) (L SANTORIELLO) (ATTACH)

RECOMMENDATION

That Council

- (1) in pursuance of Clause 6.2.9.1 (a) of City of Cockburn Town Planning Scheme No. 3 ("Scheme") adopt the Proposed Structure Plan for Lots 109 & 110 Wattleup Road, Hammond Park, subject to the following modifications:
 1. Update the Transport Assessment in line with the comments received from Main Roads Western Australia dated 23 February 2015.
- (2) endorse the Schedule of Submissions prepared in respect of the Proposed Structure Plan for Lots 109 & 110 Wattleup Road, Hammond Park;
- (3) advise the proponent and those persons who made a submission of Council's decision; and
- (4) pursuant to Clause 6.2.10.1 of the Scheme forward the proposed Structure Plan to the Commission for its endorsement.

COUNCIL DECISION

Background

The Proposed Structure Plan was received by Council on the 5 December 2014. It was prepared by Burgess Design Group on behalf of the respective land owners and relates to land within the Southern Suburbs District Structure Plan area, namely Lots 109 and 110 Wattleup Road, Hammond Park ("subject site").

The subject site is 8.09 hectares in area, bounded by Wattleup Road to the south and the Harry Waring Marsupial Reserve to the north. The land to the east and west is undeveloped urban zoned land. See Attachment 1 for details.

The Proposed Structure Plan seeks to affect a residential development outcome across the subject land. The purpose of this report is to consider the Proposed Structure Plan for adoption in light of the advertising process that has taken place.

Submission

Burgess Design Group on behalf of the land owners has lodged a structure plan for the subject land.

Report

Planning Background

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under City of Cockburn Town Planning Scheme No. 3. The subject land is also located within Development Area No. 27 ("DA 27"), Development Contribution Area No. 10 ("DCA 10") 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 27 in Schedule 11 are outlined as follows;

1. *Structure Plan/s adopted and endorsed in accordance with Clause 6.2 of the Scheme to guide subdivision, land use and development.*
2. *To provide for residential development and compatible land uses.*
3. *The provision of the Scheme shall apply to the land uses classified under the Structure Plan in accordance with Clause 6.2.6.3.*

Residential Development

Directions 2031 and Beyond ("Directions 2031") and Liveable Neighbourhoods ("LN") promote a minimum of 15 dwellings per hectare, as the 'standard' density for new Greenfield development in urban areas.

The Outer Metropolitan Perth and Peel Sub-regional Strategy forms an integral part of the Directions 2031 vision. It provides information about the levels of expected population growth by local government area, and highlights development opportunities and increased densities in

Greenfields areas, including the south-west outer sub region which the City of Cockburn is included.

The Strategy identifies the subject land as being part of the “SOU1” area which has a future dwelling target of 3000+.

The LSP aims to accommodate approximately 152 residential lots, including up to five duplex lots. A total of 157 dwellings are expected achieving an overall residential site density of approximately 32 dwelling units per site hectare and approximately 19 dwelling units per gross urban hectare. The Structure Plan should ultimately accommodate approximately 439 residents, if fully developed. The proposed Structure Plan therefore meets Liveable Neighbourhoods minimum dwelling targets whilst providing a future diversity of housing stock in the “SOU1” area as planned for by the State Government.

The Southern Suburbs District Structure Plan (“SSDSP”), as adopted by Council, designates the subject site as a ‘Medium Density’ area. Residential R30 is identified as the minimum base coding in the ‘Medium Density’ areas of the Southern Suburbs District Structure Plan.

The proposed Structure Plan provides for a minimum base coding of R30 which will allow for the provision of traditional front-loaded single dwelling lots, ranging upwards from 260m².

The density range locational criteria, as prescribed by the Southern Suburbs District Structure Plan, for Medium density sites ranges from Residential R35 to Residential R60 where Residential land is opposite areas of Public Open Space (“POS”).

The Structure Plan proposes an increased density of R60, for laneway lots, and R50, for the homestead site, in accordance with the criteria for varying the Residential R30 base coding. The southern proposed Public Open Space area provides increased levels of visual amenity to a higher proportion of housing products, which in return, enhances passive surveillance of the POS. The densities proposed under Plan 1 (see Attachment 3 for details) indicate a good range of housing products will be made available which meets both the State and Local Government density targets.

Public Open Space

Public Open Space within the Structure Plan proposal comprises two areas, a ‘Local Park’ located to the north and a ‘Neighbourhood Park’ to the south, totalling 0.8559 hectares in area which equates to 10.64% of the site.

The northern POS will accommodate storage of the rain flood events, with the frequent events stored within a vegetated bio-retention basin and the infrequent events will be stored within a larger contoured turf basin. The northern POS is approximately 3700m² in area which will also include open turf for informal kick-about.

The northern POS abuts the Harry Waring Marsupial Reserve to the north of the subject site, which includes Bush Forever Site No. 392. The vegetation within this reserve poses an ongoing bushfire risk however the northern proposed POS provides a sufficient fire management buffer to residential lots by accommodating a 20 metre Building Protection Zone ("BPZ") which manages permanent bushfire hazard implications.

The southern POS portion is larger at approximately 5000m² in area which unlike the northern POS does not serve a drainage function. This area of POS will be embellished with a pedestrian network path connecting to the wider pathway network, open turf for active play, shade trees and native shrub planting.

The two open space areas within the site pose different functions yet will provide the community with parklands predominantly designed for informal recreational activities. The parkland will be characterised with local planting reflecting the historical flora of the area and the Harry Waring Marsupial Reserve. The northern POS plant selection will also consider the requirements associated with a bushfire protection zone.

Traffic

The applicant engaged the services of a Traffic Engineer to prepare a Traffic Assessment which has been included as a supporting document within the proposed Structure Plan report. The Traffic Assessment was provided to the City of Cockburn Traffic Engineers for comment and forwarded to Main Roads Western Australia during the formal advertising period.

The City's Traffic Engineers have reviewed the Traffic Assessment and consider it to be acceptable for approval purposes. Main Roads Western Australia provided comment which includes their ultimate road planning design for future Rowley Road. This design does not permit access onto Rowley Road from Barfield Road. Accordingly Main Roads Western Australia requested the updated Rowley Road design plan to be included within a revised version of the Traffic Assessment.

Main Roads Western Australia's submission included an additional section titled 'Advice to the Applicant' which raises the potential issue of road 'vibration' from freight vehicles which will continue to use Wattleup Road until Rowley Road is constructed. The advice to the

applicant suggests careful consideration should be given to the impact of noise and vibration on the planned residential lots in the vicinity of the current Wattleup Road alignment and a noise assessment and noise mitigation measures should be undertaken.

It is noted under State Planning Policy 5.4 (*Road and Rail Transport Noise and Freight Considerations in Land Use Planning*) that vibration is specifically excluded under the definition of 'noise'. Vibration is however discussed in the Implementation Guidelines for State Planning Policy 5.4. The Guidelines specify ground-borne vibration is most commonly associated with rail transport, and at close distances can lead to a loss of amenity in noise sensitive areas.

The Structure Plan area is not within proximity to rail but rather Wattleup Road which has an average weekday traffic count of 4443 vehicles. Wattleup Road is classified as a Regional Distributor.

State Planning Policy 5.4 defines a 'Major Road' as a Primary Distributor or other urban roads that carry more than 20 000 vehicles per day. Wattleup Road therefore does not meet the criteria to fall within the definition of a 'Major Road'. On this basis it is not considered appropriate to request the applicant to prepare a noise and vibration report and address noise and vibration through the Structure Plan process. The applicant has however been made aware of the advice provided by Main Roads Western Australia as per their request.

The realigned Wattleup Road runs through the Subject Site and will provide east west movement for private vehicles, cyclists and pedestrians and is likely to carry public transport services once the area develops.

The realigned Wattleup Road also directly connects the future primary School, future Hammond Park Town Centre and future Hammond Park High School.

Due to the important connectivity benefits provided by this road the City has developed a preferred road cross section to guide developers in the delivery of the road. The proposed width of the realigned Wattleup Road through the subject area is consistent with this plan and will provide adequate road reservation to facilitate the intended design outcomes.

Bushfire Management

An imperative design consideration of the proposed Structure Plan is the aforementioned interface with the northern Bush Forever Site No. 392 (Harry Waring Marsupial Reserve).

The reserve contains extensive woodland vegetation which poses a long term bushfire hazard for residential development. This vegetation is classified as an 'extreme' bushfire hazard under the criteria within the State Governments Draft May 2014 *Planning for Bushfire Risk Management Guidelines*.

The site is surrounded by 'urban' zoned land with the exception of the Bush Forever site. The Structure Plan is supported by a Fire Management Plan which provides a vegetation class map outlining the existing vegetation classifications within 100 metres of the subject site.

Neighbouring vegetation to the west and east of the site may pose a temporary hazard to residential development within the subject site. These areas are subject to future urban development in accordance with the Council adopted Southern Suburbs District Structure Plan. Once native vegetation is cleared on these neighbouring properties, to accommodate development, a proportion of the identified hazards may no longer result in the need for Bushfire mitigation measures to be applied to the subject site.

The Fire Management Plan is not reliant upon any clearing outside of the Structure Plan boundary within the short or long term. This includes the reserve to the north which is appropriately setback from proposed residential development by the northern proposed Public Open Space as discussed earlier in this report.

Any new dwellings constructed within 100 metres of identified classified vegetation will require consideration of the need for increased construction requirements to address AS3959-2009 (*Construction of Buildings in Bushfire Prone Areas*).

A Bushfire Attack Level ('BAL') assessment will be undertaken as part of the subdivision process to confirm the BAL ratings for each individual new lot created. Final BAL ratings will be determined through the subdivision process and temporary hazards, or even hazards that were expected to be permanent, may not remain at subdivision stage. For instance Lots 1, 810 and 111 Wattleup Road, Hammond Park (land to the east) is governed by a Structure Plan which was adopted by Council on 11 December 2014. It is probable this land is likely to be cleared of native vegetation prior to the lodgement of the future subdivision plan over the subject site.

The Fire Management Plan is considered to comply with the State Governments Draft May 2014 *Planning for Bushfire Risk Management Guidelines* and will be implemented at subdivision stage. The Structure Plan, pursuant to the statutory section in Part 1, designates land within 100 metres of the subject site as 'Designated Bushfire Prone.' This provides the appropriate head of power to enforce AS3959-2009 under

the Building Code of Australia at building licence stage and at subdivision stage.

Conclusion

The proposed Structure Plan yields a density of approximately 19 dwelling units per gross urban hectare and 32 dwellings per net site hectare.

The density targets are above the minimum expectation of Directions 2031, Liveable Neighbourhoods and the District Structure Plan. In addition the proposed Structure Plan indicates two locations with a total a combined area of approximately 10% for public open space.

The design incorporates appropriate bushfire mitigation measures for the identified bushfire hazards. The Fire Management Plan includes a pragmatic approach with respect to the urban zoned land to the east and west.

The Structure Plan requires a further hazard assessment to be prepared at subdivision stage to re-evaluate the hazards which may be cleared at that time. As such it is recommended that Council adopts the proposed Structure Plan subject to the mentioned modifications as prescribed by Main Roads Western Australia.

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Development that is soundly balanced between new and existing areas.
- Diversity of housing to respond to changing needs and expectations.

Community & Lifestyle

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

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 3 March 2015.

Community Consultation

In pursuance of Clause 6.2.8 of the City's Scheme, public consultation was undertaken for a period of 21 days. The advertising period commenced on 10 February 2015 and concluded on 3 March 2015.

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

In total Council received six (6) submissions from government agencies and service providers. No submissions were received from members of the community however the assessing officer did discuss the application telephonically with a number of residents who made enquiry about the proposal. All submissions were in support of the proposal.

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

Attachment(s)

1. Location Plan
2. Aerial Photograph
3. Structure Plan Map (Plan 1).
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 9 April Council Meeting.

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

Nil.

**14.6 (OCM 9/4/2015) - PROPOSED LOCAL STRUCTURE PLAN - LOT 3
SCIANO AVENUE, SUCCESS - OWNER: JARDIM HOLDINGS PTY
LTD - APPLICANT: MW URBAN (110/118) (C HOSSEN) (ATTACH)**

RECOMMENDATION

That Council

- (5) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme") adopts the Proposed Structure Plan for Lot 3 Sciano Avenue, Success, subject to the following modifications:
 1. The Fire Management Plan be updated to reflect recent advice from the WAPC relating to the use of neighbouring land to address bushfire planning requirements and the updated Plan being incorporated into the Structure Plan documentation.
- (6) subject to compliance with (1) above, pursuant to Clause 6.2.10.1 of the Scheme, send the Structure Plan once modified to the Western Australian Planning Commission for endorsement;
- (3) endorse the Schedule of Submissions prepared in respect to the Structure Plan;
- (4) advise the landowners within the Structure Plan area and those who made a submission of Council's decision accordingly; and
- (5) advise the proponent that the site is subject to Development Contribution Area No. 13 and No. 1.

COUNCIL DECISION

Background

The subject land area is 4.34 hectares in size; it is bound by the existing residential development to the north and south, Wentworth Parade to the east and the Western Power transmission line easement to the west. See attachment 1.

Two existing residences exist on the subject site with the remainder of the site not utilised for any use.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme (MRS).

The subject area is zoned 'Residential R30' and under the City of Cockburn Town Planning Scheme No.3 (Scheme). The subject land is located within Development Area 14 (DA 14), Development Contribution Area No. 13 (DCA 13) and Development Contribution Area No. 1 (DCA 1).

Unusually the subject site is zoned Residential under the scheme with an associated density code but also requires a Structure Plan to be undertaken. Typically development areas are also zoned development. This arrangement is historical and is due to the zoning of the land under the rescinded Town Planning Scheme No. 2 flowing through to the current Scheme. Importantly structure planning is still important, particularly in considering how structural elements like road connections and placement of open space will occur in the context of the existing neighbourhood.

Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme; a Structure Plan is required to be prepared and adopted to guide future subdivision and development.

Submission

MW Urban on behalf of the landowner has lodged a structure plan for the subject land.

Report

The Proposed Structure Plan as shown within Attachment 2 provides for residential development, with an area of public open space (POS) and associated road network; it is anticipated that the Proposed Structure Plan will yield approximately 86 lots and a similar number of dwellings. An expected residential population of 260 persons can be expected on completion of the subject area.

The Proposed Structure Plan generally satisfies the density objectives, POS requirements and provides a suitable road network. There is however a number of minor matters that will require modification of the Proposed Structure Plan, these are discussed following. Subject to these modifications, the Proposed Structure Plan is recommended for adoption.

Residential Density

Proposed densities allow for the provision of variety in lot sizes and are conducive to the densities outlined in the Southern Suburbs District Structure Plan Stage 3 (SSDSP3).

The projected density of the subject site is 17.5 dwellings per gross hectare or 30 dwellings per site hectare. This exceeds the requirements of Liveable Neighbourhoods and is generally consistent with the SSDSP3.

The recently endorsed Cockburn Central Activity Centre Plan identifies a desire by Council for all undeveloped land within the suburb of Success to achieve a minimum residential gross density of 30 dwellings per hectare. As it stands the proposal does not achieve this objective. The subject site is restricted in this regard due to the underlying zoning of the land, namely in that it restricts high densities which would normally be supported in such locations.

To assist in achieving this goal the City has supported variations to the deemed to comply with provisions of the R-Codes where they related with Multiple Dwellings. The Part 1 of the Structure Plan proposes to alter the minimum allowable plot ratio from 0.5 to 0.7 and to further alter the height allowable to the equivalent of 3 stories. These changes are in line with the allowances of the R60 coding; however all other relevant standards will be as per the R 30 standards. These changes will only apply to multiple dwellings and not to single or grouped dwellings. No comments were received during community consultation relating to these changes.

These changes have been supported due to the proximity of the site to the Cockburn Central Activity Centre, proximity to high quality public transport routes and the need to bring the proposal closer in line with Council's decision to support the implementation framework of the Cockburn Central Activity Centre Plan.

Public Open Space

The proposed Structure Plan allocates 0.4498 hectares of the subject site for the purposes of Public Open Space ('POS'). The POS is located in the southern portion of the site and allows colocation with the future POS contribution of the adjoining lot. The POS area features drainage functions, open play areas and also allows for the retention of some remanent vegetation.

Following the future development of Lot 2 Sciano Avenue the combined area of POS will be in the vicinity of 8,000m².

Traffic

The applicant has undertaken a Traffic Assessment as part of the supporting documentation for the Structure Plan. This plan has been reviewed by the City's Traffic Engineer and found to be sound and broadly consistent with relevant standards and based on sound assumptions.

The design of the Structure Plan area has been structured around equally spreading the expected traffic flows between the existing streets (Hamstead Gate and Greenwich Way) and the proposed access road onto Sciano Avenue.

Long term design of the precinct is likely to see access available through Lot 2 Sciano Avenue to Wentworth Parade and access to the south via Benmore Rise. Such long term road planning will ensure that traffic is equally distributed across the wider street network.

One submitter raised a matter of objection to do with future connections/extension of Wakehurst Loop; this matter is discussed in the community consultation section below.

Bushfire Management

The subject site adjoins the Western Power power line easement to the west and undeveloped land to the east. Both of these areas are vegetated; therefore the proposed Structure Plan is supported by a Bushfire Management Plan (BMP). The BMP has been undertaken in line with the relevant State Government State Planning Policy and the Planning for Bushfire Protection Guidelines. Therefore a bushfire management plan has been prepared in line with the Department of Planning's guidelines.

The BMP at time of advertising proposed to undertake clearing within the power line easement, which is private freehold land, to reduce the bushfire attack level rating on dwellings in the west of the subject area. In general there should be no expectations placed on adjoining landowners by applicants to address their bushfire risk. This approach is also not supported by the Department of Planning.

The Council recommendation includes a requirement that the BMP be updated to remove the requirement for clearing under the power line easement and that the subject site address their fire risk within their own site.

Community Consultation

The proposed Structure Plan was advertised for public comment from 10 February 2015 and 3 March 2015. All submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 3). A total of 10 submissions were received

Nine submissions were received from government agencies and servicing authorities; none of these objected to the proposal. A number of submissions raised points of comment which have been addressed in the schedule of submission.

A submission was lodged on behalf of a number of landowners on Wakehurst Loop, Success. Wakehurst Loop currently terminates in a bead-end arrangement at the boundary of Lot 2 Sciano Avenue, Success. Residents raised their desire for their street to not be modified in a manner that allows through movement of traffic. Noting that any move to change the street would remove the 'community feel' and close knit networks they have developed over time. The residents also lodged preferences concerning the citing of built form and future POS in any eventual development of Lot 2 Sciano.

The proposed Structure Plan for Lot 3 Sciano Avenue does not propose to alter the current arrangements for Wakehurst Loop, Success. Wakehurst Loop ends at the boundary of Lot 2 Sciano Avenue. The City has not received any Structure Plan for Lot 2 Sciano Avenue at this time.

The proposed Local Structure Plan for Lot 3 Sciano Avenue does not lock in any arrangement for the future of Wakehurst Loop and such matters are able to be addressed at the time of lodgement of a Structure Plan over Lot 2 Sciano. The affected community will be consulted at the appropriate time.

The desires and concerns of the residents of Wakehurst Loop are acknowledged and will be considered during pre-lodgement discussions with any future proponent for a Structure Plan lodged over Lot 2 Sciano Avenue.

As no information is known about the final design of any Structure Plan lodged for Lot 2 Sciano Avenue the City has the following comments related to locations of parks and built form.

1. It would be an expectation of the City that any POS placed on Lot 2 Sciano be co-located with the POS location on Lot 3 Sciano Structure Plan. This location is not adjoining Wakehurst Loop.

2. The zoning on Lot 2 Sciano is R30 and although this would allow the establishment of multiple dwellings, once a structure plan is approved, proper planning practice is for the gradual stepping of intensity of development. Therefore should any apartments be proposed on Lot 2 it would be expected that their location would be done sympathetically to the existing residential scale.

Conclusion

It is recommended that Council adopt the Local Structure Plan, for Lot 3 Sciano Avenue, Success subject to modification and pursuant to clause 6.2.10 of the Scheme refer it to the Western Australian Planning Commission for their endorsement.

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Development that is soundly balanced between new and existing areas.
- Diversity of housing to respond to changing needs and expectations.

Community & Lifestyle

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

Budget/Financial Implications

The required fee was calculated on receipt of the proposed Structure Plan and has been paid by the proponent.

Legal Implications

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of such longer period as may be agreed by the applicant. The advertising period concluded on 3 March 2015.

Community Consultation

Public consultation was undertaken between 10 February 2015 and 3 March 2015. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

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

Attachment(s)

1. Location Plan
2. Proposed Local Structure Plan
3. Schedule of Submissions

Advice to Proponent(s)/Submitters

The proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 9 April 2015 Ordinary Council Meeting.

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

Nil.

14.7 (OCM 9/4/2015) - PROJECT PLANS - PHOENIX AND COCKBURN CENTRAL ACTIVITY CENTRE STRUCTURE PLANS (110/088 & 110/043) (R PLEASANT/D DI RENZO) (ATTACH)

RECOMMENDATION

That Council

- (1) supports the preparation of the Cockburn Central Activity Centre Structure Plan, and endorses the approach as described in the Project Plan contained within Attachment 1, subject to adjustments as recommended by the Department of Planning; and
- (2) supports the preparation of the Phoenix Activity Centre Structure Plan, and endorses the approach as described in the Project Plan contained within Attachment 2, subject to adjustments as recommended by the Department of Planning.

COUNCIL DECISION

Background

State Planning Policy 4.2 Activity Centres For Perth and Peel (“SPP 4.2”) was gazetted in 2010, and its main purpose is to specify broad planning requirements for the planning and development of new activity centres, and the redevelopment and renewal of existing centres in Perth and Peel.

Activity centres are community focal points. They include activities such as commercial, retail, higher-density housing, entertainment, tourism, civic/community, higher education and medical services. They should be designed to be well-serviced by public transport, and to be highly accessible.

SPP 4.2 sets out a policy requirement for activity centre structure plans to be prepared for all district level centres and above.

Activity centre structure plans set out the spatial plan and strategy to achieve a compact, pedestrian-friendly, mixed use activity centre that will offer a range of lifestyle choices, reduce car dependency, and limit environmental impact. They are important strategic planning documents which guide land use, urban form, transport and infrastructure planning for larger activity centres.

The City of Cockburn’s Local Commercial and Activity Centres Strategy (“LCACS”) was adopted by Council in 2012 and sets out the strategic vision and broad framework to guide the planning and development of the City’s activity centres over the next 15 years.

The LCACS sets out that its successful implementation will require early, targeted activity centre structure planning for major commercial activity centres likely to experience significant future growth in the short-medium term. It sets out the requirement for activity centre structure plans to be prepared for district and larger centres.

It is therefore proposed that activity centre structure plans be prepared for Cockburn Secondary Centre and Phoenix District Centre in line with SPP 4.2 and the LCACS.

There has already been a considerable amount of strategic planning work completed for both the Phoenix and Cockburn Centres. Cockburn Secondary Centre has several local structure plans and associated design guidelines adopted over much of the land within the proposed activity centre structure plan boundary. It also has a high level Strategic Plan adopted, which articulates the updated vision and high level objectives that the City holds for the centre.

The Phoenix Revitalisation Strategy was adopted by Council for the Phoenix Centre in 2009. In line with the recommendations of the

Revitalisation Strategy, there has been an increase to the residential densities within the 800m catchment around the centre, and numerous improvements to the public realm.

Gateways Shopping Centre will be seeking expansion opportunities in the near future and at some point the Phoenix Shopping Centre is likely to undergo refurbishment and possible expansion. Both Centres require ongoing improvements to movement and connectivity, and opportunities also exist to improve the current land use provision within the 400m catchment of Cockburn Central.

The activity centre structure plans will address these issues and identify future retail projections, land use requirements, and identify infrastructure needs that have not yet been holistically understood at an activity centre level to support the maturity of these centres.

Submission

N/A

Report

The purpose of this report is for Council to consider adopting project plans for the Cockburn Secondary Centre and Phoenix District Centre activity centre structure plans (Attachments 1 and 2).

Proposed Content and Scope

SPP 4.2 sets out the required content for activity centre structure plans, and is to be read in conjunction with the LCACS, the Western Australian Planning Commission ("WAPC") Structure Plan Preparation Guidelines and the Model Centre Framework set out in SPP 4.2. The Model Centre Framework provides guidance on the preparation of activity centre structure plans.

The proposed project plans (Attachments 1 and 2) encompass these requirements, however the intent is not to replicate existing local structure plans. The activity centre structure plans will be more strategic in nature. In particular this will include a focus on activity and movement elements as identified in SPP 4.2.

The activity centre structure plans will address the other elements as set out in SPP 4.2 where required. However, it is not intended to produce activity centre structure plans that focus on statutory provisions to guide built form – this would be achieved through modifications to local structure plan(s), or through the adoption of local planning policies if and where required.

In accordance with SPP 4.2 the activity centre structure plans will require the adoption of the Western Australian Planning Commission ("WAPC"). Therefore the City has been in discussions with the Department of Planning regarding the scope and content of the activity centre structure plans to inform the preparation of the project plans. Written advice on the matter is now also pending, and based on formal advice provided by the Department of Planning there may be minor modifications to the project plans.

Cockburn Secondary Centre

The draft Project Plan for the Cockburn Secondary Centre Activity Centre Structure Plan is included at Attachment 1, and is based on consideration of SPP 4.2, the Model Centre Framework and the LCACS.

It is proposed that the activity centre structure plan will build on the existing strategic planning framework for this area. This includes the Cockburn Central Activity Centre Plan that was adopted by Council 12 February 2015. The Plan is a City level strategic document designed to provide broad direction for the development of Cockburn Central Activity Centre through to 2031.

Cockburn Secondary Centre also has several local structure plans and associated design guidelines adopted over much of the land within the proposed Activity Centre Structure Plan boundary. However, none of these strategically assess the centre's current capacity for growth, including recommendations and strategies to support the centres maturity.

Cockburn Central is strongly positioned to form a role as a Strategic Metropolitan Centre by 2031, however further work is required to demonstrate where growth should be focussed within the activity centre to ensure there is not a piecemeal approach between the separate quadrants that comprise the centre.

It is likely that Gateways Shopping Centre will seek further expansion opportunities and work is required to balance this need with the retail/commercial/office land use needs within the town centre and Cockburn Central West areas.

Proposed Activity Centre Structure Plan boundary

The proposed activity centre structure plan boundary is identified within the Cockburn Central Activity Centre Plan as the Core Area (Figure 1). The area is larger than that described in LCACS, and includes land to the East of Cockburn Central Town Centre. This area has been predominantly developed for 'Light and Service Industry' and 'Mixed

Business' land uses. There is significant undeveloped land present in the west of the precinct directly adjoining the Cockburn Central Train Station.

It is considered that there is strategic planning merit for the expanded catchment, due in part its close proximity to the Cockburn Central Train Station. An economic, employment and retail review will provide further justification for this expansion, complemented with an industrial supply and demand assessment. This will include investigating opportunities for light industrial land opportunities across the City that are not within a 400m walkable catchment of an important mixed-use centre to replace the land that what could be potentially changed from industrial in Cockburn Central east.

Improving the movement network

A key outcome sought through the proposed activity centre structure plan is the need to improve the movement network in and around the activity centre. Specifically it will identify ways in which public transport and pedestrian transport can be better facilitated. There are copious amounts of transport assessments that have been undertaken, yet little emphasis placed on modes other than private vehicles. Addressing transport and congestion issues within the centre is vital in order to Cockburn central becoming a successful Strategic Metropolitan Centre.

Spearwood District Centre

The Phoenix Revitalisation Strategy was adopted by Council for the Phoenix Centre in 2009. The Strategy was the first of the City's revitalisation strategies that sought to identify infill development opportunities in line with Directions 2031 objectives. It also addressed infrastructure needs resulting from the planned growth. The Strategy is focused on residential infill development, improvements to public open space and streetscapes, and opportunities for improved public spaces.

The Revitalisation Strategy has resulted in an increase to the residential densities within the 800m catchment around the centre, and the proposed introduction of a new 'Mixed Use' zoning on the western side of Rockingham Road. This has facilitated significant development of grouped and multiple dwellings throughout the area.

There have also been a number of improvements to the public realm, including parks upgrades and street tree planting in line with the Revitalisation Strategy.

Similarly to the points raised regarding Cockburn Central, the existing strategic planning work does not address the need to identify future retail projections, land use requirements, and to understand

infrastructure needs holistically at an activity centre level to support the maturity of the centre.

The Phoenix Shopping Centre is likely to require refurbishing in the near future, and is also likely to increase its floor area. Therefore, further guidance is required to identify how this large format shopping centre will respond and integrate with the adjacent emerging medium density residential developments.

The proposed activity centre structure plan will have a particular focus on built form, connectivity and movement. Many of these issues were identified in the Revitalisation Strategy, and the activity centre structure plan will provide the opportunity to examine these matters in further detail.

Critically, the activity centre structure plan will also examine how this retail dominant centre can evolve into a successful mixed use centre, in line with the vision for this area as set out in the Revitalisation Strategy and the LCACS.

Proposed Activity Centre Structure Plan boundary

The proposed Phoenix Centre activity centre boundary is consistent with that set out in the LCACS. It encompasses the 'District Centre' zoned land, the proposed 'Mixed Use' zoned land on the western side of Rockingham Road, some adjacent residential zoned lots, and the City's administration site. This area will enable comprehensive consideration of land use and movement.

Conclusion

The activity centre structure plan project plans for Cockburn Secondary Centre and Phoenix District Centre will facilitate the preparation of activity centre structure plans in line with SPP 4.2 and the LCACS.

The activity centre structure plans will build on the existing strategic planning frameworks to support the growth and maturity of the town centres, including any future expansion of the centres.

It is therefore recommended that Council adopt the project plans as shown in Attachments 1 and 2, subject to any minor modifications that may be required based on advice received from the Department of Planning.

Strategic Plan/Policy Implications

Growing City

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

Infrastructure

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

Community & Lifestyle

- Promotion of active and healthy communities.

A Prosperous City

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

Moving Around

- Facilitate and promote healthy transport opportunities.
- Infrastructure that supports the uptake of public transport and pedestrian movement.

Budget/Financial Implications

The preparation of the activity centre structure plans will be funded through the Strategic Planning budget, with further budgeting required at a later stage as the structure plans are formulated.

Legal Implications

N/A

Community Consultation

It is proposed that targeted preliminary consultation be undertaken with directly affected stakeholders subsequent to the stage one analysis (as outlined in the project plans), given that this work will assist in identifying the relevant stakeholders. This consultation will inform the preparation of the draft activity centre structure plans.

Once the draft activity centre structure plans have been prepared and adopted by Council they will be advertised for a period of 60 days to relevant landowners, business owners, government agencies and community groups.

Attachment(s)

- 1 Cockburn Secondary Centre Activity Centre Structure Plan Project Plan.
- 2: Phoenix District Centre Activity Centre Structure Plan Project Plan.

Advice to Proponent(s)/Submissioners

N/A.

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

Nil.

14.8 (OCM 9/4/2015) - STATE ADMINISTRATION TRIBUNAL - PLANNING APPEALS (054/001) (A LEFORT)

RECOMMENDATION

That Council note the report.

COUNCIL DECISION

Background

At Council's Ordinary Meeting held on 12 February 2015, under 'Matters to be noted for without debate' Clr L Smith requested that a report be prepared and presented to Council on the following:

1. *How many matters over the last three years have been referred to SAT as a result of Elected Members going against Council recommendations; and*
2. *How much and at what cost has this come to the ratepayers'*

Report

The following information provides some key data that may be of interest to elected members in relation to Statutory Planning appeals:

1. There have been a total of 18 applications for review to the State Administrative Tribunal related to Statutory Planning decisions between March 2012 – March 2015.

2. Out of the total applications, three of those decisions were made against the officer's recommendation.
3. The cost of defending those three matters in SAT (including the estimate of current applications under review) including legal representation and consultants engaged are approximately \$45,000.
4. The total cost of defending all SAT applications in this period was approximately \$63,000, given the majority of the matters did not require the City to engage legal or planning consultancy services. Therefore, those matters where Council have made decisions against staff recommendations represent over 70% of Council spend on legal and planning consultancy fees.
5. The total planning application fees paid to the City for the three applications was \$9,869.

The following table provides information relating to the three applications made against staff recommendation which resulted in an application to the SAT:

Date of SAT Application	Officer Recommendation	Council Decision	SAT Determination	Cost to Council	DA Fee
08/08/2013	Approval	Refusal	Approval through mediation and Council reconsideration.	\$12,036	\$278
14/11/2013	Approval	Refusal	Withdrawn. Applicant re-lodged as JDAP and application was approved.	\$22,750	\$5,321
04/03/2015	Approval	Refusal	Currently under review	Unknown at this stage. Estimate \$10,000	\$4,270
TOTAL				\$44,786	\$9,869

By comparison, the following table provides information relating to decisions issued under delegated authority in the same period:

Date of SAT Application	Officer Determination	SAT Determination or Outcome	Cost	DA Fee
06/08/2012	Approval subject to conditions	Approval through mediation	N/A	\$139

Date of SAT Application	Officer Determination	SAT Determination or Outcome	Cost	DA Fee
06/06/2012	Refusal	Approval through mediation	\$10,864	\$288
28/02/2013	Refusal	Approval through mediation	N/A	\$417
27/03/2013	Refusal	Approval through mediation	N/A	\$139
15/03/2013	Refusal	Withdrawn	\$14,584	\$960
27/03/2013	Refusal	Approval through mediation	N/A	\$720
24/04/2013	Refusal	Approval through mediation	N/A	\$139
17/05/2013	Refusal	Approval through mediation	N/A	\$139
19/06/2013	Refusal	Withdrawn	N/A	\$139
19/03/2014	Refusal	Approval through mediation	N/A	\$1315
09/04/2014	Refusal	Withdrawn	N/A	\$835
04/06/2014	Refusal	Approval through mediation	\$2,485	\$576
29/04/2014	Refusal	Full Hearing – City's decision upheld.	N/A	\$441
01/12/2014	Refusal	Approval through mediation	N/A	\$480
11/02/2015	Refusal	Mediation in progress	N/A	\$441
TOTAL			\$27,933	\$7168

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Development that is soundly balanced between new and existing areas.

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

N/A

Community Consultation

N/A

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.9 (OCM 9/4/2015) - SALE OF LAND - PORTION OF LOT 9003 (PROPOSED LOT 803) DURNIN AVENUE, YANGETUP (6015949) (K SIM) (ATTACH)

<p>RECOMMENDATION That Council</p> <p>(1) accepts the offer from Yangebup 803 Pty Ltd to sell Portion of Lot 9003 (Proposed Lot 803) Durnin Avenue, Yangebup for a consideration of \$2,200,000 (incl. GST utilising the margin scheme) subject to the completion of all statutory requirements of Section 3.58 of the <i>Local Government Act 1995</i>; and</p> <p>(2) amend the 2014/15 adopted municipal budget by adding capital income of \$2,200,000 from the sale proceeds against a new CW project – Sale of Proposed Lot 803 Durnin Avenue, Yangebup and transferring these into the Land Development and Investment Fund Reserve.</p> <p>TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL</p>

COUNCIL DECISION

Background

Proposed Lot 803 is a portion of Lot 9003 Beeliar Drive, Beeliar. Lot 9003 is a freehold lot created as a balance lot following the sale of Lots 801 and 802 Ivankovich Avenue, Beeliar to the Coles Group in 2013. Lot 9003 as a balance title consists of three discrete parcels of land.

Council at its meeting held on 11 December 2014 resolved to sell the middle parcel of land, comprising a 2.9999 ha portion of Lot 9003. The area of Proposed Lot 803 is 3317 square metres, or 0.3317ha. The land is situated on the northwest corner of the intersection of Beeliar Drive and Durnin Avenue, Beeliar.

Submission

N/A

Report

This intersection of Beeliar Drive and Durnin Avenue is controlled by a traffic roundabout, with development having been completed on two of the parcels which comprise the southern side of the intersection. This location will become a landmark location into the new town centre, and has generated significant buyer interest as a result. Officers have had several inquiries from potential purchasers of the subject land.

Discussions with two of the interested parties revealed a concern with the fenced drainage sump which is situated between the roundabout and the subject land. Discussion with the City's Engineering Team revealed that the drainage sump is required to be retained at that location, and that there is no possibility to reshape it into a swale configuration or the like. A second carriageway is to be constructed along Beeliar Drive, and the sump being at the low point will take more stormwater on completion of the second carriageway.

To alleviate the unsightly nature of the sump site, a proposal to place underground tanks in the sump location was undertaken but the cost at approximately \$420,000 was prohibitive. The site is additionally impacted on by a Water Corporation main drain easement which is located beneath the drainage sump. The cost to replace the open sump with underground tanks did not result in a corresponding lift in the

site's value, meaning it would diminish the value of the City's overall asset base.

Upon realising that the drainage sump could not be relocated, the initial proposal needed to change. Initially it was proposed to sell the entire residential and sump site as one 4967 square metre lot, and protect the sump with an easement. However, upon recognising that the sump will need to be retained in perpetuity, and that the City will need to redesign the sump upon commencement of the Beeliam Drive upgrading, it was determined that the best outcome was for the City to retain ownership of that portion of the land. The purchaser also requested that they only purchase the land beyond the drainage sump. This is agreed and is the basis of this Council report.

The subdivision will create a residential lot with an area of 3317 square metres, and a drainage reserve of 1650 square metres. At the conclusion of the second carriage-way construction, it is proposed that the City replace the woven wire sump fence with an aesthetically pleasing wall on the boundary facing the roundabout. This will help manage some of the amenity impacts that are currently associated with the fenced sump.

The offer of \$2,200,000.00 (inc GST utilising the margin scheme) from Yangebup 803 Pty Ltd is in line with a recent valuation of the site by a licensed valuer.

Section 3.58 of the Local Government Act 1995 requires that a Local Authority advertise any proposal to sell land by private treaty. The advertisement must be in a newspaper with state-wide circulation, giving details of the property and the proposed disposition. The advertisement is to give notice inviting submissions to be made on the proposal and allowing such submissions for a period not less than 2 weeks from the date of the advertisement.

Notice concerning the proposal will be placed in the West Australian newspaper. The officer recommendation to Council is framed in such a way that it is subject to no objection being received as a result of the public advertising of the Section 3.58 disposition of land notice. If any objections are received within the statutory advertising period, the matter will be brought back to the next Council meeting for determination.

A subdivision application for this proposal and the creation of three additional lots has been made to the Western Australian Planning Commission. Subdivision estimated costs, which will include the provision of all services, have been provided by a consulting Engineer. The costs of the services required by the subdivision are estimated at \$1,000,000, but importantly cover all four lots being the subject of the

subdivision. These will significantly value add to the remaining portions of Lot 9003, which will enable highest realisation of this asset.

It is recommended that Council support the disposition of land.

Strategic Plan/Policy Implications

Demographic Planning

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

Governance Excellence

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

Budget/Financial Implications

Amend the 2014/15 adopted municipal budget by adding capital income of \$2,200,000 (ex-GST) from the sale proceeds against a new CW project – Sale Lot 803 Durnin Avenue Beelihar and transferring these into the Land Development & Investment Fund Reserve. Funds provided from the sale of this land will be earmarked, if Council supports, the development of affordable housing on a lot owned by the City at Lot 23 Russell Road, Hammond Park (near the new Aubin Grove rail station).

Legal Implications

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

Community Consultation

As required by Section 3.58 of the *Local Government Act 1995*. Details of the proposed disposal have been advertised in the newspaper for State-wide publication, for a period of two weeks commencing on 25. September 2014.

No objections to the sale were received by the closing date of the advertising being 17 March 2015.

Attachment(s)

1. Location Plan
2. Valuation

Advice to Proponent(s)/Submissioners

The Proponent(s) have been advised that this matter is to be considered at the 9 April Ordinary Council Meeting.

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES**15.1 (OCM 9/4/2015) - LIST OF CREDITORS PAID - FEBRUARY 2015 (076/001) (N MAURICIO) (ATTACH)****RECOMMENDATION**

That Council adopt the List of Creditors Paid for February 2015, 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 2015 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 2015.

Advice to Proponent(s)/Submissioners

N/A

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

Nil

15.2 (OCM 9/4/2015) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - FEBRUARY 2015 (071/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the Statement of Financial Activity and associated reports for February 2015, as attached to the Agenda; and
- (2) amend the 2014/15 Municipal Budget by:
 1. Adding \$1,614,548 of revenue from redeemed bank guarantees against the Cockburn Integrated Health and Community Facility project (CW 4512-5756).
 2. Transferring \$1,614,548 to the Cockburn Integrated Health and Community Facility Building Maintenance Financial Reserve (CW 4512-7852).

3. Adding \$85,000 of carried forward funding held in the Restricted Grants and Contributions Reserve, expenditure of \$76,500 and internal charges of \$8,500 to the Medicare Local Co-Health project budget (OP 8291).

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.

Local Government (Financial Management) Regulations - Regulation 34 (5) states:

- (5) *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.*

This Regulation requires Council to annually set a materiality threshold for the purpose of disclosing budget variance details. Council adopted a materiality threshold of \$200,000 for the 2014/15 financial year at its August meeting.

Submission

N/A

Report

Opening Funds

The opening funds actuals of \$13.17M represents the audited closing municipal position for 2013/14 and the revised budget was updated to this figure in the mid-year budget review adopted by Council in February.

The opening funds cover the \$3M surplus forecast in the adopted budget, \$8.9M of municipal funding attached to carried forward works & projects and a residual balance of \$1.3M in uncommitted funds that was applied to the CCW Development Fund Reserve in accordance with Council's budget policy.

Closing Funds

The City's closing funds of \$62.6M were \$14.4M higher than the YTD budget target. This comprised net favourable cash flow variances across the operating and capital programs as detailed within this report.

The revised budget shows end of year closing funds of \$8,500. Whilst the budget was returned to a balanced position at the mid-year review, a small budget adjustment has since been made. This is due to internal administration costs being externally funded for the Medicare Local Co-Health project.

The budgeted closing funds fluctuate throughout the year, due to the impact of Council decisions and budget recognition of additional revenue and costs. Details on the composition of the budgeted closing funds are outlined in Note 3 to the financial summaries attached to this report.

Operating Revenue

Consolidated operating revenue of \$113.0M was ahead of the YTD budget forecast by \$1.7M. The significant variances in this result were:

- Rates revenue \$0.8M ahead of YTD budget due to higher part year rating adjustments.
- Fees & charges were collectively \$0.1M ahead of YTD budget with parking infringement revenue \$0.25M ahead of YTD budget. Offsetting this, commercial landfill fees were \$0.23M behind YTD budget.
- Operating grants & subsidies were over YTD budget by \$0.39M comprising mainly \$0.35M of additional In-Home Care and Family Day Care child care subsidies.
- After a downwards revision in the mid-year budget review, interest earnings on Municipal funds were now \$0.2M ahead of YTD budget.

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

Operating Expenditure

Cash operating expenditure of \$59.9M (excluding asset depreciation) was under the YTD budget by \$0.9M. Total operating expenditure of \$74.5M (including depreciation) was \$0.3M lower than the YTD target.

The following significant items were identified:

- Material and Contract expenses were \$0.5M under YTD budget overall, with Waste Services contributing \$0.38M to this result. Payments to child care providers were \$0.42M over budget and consistent with the additional revenue received.
- Utility costs were down \$0.3M against YTD budget with street lighting contributing \$0.23M to this variance.
- Direct employee costs were collectively \$0.39M over the YTD budget of \$27.7M, with no significant variance attributable to any one specific business area.
- Depreciation of \$16.5M was \$0.32M over the YTD budget, with Roads depreciation over by \$0.45M. However, this budget was revised in the mid-year review and this variance is only timing related.

A more detailed explanation of the variances within each business unit is included in the attached financial report.

The following table shows the operating expenditure budget performance at the consolidated nature and type level. The internal recharging credits reflect the amount of internal costs capitalised against the City's assets:

Nature or Type Classification	Actual Expenses \$M	Revised Budget YTD \$M	Variance to YTD Budget \$M	FY Revised Budget \$M
Employee Costs - Direct	28.07	27.68	(0.39)	43.50
Employee Costs - Indirect	0.48	0.62	0.14	1.29
Materials and Contracts	22.77	23.30	0.53	36.05
Utilities	2.77	3.07	0.30	4.62
Interest Expenses	0.07	0.07	0.00	0.12
Insurances	1.95	2.12	0.17	2.22
Other Expenses	3.82	3.94	0.12	7.55
Depreciation (non-cash)	16.54	16.21	(0.32)	25.10
Internal Recharging-CAPEX	(1.93)	(2.21)	(0.28)	(3.25)
Total	74.52	74.79	0.27	117.20

Capital Expenditure

The City's total capital spend at month end was \$21.3M, representing an under spend of \$9.2M on the YTD budget of \$30.4M.

The following table shows the budget variance analysis by asset class:

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	Annual Budget \$M	Commit Orders \$M
Roads Infrastructure	5.08	6.91	1.84	16.59	5.08
Drainage	0.47	0.87	0.39	1.60	0.47
Footpaths	0.77	0.88	0.11	1.29	0.77
Parks Hard Infrastructure	2.17	3.39	1.22	8.50	2.17
Parks Soft Infrastructure	0.38	0.60	0.22	0.89	0.38
Landfill Infrastructure	0.07	0.27	0.19	0.85	0.07
Freehold Land	0.94	1.18	0.24	2.38	0.94
Buildings	8.14	11.84	3.70	31.15	8.14
Furniture & Equipment	0.01	0.01	0.00	0.01	0.01
Computers	0.55	0.99	0.44	1.21	0.55
Plant & Machinery	2.70	3.52	0.82	5.52	2.70
Total	21.28	30.45	9.17	69.99	21.28

The CCW project is responsible for \$3.1M of the \$3.7M variance in Buildings asset spending. North Lake Road (Hammond to Kentucky) contributes \$1.2M of the \$1.8M variance under Roads Infrastructure spending. All other project variances fall under the materiality threshold of \$0.2M and further details on these variances are disclosed in the attached CW Variance analysis report.

Capital Funding

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

Significant variances for the month include:

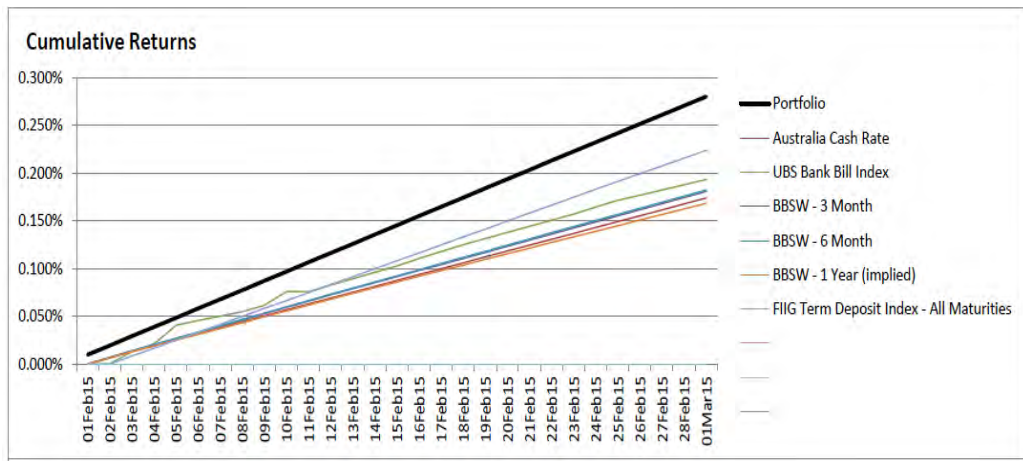
- Transfers from financial reserves were \$3.2M behind YTD budget due to the capital budget under spend.
- The City called in bank guarantees totalling \$1.6M held for the GP Super Clinic/ Cockburn Integrated Health Facility. These partly compensate the City for additional project costs due to the failure of the first contractor to complete the project. The funds will be transferred to the building maintenance reserve for the facility.
- Developer contributions received under the Community Infrastructure plan outpaced the YTD budget by \$0.7M even after the budget was significantly increased through the mid-year review. This reflects continuing strong levels of development activity within the City.
- Developer Contribution Plan revenue for roads infrastructure was \$0.6M ahead of the YTD budget setting.
- Fremantle Football Club contributions to the CCW Cockburn Regional Physical Activity and Education Centre of \$0.56M have not been budgeted for in the system.
- Road grant funding is overall \$0.5M ahead of YTD budget.
- The Lotteries Commission grant of \$0.5M towards the Cockburn Health & Community building project was yet to come in. This has since been received in March.
- Sale of land revenue from various sub-divisions was \$2.9M behind YTD budget. This included Lot 702 Bellier PI & Lot 65 Erpingham Rd, Lot 1, 4218 and 4219 Quarimor Rd, Lot 23 Russell Road and Lot 40 Cervantes Loop. Bellier/Erpingham is expected to settle in June 2015. Sale of plant proceeds were also cumulatively \$0.2M behind YTD budget.

Cash & Investments

The closing cash and financial investment holding at month's end totalled \$148.2M, up slightly from \$147.2M the previous month. Of this balance, \$85.2M represented the amount held in the City's cash backed financial reserves. Another \$5.5M represented funds held for other restricted purposes such as deposit and bond liabilities. The remaining \$57.5M represented the cash and financial investment component of the City's working capital, available to fund current operations, capital projects, financial liabilities and other financial commitments.

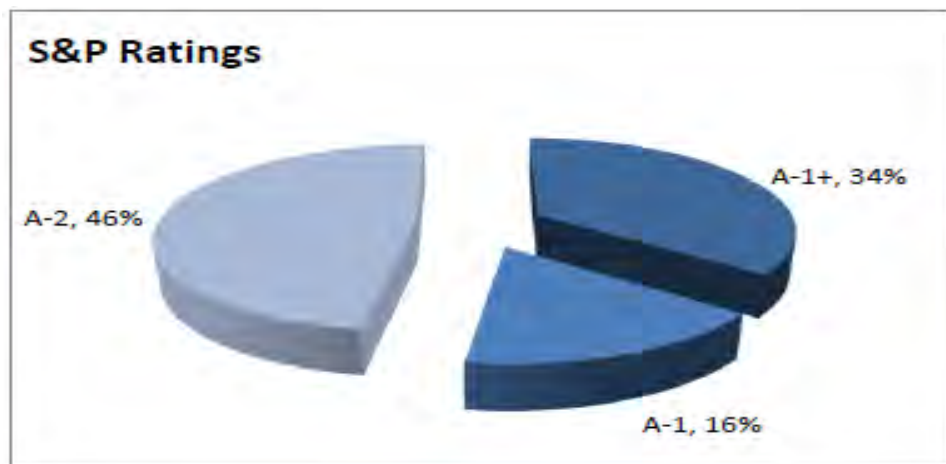
The City's investment portfolio made a weighted annualised return of 3.59% for the month, minimally down from 3.61% in January and 3.62% in December. Whilst this result compares favourably against the UBS Bank Bill Index annualised rate of 2.46%, it continues to trend downwards as a result of the falling Australian official cash rate. This is currently 2.25% and is forecast to be cut to 2.00% at either the April or May Reserve Bank board meeting. This will put further pressure on the City's interest earnings budget, particularly for the 2015/16 financial year.

Figure 1: COC Portfolio Returns vs. Benchmarks



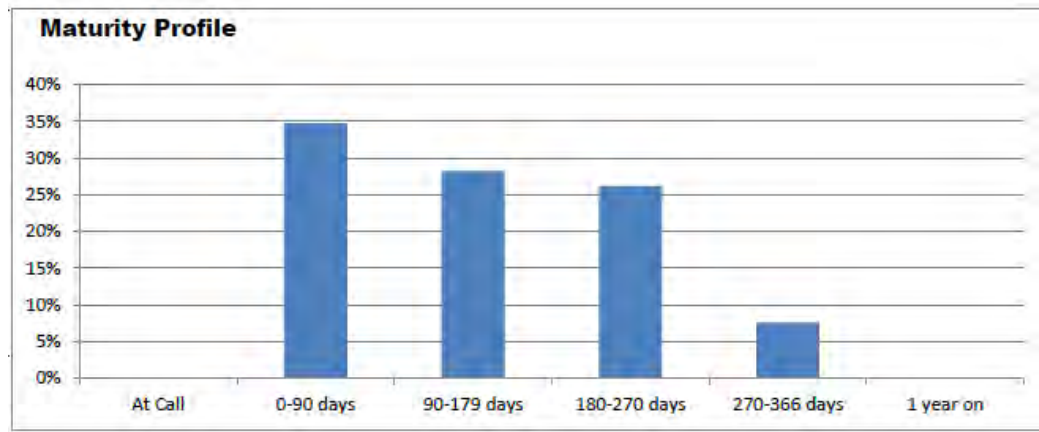
The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are invested for terms ranging from three to twelve months. All investments comply with the Council's Investment Policy and fall within the following risk rating categories:

Figure 2: Council Investment Ratings Mix



The current investment strategy is to secure the best possible rate on offer over longer duration terms (9 to 12 months), subject to cash flow planning requirements. The City's investment portfolio currently has an average duration of 139 days, graphically depicted below:

Figure 3: Council Investment Maturity Profile



Budget Revisions

The City called in bank guarantees totalling \$1.6M held for the GP Super Clinic/Cockburn Integrated Health Facility. These partly compensate the City for additional project costs due to the failure of the first contractor to complete the project. It is proposed these funds be transferred into the Cockburn Health & Community Facility Building Maintenance Reserve to provide a funding source for future major maintenance works for this facility.

\$85,000 of carried forward funding is held in the restricted grants reserve for the Medicare Local Co-Health project and this wasn't previously addressed in the budget. \$76,500 will be spent on program delivery with the balance of \$8,500 covering internal charges and adding to the City's closing budget position.

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

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and associated statements – February 2015.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16. ENGINEERING AND WORKS DIVISION ISSUES

Nil

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (OCM 9/4/2015) - PROPOSED CITY OF COCKBURN PARKING AND PARKING FACILITIES LOCAL LAW 2007 AMMENDMENT TO CREATE PARKING STATION 2 COOGEE BEACH - POWELL ROAD COOGEE (082/013 & 025/001) (R AVARD) (ATTACH)

RECOMMENDATION

That Council

- (1) pursuant to Section 3.12 of the Local Government Act 1995 proceed to make Local Law to amend the City of Cockburn Parking and Parking facilities Local Law 2007, as shown in the attachment to the Agenda and advertise the proposed amendment for a minimum period of six(6) weeks; and
- (2) pursuant to Clause 9(1) of the City of Cockburn Parking and Parking Facilities Local Law 2007 establish a Parking Station on Lots 172, 171 and 207 4-6 Powell Road Coogee, as attached to the Agenda.

COUNCIL DECISION

Background

This item was brought to the March 2015 Council meeting, where it was deferred to the April 2015 Council meeting. This was done in order to incorporate the Disability Parking provisions into the Council's Parking Local Laws. It has since been discovered that the enforcement implications of the Disability Parking amendments are not yet clear and therefore will be dealt with separately at an appropriate time and this report will now only consider the Coogee Beach parking station amendment.

There has been a progressively increasing demand for parking at the area around Coogee Beach Reserve resulting in cars parking in dangerous positions for traffic and pedestrians in the area. Cars are also driving over and parking in locations that damage vegetation and parks infrastructure such as sprinklers and services.

The creation of a parking station under the City of Cockburn Parking and Parking Facilities Local Law 2007 will allow parking to be readily controlled in the prescribed area and reduce the need for numerous signs and bollards.

Submission

N/A

Report

There are a concentration of attractions to the Coogee Beach Reserve area in including a café, jetty, shark net and extensive grassed picnic areas which appeal to a growing population in the south west metropolitan area of Perth that has limited beach access points. To ensure that the area remains an attractive place to visit the City needs to ensure that access to the area is orderly and safe. Council at its meeting of the 8th May 2014 adopted the Coogee Beach Landscape Master Plan which provides for an attractive and orderly beach front. The creation of a parking station will ensure that the landscape improvements in the area will be maintained.

As it is unclear on what parking is permitted and not permitted there is a great number of complaints from those who have been infringed. The creation of a parking station will allow the City to erect a sign which says simply that parking is only permitted in designated parking bays. There are a number of areas where additional bays can be located to marginally increase the number of bays in the area. Parking can still occur on identified areas of the Cockburn Road Reserve where it is safe as this area is not under the City's control and outside of the Parking station area.

Purpose:

To amend the City of Cockburn Parking and Parking Facilities Local Law 2007 to establish a new parking station at Coogee Beach.

Effect:

To more effectively control parking at Coogee Beach Reserve to enhance traffic and pedestrian safety in the area particularly during hot summer days when the beach is very popular to visit.

Strategic Plan/Policy Implications

Moving Around

- A safe and efficient transport system.

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

Budget/Financial Implications

N/A

Legal Implications

Amendments to the local laws are to be in accordance with section 3.12 of the Local Government Act 1995

Community Consultation

Section 3.12 stipulates the procedure for advertising for public comment for a minimum period of six (6) weeks and subsequent Council consideration for the amendments to a Local Law to become effective.

Attachment(s)

1. Draft Proposed City of Cockburn Parking and Parking Facilities Local Law Amendment 2015.
2. Map identifying extent of new Parking station.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

18. EXECUTIVE DIVISION ISSUES

18.1 (OCM 9/4/2015) - MINUTES OF CHIEF EXECUTIVE OFFICER PERFORMANCE & SENIOR STAFF KEY PROJECTS APPRAISAL COMMITTEE - 19/03/2015

RECOMMENDATION

That Council receive the Minutes of the Chief Executive Officer's Performance and Senior Staff Key Projects Appraisal Committee dated 19 March 2015 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 19 March 2015. 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 19 March 2015 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 2015 OCM.

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

Committee Minutes refer.

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

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

22. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

23. CONFIDENTIAL BUSINESS

24 (OCM 9/4/2015) - 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, 19 MARCH 2015 AT 6:00 PM

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CITY OF COCKBURN

MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE MEETING HELD ON THURSDAY, 19 MARCH 2015 AT 6:00 PM

PRESENT:

ELECTED MEMBERS

Mr Y Mubarakai	-	Councillor (Presiding Member)
Mrs C Reeve-Fowkes	-	Deputy Mayor (Arr. 6.01 pm)
Mr K Allen	-	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
Mr C. Sullivan	-	Director, Engineering & Works
Mrs B. Pinto	-	PA to Directors – Fin. & Corp. Services & Governance & Comm. Services
Mr N. Mauricio	-	Manager, Financial Services
Mr J. Ngoroyemoto	-	Governance & Risk Co-ordinator

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.00 pm.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

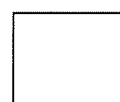
Nil.

3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATION

Nil

4 (ASFC 19/03/2015) - APOLOGIES & LEAVE OF ABSENCE

Clr Lee-Ann Smith	-	Apology
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DEPUTY MAYOR REEVE-FOWKES JOINED THE MEETING THE TIME BEING 6.01 PM.

5. PUBLIC QUESTION TIME

Nil

6. DEPUTATIONS & PETITIONS

Nil

7. CONFIRMATION OF MINUTES

7.1 (MINUTE NO 147) (ASFC 19/03/2015) - MINUTES OF THE AUDIT & STRATEGIC FINANCE COMMITTEE MEETING - 20/11/2014

RECOMMENDATION

That Council adopt the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 20 November 2014, as a true and accurate record.

COMMITTEE RECOMMENDATION

MOVED Cllr P Eva SECONDED Cllr K Allen that the recommendation be adopted.

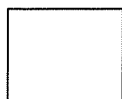
CARRIED 4/0

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 148)** (ASFC 19/03/2015) - CHIEF EXECUTIVE OFFICER'S BIENNIAL REVIEW OF RISK, LEGISLATIVE COMPLIANCE & INTERNAL CONTROL 2014 (021/012; 025/004) (ATTACH) (J NGOROYEMOTO)**RECOMMENDATION**

That Council receives the Chief Executive Officer's biennial review of the appropriateness and effectiveness of the City's systems and procedures in relation to risk management, internal controls and legislative compliance as detailed in the 2014 CEO Biennial Review results, as attached to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Cllr K Allen SECONDED Deputy Mayor C Reeve-Fowkes that that Council:

- (1) receives the Chief Executive Officer's biennial review of the appropriateness and effectiveness of the City's systems and procedures in relation to risk management, internal controls and legislative compliance as detailed in the 2014 CEO Biennial Review results, as attached to the Agenda; and
- (2) provide to the Banjup Resident's Group a copy of the Report in response to its request that Risk Management be included as a specific item for each Ordinary Council Meeting, pending an opportunity for a review of Council's Position Statement PSES7 'Reports to Council' at the May 2015 meeting of the Delegated Authority, Policies and Position Statements (DAPPS) Committee Meeting.

CARRIED 4/0

COUNCIL DECISION**Reason for Decision**

The statutory process for Council to address Risk Management is contained within the overall intent of this report. However, it is also possible for Council to ensure more regular oversight of its Risk Management exposure by incorporating it into its Council Meeting Report template. This will require the DAPPS Committee to consider



whether it wishes to amend its current position in this regard.

Background

In 2013, the *Local Government (Audit) Regulations 1996* (the Regulations) were amended to include an obligation for each local government to biennially review its systems and procedures regarding risk, legislative compliance and internal control (the Review). The review was completed in December 2014. This report presents to the Audit Committee the results of undertaking the Review.

Submission

N/A

Report

Regulation 17 of the Regulations requires the Chief Executive Officer (the CEO) to undertake the Review, at least every two calendar years. The Review assesses the appropriateness and effectiveness of the City of Cockburn's (the City's) systems and procedures in relation to:

- risk management;
- internal controls; and
- legislative compliance.

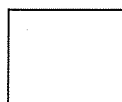
The Department of Local Government and Communities issued Local Government Guideline 9 'Audit in Local Government' in September 2013 (the Guideline) which in part outlines the items to be considered in the Review.

In conducting the Review, the City has assessed its progress against each of the items in the Guideline and the results are summarised in the 2014 CEO Biennial Review results attached to this Report. The Review has confirmed that the City has sound and effective systems and procedures in place for many areas covered by the Review. The Review also highlighted those areas where improvements to strengthen the City's position are required, and being undertaken.

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

The Review has been completed in accordance with Regulation 17 of the Regulations and completes the City's obligations in this area

Community Consultation

N/A

Attachment(s)

2014 Chief Executive Officer's Biennial Review results.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.2 (MINUTE NO 149) (ASFC 19/03/2015) - LOCAL GOVERNMENT STATUTORY COMPLIANCE AUDIT 2014 (087/005) (JNGOROYEMOTO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the Local Government Compliance Audit Return for the period 1 January 2014 to 31 December 2014, as attached to the Agenda; and
- (2) refer the review of Delegated Authority – DA LGAPD4 - Local Government Act, 1995 – Preparation of Business Plans For Disposal of Land to the next Delegated Authority, Policies and Position Statements Committee for consideration and endorsement prior to it being adopted by Council.

COMMITTEE RECOMMENDATION

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

CARRIED 4/0



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 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 98% for the year.

Non-compliance was recorded in two areas of the 2014 Compliance Audit Return. Firstly under the Disposal of Property section in relation to section 3.58(3) (*Was local public notice given prior to disposal for any property not disposed of by public auction or tender (except where excluded by Section 3.58(5)), and secondly under section 3.58(4) (Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.48(4), in the required local public notice for each disposal of property).* The City did not formally advertise the proposed Marina lease at Port Coogee. In addition the City entered into an agreement with ProAqua for the use of portion of the town square at Cockburn Central, for which it did not provide a public notice. This was as a result of lack of set process and lack of consultation with the officers authorised to prepare business plans and public notifications for the disposal of land owned by the City.

As a measure to avoid this oversight in the future, it is recommended to sub-delegate the Director, Planning and Development under Delegated



Authority LGAPD4 - Local Government Act, 1995 – Preparation of Business Plans for Disposal of Land, and include the consultation of land officers as a condition of exercise of the delegation. This will allow the Director, Planning and Development to have visibility and be the executor of the Compliance Audit Return for the Disposal of Property and Commercial Enterprise by Local Government sections.

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)

City of Cockburn Compliance Audit Return 2014.

Advice to Proponent(s)/Submissioners

N/A

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

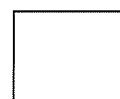
Nil.

10.3 (MINUTE NO 150) (ASFC 19/03/2015) - 2014/15 EXTERNAL AUDIT PLAN (067/003) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the External Audit Plan for the year ending 30 June 2015, as attached to the Agenda; and
- (2) endorse the Presiding Member of the Audit & Strategic Finance



Committee to sign the Fraud & Error Assessment Form submitted by the City's appointed Auditor, Macri Partners.

COMMITTEE RECOMMENDATION

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

CARRIED 4/0

COUNCIL DECISION

Note: There have been some amendments to the materiality threshold figures in the body of the report.

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 2015 and have requested for this be submitted to the Audit & Strategic Finance Committee.



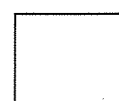
The Audit Plan outlines the purpose and scope of the audit and explains the audit approach and methodology to be used. Their approach has four phases - planning and control evaluation during the interim audit stage and substantive testing and completion during the final audit stage.

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 • Property, Plant & Equipment and Infrastructure to be reported at fair value (to comply with FM Reg 17A)
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 in accordance with Auditing Standard ASA 240 "The Auditor's responsibility to consider fraud in an Audit of a Financial Report". The Audit Plan outlines the procedures to be undertaken and they will report any findings to the Council.

Additionally this year, the Auditor requires a Fraud and Error Assessment Form to be signed by the Chair of the Audit and Strategic Finance Committee on behalf of the Committee (attached to the agenda). This attests to whether Council's Policies and Procedures are adequate to minimise the risk of fraud, if there is any awareness of



fraud or suspected fraud and whether management communicated its processes for identifying/responding to risks of fraud to the Committee.

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, to be phased in over a three year period commencing 2012/13 and finalised in 2014/15. The City has previously valued the majority of its fixed assets at fair value, well ahead of the required timeframe.

Parks landscaping assets (trees, turf) are the only remaining asset class required to be valued at fair value and this will be achieved by 30 June 2015 in accordance with Regulation 17A and AASB Fair Value Measurement. The Auditors have indicated they will also review values for all other assets, including intangible assets (software), art collections (historical and cultural assets), library books, etc.

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
Overall materiality	\$2,300,000 Approximately 2% of Total Budgeted Expenditure (2015 year) \$114.1m
Performance materiality	\$1,710,000 which has been set at 75% of Overall Materiality
Trivial error threshold	\$115,000 which has been set at 5% of overall materiality

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

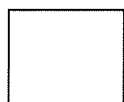
Strategic Plan/Policy Implications

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 2014/15 budget includes provision for the conduct of the External Audit.



Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. City of Cockburn External Audit Plan for the year ending 30 June 2015 (to be provided prior to the meeting).
2. Fraud & Risk Assessment Form

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.4 (MINUTE NO 151) (ASFC 19/03/2015) - INTERNAL AUDIT - EMPLOYEE TIMEKEEPING (067/004) (S DOWNING)

RECOMMENDATION

That Council receive the report.

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr K Allen that the recommendation be adopted subject to the addition of Clause (2) to read as follows:

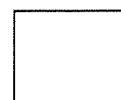
- (2) a report on employee time-keeping be presented to the July 2015 Meeting of the Audit and Strategic Finance Committee.

CARRIED 4/0

COUNCIL DECISION

Reason for Decision

Committee felt it was necessary to include Clause (2) in its recommendation to ensure that this does not get overlooked again.



Background

A report was presented to the July 2014 Audit and Strategic Finance Committee Meeting in regards to Employee Timekeeping.

Submission

N/A

Report

A report was requested to be presented to the November 2014 meeting of the Committee. As all resources in Finance, Human Resources and Information Systems were directed to address the pending amalgamation of the City of Cockburn and City of Kwinana, a review of a new timekeeping system was delayed.

As the amalgamation is no longer proceeding, a report will be presented to the July 2015 meeting of the Committee.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

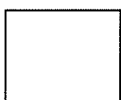
N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



11. PLANNING & DEVELOPMENT DIVISION ISSUES

Nil

12. FINANCE & CORPORATE SERVICES DIVISION ISSUES

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 19/03/2015) - CLOSURE OF MEETING

6.20 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:/...../.....



List of Scheme Amendments 10 May 2012 – 17 March 2015

Scheme Amendment #	Description	Gazettal date	Consistency with State Planning initiatives
28	Introduction of Development Areas 26 and 27 and Development Contribution Areas 9 and 10	16 Dec 2014	<p>Shown in Outer Metropolitan Perth and Peel Subregional Strategy Figure 56: Southwest subregion spatial framework map Urban area labelled 'SOU1'.</p> <p>Sets out need for local structure plan which are assessed in accordance with the City of Cockburn Town Planning Scheme No. 3, relevant State Planning Policies and Local Planning Policies and Strategies.</p> <p>The Structure Plan Guidelines are also used to guide content and layout of structure plans.</p> <p>Sets out Development Contribution Plans for these Development Areas to enable sharing of common infrastructure costs in line with SPP3.6 Development Contributions for Infrastructure.</p>
73	Rezoning Lot 100 Berrigan Drive and Lot 31 Hope Road, Jandakot from 'Resource' zone to 'Special Use' zone (SU28) introducing use of 'office' for this land	16 Aug 2013	Use consistent with State Planning Policies 2.3 and 5.3 (current and draft versions)
82	'Newmarket' Precinct Introduction of 4 new 'Special Use' zones (SU23, SU24, SU25 & SU26)	28 Aug 2012	Aligns with Cockburn Coast District Structure Plan 2009, prepared by WAPC in light of Improvement Plan 33.
86	Update Heritage provisions	14 Sept 2012	<p>Align with the updated Heritage Act</p> <p>Provisions consistent with State Planning Policy 3.5</p>
87	Introduction of Packham North Development Contribution Area (DCA12)	27 July 2012	Sets out Development Contribution Plan for this Development Area to enable sharing of common infrastructure costs in line with SPP3.6 Development Contributions for Infrastructure.

Scheme Amendment #	Description	Gazettal date	Consistency with State Planning initiatives
89	Introduction of Development Area 33 (Cockburn Coast)		<p>Aligns with Cockburn Coast District Structure Plan 2009, prepared by WAPC in light of Improvement Plan 33.</p> <p>Responds to Metropolitan Region Scheme Amendment 1180/41 which rezoned the land to 'Urban'.</p>
90	Introduction of Development Area 35 to portion of Lot 802 Yangebup Road, Lots 7 and 99 Hammond Road and Lot 4308 Beeliar Drive, Cockburn Central	17 Oct 2014	<p>Sets out need for local structure plan which are assessed in accordance with the City of Cockburn Town Planning Scheme No. 3, relevant State Planning Policies and Local Planning Policies and Strategies.</p> <p>The Structure Plan Guidelines are also used to guide content and layout of structure plans.</p>
91	Extend spatial extent of Additional Use 1 over portion of Lot 1 and Lot 2 Jandakot Road, Jandakot	21 June 2013	Use consistent with State Planning Policies 2.3 and 5.3 (current and draft versions)
92	Introduction of Special Control Area – Bushfire Prone Areas	13 March 2015	Aligns with State Planning Policy 3.7 Planning for Bushfire Management
93	Introduction of Development Area 36 – Lot 9014 and 9012 Bartram Road, Success	6 May 2014	<p>Sets out need for local structure plan which are assessed in accordance with the City of Cockburn Town Planning Scheme No. 3, relevant State Planning Policies and Local Planning Policies and Strategies.</p> <p>The Structure Plan Guidelines are also used to guide content and layout of structure plans.</p>
94	Introduction of Development Contribution Plan 14 for the Robb Jetty and Emplacement precincts of Cockburn Coast	17 March 2015	<p>Aligns with Cockburn Coast District Structure Plan 2009, prepared by WAPC in light of Improvement Plan 33.</p> <p>Responds to Metropolitan Region Scheme Amendment 1180/41 which rezoned the land to 'Urban'.</p> <p>Sets out Development Contribution Plan for this Development Area to enable sharing of common infrastructure costs in line with SPP3.6 Development Contributions for Infrastructure.</p>

Scheme Amendment #	Description	Gazettal date	Consistency with State Planning initiatives
95	Introduction of Development Area 37 (Banjup Quarry site)	11 Nov 2013	<p>Shown in Outer Metropolitan Perth and Peel Subregional Strategy Figure 56: Southwest subregion spatial framework map Urban area labelled 'BAN1'.</p> <p>Sets out need for local structure plan which are assessed in accordance with the City of Cockburn Town Planning Scheme No. 3, relevant State Planning Policies and Local Planning Policies and Strategies.</p> <p>The Structure Plan Guidelines are also used to guide content and layout of structure plans.</p>
97	Clarification of methodology for Development Contribution Plan 13	12 Feb 2013	Minor clarification to existing Development Contribution Plan for Community Infrastructure to enable sharing of common infrastructure costs in line with SPP3.6 Development Contributions for Infrastructure.
98	Additions for the Banjup Quarry development to existing Development Contribution Plan 13	12 Sept 2014	Local catchment additions to existing Development Contribution Plan for Community Infrastructure to enable sharing of common infrastructure costs in line with SPP3.6 Development Contributions for Infrastructure.
99	Omnibus	17 Oct 2014	<p>Dealt with a number of small proposals to correct Scheme anomalies (such as unzoned parcels). This amendment is considered consistent, or at least complementary to State planning initiatives given its approval.</p> <p>Aligns with Part 9 Planning and Development Act 2005</p>
100	Rezoning – Hamilton Hill Revitalisation Strategy action	9 Sept 2014	Aligns with Directions 2031/ Outer Metropolitan Perth and Peel Subregional Strategy infill targets
101	Lot 10 and 11 Brenchley Drive, Atwell	20 May 2014	Aligns with Directions 2031/ Outer Metropolitan Perth and Peel Subregional Strategy infill targets
102	Deletion of Restricted Use12, Additional Use 15, Special Use 26 in the Cockburn Coast Development Area	12 Sept 2014	Responds to Metropolitan Region Scheme Amendment 1180/41 which rezoned the land to 'Urban'.

SCHEDULE OF SUBMISSIONS (April 2015)

PROPOSED SCHEME AMENDMENT NO 103 TO CITY OF COCKBURN TOWN PLANNING SCHEME NO 3 – ADDITIONAL ITEMS TO DEVELOPMENT CONTRIBUTION PLAN 13 (COMMUNITY INFRASTRUCTURE)

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Western Power 363 Wellington Street PERTH WA 6000	<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:</p> <p>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>Noted – this is a scheme amendment to introduce additional items to an existing 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>A) Any changes to existing ground levels around poles and structures. B) Working under overhead powerlines and/or over underground cables.</p> <p>Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.</p>	
2	<p>Australand Holdings Ltd (AHL) Level 2, 115 Cambridge Street West Leederville WA 6007</p> <p>Address of Property Affected by Scheme: Cockburn Central development</p>	<p>I write on behalf of Australand Property Group's Cockburn Central project in making this submission on proposed Scheme Amendment No. 103.</p> <p>As the City of Cockburn would be aware, Australand Property Group has made considerable commitments within the City, in particular in major developments in Port Coogee and Cockburn Central.</p> <p>Australand Property Group has a number of concerns regarding Development Contribution Plan 13 (Community Infrastructure) and the proposed modification.</p> <p>The main concern is not the payment of contributions for community facilities, but the method of calculating the contributions and the unforeseen significant increases in the contribution rates.</p> <p>State Planning Policy 3.6 (Development Contributions for Infrastructure) states that "development contributions must be levied in accordance with the following principles –</p> <ol style="list-style-type: none"> 1. Need and the nexus 2. Transparency 3. Equity 4. Certainty 5. Efficiency 6. Consistency 7. Right of consultation and arbitration 8. Accountable". <p>Development Contribution Plan 13 has led to a lack of certainty in</p>	<p>Noted – this is a scheme amendment to introduce additional items to an existing development contribution plan, not to change the methodology of DCP13.</p> <p>Amendment 81 which introduced DCP13 was considered by Council, the WA Planning Commission and ultimately, the Minister for Planning against these principles.</p> <p>Contribution rates are required under the Town Planning</p>

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		<p>respect to development costs and project feasibility, especially for large projects, due to the recent substantial variations to the contribution rates. The lack of notice given to developers of the significant variations to the contribution rates also makes it difficult for developers to plan ahead for these.</p> <p>Earlier this year, the contribution rate under Development Contribution Plan 13 for Cockburn Central increased by 36%. The inclusion of Cockburn Coast development has added to this increase by a further \$231/dwelling, which is concerning given the increase in yield (as a result of the inclusion of Cockburn Coast). This has all occurred within a 6 month period which adds to the uncertainty of future developments within the City.</p> <p>These contribution increases significantly impact on development costs for large projects and consequently on housing affordability. As we previously advised the City, Australand has concern about the equity in applying contribution rates on a per lot/dwelling basis. Calculating contribution rates on a per lot/dwelling basis, rather than on a per hectare basis, as in other Development Contribution Areas, is a disincentive to undertaking high density development in infill areas and activity centres to achieve the housing targets of the City and the WA Planning Commission (WAPC), as opposed to greenfield subdivision/development. A more equitable method to calculate the contribution rate would be on a per hectare basis. This calculation methodology would not adversely impact on the Council's collection, but equitably distribute the need/nexus.</p> <p>This inequity is exacerbated by the diminished household sizes in higher density accommodation, and again, when amenity is provided in apartment developments (gyms, swimming pools etc). In both cases, this lessens the burden on Council Community Infrastructure by virtue of less demand/dwelling and less patronage/usage of community infrastructure respectively.</p>	<p>Scheme (consistent with the SPP) to be reviewed at least annually. City officers try to ensure the review coincides with the financial year. It should be noted developers are able to pay their contribution liability in advance if they want certainty from the outset of a project.</p> <p>Noting this submission was received in late 2013, these comments were referring to the annual update 30 June 2013. As part of the 2013-14 annual review (published at the commencement of the financial year) the contribution rate for the Cockburn Central locality reduced by \$116.06. It is noted one of Australand's developments is in the nearby locality of Success and there was an increase in that locality of 31% as part of the annual review. This is attributed to the fact that total costs increased by \$336,809.71 and only 50 lots were created in the 2011-12 year.</p> <p>Noted – this is a scheme amendment to introduce additional items to an existing development contribution plan, not to change the methodology of DCP13. This issue was raised/considered when Amendment 81 sought to introduce DCP13 originally.</p> <p>Noted – this is a scheme amendment to introduce additional items to an existing development contribution plan, not to change the methodology of DCP13. This issue was raised/considered when Amendment 81 sought to introduce DCP13 originally.</p>

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		<p>A further omission in the amendment is the inclusion of the Cockburn West and Banjup development which it is understood are both at significant stages of planning. In correspondence from the City dated 17 June 2013, it was advised that these developments would 'probably start to reduce some of the 'per dwelling/lot' rates". It is requested that these developments be included at this time to provide certainty and definition to future development within the City.</p> <p>Further to correspondence from the City, we wish to undertake a review of the calculations of contribution rates under Development Contribution Plan 13. We therefore request the relevant information used to inform the contribution rates is forwarded prior to formal Council endorsement of this Scheme Amendment and forwarding to the WAPC.</p>	<p>The City was only able to advertise the items proposed by this amendment to add to the current version of DCP13. At the time of advertising in late 2013, there was another amendment (related to the Stockland's Banjup proposal – Amendment 98 – now gazetted) which also sought to add items to DCP13. Importantly, with that amendment came additional population not previously able to be accounted for within DCP13. The annual review (June 2014) included a dwelling review as well as infrastructure cost review.</p> <p>City officers have met with and written to the submitter separately to explain the review process afforded by the Town Planning Scheme. The process is entirely at the applicant's cost and therefore it is important to ensure they understand and accepted this. Officers have now responded to several documentation requests this submitter has made regarding infrastructure costs. Ultimately, they did not undertake a formal review.</p> <p>No changes to the amendment are recommended based on the content of this submission.</p>
3	<p>Australand Holdings Ltd (AHL) c/- Taylor Burrell Barnett PO Box 8186 Subiaco East WA 6008</p> <p>Address of Property Affected by Scheme: Port Coogee development</p>	<p>This submission has been prepared by Taylor Burrell Barnett on behalf of Australand Holdings Ltd (AHL), developers of Port Coogee, in response to proposed Amendment 103 to City of Cockburn Town Planning Scheme No. 3 which seeks to introduce additional items to be funded via development contributions for community infrastructure.</p> <p>Port Coogee is a developing project that has already delivered approximately 370 lots, and has invested a substantial amount in the provision of community infrastructure. A review of proposed Amendment 103 has led to serious concern about the proposed contribution amount per dwelling which is proposed to jump from \$3636.23 (2013/2014) to \$5,321.85 for the same year under the proposed amendment according to Schedule 6 of the Development Contribution Plan Report accompanying the proposed Amendment and the validity, equity and consistency of the proposed additional infrastructure items.</p>	<p>The (2013/14) contribution rate at the time of advertising (late 2013) under Development Contribution Plan 13 (DCP13) was \$3,636.23 per new lot/dwelling for the Coogee/North Coogee locality.</p> <p>The estimated rate (with the proposed additions considered by this amendment) has been advertised as \$5,321.85 per new lot/dwelling for the Coogee/North Coogee locality.</p>

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		<p>In addition there is also concern about the level of detail provided to gauge the accuracy of the estimated costs and the lack of recognition for the substantial investment in community-based facilities and initiatives that would appear to be similar to the proposed additional 'Regional' items.</p> <p>The purpose of this submission is to:</p> <ol style="list-style-type: none"> 1. Register a submission on the proposed amendment to hold the right to make a more detailed submission in due course. 2. Strongly object to the proposed increased contribution amount per dwelling which would appear to jump 46.35% for the current year under the proposed Amendment. 3. Strongly object to the seemingly inequitable \$5,321.85 contribution for Coogee/North Coogee which is considerably higher than any 	<p>As noted in the above submission, the City was only able to advertise the items proposed by this amendment to add to the current version of DCP13.</p> <p>All infrastructure items were flagged as part of the District and/or Local Structure Planning processes.</p> <p>As per State Planning Policy 3.6 (SPP3.6), the City's Town Planning Scheme requires the costs to be based on the best and latest available estimates. The applicant has appended cost estimates for each infrastructure item. These have been prepared by valuers, engineers and landscape architects and considered to be sufficiently detailed.</p> <p>This was the only submission received from this submitter within the advertising period. Email advice from this submitter indicated they were planning to lodge a more detailed late submission elaborating on these issues raised but not raising new issues. At the time of finalising this Schedule of Submissions and associated Council Report, no additional feedback had been received. However, this submitter did take time to meet with the assessing officer and Director to elaborate on their concerns. The Council Report includes discussion on this meeting.</p> <p>As noted above, there was another amendment (related to the Stockland's Banjup proposal – Amendment 98) which also seeks to add items to DCP13. City officers have modelled the impact on DCP13 at the current rate (2014-15) if this proposed Amendment were to be gazetted.</p> <p>The estimated rate is \$4,733.18 for this locality (i.e. \$588.67 less than advertised in late 2013).</p>

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		<p>other area, particularly when three of the four items proposed to be added are for regional benefit.</p> <p>4. Question the validity, equity and consistency of the additional items to be included.</p> <p>At the 'Regional' level the proposed additional foreshore related items are similar to those provided at Port Coogee which are not included as contribution items. The proposed additional items should be removed or the Port Coogee community infrastructure should also be included within Amendment 103 for consistency.</p>	<p>The rationale for each item is documented in the Infrastructure Sheets contained in Appendix 2 of the DCP13 Development Contribution Plan Report. The items are also discussed in the District and Local Structure Plans undertaken to date.</p> <p>The notion of adding the Port Coogee infrastructure was raised during consideration of Amendment 81 (which introduced DCP13 several years ago). City officers still believe the same response is appropriate, which was:</p> <p><i>"As noted in the Port Coogee Revised Local Structure Plan, in March 1996, the WA Planning Commission and CMD and Australand entered into a Heads of Agreement. In May 1997, the State Government and Australand signed a Project Agreement, which was revised and endorsed again by Cabinet in February 2000.</i></p> <p><i>The State Government made a significant investment which was given over to the developer to facilitate this development with the State's contribution of approximately 40% of the land holding plus the seabed area.</i></p> <p><i>The structure plan also notes the following key issues of community concern:</i></p> <ul style="list-style-type: none"> <i>o The loss of the northern section of Coogee beach and associated dune system;</i> <i>o Impact on an area of seagrass meadows in the south western corner of the development site;</i> <i>o Public accessibility to the waterfront; and</i> <i>o The removal of the Omeo wreck.</i>

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		<p>At the 'Local' level the extent of land and improvements relating to the proposed Cockburn Coast Sport Oval and Clubroom included as contribution items requires clarification. The DCP report refers to the oval being jointly used by an adjoining local primary school, which is to be accommodated on only 1.2ha of land, significantly less than the current standard primary school site size requirement of 4ha or 3.5ha where a shared oval scenario is intended.</p>	<p><i>As a result of these issues being raised and to try and resolve some of these concerns, a variety of elements were incorporated in the structure plan approved. Many of these elements are now put forth by the developer further in this submission as contributions which the broader Cockburn community should pay for".</i></p> <p>Addition of the Port Coogee items is not considered appropriate given the above.</p> <p>This oval will service an area slightly larger than just the Cockburn Coast development. It will cater for the whole suburb of North Coogee and Coogee. Therefore it is more appropriate to distribute the cost for this oval beyond this development to be a local item for Coogee and North Coogee.</p> <p>In terms of the sizing of the school site and the adjacent district open space (oval) the standards for provision have effectively been 'overruled' by the introduction of the 2009 District Structure Plan by the WAPC.</p> <p><u>Ordinary planning requirements for primary schools</u> The ordinary requirements (which don't apply here) would have been a 4ha min school site (if oval on site) or 3.5ha min school site (if oval on adjacent POS). Primary schools are also normally provided for 1 per 1500 dwellings. Cockburn Coast provides for 5193 dwellings (i.e. 3.4 primary schools). Given the capacity of adjacent schools and the assumption there would be less demand as most dwellings were apartments, only one school was required.</p> <p><u>Cockburn Coast requirement for primary school</u> Via the DSP/MRS rezoning process, the WAPC annotated a reduced (~1.5ha) size school site (2 storey) to be collocated with the (~3ha) District Open Space which would provide their playing field.</p>

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		<p>It is unclear as to whether the portion of land and facilitates for use by the primary school are included in the cost to the DCP area - ie whether the cost per dwelling in the Coogee/North Coogee area includes or excludes the appropriate amount equating to the benefit received by the school. The oval and clubroom and associated land component relevant to the primary school should not be a cost within the DCP.</p> <p>5. Request Amendment 103 be modified to acknowledge the additional community based contributions and agreements made by AHL in relation to the project and AHL be credited accordingly, these include:</p> <ul style="list-style-type: none"> • Port Coogee Foreshore Areas • Port Coogee Regional Dual Use Path • Port Coogee Marina Boardwalks & Fishing Platforms • Port Coogee Community Centre Facility • Boat Launching Facilities • Cockburn Road Reconstruction • Groundwater Interception Drain 	<p>The mechanism to secure the playing field is given by the DSP as development contributions. It also mentions the school site as being via development contributions. However, WAPC has a standard condition for primary school sites that it includes in areas of multiple ownership for pro-rata contributions to the school site. This can cover the school site itself, but the City is still left with the need to collect for the oval site which serves the catchment of Coogee/North Coogee.</p> <p>Both the DSP and the LSP indicate the oval as City land, not DET land. This is quite important given the oval site also contains a row of Moreton Bay fig trees (included in the City's Local Government inventory). It also provides the City with control over matters like fencing of the reserve as well as access after school hours and weekends. The site does not form part of the local public open space requirement, it is in addition. Use of the site for sport (cricket and AFL) will be outside of school hours regardless.</p> <p>As outlined further above, it is not considered appropriate to include the Port Coogee items in DCP13.</p>

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		<p>CONCLUSION</p> <p>As stated above, we intend to make further comment in relation to Amendment 103 in due course. In the meantime, we trust the above comments will be of assistance in your consideration of the proposed. We would be pleased to meet with you to discuss these matters further if you require.</p>	<p>The content of this submission contributes to modifications recommended for the catchment level of infrastructure items related to the foreshore.</p>
4	<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 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>	<p>Noted. As this report deals with Amendment 103, only the relevant sections of this submission are responded to. For responses on matters concerning Amendment 94, see the Schedule of Submissions regarding that amendment.</p> <p>(see comments further below)</p> <p>(see comments further below)</p> <p>(see comments further below)</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>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><u>GROUNDS OF SUBMISSION</u></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 of Cockburn, a situation which would need to be redressed retrospectively.</p>	<p>(see Schedule of Submissions for Amendment 94)</p> <p>(see Schedule of Submissions for Amendment 94)</p> <p>There are now no plans for local government reform which impact the City of Cockburn. It is now considered there is no issue to continuing with the amendment of the scheme to add these items to the existing DCP13.</p>

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		<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>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 expressed as an amount per new lot or dwelling. With the higher densities in this area it is not reasonable to compare DCP13 on a per m² basis. Where possible, City officers have already reined in the DCP13 costs. For example, the original cost estimate for the foreshore works was over \$25 million. This includes \$6 million for two pedestrian bridges across the railway. For the advertised version, City officers limited this to one bridge at \$3 million with the remaining \$15 million for foreshore works. Since this, Landcorp has reviewed the scope of inclusions to reduce the total cost of the foreshore even further. City officers are comfortable the level of inclusions is reasonable and appropriate to this development area, consistent with the vision for Cockburn Coast as established.</p>

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		<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>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</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 (WAPC) consent to advertise. Without justification, the WAPC would expect the model provisions to remain.</p>

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		<p>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>5. Main Street 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>(see Schedule of Submissions for Amendment 94)</p> <p>(see Schedule of Submissions for Amendment 94)</p> <p>No changes are recommended based on the content of this submission.</p>

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		<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><i>Diagrams enclosed in original submission</i></p>	
5	<p>Basilis 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><u>EXECUTIVE SUMMARY</u></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</p>	See response to Submission 4

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		<p>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><u>GROUNDS OF SUBMISSION</u></p> <p>1. Amendment 103 to be Redundant</p> <p>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</p>	

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		<p>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 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>	

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		<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>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 i.e. 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</p>	

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		<p>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>5. Main Street 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>	

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6	<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 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 and 103, combining comments rather than making two separate submissions.</p> <p><u>EXECUTIVE SUMMARY</u></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>	See response to Submission 4

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7	<p>Water Corporation PO Box 100 Leederville WA 6902</p>	<p>Thank you for your letters of 29 October 2013 inviting comments from the Water Corporation regarding the proposed Cockburn Coast Developer Contributions Plan (DCP).</p> <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>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted – this is a scheme amendment to introduce additional items to an existing 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>

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		<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 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 piecemeal 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>As noted above, the works covered by the proposed DCP would not include Water Corporation infrastructure. No changes are recommended based on the content of this submission.</p>
8	Main Roads WA PO Box 6202 EAST PERTH WA 6892	Main Roads has no objection to the proposed amendment.	<p>Noted</p> <p>No changes are recommended (or requested) based on the content of this submission.</p>
9	Department of Education 151 Royal Street East Perth WA 6004	The Department of Education has reviewed the document and advises that it has no objection to the proposed amendment.	<p>Noted</p> <p>No changes are recommended (or requested) based on the content of this submission.</p>



City of Cockburn
G.L.S Services Department

**Attachment 1: Location Plan – Structure Plan proposal –
Lot 8 (No. 107) Barfield Road, Hammond Park**

PRINTED ON:
Wednesday, 18 February 2015

SCALE = 1:2000

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.





City of Cockburn
G.LS Services Department

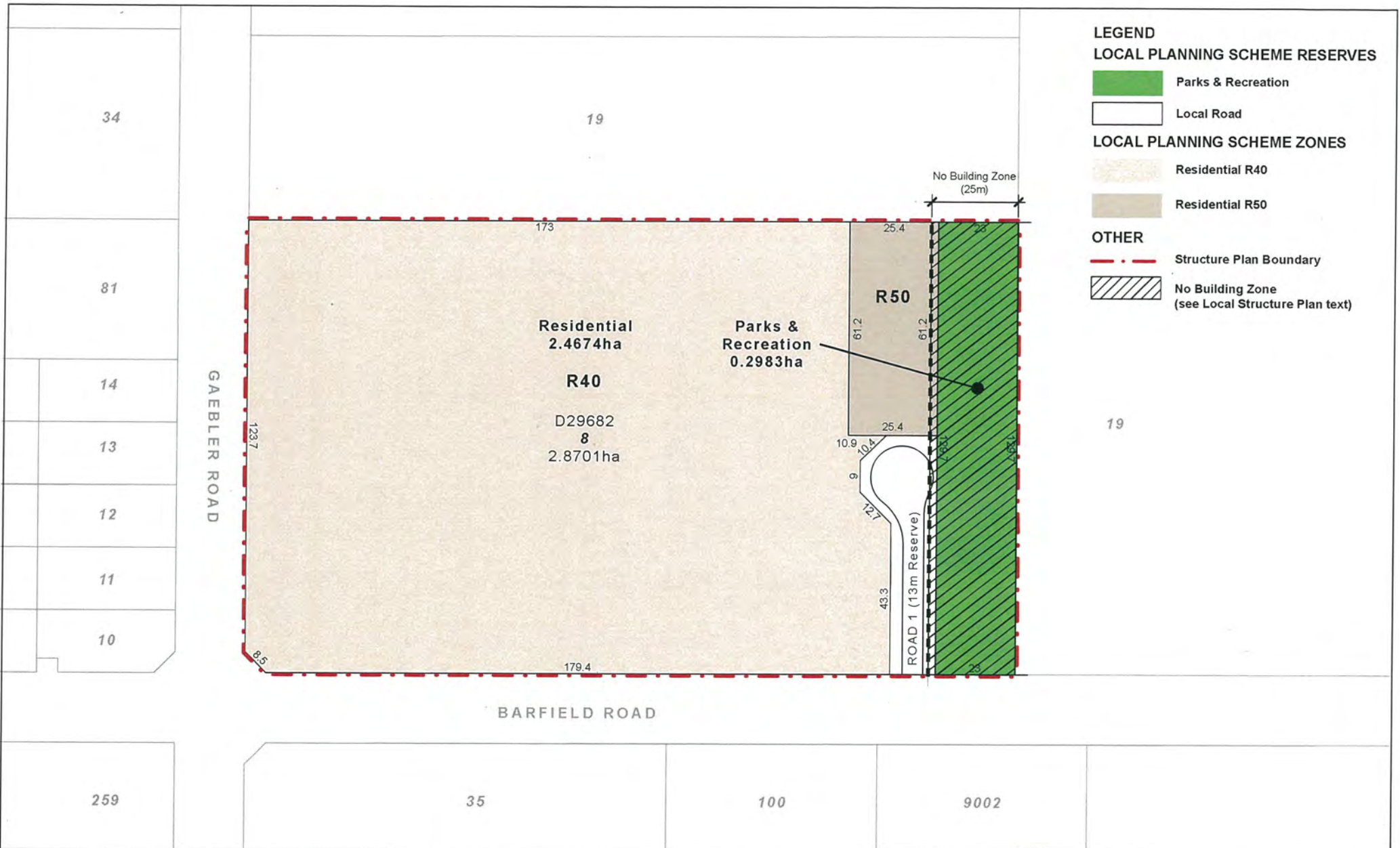
**Attachment 2: Aerial Photograph – Structure Plan proposal
– Lot 8 (No. 107) Barfield Road, Hammond Park**

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Plan 1 - Local Structure Plan Map
 Lot 8 (107) Barfield Road, Hammond Park

Project Manager DR 11 Feb 2015
 Drawn GW Scale 1:1,000 @A3
 Checked UK Drawing No 714-424 SP-01A

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 Perth Western Australia 6000
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 www.townplanning.com.au
 The Planning Group With Pty Ltd
 ABN 48 007 272 322

SCHEDULE OF SUBMISSIONS
Proposed Local Structure Plan – Lot 8 (No. 107) Barfield Road, Hammond Park

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Department of Water PO Box 332 Mandurah Western Australia 6210	<p>SUPPORT</p> <p>Thank you for the Lot 8 Barfield Road, Hammond Park, Local Water Management Strategy (360 Environmental, January 2015). The Department of Water (DoW) has reviewed the document and wishes to advise the document is considered satisfactory to support the proposed local structure plan.</p>	Noted.
2	Western Power 363 Wellington Street Perth WA 6000	<p>SUPPORT</p> <p>I refer to your correspondence dated 17 February 2015 regarding the proposed structure plan for Lot 8 Barfield Road, Hammond Park. Following review of the information provided, Western Power offers the following comments on the proposal:</p> <p><u>Comments</u></p> <ul style="list-style-type: none"> • The eastern boundary of the proposed structure plan abuts an existing Western Power transmission line easement which contains two 330 kV and one 132 kV transmission lines. • Western Power's Long Term Network Development Plan identifies the need to upgrade the 132 kV transmission line (which is adjacent to the propose structure plan site) to a 330 kV line. • As a minimum, safety clearances for future development from electricity infrastructure shall be in accordance with AS/NZS 7000:2010, Table 3.8. Western Power applies a 35m safety clearance from the centre line of its 330kV infrastructure and 10m for its 132kV infrastructure. 	<p>Noted. It is understood that the existing above ground 132kV power line (closest to the proposed Structure Plan) will be upgraded to a 330kV power line at some point in the future, dependant on development in the area. It is acknowledged that Western Power seeks to achieve a clearance of 35 metres from this power line upon the possible upgrade. From a Planning perspective, as outlined in the Southern Suburbs District Structure Plan, the City aims to collocate areas of Public Open Space so that the area and ultimately the usability of Public Open Space (POS) is maximised. The provision of POS to the south of Lot 8, as currently proposed, allows for the future collocated POS development of the southern lot, lot 29, which once developed will locate POS to the north. Providing POS along the eastern boundary, as requested by Western Power, will result in a narrow strip of land which is unlikely to accommodate the necessary drainage function, allow for active use nor is it likely to extend along the full extent of the eastern boundary of Lot 8.</p> <p>The City reminds Western Power that the proposed Structure Plan is consistent with the Council adopted</p>

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		<ul style="list-style-type: none"> • The 35m clearance noted above effects up to 15m of Lot 8 on its eastern boundary, whilst the 10m clearance does not currently have any effect. Refer to Attachment for display of this effect. • To achieve the 35m setback noted above, Western Power recommends that measures be considered and implemented to restrict development and/or establish design guidelines to encourage conformance with safety and land access standards. • New strata or green title lots adjoining transmission line infrastructure shall have a notification included on the title at the time of subdivision advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded, accessed and expanded on a regular basis. • No development (including drainage, fill, fencing, storage or parking) or subdivision will be permitted within Western Power easements or restriction zones without prior written approval of Western Power or the relevant Network Operator (refer to http://www.westernpower.com.au/network-projects-your-community-easements.html). • Works associated with new distribution infrastructure and the upgrading of existing infrastructure (including increasing capacity and undergrounding) will be at the developer's cost. Electrical design will be to the satisfaction of Western Power (refer to http://www.westernpower.com.au/documents/UDSManual.pdf and 	<p>Southern Suburbs District Structure Plan which was advertised and finally endorsed by the City of Cockburn in 2012. Since this time there have been a number of Structure Plan adoptions which allow for residential development abutting the 132KV power line. For instance the property to the north includes a Survey Strata development which includes residential development with boundary walls on the eastern boundary (closest to the power line). On this basis the precedent has already been set.</p> <p>During a follow up telephone conversation with the responsible Western Power officer it was mentioned that Western Power has the ability to upgrade the power line to a 330kV line in a manner that 'may' not require a setback within lot 8. It is therefore requested that the relevant Western Power officer/(s) include the relevant design considerations in the future upgrades.</p> <p>Should Western Power seek to recommend the inclusion of an easement or a notification on title at subdivision stage to the Western Australian Planning Commission this should be pursued by Western Power. The City does not consider it appropriate to include a power line easement or a notification over lot 8 for reasons described above.</p> <p>The future dwellings within the proposed development area are likely to include habitable rooms which face eastwards towards the power line easement. Notwithstanding the subject site requires the inclusion of a noise wall to reduce the impact of vehicular noise from Kwinana Freeway to the east. As the future dwellings are likely to be single story it is unlikely that the development will result in passive surveillance of the power line easement. It is therefore not considered reasonable or possible to modify the Structure Plan to mandate passive surveillance of the power line easement as requested by Western Power.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p data-bbox="618 252 1323 312">http://www.westernpower.com.au/documents/WA Distribution on Connections Manual.pdf)</p> <ul data-bbox="568 347 1330 437" style="list-style-type: none"> • All subdivision and development shall be designed and constructed to protect Western Power infrastructure and interests from any potential land use conflict. <p data-bbox="521 472 663 496">Conditions</p> <ul data-bbox="568 536 1330 1369" style="list-style-type: none"> • Prior to approval of any subdivision plan, the proponent is to engage with Western Power to undertake the necessary studies to determine the capacity need, and extent of network reinforcement, to support the development. Also to determine the final clearances for future upgrade to 330kV and the suitability of measures to prevent development or establish appropriate design guidelines within these clearances. • At time of subdivision, arrangements shall be made for the provision of an easement(s) pursuant to Section 167 of the Planning and Development Act 2005 for existing or planned distribution infrastructure being granted free of cost to Western Power. • New strata or green title lots adjoining transmission line infrastructure shall have a notification included on the title at the time of subdivision advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded, accessed and expanded on a regular basis. • The structure plan should consider and establish design elements for lots directly adjoining the WP corridor easement to discourage security and safety issues which may arise from lack of passive surveillance and use of this corridor easement. 	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Attachment 1: Technical Considerations Existing infrastructure</p> <p>Western Power has the following existing distribution and transmission assets in the vicinity of the structure plan area (refer Attachment 2).</p> <p><u>Distribution</u></p> <p>Western Power currently services the area covered by the proposed structure plan via a predominantly undergrounded 22kV high voltage and 415V low voltage distribution network.</p> <p><u>Transmission</u></p> <p>Western Power has a 11 Om wide transmission line easement located along the eastern boundary of the proposed structure plan comprising two 330 kV transmission lines and a one 132kV transmission line. There is also a 132 kV transmission line located to the north of the structure plan area within the Gaebler Road reserve.</p> <p>Future infrastructure</p> <p><u>Transmission Assets</u></p> <p>Drawing on the outputs of demand modelling as part of the Long-Term Network Development Plan for the broader region, Western Power has identified the need to augment the network through the upgrade of the 132 kV transmission line located to the east of the proposed structure plan area to a 330 kV transmission line. The timing of these works will depend on development in the area, with the exact timing to be dictated by demand growth on the network.</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION						
		<p>Western Power requires an appropriate clearance (see Table 2 Restriction Zones) between the proposed upgraded 330 kV transmission line and any residential property within the structure plan area. To achieve this clearance requirement, Western Power recommends that the proposed "Parks & Recreation" area identified along the southern boundary of the proposed structure plan be realigned along the eastern boundary of the property. The minimum width of the realigned "Parks & Recreation" area will need to be calculated by Western Power in accordance with Australian Standards and OHS compliance requirements prior to the next stage of development</p> <p>Table 1: Transmission Network Upgrade</p> <table border="1" data-bbox="521 683 1323 810"> <thead> <tr> <th data-bbox="521 683 790 715">Network Upgrade</th> <th data-bbox="790 683 1059 715">Location</th> <th data-bbox="1059 683 1323 715">Timing</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 715 790 810">Upgrade 132 kV line to 330 kV</td> <td data-bbox="790 715 1059 810">Within existing southern corridor/easement</td> <td data-bbox="1059 715 1323 810">15-25 years</td> </tr> </tbody> </table> <p><u>Distribution Assets</u></p> <p>The distribution assets within the proposed structure plan currently manage the demand for the area. Based on current modelling, Western Power is of the view that these assets are capable of meeting the additional demand load that will be generated by the increase in density through this strategy.</p> <p>It will be the responsibility of the proponent to provide additional distribution infrastructure to meet the demands of the development within the structure plan area.</p> <p>Demand</p> <p>Due to the dynamic nature of the distribution network, if the development is to proceed, detailed studies would be required prior to subdivision to determine the final network requirements. Western Power can neither reserve capacity nor guarantee supply to this</p>	Network Upgrade	Location	Timing	Upgrade 132 kV line to 330 kV	Within existing southern corridor/easement	15-25 years	
Network Upgrade	Location	Timing							
Upgrade 132 kV line to 330 kV	Within existing southern corridor/easement	15-25 years							

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>development without a formal request being lodged.</p> <p>To provide a firm connection proposal and cost, a formal request to Western Power will need to be made in accordance with our current connection policies, including a request for a feasibility study (refer to http://www.westernpower.com.au/lld/Large subdivisions.html).</p> <p>Proponents may be required to make contributions to network reinforcement/expansion. In this regard, Western Power requires input into the developer contribution plan for the area.</p> <p>Protection of Strategic Infrastructure</p> <p>Western Power manages its assets on sites and corridors through a combination of privately owned land, easements on freehold land, restriction zones, the use of road corridors and other purposely zoned and/or reserved land under local and region planning schemes.</p> <p>Most transmission and distribution line corridors require easement interests over their relevant restriction zones. Typically no development is permitted within easements or restriction zones, unless otherwise approved by Western Power. Western Power's standard easement conditions are available at: http://www.westernpower.com.au/documents/WEB Easement brochure 6062012.pdf</p> <p>Where Western Power does not have easements on freehold land, it relies on "Restriction Zones" to ensure appropriate development occurs in the vicinity of its assets. This includes appropriate setbacks of buildings, vegetation and uses of land in the vicinity of power line assets. Western Power is able to apply conditions with respect to restriction zones under the Energy Operators (Powers) Act 1979.</p> <p>Restriction zones (see Table 1) have been developed based on the relevant Australian Standards and OHS compliance requirements</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION												
		<p>for power lines. Western Power applies AS 7000 Overhead line design - Detailed procedures and Western Australian Occupational Safety and Health Regulation 1996 - Specifically Reg 3.64 in establishing minimum restriction zone setback requirements. Restriction zones are reviewed and updated on a regular basis.</p> <p>Table 2: Restriction Zones</p> <table border="1" data-bbox="521 497 1323 659"> <thead> <tr> <th></th> <th colspan="2">Clearance (horizontal and vertical from centre of line)</th> </tr> </thead> <tbody> <tr> <td>Transmission</td> <td>330kV</td> <td>35.0m</td> </tr> <tr> <td></td> <td>132kV</td> <td>10.0m</td> </tr> <tr> <td>Distribution</td> <td><33kV</td> <td>3.0m</td> </tr> </tbody> </table>		Clearance (horizontal and vertical from centre of line)		Transmission	330kV	35.0m		132kV	10.0m	Distribution	<33kV	3.0m	
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Transmission	330kV	35.0m													
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3	Aigle Royal Developments 225 St Georges Terrace Perth WA 6000	<p>OBJECT</p> <p>Regarding the structure plan proposal for Lot Barfield Road. Aigle Royal Developments objects for the following reasons:</p> <p><u>Appropriateness of medium density development</u></p> <p>R40 and R50 development is not appropriate in this location. The location is remote from public open space, public transport and commercial facilities and accordingly doesn't comply with the following aspects of Liveable Neighbourhoods:</p> <p>a) Objective O7 b) Element 3: Lot Layout (R4)</p> <p><u>Nature of development proposed</u></p> <p>The plan contemplates a large survey strata subdivision. Survey strata subdivision, on this scale, is not in keeping with the predominantly single lot residential subdivision envisaged for the area by the overriding structure plan.</p>	<p>Noted. The subject land is located within the 'medium density area' of the Southern Suburbs District Structure Plan – Stage 3. The SSDSP3 prescribes a minimum of 15 dwellings per gross urban zoned hectare and a minimum base density code of R30.</p> <p>The SSDSP prescribes locational criteria for medium density areas which encourage a density range of R35 to R60 for land opposite POS, located as to maximise access to public transport routes and located to enhance passive surveillance of public spaces. This prescribed density target is in accordance with the Western Australian Planning Commissions' Directions 2031 and Beyond ("Directions 2031") and Liveable Neighbourhoods ("LN").</p> <p>In total the Structure Plan designates 6 R50 lots and 89 R40 lots totalling 95 residential lots. This equates</p>												

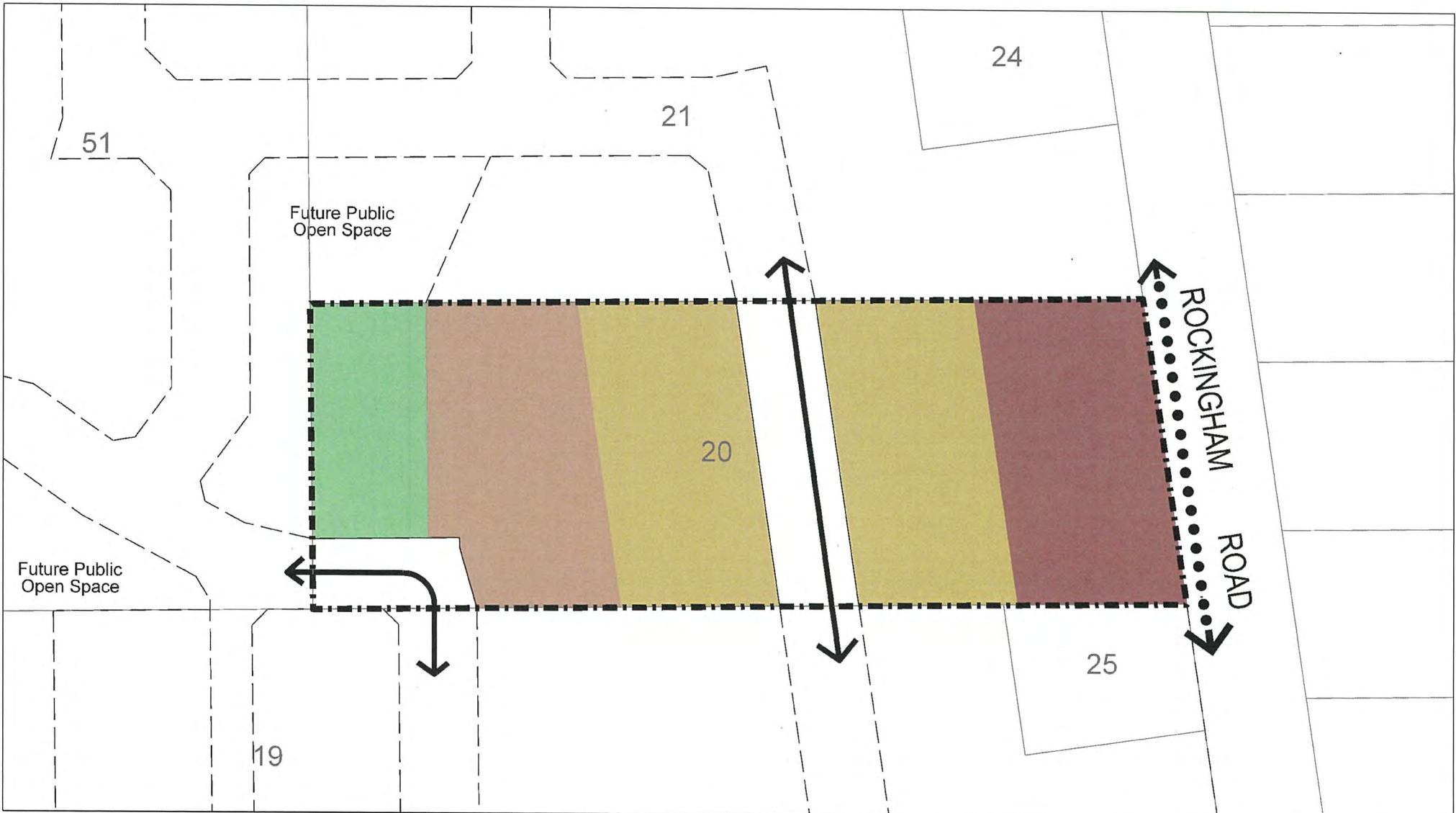
NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Accordingly the proposal will give rise to a development outcome not in keeping with the ultimate character and amenity of this portion of Hammond Park or indeed existing subdivision immediately opposite in the adjoining suburb</p> <p>The Group feels strongly that the resultant development will be detrimental to the area and compromise our investment in adjoining land holdings.</p> <p>We object to the proposal.</p>	<p>to an overall residential site density of approximately 39 dwellings per site hectare and approximately 22 dwelling units per gross urban hectare. The proposed Structure Plan therefore exceeds the minimum gross urban zoned hectare local and state government density targets.</p> <p>In accordance with the locational criteria specified by the SSDSP3, higher densities are proposed adjacent to areas of higher amenity including adjacent to Public Open Space. The R50 proposed density opposite POS and the R40 density for the remaining areas is within the SSDSP3 prescribed density range.</p> <p>The subject site also benefits from access to the high frequency 526 Transperth bus route which runs down Barfield Road and across Gaebler Road which directly passes the north western corner of the subject site. It is expected that this bus route will later extend further south upon construction of the future High School.</p> <p>In addition the subject site benefits from a bike-path that runs along Kwinana Freeway (100 metres east of the subject site) which has been planned to extend across Gaebler Road under the 'City of Cockburn's Bike Plan 2010'. On this basis it is considered that the proposal meets the objective O7 of Element 2 of Liveable Neighbourhoods. This objective is 'to ensure efficient and convenient public transit routes and to locate transit stops in a street network that facilitates access by pedestrians, cyclists, buses and cars'.</p> <p>The objection raises Element 3: Lot Layout (R4). Under Liveable Neighbourhoods this requirement is</p>

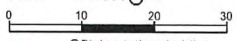
NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			<p>worded as follows: 'smaller lots and lots capable of supporting higher density should be located close to town and neighbourhood centres, public transport and adjacent to high amenity areas such as parks'. The SSDSP identifies a 'Local Centre' within a 400 metre walkable catchment of the subject site and the proposed structure plan provides for 10% POS. The proposal is not considered to conflict with this requirement of Liveable Neighbourhoods.</p> <p>Furthermore the proposed survey strata grouped dwelling development is considered to meet R2 of Element 3 which suggests 'a variety of lot sizes and types should be provided to facilitate housing <u>diversity</u> and choice and meet the projected requirements of people with different housing needs'. The comment relating to 'survey strata not being in keeping with the predominant single lot residential subdivision envisaged for the area' is not supported by the City. The SSDSP pursuant to 5.4.1 'Housing Principles' encourages '<u>diversity</u> in housing choice, lot sizes and tenure'. There are approximately 10 existing survey strata developments within 500 metres of the subject site which front Barfield Road, Baler Court and Charnley Bend. The City acknowledges that Aigel Royal Developments has been engaged to represents the interest of a third part in a prospective development outcome over Lots 35 and 500 opposite the subject land. This prospective development proposal is, as the City understands it, subject to the purchase of the adjoining landholdings and an amendment to the current local structure plan for that land.</p>



(Source: Landgate - modified, 2014)

FIGURE 4
SURROUNDING CONTEXT



Plan No. : 20319-2
 Revision : REV.3
 Scale : 1:1000@A4

This plan must not be reproduced without the permission of WHELANS. All dimensions and areas are subject to survey.
 Suite 4 First Floor 40 Hasler Road Osborne Park WA 6017 www.whelans.com.au

LEGEND		ZONES/RESERVES	
	Pathway - Dual Use Path		Parks and Recreation
	Indicative planning over land outside of structure plan subject to future investigation		R30 Residential
	Structure Plan Boundary		R40 Residential
	Local Access Roads (Indicatively shown with final design at subdivision stage)		R60 Residential

LOCAL STRUCTURE PLAN LOT 20 ROCKINGHAM ROAD MUNSTER

Plan 1

DATE DRAWN: 14/10/2014 FILE: 140813 LSP Rockingham Road Munster.dgn
 DRAWN BY: CdeL V DATUM: AHD
 CHECKED BY: JP H DATUM: MGA84 (50)



SCHEDULE OF SUBMISSIONS
PROPOSED LOCAL STRUCTURE PLAN - LOT 20 ROCKINGHAM ROAD, MUNSTER

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Department of Parks and Wildlife Locked Bag 104, Bentley Delivery Centre BENTLEY WA 6983	<p>No Objection</p> <p>It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.</p>	No Objection Noted.
2	Telstra Strategic Forecasting Locked Bag 2525 Perth WA 6001	<p>No Objection</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p>	No Objection Noted.
3	The Department of Education 151 Royal Street East Perth WA 6004	<p>No Objection</p> <p>Thank you for your letter dated 10 February 2015 regarding the Proposed Structure Plan for Lot 20 Rockingham Road, Munster.</p> <p>The Department has reviewed the document and advises that it has no objection to the proposal.</p>	No Objection Noted.
4	Western Power GPO Box L921 PERTH WA 6842	<p>No Objection</p> <p>I refer to correspondence dated 11 February 2015 concerning the above proposed Structure Plan and provide the following comments.</p> <p>The additional lots proposed for Lot 20 Rockingham Road, Munster may impact on the local distribution power network, requiring modification, upgrading and the construction of new assets as new development proposal progresses. Works of this nature are customer funded, as part of the subdivision and development process.</p> <p>It is important as part of infill development structure planning/coordinating processes that the relevant agencies or proponents engage with Western Power to inform specific development requirements and potential developer contribution plans from both a distribution and transmission perspective. Developer contribution plans for new distribution feeder networks requires further investigation between both parties for new infill and redevelopment areas.</p>	No Objection Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
5			
6	CONFIDENTIAL	<p>Objection</p> <p>With regards to the Structure Plan Proposal indicated for Lot 20 Rockingham Road, I would like to Object as it appears that there is little intent to accommodate the future progression of land development in the area for remaining land owners, but rather to maximise their own return to the detriment of others and in particular for those who have lived and will continue to live in the area. As an example there are future roads shown that "go over" my existing property. We also understand that our property will be the only one facing Mayor Road which will eventually be upgraded/widened and the Council will not entertain road connections close to Rockingham Road. Will the Council consider how access will be achieved to my Property once this occurs. Additionally, there seems to be substantial Public Open Space shown in several areas on this Structure Plan and it is not clear why. It would be far better if this space was kept as one piece close to the existing wetlands or reclaimed land, rather than broken up and then having land that is not utilised to its potential. This is where local knowledge has not been used.</p>	<p>Objection Noted. Dismissed</p> <p>The layout provided on the unstructured planned land is provided for indicative purposes only. That is that it has no statutory purpose and is not binding on the surrounding landowners.</p> <p>In the interests of clarity the indicative LSP layouts will be conditioned as part of the Council recommendation to be removed over the surrounding landowners.</p> <p>It will be expected that the proponents on Lot 21 and Lot 22 Rockingham Road and also lot 51 Mayor Road will provided POS in line with the requirements of Liveable Neighbourhoods.</p> <p>The design of the surrounding Endorsed Structure Plans would not facilitate the creation of an area large enough to for the required POS from the above three lots. As such it would be expected that this area of POS be collocated with the POS location on the LOT 20 Structure Plan. Munster lacks useable active POS areas and the City sees merit in the location of an area of POS not constrained by the wetland which suits only passive pursuits.</p>
7.	The Planning Group WA PTY LTD PO Box 7375 Cloisters Square Perth WA 6850	<p>TPG Town Planning. Urban Design and Heritage, acting on behalf of Mr Michael Tomasich, being the registered proprietor of Lot 51 Mayor Road. Munster. is pleased to provide the following submission in regard to the proposed Lot 20 Rockingham Road Local Structure Plan (LSP)</p> <p>TPG has recently been engaged by Mr Tomasich and the owner of the adjoining Lot 22 Mayor Road to prepare a Local Structure Plan to facilitate the development of Lots 22 and 51 Mayor Road. Munster (the subject site) This represents a significant land parcel of 2.1617 hectares at the corner of</p>	<p>Comments Noted. Partially Supported.</p> <p>The work to coordinate landowners is noted and commended. The City strongly supports landowners working together through the Structure Planning process.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Mayor Road and Rockingham Road, which forms a key development site in the Munster locality. Mr Tomasich is also currently in negotiations with the owner of Lot 21 (No 583) Rockingham Road to include this land parcel in the proposed LSP, which, if successful, will bring the total land area subject to the proposed LSP to 2.9637ha.</p> <p>One of the key aims of the structure plan process is to allow for the coordination of subdivision and development in terms of land use and the provision of infrastructure, including roads, public open space and utilities. Similarly, LSP's are intended to prevent the uncoordinated, ad hoc development of land. In this regard, the indicative road layout and public open space areas indicated on the proposed Lot 20 Rockingham Road LSP are not considered to represent the most efficient and logical pattern of development in the locality, and are considered to adversely affect the subject site. Whilst it is acknowledged that these are indicative only and are to be refined at the LSP stage, we respectfully request that the indicative road and POS layouts be removed from the LSP documentation given that a more appropriate design outcome can be achieved on the subject site. This would provide greater clarity and certainty in interpreting the LSP documentation. Any indicative road layouts should be determined in consultation with our Client and should not be shown on the Structure Plan map.</p> <p>In addition, we would welcome the opportunity to liaise directly with the proponent of the proposed Lot 20 Rockingham Road LSP and the City to allow for a more coordinated and strategic approach to the development of land at the prominent intersection of Mayor Road and Rockingham Road. This is considered highly advantageous in that it would</p> <ul style="list-style-type: none"> • Provide opportunities for more detailed consultation between Mr Tomasich (and his representatives) and the proponent of the proposed Lot 20 Rockingham Road LSP; • Allow for a more integrated approach to land use planning in the locality, thereby facilitating the highest and best use of this strategic site; • Facilitate the coordination and logical provision of local roads, public open space, and utilities and servicing infrastructure; and 	<p>The Council resolution requires that a modification be undertaken to the Structure Plan Map (Plan 1) to remove the indicative subdivision layout from the surrounding landholdings. This includes the indicative road and POS layout.</p> <p>The City would expect at the eventual lodgement of a LSP over Lots 51 and 22 Mayor Road and Lot 21 Rockingham Road that an area of public open space consistent with Liveable Neighbourhoods be set aside in the form of land. The City in determining the position of the POS on the proposed Lot 20 Structure Plan was guided by the positioning of the low point of the land and also the ability to co-locate additional public open space from the undeveloped adjoining land. The City is cognisant of the lack of active Public Open Space within Munster, with the majority being set aside for passive recreation uses and conservation. As noted above the City will through the Council recommendation move to remove the indicative POS and road layout from the Structure Plan Map (Plan 1). It should be noted that neither Lot 22 Mayor Road or Lot 21 Rockingham Road are encumbered by a wetland or wetland buffer. Moreover Lot 51 is significantly less impacted by the wetland than surrounding landowners.</p> <p>The Development of Lot 51 is currently largely determined by two endorsed Structure Plans. Being to the west (Lot 50) and to the South (Lot 19), these plans set road levels and road location. The proposed Structure Plan for Lot 20 Rockingham Road will have the lot levels determined by the current development on Lot 19 Rockingham</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<ul style="list-style-type: none"> • Result in improved urban design and amenity outcomes. <p>Whilst it is acknowledged that the City has an obligation to consider the LSP proposal put before it within a certain timeframe, undertaking further consultation would allow for a more strategic approach to land use planning in the locality, which in turn would facilitate the highest and best use of the land in line with the City's strategic planning objectives. In this regard, there are a number of concerns relating to the proposed Structure Plan that we feel require further consideration and landowner consultation. Specifically, these include:</p> <ul style="list-style-type: none"> • The location and extent of the proposed POS area, noting that significant areas of POS are to be provided on the adjoining lots due to the presence of the wetland to the southwest of the subject site. • How the land is to be levelled and prepared for development in terms of setting the ground level (noting that there is a significant slope on the land) and the resultant implications for drainage and servicing etc. We are keen to avoid a situation whereby each individual landowner sets a ground level that benefits their own interests whilst adversely affecting adjoining properties and leading to an ad hoc approach to setting site levels across the precinct. • The indicative road layout shown on the Structure Plan map and the indicative subdivision concept. It is noted that the indicative subdivision concept plan includes a stub road along the boundary of the proposed POS, which may create issues in regard to access for City vehicles and services (such as rubbish trucks etc.) A more favourable outcome could be achieved by continuing this road through to the adjoining Lot 21 Rockingham Road and removing that loop road at the southwest corner of the Structure Plan area, which would provide greater flexibility in the road design and lot layout on the adjoining properties. This is also considered to be a more logical and efficient local road layout, and would avoid any potential traffic safety risk arising from the somewhat ad hoc road layout at the intersection of Lots 	<p>Road and the current level of Rockingham Road itself. Therefore the development of the southern portion of Lot 51 and eastern portion of Lot 20 are both set by the approve development on Lot 19 Rockingham Road. Therefore the likelihood that the development of Lot 20 Rockingham Road in the current form will restrict development on Lot 51 in a manner greater than already established is negligible.</p> <p>With regard to point 3 that goes to the road layout and indicative subdivision layout. The City has previously explored the option of extending the road in a north-south arrangement instead of having it bend to the west as proposed. Such approaches removes the ability to co locate POS between Lot 20 and the undeveloped lots and also leads to a situation where land swaps would be likely between Lot 20 and Lot 51. The City believes after exploring the options in previously that the option presented to Council provides a sound and practical extension of the development front.</p> <p>In accordance with Clause 6.2.8.2 of the Scheme the City is to consider all submissions received within 60 days of the latest date specified in the notice of advertisement. The City is obliged to follow this requirement of the Scheme. The 60 day period as prescribed by the Scheme will expire on 2 April 2015. The matter is to be presented to the Council meeting dated 9 April. The City believes that the matters raised by the submitter can be adequately addressed, and no not restrict or encumber the adjoining neighbours in a manner restricting development. Therefore the proposal does not warrant a delay in the</p>

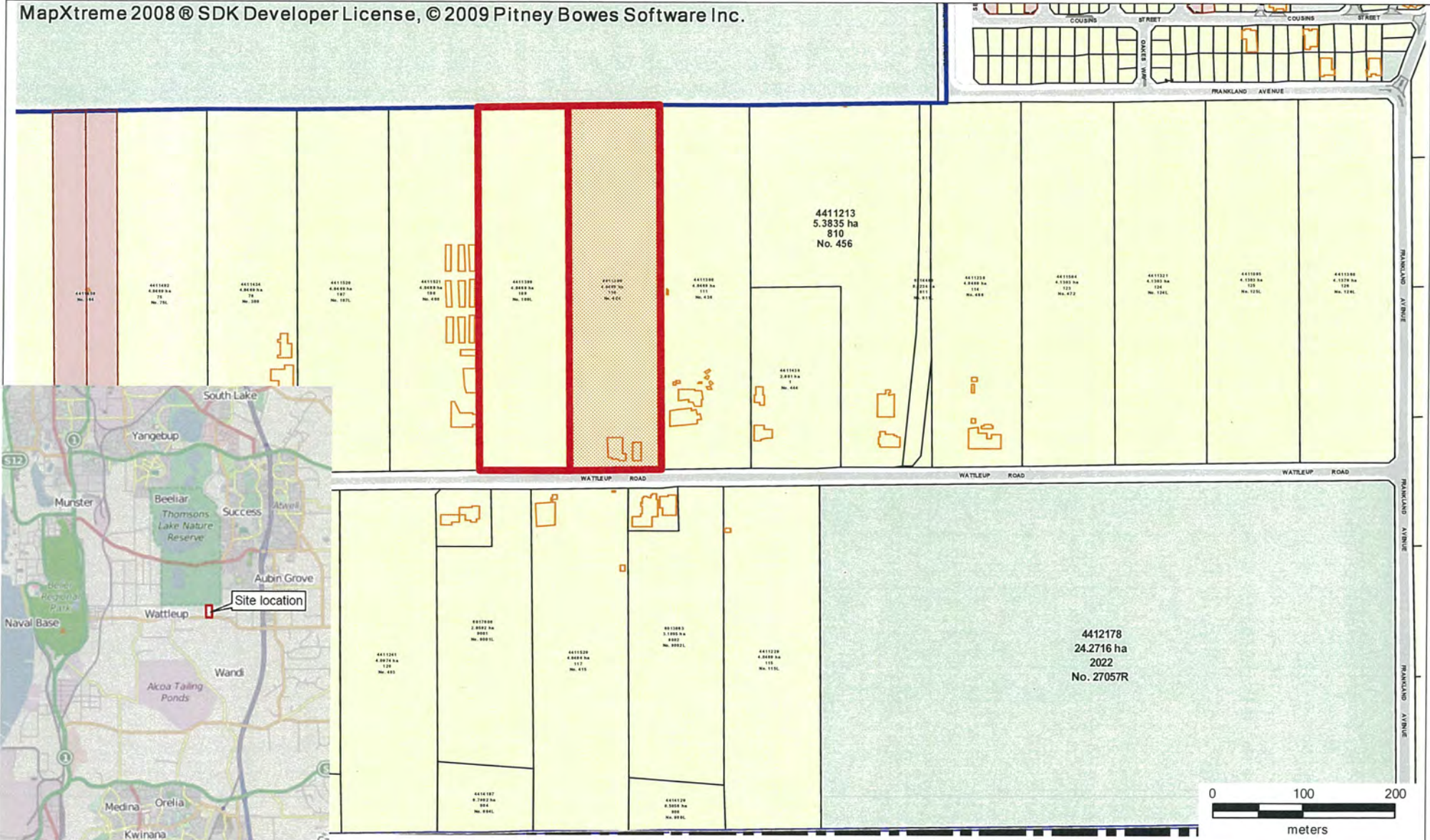
NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>19 and 20 Rockingham Road and Lot 51 Mayor Road.</p> <p>We look forward to the City's favourable consideration of this submission including the removal of the indicative road and POS layouts shown on the LSP map. and to working with the City and the proponent of the proposed Lot 20 Rockingham Road LSP to facilitate the coordinated land use and development of the subject site.</p> <p>Should you have any queries or require clarification on any of the matters presented herein please do not hesitate to contact the undersigned on (08) 9289 8300 or tony.paduano@tpgwa.com.au.</p>	<p>processing of the Structure Plan and non-compliance with the Scheme.</p>
8.	<p>Department of Health PO BOX 8172 PERTH BUSINESS CENTRE WA 6849</p>	<p>No Objection</p> <p>Thank you for your letter dated 10 February 2015 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>Water and Sewerage</p> <p>Developments up to the density of R30 as proposed in the Structure Plan are required to connect to scheme water and reticulated sewerage as per the <i>Government Sewerage Policy – Perth Metropolitan Region</i>.</p> <p>Increased Density - Public Health Impacts</p> <p>The City of Cockburn should also use this opportunity to minimise potential negative impacts of increased density development such as noise (eg: traffic noise from Stock Road), odour, light and other lifestyle activities. Potential public health impacts should be appropriately and adequately addressed at this stage.</p> <p>To minimise adverse impacts on the residential component, the City of Cockburn could consider incorporation of additional sound proofing / insulation, double glazing on windows, or design aspects related to location of air conditioning units and other appropriate building/construction measures.</p> <p>Should you have queries or require further information please contact Vic Andrich on 9388 4978 or vic.andrich@health.wa .gov.au.</p>	<p>No Objection Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
9.	Rowe Group	<p>Rowe Group acts on behalf of Robert and Marija Garbin ('Client') the owners of Lots 19 and 25 Rockingham Road, Munster (herein referred to as the 'subject site'). Our Client has requested the Rowe Group prepare and lodge with the City of Cockburn (the 'City') a submission in regards to the draft Local Structure Plan ('LSP') applicable to Lot 20 Rockingham Road, Munster, currently being advertised for public comment.</p> <p><u>Subject Site Specifics</u> Our Client's landholdings are legally described as follows:</p> <ul style="list-style-type: none"> - Lot 19 on Plan 3562 Volume 2074 Folio 92; and - Lot 25 on Plan 87608 Volume 2074 Folio 91. <p>The subject site is located approximately 25 kilometres south-west of the Perth City Centre, approximately 10 kilometres south-east of the Fremantle City Centre and approximately 8 kilometres west of the Cockburn Central Secondary Centre.</p> <p>Background to Development of Subject Site</p> <p>Rowe Group was engaged to prepare a LSP for Lots 19 and 25, guiding the future development of the subject site. Following lodgement, the LSP was adopted by the City on 11 April 2013 and subsequently endorsed by the Western Australian Planning Commission ('WAPC') on 7 February 2014. Conditional Subdivision Approval was granted by the WAPC dated 7 March 2014 which generally accorded with the endorsed LSP for the subject site. As per Condition 21 of the Subdivision Approval, a Detailed Area Plan ('DAP') was prepared by Rowe Group for the subject site, and southern abutting Lot 18, providing more detailed guidance of the development of the subject site. The DAP was approved by the City dated 30 October 2014.</p> <p>Lot 20 Local Structure Plan</p> <p>A draft LSP has been prepared and lodged for Lot 20 Rockingham Road, Munster for consideration by the City. The LSP proposes a predominantly Residential development, with limited Open Space identified abutting the western boundary of the lot. The LSP proposes Residential densities of R30, R40 and R60.</p> <p>The proposed LSP includes the continuation of what is to become Carine</p>	Comments Noted. Partially Supported.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Parade, at an alignment parallel with Rockingham Road. This road reserve is shown as being 15m in width. The remaining north-south roadways are shown as continuing north from the common boundary of Lots 19 and 20.</p> <p>Matters of Concern</p> <p>The purpose of this submission is to advise the City that our Client, whose land is situated directly south of Lot 20, seeks clarification and the response of the proponent and the City regarding the below matters.</p> <p>Proposed Truncation within Lot 19</p> <p>The LSP includes a suite of plans which depict the proposed subdivision of Lot 20, the future anticipated development pattern further north of Lot 20, and the integration of the proposed LSP with the now constructed subdivision to the south of Lot 20 (i.e. our Client's land). The proposed LSP proposes to extend Carine Parade north from Lot 19 at an alignment parallel with Rockingham Road. Under the LSP, Monger Road is proposed to turn at right angles westward immediately north of our Client's landholdings. If this road is approved in this configuration, it will eventually provide direct frontage to the northern boundary of proposed Lot 236, which is currently being subdivided from the existing Lot 19 parent Title. The LSP also indicates that the western most road on our Client's landholdings (i.e. Erie Lane), will connect in a "T" configuration to the proposed western extension of Monger Road.</p> <p>To provide for the safe manoeuvring of vehicles and pedestrians, visual truncations would ordinarily be required at the location where Monger Road is proposed to turn at right angles westward and the location where Erie Lane is proposed to intersect with Monger Road (i.e. both the north western and north eastern corners of proposed Lot 236 (to be created from Lot 19).</p> <p>As per the Local Structure Plan and Subdivision Plan provided as part of the Lot 20 LSP, truncations have been shown on our Client's approved Lot 236. We confirm that this is not acceptable to our Client</p> <p>as:</p> <ul style="list-style-type: none"> - the LSP applicable to our Clients land has been adopted and endorsed by the City and WAPC; - the LSP has been acted upon by way of applying for and receiving conditional subdivision approval; 	<p>Concern Noted. The City has communicated this concern with the applicant and has been provided with plans outlining how the Structure Plan can be developed without imposing a truncation on proposed lot 236. The City is satisfied that this can occur in a manner that is consistent with proper and orderly planning.</p> <p>The Council resolution notes the need for a modification to occur to remove the graphical representation of the truncation on the Local Structure Plan Map (Map 1).</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<ul style="list-style-type: none"> - the subdivision approval has been acted upon and is currently being implemented with construction complete and clearances about to be imminently applied for; - a Deposited Plan has been lodged at Landgate depicting Lot 236 in its approved (i.e. no truncations) configuration; - provision was not made during the abovementioned processes for Lot 19 for the required truncations, as there was no requirement to; and - the Lot 20 LSP does not relate to our Client's land and should not indicate any proposed changes to Lots 19 and 25 Rockingham Road, Munster. <p>In light of the above, we confirm our Client's objection to the proposed truncations shown on proposed Lot 236 on our Client's land and request that the proponents LSP layout and documentation be amended accordingly.</p> <p>Stormwater Management</p> <p>We confirm our Client's objection to any current or future proposal to drain any stormwater on or towards proposed Lots 19 and 25, either in the current or future subdivided form of these lots. All stormwater collected within Lot 20 is to be detained, stored and compensated on Lot 20 or directed westward towards the future permanent basin to be located on the adjacent Lot 51 Mayor Road, Munster (Lot 51).</p> <p>As per the approved stormwater design, including Urban Water Management Plan, for Lots 19 and 25, all stormwater collected is gathered onsite and directed toward a temporary stormwater basis at the northern boundary of Lot 19. At the time when Lot 51 is developed, the temporary basin will be removed and all stormwater directed toward the proposed permanent basin on Lot 51. At no point should any stormwater drainage be directed from the future subdivision on Lot 20 to any of the newly constructed and temporary drainage facilities on Lot 19.</p> <p>We seek the assurance of the City and the proponent that nothing contained within the proposed LSP for Lot 20 will limit the ability of our Client to close and demolish the temporary drainage facilities on Lot 19 and then direct stormwater to the proposed permanent basin on Lot 51 (or any other suitable location off Lot 19).</p> <p>Road Network</p> <p>We seek the assurance of the proponent that the road network provided for on Lot 19 will continue North as indicated on the LSP; serving as the primary</p>	<p>The Structure Plan is supported by a Local Water Management Plan. In keeping with better Urban Water Management the Structure Plan is supported by a Local Water Management Strategy (LMWS).</p> <p>The LWMS states that the eastern road is to contain soak wells under the road designed to cope with up to a 1 in 100 year 1 hour storm. The road in the western portion of the site will ultimately utilise the proposed POS for drainage purposes.</p> <p>It is not expected that any drainage will flow back into the recently constructed Lot 19 Rockingham Road development.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>means of access for the Lot 20 subdivision, until such a time as northern abutting allotments are similarly developed.</p> <p>Conclusion</p> <p>We seek the response of the proponent to the matters addressed in this letter.</p> <p>We seek that the City finalise the LSP for Lot 20 in a manner consistent with all of the above comments.</p>	<p>Any future Subdivision lodged over Lot 20 Rockingham Road will be required to be consistent with the proposed Structure Plan. This includes the proposed road network.</p>



City of Cockburn
GIS Services Department

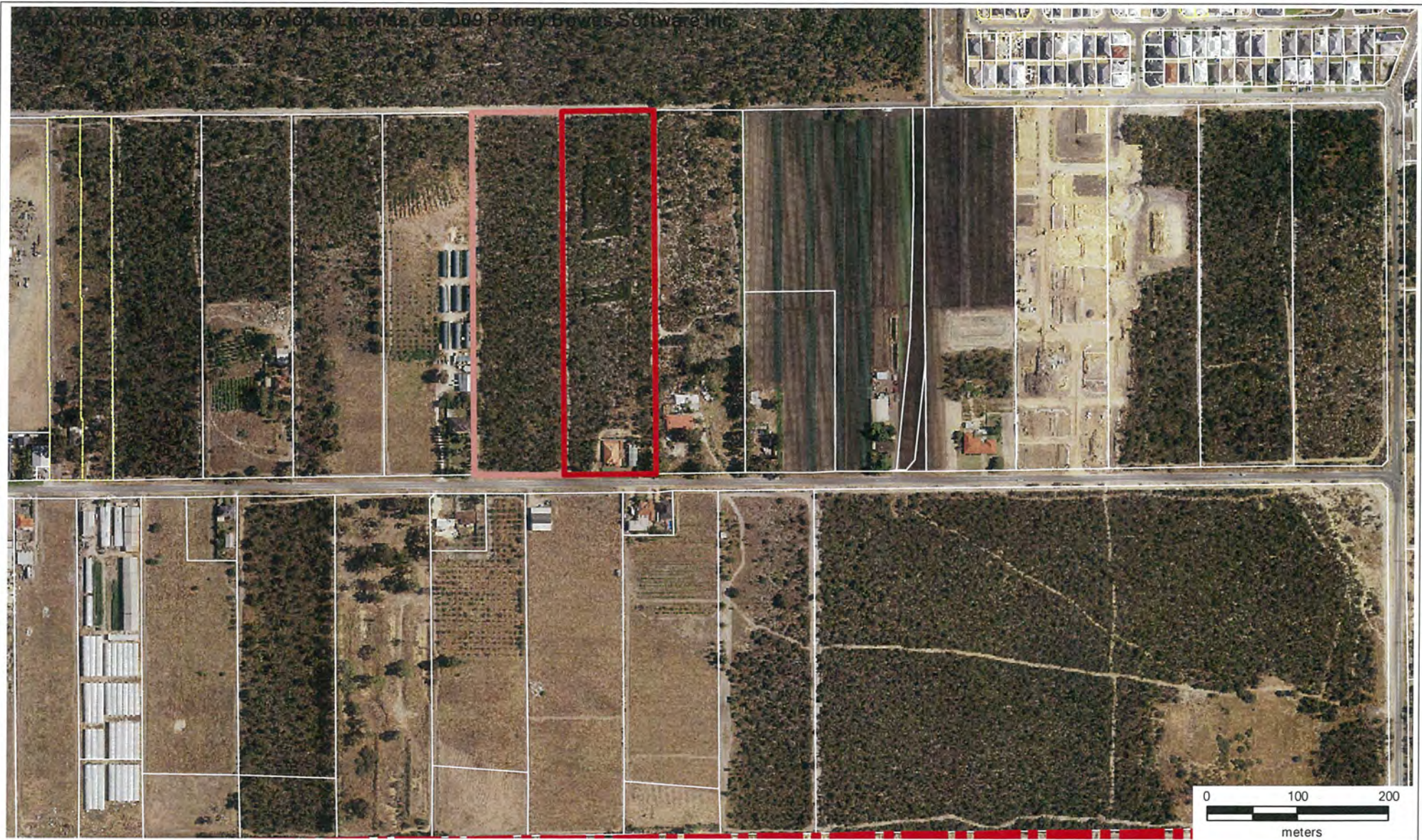
**Attachment 1: Location Plan – Structure Plan Proposal -
Lots 109 & 110 Wattleup Road, Hammond Park**

PRINTED ON:
Wednesday, 18 February 2015

SCALE = 1:6000

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.





City of Cockburn
G.I.S Services Department

**Attachment 2: Aerial Photograph - Local Structure Plan
proposal - Lots 109 & 110 Wattleup Road, Hammond Park**

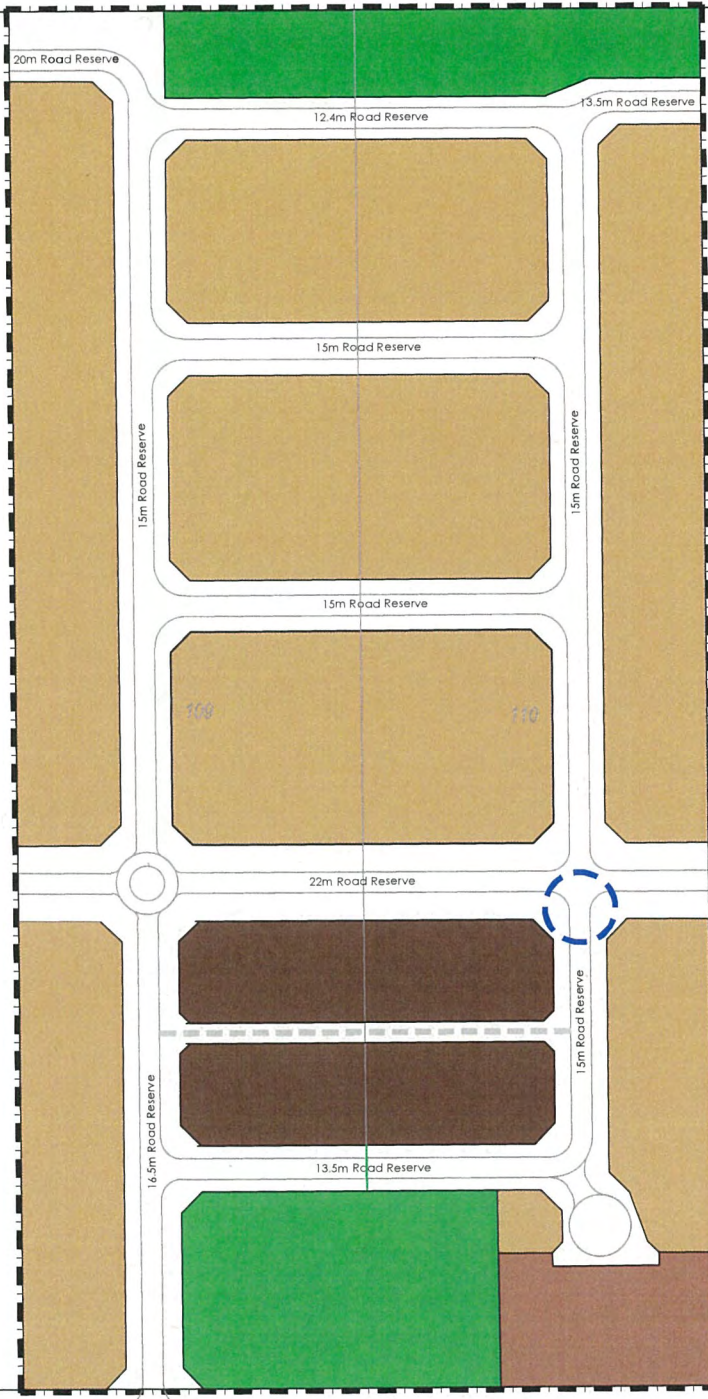
PRINTED ON:
Wednesday, 18 February 2015

SCALE = 1:6000

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300



WATTLEUP

ROAD

LEGEND

Zones

- Residential R30
- Residential R50
- Residential R60

Local Scheme Reserves

- Parks & Recreation

Other

- Structure Plan Boundary
- Laneway
- Left in/Left out

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

PLAN 1



burgess design group
TOWN PLANNING + URBAN DESIGN

PO Box 8779, Perth Business Centre 4849 P (08) 9328 4411
www.burgessdesigngroup.com.au F (08) 9328 4062



0 10 20 30 40 50m
SCALE 1:1,500 (A3)

Plan No: OPE HAM 2-01h Client: OPE HAM/EGD WAT
Date: 27.01.15 Planner: JD/MB

LOCAL STRUCTURE PLAN
LOTS 109 & 110 WATTLEUP ROAD
HAMMOND PARK

CITY OF COCKBURN

SCHEDULE OF SUBMISSIONS
Proposed Local Structure Plan – Lots 109 & 110 Wattleup Road, Hammond Park

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Department of Water PO Box 332 Mandurah Western Australia 6210	<p>SUPPORT</p> <p>Thank you for the referral dated 10 February 2015 regarding the proposed Structure Plan for Lots 109 & 110 Wattleup Road, Hammond Park. The Department of Water 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) prior to final approval of the Structure Plan.</p> <p>The LWMS should demonstrate how the subject area will address water use and stormwater management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources.</p> <p>The DoW reviewed the supporting document, Lots 109 & 110 Wattleup Road, Hammond Park (LWMS), (Emerge, Rev C, January 2015) and it was deemed satisfactory to the DoW, as noted in correspondence to the City of Cockburn dated 29 January 2015. Accordingly, the Department of Water has no objections to the Structure Plan proceeding.</p> <p>An Urban Water Management Plan (UWMP) will be required as a condition of subdivision in the future, in accordance with BUWM (WAPC, 2008), and shall describe and illustrate a greater level of information for storm water design principles and infrastructure to be implemented on site.</p>	Noted. The revised Local Water Management has been included into an updated version of the Structure Plan. It is acknowledged that an Urban Water Management Plan will be required as a condition of subdivision.
2	Telstra Locked Bag 2525 Perth WA 6001	<p>SUPPORT</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p>	Noted

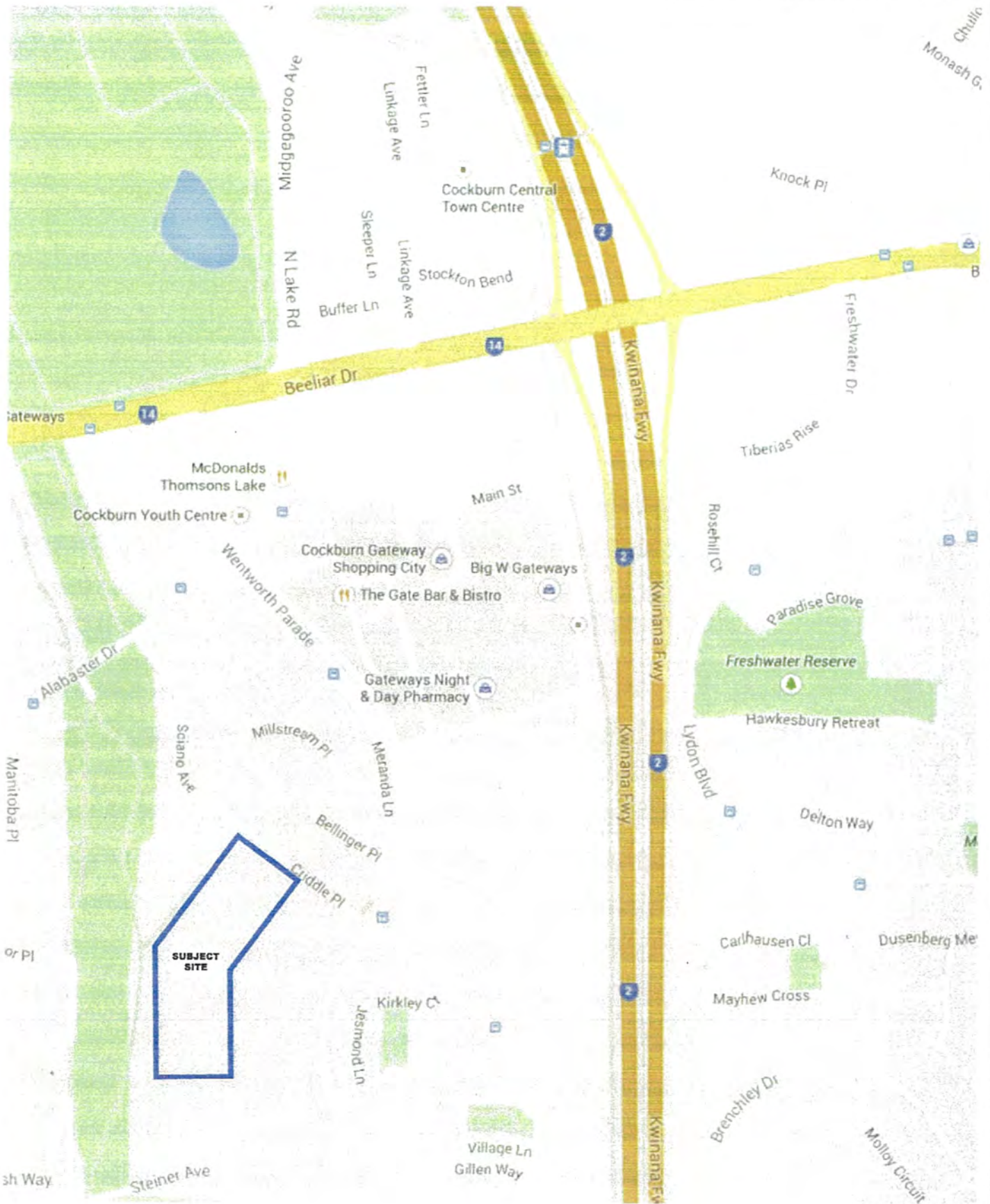
NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>A network extension will be required for any development within the area concerned. The owner/developer will have to submit an application before construction is due to start to NBN Co. (for greater than 100 lots or living units in a 3 year period) or Telstra (less than 100 lots or living units). Developers are now responsible for telecommunications infrastructure, i.e. conduits and pits. At present NBN or Telstra will provide the cable.</p>	
3	<p>Main Roads Western Australia PO Box 6202 East Perth Western Australia 6892</p>	<p>SUPPORT</p> <p>Thank you for your letter dated 10 February 2015 requesting Main Roads comments on the above structure plan proposal. Main Roads has reviewed the above proposal and makes the following comments:</p> <p>The proposal is acceptable to Main Roads subject to the following conditions:</p> <p>1. In relation to the Transport Assessment Report dated November 2014:</p> <ul style="list-style-type: none"> • Section 3.5 Changes to the Surrounding Road Network on page 6 - The second dot point is not correct with regards to the left in/left out intersections located between Barfield Road and Frankland Avenue. The ultimate road planning between Barfield Road and Frankland Avenue identifies that there is to be no access permitted at any point along this section of Rowley Road. • Drawing No. 200221-32-1 is to reflect the updated version as attached (Drawing No. 200221-32-1). This updated drawing depicts the ultimate Left-in, Left Out configuration at Frankland Road. <p><u>Advice to the Applicant:</u></p> <ul style="list-style-type: none"> • Until such time as Rowley Road is constructed, Wattleup Road will continue to be a major freight route abutting the Local Structure Plan area. Therefore careful consideration should be given to the impact of noise and vibration on the planned residential lots in the vicinity of the current Wattleup Road alignment and a noise assessment and noise mitigation measures should be undertaken. • The East-West connector through the proposed Structure Plan area (the future Wattleup Road alignment) will carry significant volumes of traffic (3,300vpd) and the intersection layout and road reservation width may not be sufficient for this volume of 	<p>Noted. The Council report is recommended for conditional support upon the Structure Plan's Transport Assessment being updated in accordance with condition 1 of <i>Main Roads Western Australia</i> conditional support.</p> <p>MRWA submission includes 'Advice to the Applicant' provided below condition 1, which raises the potential issue of 'vibration'. It is noted that under <i>State Planning Policy 5.4</i> vibration is specifically <u>excluded</u> under the definition of noise. Vibration is discussed in the Implementation Guidelines for <i>State Planning Policy 5.4 (Road and Rail Transport Noise and Freight Considerations In Land Use Planning)</i>. The Guidelines specify that;</p> <p>Ground-borne vibration is most commonly associated with <u>rail transport</u>, and at close distances can lead to a loss of amenity in noise sensitive areas.</p> <p>The Structure Plan area is not within proximity to rail but rather Wattleup Road which has an average weekday traffic count of 4443 vehicles. Wattleup Road is</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		traffic.	classified as a Regional Distributor. SPP 5.4 defines a Major Road as a Primary Distributor or other urban roads that carry more than 20 000 vehicles per day. Wattleup Road therefore does not meet the criteria to fall within the definition of a 'Major Road'. On this basis it is not considered appropriate to request the applicant to prepare a noise/ vibration report and address vibration and noise through the Structure Plan process. The applicant has however been made aware of the advice.
4	Water Corporation 629 Newcastle Street Leederville WA 6007	<p>SUPPORT</p> <p>Thank you for your letter dated 10 February 2015. The Water Corporation offers the following comments in regard to this proposal.</p> <p><u>Water</u></p> <p>Reticulated water of a sufficient capacity to serve the proposal is currently not available. The proposed new development will require headworks size water mains to be constructed. The headworks mains may be required to be constructed as part of the subdivision process of this or other proposed developments in the surrounding area. A route for the headworks mains will also be required, up to 20 metres wide. The route should be in the form of a road reserve.</p> <p>The Water Corporation's long-term water planning for this area indicates that DN375 and ON 1000 headworks water mains are required to service this and other land in the area.</p> <p>Decisions on the funding of the water mains through this area will essentially be based on a logical and orderly expansion of the development front. Any development of this land that is required to proceed ahead of the logical front and therefore the extension of the water distribution system may require the developer to fully fund the water distribution mains.</p> <p><u>Wastewater</u></p>	<p>No objections were noted.</p> <p>The Water Corporations comments relating to reticulated water/ wastewater services and drainage are noted. The applicant has been made aware of the Corporations comments.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Reticulated sewerage is not immediately available to serve the subject area. Headworks infrastructure would be required to service the subject area. All sewer main extensions required for the subject area should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>Current planning indicates that the subject area falls within two catchments. Most of subject area (north eastern portion) should be serviced by extending the existing DN300 in Frankland Ave but access through the land to the east between the subject area and Frankland Ave will be required. The remaining portion of the subject area falls within a catchment with no permanent pump station. This pump station is planned to be constructed on land to the west of the subject area. But it is not planned to be constructed in Water Corporation's current 5-year Capital Investment Program.</p> <p>The headworks infrastructure may be required to be constructed as part of the subdivision process of this or other proposed developments in the surrounding area. Consideration must be made to the location of any proposed pump station. A pump station will require appropriate land to be provided for the works and the odour buffer that will surround the works. The extent of the buffer should be determined at the planning/design stage to ensure that only compatible land use is within the buffer. A route for the headworks mains will also be required, up to 20 metres wide. The route should be in the form of a road reserve.</p> <p><u>Drainage</u></p> <p>The subject area falls within the Southern Lakes Drainage Catchment. Special drainage headworks contributions apply within this catchment.</p> <p>The Water Corporations drainage system can only take predevelopment flows. So the developer will need to compensate any additional flows on their own land.</p> <p><u>General Comments</u></p> <p>The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>fully funded by the developer. The Water Corporation may also require land being ceded free of cost for works.</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, the Water Corporation should be contacted to confirm if the information is still valid.</p>	
5.	Western Power 363 Wellington Street Perth WA 6000	<p>SUPPORT</p> <p>I refer to your correspondence dated 10 February 2015 regarding the proposed structure plan for Lots 109 & 110 Wattleup Road, Hammond Park. Following review of the information provided, Western Power offers the following comments on the proposal:</p> <p>Comments</p> <ul style="list-style-type: none"> • No development (including drainage, fill, fencing, storage or parking) or subdivision will be permitted within Western Power easements or restriction zones without prior written approval of Western Power or the relevant Network Operator (refer to http://www.westernpower.com.au/network-projects-your-community-easements.html). • Works associated with new distribution infrastructure and the upgrading of existing infrastructure (including increasing capacity and undergrounding) will be at the developer's cost. Electrical design will be to the satisfaction of Western Power (refer to http://www.westernpower.com.au/documents/UDSManual.pdf and http://www.westernpower.com.au/documents/WA_Distribution_Connections_Manual.pdf). • All subdivision and development shall be designed and constructed to protect Western Power infrastructure and interests from any potential land use conflict. <p>Conditions</p> <ul style="list-style-type: none"> • Prior to approval of any subdivision plan, the proponent is to engage with Western Power to undertake the necessary studies to determine the capacity need, and extent of network reinforcement, to support the development. 	<p>No objections were noted.</p> <p>The City of Cockburn notes the submission and has advised the applicant of the comments.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<ul style="list-style-type: none"> At time of subdivision, arrangements shall be made for the provision of an easement(s) pursuant to Section 167 of the Planning and Development Act 2005 for existing or planned distribution infrastructure being granted free of cost to Western Power. 	
6.	Environmental Protection Authority Environmental Planning Branch Locked Bag 10 East Perth, Western Australia 6892	<p>SUPPORT</p> <p>Thank you for letter dated 10 February 2015 seeking the Office of the Environmental Protection Authority (OEPA) comments on the above Structure Plan.</p> <p>The OEPA has reviewed the documentation provided and provides the following comments.</p> <p>In 2005, the City of Cockburn Town Planning Scheme NO.3 Amendment 28 was referred to the Environmental Protection Authority (EPA) for determination of level of assessment under Division 3 Part IV of the Environmental Protection Act 1986 (EP Act). The EPA determined that the overall environmental impact was not significant enough as to warrant formal assessment under the EP Act.</p> <p>Amendment 28 concerned the introduction of two new Development Contribution Areas and Development Areas to the Hammond Park/Wattleup area. The OEPA notes that the Structure Plan proposed for Lot 109 and 110 Wattleup Road, Hammond Park falls within Amendment 28 area. The OEPA also notes that 'regionally significant vegetation' was considered a 'deferred factor' during the assessment of Amendment 28, and that this factor needs to be adequately considered during the subsequent planning processes.</p> <p>The OEPA notes that there are key environmental values within the proposed Structure Plan area, including priority flora and potential habitat for priority and threatened fauna. Baudin's Cockatoo, Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo are protected under both the Wildlife Conservation Act 1950 and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The proposed development may require referral to the Department of the Environment under the EPBC Act due to impacts on Black Cockatoo habitat.</p> <p>The OEPA advises that the Department of Parks and Wildlife should be consulted regarding the development interface and potential impacts to Bush Forever Site 392; Harry Waring Marsupial Reserve. The EPA design guidelines for planning and development titled Environmental Protection Bulletin No. 20 should also be considered.</p>	<p>Noted. The applicant is aware of their obligations and the Structure Plan acknowledges their requirements.</p>



SOURCE: GOOGLE MAPS

FIGURE 1

DISCLAIMER: BUILDING FOOTPRINT ARE INDICATIVE ONLY AND IS SUBJECT TO DETAIL SITE SURVEY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED DESIGN SURVEY.

LOCAL CONTEXT PLAN
 Lot 3 Sciano Avenue, Success
 City of Cockburn

PLAN: JAR-1 005A
 DATE: 141017
MWURBAN
 planning and development

SCALE: 1:8000 @A4



2
 LOT 2 LAYOUT
 INDICATIVE ONLY -
 SUBJECT TO DETAILED
 DESIGN BY OWNER

LEGEND

- STRUCTURE PLAN BOUNDARY
- LOCAL SCHEME RESERVES**
 - LOCAL ROAD
 - PARKS & RECREATION
- ZONES**
 - RESIDENTIAL
- OTHER**
 - R30 R CODES

DISCLAIMER: BUILDING FOOTPRINT ARE INDICATIVE ONLY AND IS SUBJECT TO DETAIL SITE SURVEY.
 ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED DESIGN SURVEY.

STRUCTURE PLAN MAP
 Lot 3 Sciano Avenue, Success
 City of Cockburn

MWURBAN
 planning and development

PLAN: JAR-1 003F
 DATE: 141221
 PROJECT: LOT 3 SCIANO AVE
 DESIGNED: AM

SCALE: 1:1250 @A3

SCHEDULE OF SUBMISSIONS
PROPOSED LOCAL STRUCTURE PLAN - LOT 3 SCIANO AVENUE, SUCCESS

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Petition signed by various residents	<p>Objection</p> <p>As per our telephone conversations, with regards to the plan proposal for the above lots, our entire street have requested, and are in agreement, that we have no objections to the current plans with the exception of the following:</p> <ol style="list-style-type: none"> 1. We strongly object to any changes to our street access! Therefore, we object to our street, Wakehurst Loop, having any connecting access to Lot 2 or to Lot 3 via roads or paths or laneway etc and request the road remain closed as it is. <p>The residents have been living in this community for many years and have built a small community within our private street which allows us close contact and a friendly environment for not only us adults but also our children who play in the no through road. This allows us to maintain their safety and also helps us with unknown visitors to the street as we are all aware when unrecognisable cars enter the street. This also helps reduce break-ins in our street community.</p> <p>We have also started a community of social interaction which allows us in the no through road to hold BBQ's and other community functions for us and the joining streets where we all bring out our food and have yearly Christmas and other parties together which is another reason for us to keep the road closed off.</p> <p>In past years, we have had several break-ins from people jumping the fences but both our house and lot 486 have prevented this situation by investing in outdoor cameras.</p> <p>We would however object to any parks or apartment buildings being developed directly next to our fence line as this is a potential hazard for a park to encourage more break ins and the apartments to create a lack of privacy to our properties.</p> <p>Please find below signatures of the current residents who we have spoken</p>	<p>Objection Noted.</p> <p>The proposed Structure Plan for Lot 3 Sciano Avenue does not propose to alter the current arrangements for Wakehurst Loop, Success.</p> <p>Wakehurst Loop ends at the boundary of Lot 2 Sciano Avenue. The City has not received any Structure Plan for Lot 2 Sciano Avenue at this time.</p> <p>The proposed Local Structure Plan for Lot 3 Sciano Avenue does not lock in any arrangement for the future of Wakehurst Loop and such matters are able to be addressed at the time of lodgement of a Structure Plan over Lot 2 Sciano. The affected community will be consulted at the appropriate time.</p> <p>The desires and concerns of the residents of Wakehurst Loop are acknowledged and will be considered during pre-lodgement discussions with any future proponent for a Structure Plan lodged over Lot 2 Sciano Avenue.</p> <p>As no information is known about the final design of any Structure Plan lodged for Lot 2 Sciano Avenue the City has the following comments related to locations of parks and built form.</p> <ol style="list-style-type: none"> 1. It would be an expectation of the City that any POS placed on Lot 2 Sciano be collocated with the POS location on Lot 3 Sciano Structure Plan. This location is

Attach 3

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>to and who are in agreement with the above conditions/request to council. Should you wish to discuss this further, we can be contacted on 0414 850 743.</p> <p>We appreciate your help in this matter and look forward to you confirming our written requests in writing.</p>	<p>not adjoining Wakehurst Loop.</p> <p>2. The zoning on Lot 2 Sciano is R30 and although this would allow the establishment of multiple dwellings, once a structure plan is approved, proper planning practice is for the gradual stepping of intensity of development. Therefore should any apartments be proposed on Lot 2 it would be expected that their location would be done sympathetically to the existing residential scale.</p>
2	<p>Department of Parks and Wildlife Locked Bag 104, Bentley Delivery Centre BENTLEY WA 6983</p>	<p>No Objection</p> <p>It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.</p>	<p>No Objection Noted.</p>
3	<p>Department of Water PO Box 332 MANDURAH WA 6210</p>	<p>Comments</p> <p>Thank you for the referral dated 9 February 2015 regarding the proposed structure plan for Lot 3 Sciano Avenue in Success. The Department of Water (DoW) has reviewed the application and provides the following advice:</p> <p>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 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>The DoW has reviewed the Local Water Management Strategy - Lot 3 Sciano Avenue, Success - December 2014 (GHD, 2014) and has deemed it satisfactory to support the structure plan. Accordingly, the DoW has no objections to the structure plan.</p>	<p>Comments Noted.</p> <p>Approval of the Lot 3 Sciano Avenue, Success LWMS is noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Groundwater</p> <p>The subject area is located within the Jandakot Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer is subject to licensing by the Department of Water. The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.</p> <p>If you have any queries regarding this advice please do not hesitate to contact Jane Sturgess at the Mandurah office on (08) 9550 4228.</p>	
4	Department of Aboriginal Affairs PO Box 3153 East Perth WA 6892	<p>No Objection</p> <p>I refer to the letter sent by Mr Christopher Hossen to the Department of Aboriginal Affairs (DAA) dated 9 February 2015. Thank you for providing the opportunity to comment on the above plan.</p> <p>DAA has reviewed the relevant information and can confirm that there are currently no known Aboriginal sites registered with the DAA within Lot 30 Sciano Avenue, Success. There is therefore no known information to suggest approval under the Aboriginal Heritage Act (1972) is required.</p> <p>DAA has released Cultural Heritage Due Diligence Guidelines (the Guidelines) to assist developers with planning and considering Aboriginal heritage during proposed works. It is recommended that the developer be made aware of the Guidelines. A copy of the Guidelines can be found on the DAA website at:</p> <p>http://www.daa.wa.gov.au</p> <p>It is suggested that the developer contact DAA on the above number should they have any further heritage concerns.</p>	Comments Noted.
5	Telstra Strategic Forecasting Locked Bag 2525 Perth WA 6001	<p>No Objection</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p>	Comments Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
6	The Department of Education 151 Royal Street East Perth WA 6004	<p>No Objection</p> <p>Thank you for your letter dated 10 February 2015 regarding the Proposed Structure Plan for Lot 3 Sciano Avenue, Success.</p> <p>Proposed Structure Plan - Lot 3 Sciano Avenue, Success The Department has reviewed the document and advises that it has no objection to the proposal.</p>	Comments Noted.
7.	Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p>Support</p> <p>Thank you for your letter dated the 09 February 2015 requesting Main Roads comment on the above proposed Structure Plan.</p> <p>Main Roads supports the proposed Structure Plan and provides the following comments:</p> <p>Main Roads WA highly recommends that Benmore Rise be extended to better accommodate the traffic generated from this development. It would also allow for an easier access to the south relieving some of the load on Sciano Ave, and would negate the possibility of a 'bottle-neck" being created at the intersection of Alabaster and Wentworth in the vicinity of the traffic signals at Beeliar Drive.</p>	<p>Comments Noted.</p> <p>The City expects that on the lodgement of a Structure Plan on Lot 2 Sciano Avenue, Success that an extension of Benmore Rise north. It is also expected that an additional access point to Wentworth Parade through Lot 2 Sciano Avenue is expected.</p>
8.	Department of Environmental Regulation Locked Bag 33, Cloisters Square, Western Australia 6850	<p>No Objection</p> <p>Thank you for the above referral received 11 February 2015 inviting comment from the</p> <p>Department of Environment Regulation (DER) on the above Structure Plan.</p> <p>DER has no comment to make on the proposal.</p> <p>Should you wish to discuss any aspects of this correspondence please contact Teresa Gepp,</p> <p>DER's Land Use Planning Coordinator, on 6467 5383.</p>	Comments Noted.
9.	ATCO Gas Australia Pty Ltd PO Box 3006 Success WA 6964	<p>Thank you for your correspondence dated 9th February 2015 . Please find attached for your information a map showing the ATCO Gas Australia assets in the vicinity of the proposed works.</p> <p>The following requirements will need to be met as part of the scope of your proposed works. Where these requirements have been met, ATCO Gas</p>	Comments Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Australia has no objection to the proposed works.</p> <p>If you have a "start-up" meeting scheduled for this project, please contact the Maintenance Superintendent at ATCO Gas Australia on (08) 9499 5200 and request attendance.</p> <p>Project Requirements</p> <p><i>Design Requirements</i></p> <p>Reticulated gas mains require a minimum 750mm Depth of Cover in all locations.</p> <p>A minimum separation of 300mm is required between ATCO Gas Australia mains and any third party structure. However for concrete mains passing above gas mains, a minimum separation of 500mm is required due to ground settling .</p> <p>The maximum depth of cover over reticulated gas mains must not exceed 1500mm without ATCO Gas Australia approval. Advice must be sought if a main exceeds these depths.</p> <p>Alignments of gas mains and other utility services shall be in accordance with the <i>Utility Providers Code of Practice for Western Australia</i> . A copy of this code can be found at http://www .mainroads.wa.gov .au/UsingRoads/RoadTrafficInformation/Pages/WorksOnMain Roads.aspx.</p> <p>ATCO Gas Australia advises that the location and invert level of all gas mains should be proved during the design stage of the project. Proving the location and depth of the gas mains will help ensure that the design meets ATCO Gas Australia requirements and minimises any potential delays to the project should the main require relocation or additional protection.</p> <p><i>Construction Requirements</i></p> <ul style="list-style-type: none"> ◦ Current DIAL BEFORE YOU DIG {VVVVVV .1100.com.au) plans must be obtained immediately prior to construction commencing over the project area. (Plans are valid for 30 days after issue.) ◦ Use of trench-less technology, such as directional drilling, requires that: <ul style="list-style-type: none"> ◦ All gas mains and services, which may be affected by the boring, will be located by hand digging to identify their location and invert levels before drilling commences. ◦ All reticulated gas mains except HP pipelines may be located on 	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>site by potholing with hand digging tools only. ATCO Gas Australia supervision is not required for this activity. It is recommended that the location of the main be pegged or suitably indicated.</p> <ul style="list-style-type: none"> ◦ There shall be a minimum 500mm cover over all gas mains during compaction operations. Static roller compaction only shall be used over the gas mains except with specific ATCO Gas Australia approval otherwise. ◦ Heavy construction machinery shall not traverse the gas main except with ATCO Gas Australia Engineering approval. ◦ It should be noted that gas services may exist to supply individual properties and although they may not be shown on the enclosed plan, their existence should be anticipated and every care taken to locate and protect them prior to and during excavation work. Since 1996, all gas meter boxes include a sticker showing the service details, usually on the inside of the gas meter box, or the inside of the door of the gas meter box. If no sticker is attached then care must be exercised when excavating. <p>Third Party Impact Assessments</p> <p><i>General Comments</i></p> <p>All work in the vicinity of gas pipelines requires detailed assessment and consideration in order to assure the safety of all personnel and the protection of assets. This can be a time consuming process and hence your cooperation and timely notification of proposed work will assist in allowing ATCO Gas Australia to provide an efficient service.</p> <p><i>Additional Comments</i></p> <p>The time frames for relocating or providing additional protection for ATCO Gas Australia pipelines are approximately :</p> <p>High-Pressure pipelines:</p> <p>All other reticulated gas mains: Abandoned Mains:</p> <p>12 months</p> <p>12 weeks</p> <p>2 weeks</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><i>Emergency Contact</i></p> <p>In the event of any gas leak, immediately notify ATCO Gas Australia on the 24 hour emergency telephone number 13 13 52.</p> <p>If you have any further queries or require a quotation for relocation work, please contact Engineering Services on (08) 9499-5200, or Engineering.services@atcogas.com.au</p>	
10.	Western Power GPO Box L921 Perth WA 6842	<p>I refer to your correspondence dated 9 February 2015 regarding the proposed structure plan for Lot 3 Sciano Avenue, Success. Following review of the information provided, Western Power offers the following comments on the proposal:</p> <p>Comments</p> <p>Part of the western boundary of the proposed structure plan abuts an existing Western Power transmission line easement which contains two 330 kV and one 132 kV transmission lines.</p> <p>New strata or green title lots adjoining transmission line infrastructure shall have a notification included on the title at the time of subdivision advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded, accessed and expanded on a regular basis.</p> <p>As a minimum, safety clearances for future development from electricity infrastructure shall be in accordance with AS/NZS 7000:2010, Table 3.8. Western Power applies a 35m safety clearance from the centre line of its 330kV infrastructure. For this proposed development, incorporating the existing easement adjacent to the site, Western Power recommends that suitable setbacks and/or design requirements be considered for any future development proposed within 7.5m from rear boundary of those lots directly adjoining the Western Power corridor.</p> <p>No development (including drainage, fill, fencing, storage or parking) or subdivision will be permitted within Western Power easements or restriction zones without prior written approval of Western Power or the relevant Network Operator (refer to http://www.westernpower.com.au/network-projects-your-community-easements.html).</p>	Comments Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Suitable setbacks or design requirements may be required from electricity infrastructure for future development in this regard.</p> <p>Works associated with new distribution infrastructure and the upgrading of existing infrastructure (including increasing capacity and undergrounding) will be at the developer's cost. Electrical design will be to the satisfaction of Western Power (refer to http://www.westernpower.com.au/documents/UDSManual.pdf and http://www.westernpower.com.au/documents/WA_Distribution_Connections_Manual.pdf)</p> <p>All subdivision and development shall be designed and constructed to protect Western Power infrastructure and interests from any potential land use conflict.</p> <p>Conditions</p> <ul style="list-style-type: none"> • Prior to approval of any subdivision plan, the proponent is to engage with Western Power to undertake the necessary studies to determine the capacity need, and extent of network reinforcement, to support the development. • At time of subdivision, arrangements shall be made for the provision of an easement(s) pursuant to Section 167 of the Planning and Development Act 2005 for existing or planned distribution infrastructure being granted free of cost to Western Power. • New strata or green title lots adjoining transmission line infrastructure shall have a notification included on the title at the time of subdivision advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded, accessed and expanded on a regular basis. • The structure plan should consider and establish design elements for lots directly adjoining the WP corridor easement to discourage security and safety issues which may arise from lack of passive surveillance and use of this corridor easement. 	

Project Plan: Cockburn Central Activity Centre Structure Plan, March 2015

Need for, and content of, an Activity Centre Structure Plan

The City has set a goal for Cockburn Central to be the most influential Activity Centre in the region by 2031. As a result, in February 2015 the Cockburn Central Activity Centre Plan (CCACP) was adopted by the City. The CCACP is a City level strategic document designed to provide broad direction for the development of Cockburn Central Activity Centre through to 2031. Importantly it recommends the preparation of an Activity Centre Structure Plan. This recommendation is in part a response to state levels policy directions, strategies including the City's Local Commercial and Activity Centre Strategy (LCACS) and from identifying the following issues within the Centre:

- Inconsistency of statutory provisions within various structure plan areas does not consider the viability and growth of the Activity Centre in a holistic manner;
- Multiple transport modes (local, regional and freight transport) exist and are required to function within and through the centre creating complex transport issues. Additionally the emergence of several individual structure plan areas have contributed to traffic congestion, amenity issues and potentially a negative impact on the economic success of the Centre;
- Generally, poor amenity is currently provided for pedestrians and cyclists within , and connecting with structure plan areas, and;
- Lack of a coordinated approach to the retail and commercial maturity of the centre.

The issues experienced in Cockburn Central are not unique within the wider metropolitan area and as a result the Western Australian Planning Commission (WAPC) identifies the need for activity centre structure plans for guide activity centres designated as District Centre and larger, this includes Cockburn Central. This requirement is set out within *State Planning Policy 4.2 Activity Centres for Perth and Peel* (SPP4.2). The main purpose of SPP4.2 is to specify broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with coordinating their land use and infrastructure planning.

Other purposes of the policy include the integration of activity centres with public transport; ensuring they contain a range of activities to promote community benefits through infrastructure efficiency and economic benefits of business clusters; and lower transport energy use and associated carbon emissions.

SPP4.2 Policy is structured around 9 objectives:

Activity centre hierarchy

1. Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
2. Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.

3. Plan activity centres to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.

Activity

4. Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
5. Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities.
6. Ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport.

Movement

7. Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.

Urban Form

8. Plan activity centre development around a legible street network and quality public spaces.

Out-of-centre development

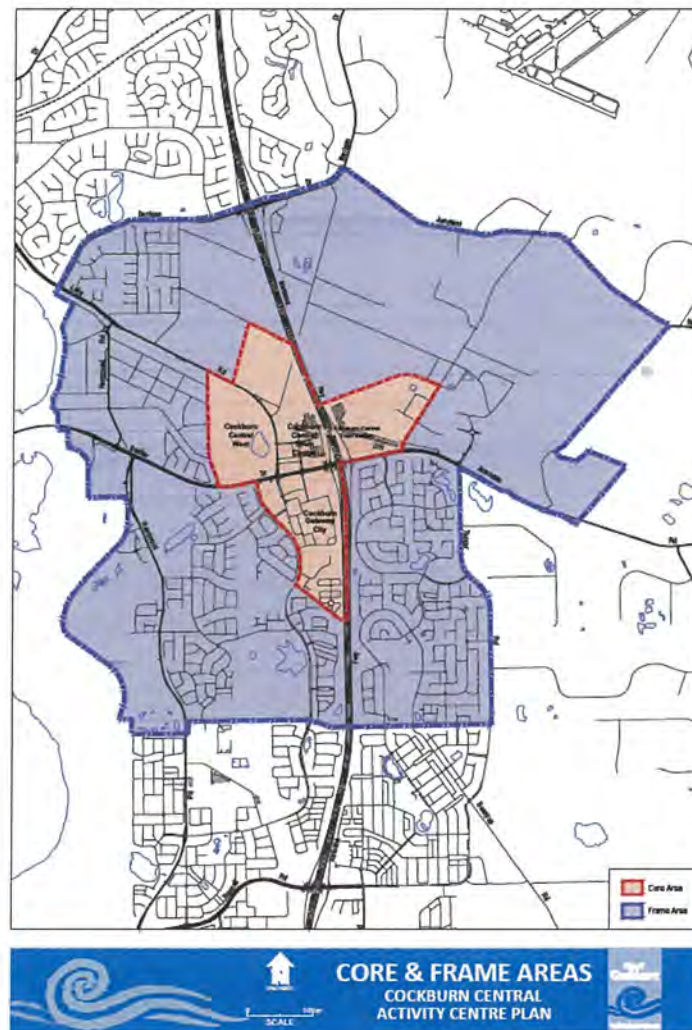
9. Concentrate activities, particularly those that generate high numbers of trips, within activity centres.

Study Area

The proposed activity centre structure plan boundary is illustrated in **Figure 1**. The area is larger than that described in LCACS, and includes land to the East of Cockburn Central Town Centre. This area has been predominantly developed for 'Light and Service Industry' and 'Mixed Business' land uses however there remains significant undeveloped land within this area that lies within the 400m walkable catchment of the Cockburn Central train station.

It is considered that there is strategic planning merit for the expanded study area so that the Activity Centre Structure Plan process can investigate whether the best land use is designated over this land. The City believes there is planning merit is accommodating higher order land uses given the immediate proximity to public transport and residential uses.

Figure 1 – Study area.



Project Staging

SPP4.2 sets out a *Model Centre Framework* for the preparation of Activity Centre Structure Plans. The Framework is detailed in **figure 2** and is generally the approach proposed to be followed in the preparation of the activity centre plan. For Cockburn Central will these elements are relevant, a focus will be provided on the following:

- Movement – As discussed above the plan will look holistically at transport and movement related issues across the project area within the context of supporting a strong regional centre and economic development.
- Activity – How can we improve the land use mix of the centre so as to support aspirations for Cockburn Central to become a regional centre?
- Activity and Urban Form – How can the amenity and presentation of public spaces be improved so as to support an important economic centre?
- Implementation – How can these aspirations be delivered?

Figure 2: Appendix 2 of SPP4.2: Model Centre Framework requirements.

- 1.0 Introduction**
 - 1.1 About this framework
 - 1.2 How to use this framework
- 2.0 Centre context**
 - 2.1 Regional context
 - 2.2 Local context
 - 2.3 Activity centre structure plan requirements
- 3.0 Movement**
 - 3.1 Regional perspective
 - 3.2 Public transport
 - 3.3 Pedestrian movement and amenity
 - 3.4 Cycling
 - 3.5 Vehicle movement and access
 - 3.6 Parking
 - 3.7 Activity centre structure plan requirements
- 4.0 Activity**
 - 4.1 Land uses and diversity
 - 4.2 Employment
 - 4.3 Dwellings
 - 4.4 Retailing
 - 4.5 Activity centre structure plan requirements
- 5.0 Urban form**
 - 5.1 Urban structure and built form
 - 5.2 Street interface
 - 5.3 Public spaces
 - 5.4 Activity centre structure plan requirements
- 6.0 Resource conservation**
 - 6.1 Energy
 - 6.2 Water
 - 6.3 Materials and waste
 - 6.4 Activity centre structure plan requirements
- 7.0 Implementation**
 - 7.1 Collaboration
 - 7.2 Staging and monitoring
 - 7.3 Use of conditions
 - 7.4 Planning obligations and incentives
 - 7.5 Activity centre structure plan requirements

Project delivery

The preparation of Activity centre Structure Plans are required to follow the process set out within the WAPC Structure Plan Preparation Guidelines. Referencing these requirements and SPP4.2, the following key milestones have been identified:

Table 1 – Project Delivery

Task	Timing	Project Deliverables
Stage 1 - Review and prepare movement section		
Given the number of studies already undertaken for the locality either through the existing local structure plans or the City's recently prepared Integrated Transport Strategy, it is suggested sufficient information is to hand to inform the movement section of the structure plan and make any necessary recommendations. This	June 2015	<ul style="list-style-type: none"> - Movement review providing a picture of the current situation. - Road improvement recommendations. - Pedestrian

<p>review will consider:</p> <ul style="list-style-type: none"> • Regional connections • Principle public transport services • Internal movement (pedestrian, cycling, cars) • Pedestrian movement and amenity • Traffic Analysis and Volumes • Freight • Parking strategy and travel management • Make road, pedestrian and cycle improvement recommendations. 		<p>movement plan</p> <ul style="list-style-type: none"> - Cycling network plan - Public transport plan - Parking strategy
Undertake land use and activity assessment		
<ul style="list-style-type: none"> • Existing Activity • Projected Growth for 2031 • Retail hierarchy and future needs (including the role of Cockburn Central Town Centre and Gateways) • Current and Future Economic Maturity • Policy goals • Employment: Location and Context Population Projections Employment Targets • Retail and commercial supply and demand analysis • Commercial/Office space demand • Other floorspace • Existing Land Uses • Existing use clusters and precincts • Dwellings • Residential Density Targets • Community, Civic and Cultural Facilities • Planning for knowledge intensive consumer services • Land use diversity and gaps (Guidance for Gateways expansion) • Diversity performance targets • Spatial Planning Implications • Floorspace Allocation and Place Purpose 	<p>July 2015</p>	<ul style="list-style-type: none"> - Activity assessment. - Identify land use gaps and spatial implications. - Report informing future land use change aspirations – CC East.

Urban form		
<ul style="list-style-type: none"> • Review of existing urban form • Proposed urban form – existing LSPs • Bringing it all together: <ul style="list-style-type: none"> - Townscape typology and character - Importance of different precincts - Identify any additional built form guidelines (addressing such things as connectivity between precincts) • Can any improvements be made to: <ul style="list-style-type: none"> - Street interface - Street typologies - Public space 	August 2015	<ul style="list-style-type: none"> - Overarching concept plan - Precinct guiding principles - Urban form drivers and implementation options. - Consolidated height plan - Urban realm plan (active edges, street trees, nodes etc) - Implementation options
Stage 2 - Preliminary targeted consultation		
As a result of stage 1 undertake any necessary targeted consultation. For example there is likely to be a need to discuss certain proposals with stakeholders, including Gateways and land owners, where relevant.	TBA – Aug/Sept 2015	- Draft comments from stakeholders.
Stage 3 – Activity Centre Structure Plan Finalisation		
Complete final sections of Activity centre Structure Plan as per SPP 4.2 requirements (Resource conservation and Implementation plan section)	November 2015	Draft Cockburn Central Activity Centre Plan.
Consult with all relevant City departments.	October/November 2015	
Council consideration of Draft Activity centre Plan	10 December 2015	OCM report and draft AC SP seeking support for advertising.
Advertising		
Advertising of draft Activity centre Strategy – 60 Days.	Late January – March 2016	
Consideration of submissions and amendments to Draft Strategy	March 2016	
Consideration of final Draft Strategy by Council	May 2016	Final Activity Centre Structure Plan.
Send to WAPC for final endorsement	June 2016	

Project timing

The total estimated timeline for the Project is 14 months. The preparation of the Activity Centre Plan will be funded through the Strategic Planning budget, with further budgeting required at a later as the Plan is formulated.

Project Governance

The Project will be managed by the Strategic Planning Services section of the City of Cockburn, under the coordination of Rachel Pleasant, Senior Strategic Planner.

Project Plan: Phoenix District Centre Structure Plan, March 2015.

Need for an Activity Centre Structure Plan

State Planning Policy 4.2 Activity Centres For Perth and Peel ("SPP 4.2") was gazetted in 2010, and its main purpose is to specify broad planning requirements for the planning and development of new activity centres, and the redevelopment and renewal of existing centres in Perth and Peel.

Activity centres are community focal points. They include activities such as commercial, retail, higher-density housing, entertainment, tourism, civic/community, higher education and medical services. They should be designed to be well-served by public transport, and to be highly accessible.

SPP 4.2 sets out a policy requirement for activity centre structure plans to be prepared for all district level centres and above.

Activity centre structure plans set out the spatial plan and strategy to achieve a compact, pedestrian-friendly, mixed use activity centre that will offer a range of lifestyle choices, reduce car dependency, and limit environmental impact. They are important strategic planning documents which guide land use, urban form, transport and infrastructure planning for larger activity centres.

The City of Cockburn's Local Commercial and Activity Centres Strategy ("LCACS") was adopted by Council in 2012 and sets out the strategic vision and broad framework to guide the planning and development of the City's activity centres over the next 15 years.

The LCACS sets out that that its successful implementation will require early, targeted activity centre structure planning for major commercial activity centres likely to experience significant future growth in the short-medium term. It sets out the requirement for activity centre structure plans to be prepared for district and larger centres, which includes the Phoenix District Centre.

There has already been a considerable amount of strategic planning work completed for the Phoenix District Centre. The Phoenix Revitalisation Strategy was adopted by Council for the Phoenix Centre in 2009. In line with the recommendations of the Revitalisation Strategy, there has been an increase to the residential densities within the 800m catchment around the centre, and numerous improvements to the public realm.

The Phoenix Shopping Centre is likely to undergo refurbishment and possible expansion and requires ongoing improvements to movement and connectivity. The activity centre structure plan will address these issues and identify future retail projections, land use requirements, and identify infrastructure needs that have not yet been holistically understood at an activity centre level to support the maturity of these centres.

SPP 4.2 is structured around nine objectives:

Activity centre hierarchy

1. Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
2. Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.
3. Plan activity centres to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.

Activity

4. Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
5. Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities.
6. Ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport.

Movement

7. Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.

Urban Form

8. Plan activity centre development around a legible street network and quality public spaces.

Out-of-centre development

9. Concentrate activities, particularly those that generate high numbers of trips, within activity centres.

Area

The proposed activity centre structure plan boundary is illustrated in **Figure 1**. The proposed Phoenix Centre activity centre boundary is consistent with that set out in the LCACS. It encompasses the 'District Centre' zoned land, the proposed 'Mixed Use' zoned land on the western side of Rockingham Road, some adjacent residential zoned lots, and the City's administration site. This area will enable comprehensive consideration of land use and movement.

Figure 1 – Study area.



Project Staging

SPP 4.2 sets out a *Model Centre Framework* for the preparation of Activity Centre Structure Plans. The Framework is detailed in **figure 2** and is generally the approach proposed to be followed in the preparation of the activity centre plan. For Cockburn Central these elements are relevant, a focus will be provided on the following:

- Movement – As discussed above the plan will look holistically at transport and movement related issues across the project area within the context of supporting a strong regional centre and economic development.
- Activity – How can we improve the land use mix of the centre so as to support aspirations for Cockburn Central to become a regional centre?
- Activity and Urban Form – How can the amenity and presentation of public spaces be improved so as to support an important economic centre?
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Figure 2: Appendix 2 of SPP 4.2: Model Centre Framework requirements.

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Project delivery

The preparation of activity centre structure plans are required to follow the process set out within the WAPC Structure Plan Preparation Guidelines. Referencing these requirements and SPP 4.2, the following key milestones have been identified:

Table 1 – Project Delivery

Task	Timing	Project Deliverables
Stage 1 - Review and prepare Movement Section		
<p>Given the number of studies already undertaken for the locality either through the Revitalisation Strategy or the City's recently prepared Integrated Transport Strategy, it is suggested sufficient information is to hand to inform the movement section of the structure plan and make any necessary recommendations. This review will consider:</p> <ul style="list-style-type: none"> • Regional connections 	June 2015	<ul style="list-style-type: none"> - Movement review providing a picture of the current situation. - Road improvement recommendations. - Pedestrian movement plan - Cycling network plan - Public transport plan

<ul style="list-style-type: none"> • Principle public transport services • Internal movement (pedestrian, cycling, cars) • Pedestrian movement and amenity • Traffic analysis and volumes • Freight • Parking strategy and travel management • Identify road, pedestrian and cycle improvement recommendations. 		<ul style="list-style-type: none"> - Parking strategy
Undertake land use and activity assessment		
<ul style="list-style-type: none"> • Existing Activity • Projected Growth for 2031 • Retail hierarchy and future needs • Current and Future Economic Maturity • Policy goals • Employment: <ul style="list-style-type: none"> - Location and Context - Population Projections - Employment Targets • Retail and commercial supply and demand analysis • Commercial/Office space demand • Other floorspace • Existing Land Uses • Existing use clusters and precincts • Dwellings • Residential Density Targets • Community, Civic and Cultural Facilities • Planning for knowledge intensive consumer services • Land use diversity and gaps (Guidance for Gateways expansion) • Diversity performance targets • Spatial Planning Implications • Floorspace Allocation and Place Purpose 	July/August 2015	<ul style="list-style-type: none"> - Activity assessment. - Identify land use gaps and spatial implications.
Urban Form		
<ul style="list-style-type: none"> • Review of existing urban form and Revitalisation Strategy • Proposed urban form • Bringing it all together: <ul style="list-style-type: none"> - Townscape typology and character - Importance of different precincts 	July/August 2015	<ul style="list-style-type: none"> - Overarching concept plan - Precinct guiding principles - Urban form drivers and implementation options.

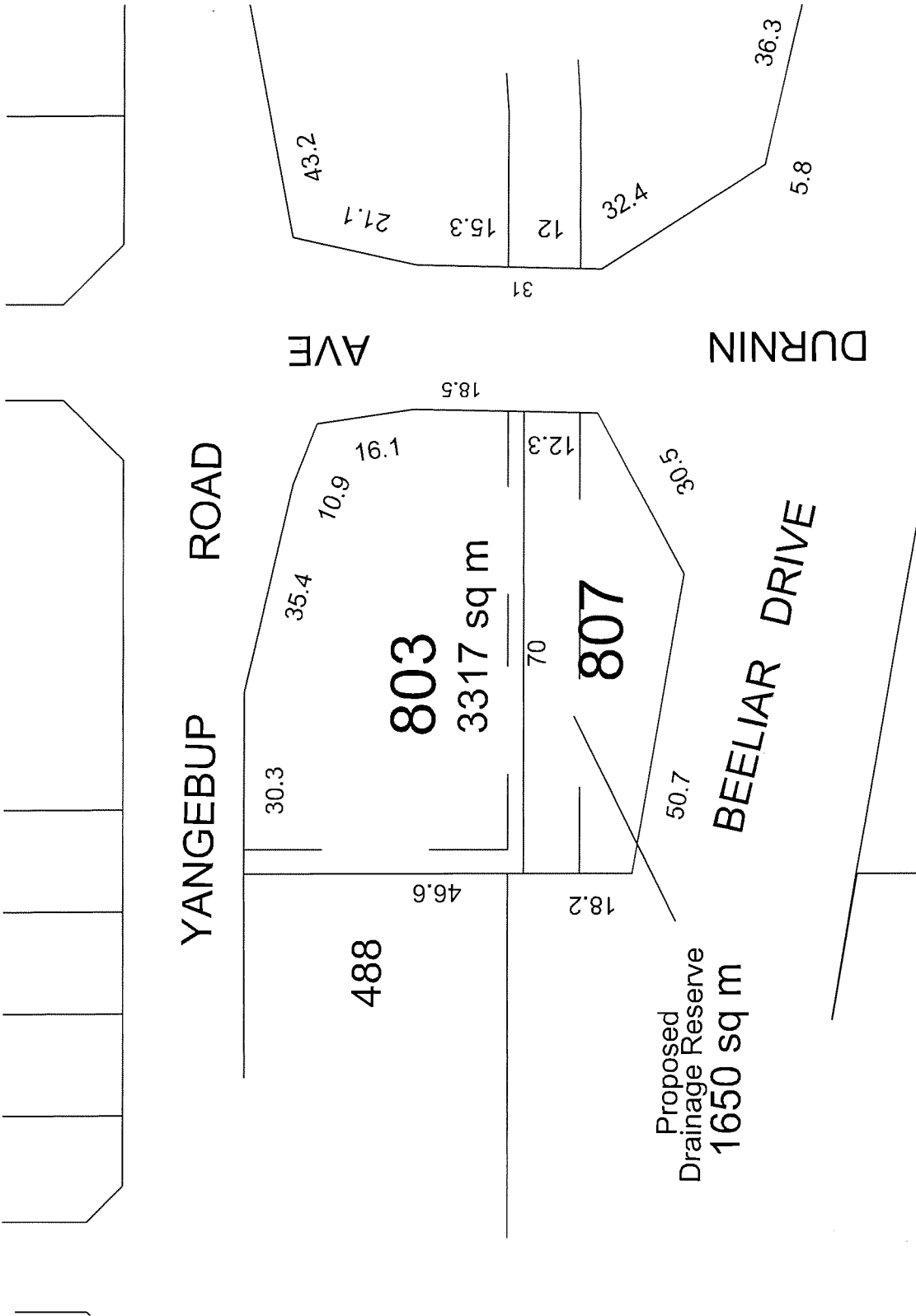
<ul style="list-style-type: none"> - Identify any additional built form guidelines (addressing such things as connectivity between precincts) • Can any improvements be made to: <ul style="list-style-type: none"> - Street interface - Street typologies - Public space 		<ul style="list-style-type: none"> - Consolidated height plan - Urban realm plan (active edges, street trees, nodes etc) - Implementation options
Stage 2 - Preliminary targeted consultation		
As a result of stage 1 undertake any necessary targeted consultation. For example with stakeholders including Phoenix Shopping Centre and land owners where relevant.	September/ October 2015	
Stage 3 – Activity Centre Structure Plan Finalisation		
Complete final sections of Activity centre Structure Plan as per SPP 4.2 requirements (Resource conservation and Implementation plan section)	November 2015	Draft Activity Centre Structure Plan
Consult with all relevant City departments.		
Council consideration of Draft Phoenix Activity Centre Structure Plan	December 2015	OCM report and draft Activity Centre Structure Plan seeking support for advertising.
Advertising		
Advertising of draft Activity centre Strategy – 60 Days.	January-March 2016	
Consideration of submissions and amendments to Draft Strategy	April 2016	
Consideration of final Draft Strategy by Council	May 2016	Final Activity Centre Structure Plan adopted by Council.
WAPC Endorsement	June 2016	Referred to WAPC for endorsement.

Project timing

The total estimated timeline for the Project is 14 months. The preparation of the Activity Centre Structure Plan will be funded through the Strategic Planning budget, with further budgeting required at a later as the Plan is formulated.

Project Governance

The Project will be managed by the Strategic Planning Services section of the City of Cockburn, under the coordination of Donna Di Renzo, Senior Strategic Planner.



Executive Summary

Property Address:	Proposed Lot 803 cnr Yangebup Road and Durnin Avenue, Beelliar.
General Description:	The subject proposed lot comprises a vacant 3,317m ² parcel of land zoned "Development" in accordance with the City of Cockburn's Town Planning Scheme No.3 and "Local Centre" in accordance with Local Structure Plan "Cell 6 – Yangebup".
Purpose of Valuation:	To assess the fair current market value of the proposed lot for disposal purposes.
Valuation:	\$2,200,000
	The value stated above is inclusive of a Goods and Services Tax.
Date of Inspection:	13 March 2015.
Date of Valuation:	13 March 2015.
Senior Valuer:	Wayne Srhoy AAPI, Masters (Property) Certified Practising Valuer Licensed Valuer No. 44175 Western Australia

This Executive Summary is a brief synopsis of the property and our assessment of market value.

It is designed to provide a brief overview and must not be read in isolation, separate from our formal valuation report.

Definition of "Market Value":

The International Valuation Standards Council (and as adopted by the Australian Property Institute) defines market value as:

"The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

Assumptions, Conditions and Limitations:

- o The planning and cadastral details obtained from the Western Australian Planning Commission, Main Roads Western Australia, Landgate and Local Authority websites are current and correct.
- o Adjoining land owners or community groups do not impede or restrain development as foreseen.
- o We are not aware of any notices currently issued against the property and we have made no enquiries in this regard.
- o A visual site inspection has not revealed any obvious asbestos contamination. Nevertheless, we are not experts in the detection or quantification of asbestos problems and accordingly, have not carried out a detailed investigation. Therefore, this valuation is made on the assumption that there are no actual or potential asbestos contamination issues affecting the subject property.

Should a subsequent investigation undertaken by a suitably qualified expert show that the site is contaminated, we reserve the right to amend our valuation.

- o The value and utility of land can be adversely affected by the presence of Aboriginal sacred sites and/or sites of aboriginal heritage significance. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert.

Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the realty is so affected, we reserve the right to review this valuation.

- o The land comprises top-soils, which appear to be relatively free draining however, as no geotechnical investigations have been either undertaken or commissioned, we are unable to report on the underlying nature of the site.
- o This valuation assumes there is no environmental contamination of the property.
- o This valuation assumes there is no encroachment of adjoining buildings onto the subject land.
- o This valuation assumes an unencumbered fee simple title to the property.
- o If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report, they may affect the assessment of value. If any such matters are known or discovered, we should be advised and asked-as to whether they affect our assessment of value.
- o We have assumed that all information supplied in conducting this valuation consists of a full and accurate disclosure of all information that is relevant.
- o It is assumed that no significant event occurs between the date of inspection and the date of valuation that would impact on the value of the subject property.
- o We have not obtained a Property Interest Report in providing our advice. A property-specific report will provide detailed information of property interests not listed on the Certificate of Title that may affect the use and enjoyment of the land.

A report can be obtained from Landgate for a charge of \$54.95 (incl. GST). If a subsequent Property Interest Report reveals any aspects of the property that may impact on its value, we reserve the right to review our assessment.

If there is any variance/contradiction in any of the above assumptions, then we reserve the right to review this valuation accordingly.

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF083451	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	5/02/2015	317,583.00
EF083452	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	5/02/2015	6,430.63
EF083453	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	5/02/2015	11,405.46
EF083454	23250	DEPARTMENT OF PLANNING DAP APPLICATIONS & DAP FEES	5/02/2015	150.00
EF083455	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	5/02/2015	567.62
EF083456	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	2,575.00
EF083457	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	11,158.33
EF083458	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	4,398.96
EF083459	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	2,575.00
EF083460	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	2,575.00
EF083461	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	2,575.00
EF083462	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	2,575.00
EF083463	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	2,575.00
EF083464	25352	LYNDSEY WETTON MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	2,575.00
EF083465	25353	PHILIP EVA MONTHLY COUNCILLOR ALLOWANCE	6/02/2015	2,575.00
EF083466	10032	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD CONTROLLERS AND SIGNS	16/02/2015	11,715.28
EF083467	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	16/02/2015	324,916.00
EF083468	10244	BUILDING & CONST INDUSTRY TRAINING FUND LEVY PAYMENT	16/02/2015	227,089.88
EF083469	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	16/02/2015	258.12
EF083470	10888	LJ CATERERS CATERING SERVICES	16/02/2015	5,068.25
EF083471	10944	MCLEODS LEGAL SERVICES	16/02/2015	11,485.11
EF083472	11399	SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE EXPENSE REIMBURSEMENTS	16/02/2015	196.00
EF083473	11867	KEVIN JOHN ALLEN COUNCILLOR EXPENSE REIMBURSEMENT	16/02/2015	126.54
EF083474	12193	SAGE CONSULTING ENGINEERS P/L CONSULTANCY SERVICES - LIGHTING	16/02/2015	1,650.00
EF083475	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	16/02/2015	14,076.96
EF083476	23579	DAIMLER TRUCKS PERTH PURCHASE OF NEW TRUCK	16/02/2015	398.75
EF083477	23669	WA IVECO PURCHASE OF NEW TRUCKS	16/02/2015	8,576.90
EF083478	25190	GARBOLOGIE MATTRESS RECYCLING	16/02/2015	5,033.60
EF083479	25352	LYNDSEY WETTON MILEAGE CLAIM REIMBURSEMENT	16/02/2015	383.47

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EF083480	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	16/02/2015	567.62
EF083481	26357	DESIGNFARM (AUST) PTY LTD FURNITURE	16/02/2015	16,500.00
EF083482	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	16/02/2015	3,402.90
EF083483	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	16/02/2015	1,264.60
EF083484	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	16/02/2015	698.40
EF083485	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	16/02/2015	338,108.08
EF083486	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	16/02/2015	1,086.80
EF083487	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	16/02/2015	52.80
EF083488	11860	45S CLUB PAYROLL DEDUCTIONS	16/02/2015	48.00
EF083489	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	16/02/2015	409.96
EF083490	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/02/2015	508.22
EF083491	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	16/02/2015	4,684.58
EF083492	18718	FIRST STATE SUPER PAYROLL DEDUCTIONS	16/02/2015	1,129.58
EF083493	19010	SUMMIT PERSONAL SUPER PLAN PASQUALE CARRELLO PAYROLL DEDUCTIONS	16/02/2015	548.17
EF083494	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	16/02/2015	291.09
EF083495	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	16/02/2015	2,690.30
EF083496	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	16/02/2015	389.38
EF083497	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	16/02/2015	20,723.92
EF083498	20056	CBUS PAYROLL DEDUCTIONS	16/02/2015	2,040.31
EF083499	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/02/2015	2,972.40
EF083500	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	16/02/2015	902.88
EF083501	20406	HOSTPLUS SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/02/2015	949.66
EF083502	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	16/02/2015	96.48
EF083503	21921	MAURICIO FAMILY PAYROLL DEDUCTIONS	16/02/2015	1,947.14
EF083504	22067	STEPHENS SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/02/2015	705.36
EF083505	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	16/02/2015	1,313.20
EF083506	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	16/02/2015	620.36
EF083507	24620	E & B PINTO SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/02/2015	1,165.36
EF083508	24642	TWUSUPER PAYROLL DEDUCTIONS	16/02/2015	1,366.25

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EF083509	24813	KINETIC SUPER PAYROLL DEDUCTIONS	16/02/2015	382.61
EF083510	25043	COLONIAL FIRST STATE - KERRY MARGARET ROBERTS PAYROLL DEDUCTIONS	16/02/2015	176.88
EF083511	25051	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND) RO PAYROLL DEDUCTIONS	16/02/2015	1,242.22
EF083512	25495	ONEPATH CUSTODI PAYROLL DEDUCTIONS	16/02/2015	487.02
EF083513	25538	NORTH PERSONAL SUPERANNUATION PLAN PAYROLL DEDUCTIONS	16/02/2015	245.81
EF083514	25590	FIRST CHOICE WHOLESALE PERSONAL SUPER - MATHEV PAYROLL DEDUCTIONS	16/02/2015	745.84
EF083515	25649	COMMONWEALTH BANK GROUP SUPER PAYROLL DEDUCTIONS	16/02/2015	440.16
EF083516	25950	BT LIFETIME SUPER - EMPLOYER PLAN PAYROLL DEDUCTIONS	16/02/2015	595.68
EF083517	25956	COLONIAL FIRST STATE - KHRISTINE ANNE RYAN PAYROLL DEDUCTIONS	16/02/2015	42.49
EF083518	25963	ONEPATH SUPER - RACHEL PLEASANT PAYROLL DEDUCTIONS	16/02/2015	611.34
EF083519	26071	NORTH PERSONAL SUPERANNUATION PLAN SUPERANNUATION FUND	16/02/2015	198.68
EF083520	26089	ESSENTIAL SUPPERANNUATION FUND SUPPERANNUATION	16/02/2015	1,218.96
EF083521	26144	COLONIAL FIRST STATE - GLENN PETHICK PAYROLL DEDUCTIONS	16/02/2015	625.20
EF083522	26145	CHRISTIAN SUPER - REBECCA KESHWAR PAYROLL DEDUCTIONS	16/02/2015	267.55
EF083523	26154	AMP FLEXIBLE LIFETIME SUPER RAYMOND DOREY PAYROLL DEDUCTIONS	16/02/2015	253.08
EF083524	26161	THE TRUSTEE FOR ELDER CLAN SUPERANNUATION FUNI SUPERANNUATION FUND	16/02/2015	518.12
EF083525	26311	SUNSUPER PTY LTD PAYROLL DEDUCTIONS	16/02/2015	563.33
EF083526	26373	ONE PATH MASTERFUND - ERIN MAE RUKMINI KERSHAW PAYROLL DEDUCTIONS	16/02/2015	392.16
EF083527	26374	IOOF SUPERANNUATION FUND - IOOF SUPERANNUATION PAYROLL DEDUCTIONS	16/02/2015	345.41
EF083528	26380	TRUSTEE FOR THE RICHARDS SUPER FUND PAYROLL DEDUCTIONS	16/02/2015	369.13
EF083529	26405	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND) RU PAYROLL DEDUCTIONS	16/02/2015	246.75
EF083530	10009	AAA PRODUCTION SERVICES AUDIO EQUIPMENT HIRE	27/02/2015	47,244.66
EF083531	10032	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD CONTROLLERS AND SIGNS	27/02/2015	3,503.78
EF083532	10035	ADVENTURE WORLD WA PTY LTD ENTERTAINMENT SERVICES	27/02/2015	1,125.00
EF083533	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	27/02/2015	2,089.56
EF083534	10082	ARMANDOS SPORTS SPORTING GOODS	27/02/2015	2,405.54
EF083535	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	27/02/2015	2,925.09
EF083536	10118	AUSTRALIA POST POSTAGE CHARGES	27/02/2015	17,581.35
EF083537	10160	DORMA AUSTRALIA PTY LTD AUTOMATIC DOOR SERVICES	27/02/2015	19,157.94

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EF083538	10207	BOC GASES GAS SUPPLIES	27/02/2015	1,741.45
EF083539	10212	BOSS BOLLARDS SECURITY PRODUCTS	27/02/2015	188.10
EF083540	10219	BOUSFIELDS MENSWEAR CLOTHING SUPPLIES	27/02/2015	611.00
EF083541	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	27/02/2015	12,461.38
EF083542	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	27/02/2015	39,061.87
EF083543	10239	BUDGET RENT A CAR - PERTH MOTOR VEHICLE HIRE	27/02/2015	462.23
EF083544	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	27/02/2015	2,321.26
EF083545	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	27/02/2015	458.95
EF083546	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	27/02/2015	836.35
EF083547	10292	CHADSON ENGINEERING PTY LTD MEDICAL SUPPLIES	27/02/2015	161.17
EF083548	10333	CJD EQUIPMENT PTY LTD HARDWARE SUPPLIES	27/02/2015	13,690.13
EF083549	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	27/02/2015	4,495.92
EF083550	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	27/02/2015	4,197.23
EF083551	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	27/02/2015	2,340.00
EF083552	10351	COCKBURN BMX STADIUM SPORTING EQUIPT GRANT/REGISTRATION FEES	27/02/2015	150.00
EF083553	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	27/02/2015	2,365.00
EF083554	10360	COCKBURN PARTY HIRE OF PARTY EQUIPMENT	27/02/2015	3,458.10
EF083555	10371	COLIN LOCKLEY TRANSPORT SERVICES	27/02/2015	4,455.00
EF083556	10375	VEOLIA ENVIRONMENTAL SERVICES WASTE SERVICES	27/02/2015	8,132.34
EF083557	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	27/02/2015	14,147.65
EF083558	10394	CD'S CONFECTIONERY WHOLESALERS CONFECTIONERY	27/02/2015	1,973.83
EF083559	10460	DAVID WILLS & ASSOCIATES CONSULTANCY SERVICES	27/02/2015	5,500.00
EF083560	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	27/02/2015	7,499.80
EF083561	10512	DOMUS NURSERY VARIOUS PLANTS	27/02/2015	2,122.40
EF083562	10526	E & MJ ROSHER PTY LTD MOWER PARTS	27/02/2015	7,473.50
EF083563	10550	EMERALD PEST CONTROL PEST CONTROL SERVICES	27/02/2015	770.00
EF083564	10573	FAIRBRIDGE WESTERN AUSTRALIA INC OUTDOOR RECREATION SERVICES	27/02/2015	693.00
EF083565	10580	FC COURIERS COURIER SERVICES	27/02/2015	2,551.72
EF083566	10603	FLOORING SOLUTIONS FLOOR COVERINGS	27/02/2015	22,154.00

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EF083567	10608	FORESHORE REHABILITATION & LANDSCAPING FENCING/LANDSCAPING SERVICES	27/02/2015	935.00
EF083568	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	27/02/2015	22,525.74
EF083569	10641	GALVINS PLUMBING SUPPLIES PLUMBING SERVICES	27/02/2015	8,157.87
EF083570	10648	GEOFABRICS AUSTRALASIA PTY LTD GEOSYNTHETIC PRODUCTS	27/02/2015	10,477.50
EF083571	10655	GHD PTY LTD CONSULTANCY SERVICES	27/02/2015	32,497.87
EF083572	10683	GRONBEK SECURITY LOCKSMITH SERVICES	27/02/2015	1,238.70
EF083573	10708	HEAVY AUTOMATICS PTY LTD EQUIPMENT MAINTENANCE SERVICES	27/02/2015	1,478.40
EF083574	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	27/02/2015	418.00
EF083575	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	27/02/2015	514.80
EF083576	10726	HOLTON CONNOR ARCHITECTS & PLANNERS ARCHITECTURAL SERVICES	27/02/2015	8,800.00
EF083577	10743	ICON-SEPTECH PTY LTD DRAINAGE PRODUCTS	27/02/2015	7,678.59
EF083578	10767	INST OF PUBLIC WORKS ENG AUST - NSW TRAINING SERVICES	27/02/2015	5,005.00
EF083579	10768	INST OF PUBLIC WORKS ENG AUST - WA MEMBERSHIP FEES	27/02/2015	550.00
EF083580	10771	INTERLEC PTY LTD ELECTRICAL SERVICES	27/02/2015	1,912.72
EF083581	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	27/02/2015	17,578.45
EF083582	10781	JANDAKOT EARTHMOVING & RURAL CONTRACTORS FIREBREAK CONSTRUCTION	27/02/2015	3,026.98
EF083583	10783	JANDAKOT METAL INDUSTRIES METAL SUPPLIES	27/02/2015	79.20
EF083584	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	27/02/2015	2,009.85
EF083585	10792	JASOL AUSTRALIA CLEANING PRODUCTS	27/02/2015	756.18
EF083586	10794	JASON SIGNMAKERS SIGNS	27/02/2015	31,421.50
EF083587	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	27/02/2015	1,528.64
EF083588	10836	KERB DOCTOR CONCRETE KERBING - SUPPLY & LAYING	27/02/2015	15,151.95
EF083589	10859	LAKELAND SENIOR HIGH SCHOOL ELECTRICAL CONSUMPTION REIMBURSEMENT	27/02/2015	10,795.00
EF083590	10862	LAKESIDE MOWERS AND MOTORCYCLES REPAIRS/MAINTENANCE SERVICES	27/02/2015	86.00
EF083591	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	27/02/2015	1,078.54
EF083592	10884	WSP BUILDINGS PTY LTD CONSULTANCY SERVICES	27/02/2015	5,500.00
EF083593	10888	LJ CATERERS CATERING SERVICES	27/02/2015	2,006.40
EF083594	10892	LOCAL GOVT MANAGERS AUSTRALIA SUBSCRIPTION	27/02/2015	3,630.00
EF083595	10913	BUCHER MUNICIPAL PTY LTD PURCHASE OF NEW PLANT / REPAIR SERVICES	27/02/2015	379,037.02

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EF083596	10923	MAJOR MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	27/02/2015	1,641.67
EF083597	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	27/02/2015	1,375.00
EF083598	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	27/02/2015	1,232.99
EF083599	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	27/02/2015	2,200.00
EF083600	10944	MCLEODS LEGAL SERVICES	27/02/2015	4,527.35
EF083601	10950	MELVILLE MITSUBISHI MOTOR VEHICLES & PARTS	27/02/2015	102.00
EF083602	10960	METRO FILTERS FILTER SUPPLIES	27/02/2015	22.50
EF083603	10981	MOBILE MASTERS COMMUNICATIONS EQUIPMENT/SERVICES	27/02/2015	1,081.30
EF083604	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	27/02/2015	915.81
EF083605	11004	MURDOCH UNIVERSITY OFFICE OF FINANCE, PLANNING & ANALYSING SERVICES	27/02/2015	1,056.00
EF083606	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	27/02/2015	1,000.50
EF083607	11028	NEVERFAIL SPRINGWATER LTD BOTTLED WATER SUPPLIES	27/02/2015	1,169.25
EF083608	11036	NORTHLAKE ELECTRICAL ELECTRICAL SERVICES	27/02/2015	16,298.84
EF083609	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	27/02/2015	395.00
EF083610	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	27/02/2015	713.67
EF083611	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	27/02/2015	11,605.00
EF083612	11112	PERTH AIRPORT MUNICIPALITIES GROUP MEMBERSHIP RENEWAL	27/02/2015	500.00
EF083613	11132	PERTH ZOO ENTERTAINMENT SERVICES	27/02/2015	114.75
EF083614	11136	DONEGAN ENTERPRISES FENCING REPAIRS/MAINTENANCE	27/02/2015	3,740.00
EF083615	11155	PK PRINT PTY LTD PRINTING SERVICES	27/02/2015	3,625.16
EF083616	11178	ERIK POSTMUS CONSULTANCY SERVICES - QUANTITY SURVEY	27/02/2015	880.00
EF083617	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	27/02/2015	1,407.78
EF083618	11205	QUALITY TRAFFIC MANAGEMENT PTY LTD TRAFFIC CONTROL SERVICES	27/02/2015	63,370.34
EF083619	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	27/02/2015	10,759.16
EF083620	11231	REDOX CHEMICALS PTY LTD CHEMICALS	27/02/2015	275.00
EF083621	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	27/02/2015	20,331.30
EF083622	11240	INITIAL HYGIENE RENTOKIL INITIAL PRT LTD SANITARY SERVICES	27/02/2015	516.53
EF083623	11243	REPCO AUTO PARTS AUTO SUPPLIES	27/02/2015	109.40
EF083624	11261	ROCKFACE INDOOR ROCK CLIMBING GYM ENTERTAINMENT ENTRY FEES	27/02/2015	310.00

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EF083625	11264	ROCLA PIPELINE PRODUCTS CONCRETE LINER SUPPLIES	27/02/2015	113,156.00
EF083626	11284	ROYAL LIFE SAVING SOCIETY AUSTRALIA TRAINING SERVICES	27/02/2015	450.00
EF083627	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	27/02/2015	2,018.00
EF083628	11308	SBA SUPPLIES HARDWARE SUPPLIES	27/02/2015	4,490.96
EF083629	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	27/02/2015	345.00
EF083630	11328	SHACKS HOLDEN VEHICLE PURCHASES	27/02/2015	88.00
EF083631	11332	SHEET METAL FABRICATORS SPEARWOOD METAL FABRICATION	27/02/2015	231.00
EF083632	11337	SHERIDANS FOR BADGES NAME BADGES & ENGRAVING	27/02/2015	236.26
EF083633	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	27/02/2015	1,244.93
EF083634	11373	SKIPPER TRUCK PARTS SPARE PARTS & MAINTENANCE SERVICES	27/02/2015	1,881.68
EF083635	11387	BIBRA LAKE SOILS SOIL & LIMESTONE SUPPLIES	27/02/2015	2,447.20
EF083636	11404	SOUTH LAKE DOLPHINS SWIMMING CLUB SWIMMING REGISTRATION / GRANT	27/02/2015	600.00
EF083637	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	27/02/2015	714,156.95
EF083638	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	27/02/2015	1,196.71
EF083639	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	27/02/2015	343.00
EF083640	11469	SPORTS TURF TECHNOLOGY TURF CONSULTANCY SERVICES	27/02/2015	7,298.50
EF083641	11470	SPORTSWORLD OF WA SPORT SUPPLIES	27/02/2015	1,531.20
EF083642	11483	ST JOHN AMBULANCE AUST WA OPERATIONS FIRST AID COURSES	27/02/2015	880.08
EF083643	11511	STATEWIDE BEARINGS BEARING SUPPLIES	27/02/2015	125.09
EF083644	11531	SUNNY INDUSTRIAL BRUSHWARE PTY LTD BRUSH/ROAD BROOM SUPPLIES	27/02/2015	566.50
EF083645	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	27/02/2015	14,212.50
EF083646	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	27/02/2015	87,424.70
EF083647	11613	TIMEZONE AVEL PTY LTD ENTERTAINMENT SERVICES	27/02/2015	464.00
EF083648	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	27/02/2015	20,705.41
EF083649	11635	TOWN OF KWINANA CONTRIBUTION TO LSL & ADVERTISING	27/02/2015	272.60
EF083650	11642	TRAILER PARTS PTY LTD TRAILER PARTS	27/02/2015	123.10
EF083651	11651	TREE WATERING SERVICES TREE WATERING SERVICES	27/02/2015	55,840.00
EF083652	11652	TRENCHBUSTERS HIRING SERVICES	27/02/2015	712.80
EF083653	11655	TRISLEYS HYDRAULIC SERVICES PTY LTD POOL EQUIPMENT/REPAIRS	27/02/2015	781.00

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EF083654	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	27/02/2015	1,752.93
EF083655	11667	TURFMASTER FACILITY MANAGEMENT TURFING SERVICES	27/02/2015	71,081.75
EF083656	11669	TYCO SERVICES FIRE ALARM SYSTEM REPAIRS	27/02/2015	1,018.05
EF083657	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	27/02/2015	1,267.40
EF083658	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	27/02/2015	2,625.70
EF083659	11701	VIBRA INDUSTRIA FILTER SUPPLIES	27/02/2015	1,896.40
EF083660	11708	VITAL PACKAGING PTY LTD PACKAGING SUPPLIES	27/02/2015	4,242.70
EF083661	11715	WA BLUOMETAL ROADBASE SUPPLIES	27/02/2015	52,486.42
EF083662	11722	WA HINO SALES & SERVICE REPAIRS/MAINTENANCE SERVICES	27/02/2015	4,813.06
EF083663	11726	WA LIMESTONE LIMESTONE SUPPLIES	27/02/2015	85,985.18
EF083664	11738	WA RANGERS ASSOCIATION INC CONFERENCES/SEMINARS	27/02/2015	84.00
EF083665	11787	DEPT OF TRANSPORT WA GOVT DEPARTMENT	27/02/2015	828.75
EF083666	11789	WALGA ADVERTISING/TRAINING SERVICES	27/02/2015	1,882.49
EF083667	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	27/02/2015	5,398.43
EF083668	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	27/02/2015	2,672.75
EF083669	11835	WURTH AUSTRALIA PTY LTD HARDWARE SUPPLIES	27/02/2015	1,328.76
EF083670	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	27/02/2015	28,798.78
EF083671	11974	GREENWASTE SERVICES MULCHING/SHREDDING SERVICES	27/02/2015	4,585.00
EF083672	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	27/02/2015	700.90
EF083673	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	27/02/2015	19,437.00
EF083674	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS EXCAVATING/EARTHMOVING EQUIPMENT	27/02/2015	3,246.54
EF083675	12079	CHARTER PLUMBING & GAS PLUMBING SERVICES	27/02/2015	1,614.80
EF083676	12101	THE GREAT ESCAPE ENTRY FEES	27/02/2015	914.30
EF083677	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	27/02/2015	4,974.02
EF083678	12173	CHALLENGE CHEMICALS AUSTRALIA CHEMICAL SUPPLIES	27/02/2015	203.61
EF083679	12394	MP ROGERS & ASSOCIATES PTY LTD CONSULTANCY SERVICES - MARINE	27/02/2015	1,363.12
EF083680	12415	FACE PAINTING FUN AND GAMES ENTERTAINMENT SERVICES	27/02/2015	1,520.00
EF083681	12542	SEALIN GARLETT CEREMONIAL SERVICES	27/02/2015	1,000.00
EF083682	12560	AUSTSWIM LTD TRAINING SERVICES	27/02/2015	270.00

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EF083683	12561	CATEK EQUIPMENT REPAIRS REPAIRS/MAINTENANCE SERVICES	27/02/2015	235.63
EF083684	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	27/02/2015	6,805.00
EF083685	12621	SETON AUSTRALIA SIGN SUPPLIES	27/02/2015	247.06
EF083686	12647	THE PERTH MINT SHOP GOLDCORP AUSTRALIA CITIZENSHIP COINS	27/02/2015	2,493.21
EF083687	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	27/02/2015	400.00
EF083688	12672	NORMAN DISNEY & YOUNG CONSULTANCY SERVICES	27/02/2015	32,903.75
EF083689	12687	ACE ROOFING (WA) PTY LTD ROOFING SERVICES	27/02/2015	20,982.50
EF083690	12693	RIVERGODS KAYAK ADVENTURES OUTDOOR ACTIVITIES - RAFTING	27/02/2015	1,430.00
EF083691	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	27/02/2015	2,596.82
EF083692	12883	CONSERVATION VOLUNTEERS AUSTRALIA ENVIRONMENTAL SERVICES	27/02/2015	1,650.00
EF083693	13000	BORAL ASPHALT WA SUPPLY OF ASPHALT	27/02/2015	828.85
EF083694	13102	MICHAEL PAGE INTERNATIONAL EMPLOYMENT SERVICES	27/02/2015	9,311.47
EF083695	13325	MARTINS ENVIRONMENTAL SERVICES WEED SPRAYING SERVICES	27/02/2015	5,357.00
EF083696	13340	FACE PAINTER EXTRAORDINAIRE ENTERTAINMENT SERVICES	27/02/2015	198.00
EF083697	13344	INCREDIBLE CREATURES MOBILE ANIMAL FARM ENTERTAINMENT SERVICES	27/02/2015	750.00
EF083698	13409	KLEENIT CLEANING SERVICES	27/02/2015	21,200.00
EF083699	13462	ATI-MIRAGE PTY LTD TRAINING SERVICES	27/02/2015	598.00
EF083700	13563	GREEN SKILLS INC ECOJOBS ENVIRONMENTAL PERSONNEL EMPLOYMENT SERVICES	27/02/2015	10,434.05
EF083701	13619	YMCA OF PERTH YOUTH & FAMILY SERVICES	27/02/2015	300.00
EF083702	13764	DIMENSION DATA LEARNING SOLUTIONS COMPUTER SOFTWARE	27/02/2015	2,860.00
EF083703	13767	ELLIOTTS IRRIGATION PTY LTD IRRIGATION SERVICES	27/02/2015	1,838.10
EF083704	13779	PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES	27/02/2015	29,892.50
EF083705	13825	JACKSON MCDONALD LEGAL SERVICES	27/02/2015	24,858.06
EF083706	13832	INSIGHT CALL CENTRE SERVICES COMMUNICATION SERVICES	27/02/2015	5,673.38
EF083707	13860	KRS CONTRACTING VERGE COLLECTION SERVICES	27/02/2015	1,777.60
EF083708	13873	COCKBURN SES TRAFFIC MANAGEMENT SERVICES	27/02/2015	2,300.00
EF083709	14111	POLYTECHNIC WEST EDUCATIONAL SERVICES	27/02/2015	478.20
EF083710	14258	WARP GROUP PTY LTD ROAD CONSTRUCTION MATERIALS	27/02/2015	2,465.66
EF083711	14350	BAILEYS FERTILISERS FERTILISER SUPPLIES	27/02/2015	477.40

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EF083712	14459	BIDVEST (WA) FOOD/CATERING SUPPLIES	27/02/2015	1,064.82
EF083713	14631	WASTE GAS RESOURCES PTY LTD POWER GENERATION	27/02/2015	2,434.92
EF083714	14632	UHY HAINES NORTON ACCOUNTANCY SERVICES/PRODUCTS	27/02/2015	880.00
EF083715	14667	APPEALING SIGNS SIGNS	27/02/2015	2,720.34
EF083716	14821	TRAFFIC SAFETY CONSULTANTS ROAD SAFETY CONSULTANCY SERVICES	27/02/2015	2,970.00
EF083717	15072	DRUM PRINT & PUBLICATIONS PRINTING SERVICES	27/02/2015	469.70
EF083718	15193	PRO TRAMP AUSTRALIA ENTERTAINMENT SERVICES	27/02/2015	2,350.00
EF083719	15224	GILBARCO EQUIPMENT REPAIRS	27/02/2015	372.83
EF083720	15273	KEWDALE CAD & DRAFTING SUPPLIES P/L PAPER & DRAWING SUPPLIES	27/02/2015	558.80
EF083721	15283	LASER CORPS WA AMUSEMENT PARK/CENTRE	27/02/2015	990.00
EF083722	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	27/02/2015	420.38
EF083723	15455	PHOENIX PARK LITTLE ATHLETICS CLUB SPORTS FEES	27/02/2015	400.00
EF083724	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	27/02/2015	195.38
EF083725	15678	A2Z PEST CONTROL PEST CONTROL	27/02/2015	1,562.00
EF083726	15914	T-QUIP MOWING EQUIPMENT	27/02/2015	630.05
EF083727	16058	SHOP-A-DOCKET PTY LTD ADVERTISING SERVICES	27/02/2015	1,628.00
EF083728	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	27/02/2015	18,126.22
EF083729	16291	WA PROFILING ROAD PROFILING SERVICES	27/02/2015	40,607.98
EF083730	16396	MAYDAY EARTHMOVING ROAD CONSTRUCTION MACHINE HIRE	27/02/2015	91,749.94
EF083731	16403	ROBINSON BUILDTECH BUILDING SERVICES - ALTERATIONS	27/02/2015	5,589.65
EF083732	16704	ACCIDENTAL FIRST AID SUPPLIES MEDICAL SUPPLIES	27/02/2015	1,358.20
EF083733	16882	RANGE FORD MOTOR VEHICLES	27/02/2015	27,552.64
EF083734	16985	WA PREMIX CONCRETE SUPPLIES	27/02/2015	43,382.68
EF083735	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	27/02/2015	280.00
EF083736	17036	SERVICES INC PTY LTD CONSTRUCTION SERVICES - SKATEPARKS	27/02/2015	142,388.68
EF083737	17097	VALUE TISSUE PAPER PRODUCTS	27/02/2015	515.90
EF083738	17178	THE CLEAN UP COMPANY WASTE DISPOSAL SERVICES	27/02/2015	6,520.50
EF083739	17362	JOHN EARLEY TRAINING	27/02/2015	250.00
EF083740	17373	GREEN & GOLD HIAB SERVICE LIFTING SERVICES	27/02/2015	762.30

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EF083741	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	27/02/2015	2,077.23
EF083742	17587	WEST COAST SHADE SHADE STRUCTURES	27/02/2015	24,508.00
EF083743	17608	NU-TRAC RURAL CONTRACTING BEACH CLEANING/FIREBREAK CONSTRUCTION	27/02/2015	13,379.62
EF083744	17798	WESTERN DIAGNOSTIC PATHOLOGY ANALYTICAL SERVICES	27/02/2015	528.39
EF083745	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	27/02/2015	1,573.00
EF083746	17922	KENNARDS HIRE PTY LTD - FREMANTLE EQUIPMENT HIRE	27/02/2015	2,790.55
EF083747	17925	COCKBURN CITY TEEBALL & BASEBALL CLUB REGISTRATIONS	27/02/2015	1,100.00
EF083748	17942	MRS MAC'S FOOD SUPPLIES	27/02/2015	573.29
EF083749	18017	INSTANT PRODUCTS GROUP HIRE OF PORTABLE TOILETS	27/02/2015	2,632.30
EF083750	18038	COCKBURN NETBALL CLUB REGISTRATION FEES	27/02/2015	1,200.00
EF083751	18114	BOLLIG DESIGN GROUP P/L ARCHITECTURAL SERVICES	27/02/2015	6,946.50
EF083752	18203	NATSYNC ENVIRONMENTAL PEST CONTROL	27/02/2015	1,790.00
EF083753	18217	METROPOLITAN OMNIBUS COMPANY BUS HIRE	27/02/2015	440.00
EF083754	18249	LASSO MEDIA ADVERTISING	27/02/2015	363.00
EF083755	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	27/02/2015	37.93
EF083756	18373	ROCKINGHAM NISSAN PURCHASE OF NEW VEHICLE	27/02/2015	33,090.25
EF083757	18436	JCS PLUMBING SERVICES PLUMBING SERVICES	27/02/2015	253.35
EF083758	18496	LAKESIDE JUNIOR BASKETBALL CLUB SPORTING ORGANISATION	27/02/2015	1,600.00
EF083759	18508	JOHN TURNER BRICK LAYING SERVICES	27/02/2015	13,825.00
EF083760	18533	FRIENDS OF THE COMMUNITY INC. DONATION	27/02/2015	6,486.00
EF083761	18613	ECO-HIRE EQUIPMENT HIRE	27/02/2015	11,933.33
EF083762	18625	PEDERSENS HIRE & STRUCTURES PTY LTD FUNCTION EQUIPMENT HIRE	27/02/2015	1,503.60
EF083763	18628	UNILEVER AUSTRALIA LTD BEVERAGES	27/02/2015	555.53
EF083764	18639	HAMILTON HILL DELIVERY ROUND NEWSPAPER DELIVERY SERVICE	27/02/2015	102.10
EF083765	18734	P & R EDWARDS ENTERTAINMENT SERVICES	27/02/2015	550.00
EF083766	18799	DOWN TO EARTH TRAINING & ASSESSING TRAINING SERVICES	27/02/2015	770.00
EF083767	18801	FREMANTLE BIN HIRE BIN HIRE - SKIP BINS	27/02/2015	1,100.00
EF083768	18962	SEALANES (1985) P/L CATERING SUPPLIES	27/02/2015	2,564.43
EF083769	19107	FOREVER SHINING MONUMENT	27/02/2015	53,922.00

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EF083770	19306	ZIP HEATERS (AUST) PTY LTD HEATERS	27/02/2015	154.00
EF083771	19436	WHITCHURCH REFRIGERATION & AIRCONDITIONING AIR CONDITIONING SERVICES	27/02/2015	4,478.45
EF083772	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	27/02/2015	1,200.00
EF083773	19533	WOOLWORTHS LTD GROCERIES	27/02/2015	2,015.70
EF083774	19541	TURF CARE WA PTY LTD TURF SERVICES	27/02/2015	6,468.00
EF083775	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	27/02/2015	4,179.00
EF083776	19546	THE BIG PICTURE FACTORY PRINTING SERVICES	27/02/2015	897.90
EF083777	19623	ERGOLINK OFFICE FURNITURE	27/02/2015	2,189.60
EF083778	19652	TMS SERVICES TAPPS MOBILE SECURITY SECURITY SERVICES	27/02/2015	8,486.75
EF083779	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	27/02/2015	1,786.40
EF083780	19718	SIFTING SANDS CLEANING SERVICES - SAND	27/02/2015	716.76
EF083781	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	27/02/2015	2,934.75
EF083782	19885	SAFEGUARD INDUSTRIES SECURITY SCREENS/DOORS	27/02/2015	340.00
EF083783	19916	THE FUNK FACTORY KP ALLEN & JB MURPHY ENTERTAINMENT SERVICES	27/02/2015	1,100.00
EF083784	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	27/02/2015	28,158.56
EF083785	20068	CLARITY COMMUNICATIONS PUBLIC RELATIONS CONSULTANCY SERVICES	27/02/2015	275.00
EF083786	20075	CHAMPION MUSIC ENTERTAINMENT	27/02/2015	4,400.00
EF083787	20146	DATA#3 LIMITED CONTRACT IT PERSONNEL & SOFTWARE	27/02/2015	17,280.38
EF083788	20215	POWERVAC CLEANING EQUIPMENT	27/02/2015	548.70
EF083789	20427	ENVIRONMENT HOUSE INC ENVIRONMENT HOUSE	27/02/2015	3,678.40
EF083790	20457	IAN PERCY NARRATIVE THERAPY	27/02/2015	187.00
EF083791	20549	A1 CARPET, TILE & GROUT CLEANING CLEANING SERVICES - TILES/CARPET	27/02/2015	3,327.50
EF083792	20631	ID CONSULTING PTY LTD CONSULTANCY SERVICES	27/02/2015	5,239.30
EF083793	20833	BOOMERS PLUMBING & GAS PLUMBING SERVICES	27/02/2015	1,947.00
EF083794	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	27/02/2015	1,219.32
EF083795	20941	PRESTIGE CATERING CATERING SERVICES	27/02/2015	20,301.00
EF083796	21005	BRAIN TEASERS OZ PTY LTD EDUCATIONAL PRODUCTS	27/02/2015	66.00
EF083797	21010	REDMAN SOLUTIONS PTY LTD COMPUTER SOFTWARE	27/02/2015	2,269.70
EF083798	21120	SHOREWATER MARINE PTY LTD MARINE CONSTRUCTION SERVICES	27/02/2015	11,840.40

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EF083799	21126	ULVERSCROFT LARGE PRINT (AUST.) P/L BOOKS	27/02/2015	18.15
EF083800	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	27/02/2015	720.00
EF083801	21236	SANDCARDS ENTERTAINMENT SERVICES	27/02/2015	890.00
EF083802	21363	TENDERLINK.COM PTY LTD COMPUTER SOFTWARE	27/02/2015	550.00
EF083803	21371	LD TOTAL SANPOINT PTY LTD LANDSCAPING WORKS/SERVICES	27/02/2015	33,398.26
EF083804	21401	MILKY MONSTER CATERING SERVICES	27/02/2015	3,500.00
EF083805	21469	JOHN HUGHES VOLKSWAGON PURCHASE OF NEW VEHICLE	27/02/2015	12,608.40
EF083806	21627	MANHEIM PTY LTD IMPOUNDED VEHICLES	27/02/2015	4,369.20
EF083807	21665	MMJ REAL ESTATE (WA) PTY LTD CONSULTANCY SERVICES - PROPERTY	27/02/2015	20,192.41
EF083808	21697	ICT EXPRESS PTY LTD CONSULTANCY SERVICES - IT	27/02/2015	539.00
EF083809	21739	EXCEL TRAFFIC D TRAFFIC SURVEYING SERVICES	27/02/2015	1,590.60
EF083810	21750	GIANT AUTOS (1997) PTY LTD PURCHASE OF NEW VEHICLE	27/02/2015	27,879.00
EF083811	21778	HILTON SQUASH AND FITNESS SPORTING SERVICES	27/02/2015	200.00
EF083812	21879	SPOTLESS SERVIC CLEANING SERVICES	27/02/2015	281,852.68
EF083813	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	27/02/2015	1,455.41
EF083814	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	27/02/2015	370.48
EF083815	22012	ELEGANT GLOVES EVENTS AND SERVICES CATERING SERVICES	27/02/2015	2,310.00
EF083816	22133	AIR BORN AMUSEMENTS AMUSEMENT SERVICES	27/02/2015	1,184.00
EF083817	22182	KALAMUNDA FENCING & GATEMAKERS FENCING SERVICES	27/02/2015	7,118.10
EF083818	22192	VANESSA PAGET B EDUCATION/ENTERTAINMENT	27/02/2015	363.00
EF083819	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	27/02/2015	178,626.69
EF083820	22307	CREATIVE SPACES GRAPHIC DESIGN	27/02/2015	538.59
EF083821	22337	SEGAFREDO ZANETTI AUSTRALIA PTY LTD COFFEE & COFFEE MACHINES	27/02/2015	408.50
EF083822	22343	COMMUNITYWEST INCORPORATED TRAINING SERVICES	27/02/2015	115.50
EF083823	22348	MAL ATWELL LEISURE GROUP AMUSEMENT, ENTERTAINMENT	27/02/2015	440.00
EF083824	22379	GREG ORGLES ENTERTAINMENT SERVICES	27/02/2015	1,200.00
EF083825	22388	CARRINGTON'S TRAFFIC SERVICES TRAFFIC MANAGEMENT SERVICES	27/02/2015	607.48
EF083826	22448	CAKES WEST PTY LTD CATERING	27/02/2015	243.65
EF083827	22511	JOHNNY'S TILING TILING SERVICES	27/02/2015	800.00

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EF083828	22541	SURFING WESTERN AUSTRALIA INC. TRAINING SERVICES - SURFING	27/02/2015	575.00
EF083829	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	27/02/2015	1,816.95
EF083830	22569	SONIC HEALTH PLUS PTY LTD MEDICAL SERVICES	27/02/2015	2,634.50
EF083831	22575	HELIWEST HELICOPTER SERVICES	27/02/2015	2,634.50
EF083832	22623	LANDMARK PRODUC LANDSCAPE INFRASTRUCTURE	27/02/2015	4,988.23
EF083833	22653	PCYC FREMANTLE SPONSORSHIP	27/02/2015	200.00
EF083834	22680	LEONARD THORN CULTURAL PRESENTATION SERVICES	27/02/2015	500.00
EF083835	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	27/02/2015	111,331.48
EF083836	22805	COVS PARTS PTY LTD MOTOR PARTS	27/02/2015	2,340.53
EF083837	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	27/02/2015	61,967.91
EF083838	22854	LGISWA INSURANCE PREMIUMS	27/02/2015	1,000.00
EF083839	22859	TOP OF THE LADDER GUTTER CLEANING GUTTER CLEANING SERVICES	27/02/2015	2,230.76
EF083840	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	27/02/2015	704.00
EF083841	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	27/02/2015	71.19
EF083842	22914	LADY LATTE CATERING SERVICES	27/02/2015	203.00
EF083843	23034	DOUGLAS PARTNERS PTY LTD CONSULTANCY SERVICES - GEO TECHNICAL	27/02/2015	3,960.00
EF083844	23213	SPOTLESS FACILITY SERVICES PTY LTD (LAUNDRY) LAUNDRY SERVICES	27/02/2015	300.80
EF083845	23253	KOTT GUNNING LEGAL SERVICES	27/02/2015	4,993.86
EF083846	23288	ARIANE ROEMMELE AMUSEMENT - CHILDREN'S ACTIVITIES	27/02/2015	975.00
EF083847	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	27/02/2015	1,270.50
EF083848	23348	ZUMBA WITH HONEY FITNESS CLASSES	27/02/2015	704.00
EF083849	23351	COCKBURN INTEGRATED HEALTH T/A COCKBURN GP SU OPERATING FUNDS	27/02/2015	5,223.79
EF083850	23457	TOTALLY WORK WEAR FREMANTLE CLOTHING - UNIFORMS	27/02/2015	470.07
EF083851	23511	TWIST ENGINEERING IRRIGATION DESIGN & SPECIFICATIONS	27/02/2015	6,809.00
EF083852	23549	WEST OZ WILDLIFE AMUSEMENT PARK ENTRY FEES	27/02/2015	990.00
EF083853	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	27/02/2015	81,034.70
EF083854	23669	WA IVECO PURCHASE OF NEW TRUCKS	27/02/2015	2,590.30
EF083855	23670	LIEBHERR AUSTRALIA PTY LTD SPARE PARTS	27/02/2015	5,412.73
EF083856	23675	E BIKES R US BIKE HIRE SERVICES	27/02/2015	525.00

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EF083857	23685	ASTRO SYNTHETIC TURF PTY LTD SITE INSPECTIONS	27/02/2015	385.00
EF083858	23750	ALLIED PUMPS PTY LTD PUMP SUPPLIES/SERVICES	27/02/2015	231.00
EF083859	23818	AM & IE MUTCH ENGINEERING CONSULTANTS CONSULTANCY SERVICES	27/02/2015	7,788.00
EF083860	23822	URIMAT AUSTRALIA PLUMBING SUPPLIES	27/02/2015	803.00
EF083861	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA PLANT/MACHINERY	27/02/2015	976.80
EF083862	23858	SPECIALISED SECURITY SHREDDING DOCUMENT DESTRUCTION SERVICES	27/02/2015	32.51
EF083863	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	27/02/2015	2,588.30
EF083864	23973	OUTDOOR CAMERAS AUSTRALIA CAMERAS	27/02/2015	2,009.90
EF083865	24183	WELLARD GLASS GLASS REPAIR SERVICES	27/02/2015	13,216.72
EF083866	24186	ELAN ENERGY MANAGEMENT PTY LTD RECYCLING SERVICES - TYRES	27/02/2015	1,784.60
EF083867	24187	TOTAL GREEN RECYCLING E-WASTE RECYCLING SERVICES	27/02/2015	4,164.23
EF083868	24195	PAYNE'S WINDOW CLEANING AND SERVICES WINDOW CLEANING SERVICES	27/02/2015	12,653.73
EF083869	24281	ECO LOGICAL AUSTRALIA PTY LTD MAPPING SERVICES	27/02/2015	5,684.05
EF083870	24298	TANKS FOR HIRE EQUIPMENT HIRE	27/02/2015	578.60
EF083871	24334	FORCE TOWERS PTY LIMITED HIRE SERVICES	27/02/2015	528.00
EF083872	24455	THE DUKE OF EDINBURGH'S AWARD SILVER AWARD	27/02/2015	105.00
EF083873	24506	AMARANTI'S PERSONAL TRAINING PERSONAL TRAINING SERVICES	27/02/2015	225.00
EF083874	24524	CALO HEALTH HEARTMOVE CLASSES	27/02/2015	2,055.00
EF083875	24591	BELLY DANCE BOMBSHELLS ENTERTAINMENT SERVICES	27/02/2015	1,100.00
EF083876	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD PHOTOGRAPHY SERVICES	27/02/2015	3,793.90
EF083877	24599	POOLWERX SPEARWOOD ANALYTICAL SERVICES	27/02/2015	2,100.35
EF083878	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	27/02/2015	4,440.00
EF083879	24664	BODY BIKE AUSTR GYM EQUIPMENT	27/02/2015	201.19
EF083880	24724	QUALITY MARINE COATING SYSTEMS P/L CLEANING SERVICES - ROAD SURFACES	27/02/2015	2,860.00
EF083881	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P/L ELECTRICAL SERVICES	27/02/2015	3,899.35
EF083882	24805	KAREN WOOLHEAD DANCING CLASSES	27/02/2015	800.00
EF083883	24886	A NATURAL SELF ENTERTAINMENT SUPPLIES	27/02/2015	432.00
EF083884	24945	NS PROJECTS PTY LTD PROJECT MANAGEMENT SERVICES	27/02/2015	29,018.00
EF083885	24959	PERTH TEMPORARY AIRBRUSH TATTOOS ENTERTAINMENT SERVICES	27/02/2015	900.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF083886	24974	SCOTT PRINT PRINTING SERVICES	27/02/2015	852.50
EF083887	24976	SNAP PRINTING - COCKBURN CENTRAL PRINTING SERVICES	27/02/2015	457.80
EF083888	25060	DFP RECRUITMENT SERVICES RECRUITMENT SERVICES	27/02/2015	18,703.55
EF083889	25102	FREMANTLE MOBILE WELDING WELDING SERVICES	27/02/2015	5,747.50
EF083890	25115	FIGG INVESTMENT MANAGEMENT SERVICES	27/02/2015	2,750.00
EF083891	25127	MILMAR DISTRIBUTORS PRINTING SERVICES - ID CARDS	27/02/2015	19.80
EF083892	25128	HORIZON WEST LANDSCAPE & IRRIGATION P/L LANDSCAPING SERVICES	27/02/2015	14,682.73
EF083893	25129	SPIRIT OF THE STREETS CHOIR ENTERTAINMENT SERVICES	27/02/2015	495.00
EF083894	25158	MPIRE SECURITY SECURITY SERVICES	27/02/2015	6,411.61
EF083895	25190	GARBOLOGIE MATTRESS RECYCLING	27/02/2015	7,601.00
EF083896	25262	SANDOVER PINDER ARCHITECTS ARCHITECTURAL SERVICES	27/02/2015	19,685.00
EF083897	25290	KENNEDYS TREE S TREE MAINTENANCE	27/02/2015	214.50
EF083898	25418	CS LEGAL LEGAL SERVICES	27/02/2015	12,529.04
EF083899	25540	JOHN MASSEY GROUP PTY LTD BUILDING SURVEYING SERVICES	27/02/2015	1,650.00
EF083900	25586	ENVIROVAP HIRE OF LEACHATE UNITS	27/02/2015	9,955.00
EF083901	25588	CIVCO MINING SERVICES PTY LTD PLANT / EQUIPMENT HIRE	27/02/2015	12,800.70
EF083902	25610	UNIQUE BLASTING & COATINGS SAND BLASTING	27/02/2015	621.50
EF083903	25644	DYMOCKS GARDEN CITY PURCHASE OF BOOKS	27/02/2015	162.83
EF083904	25645	YELAKITJ MOORT NYUNGAR ASSOCIATION INC WELCOME TO THE COUNTRY PERFORMANCES	27/02/2015	300.00
EF083905	25648	MATT NANKIVELL MN CREATIVE PHOTOGRAPHY SERVICES	27/02/2015	499.00
EF083906	25652	JUST A BUNCH FLOWER ARRANGEMENTS	27/02/2015	235.00
EF083907	25654	WINDOW SHIELD AUSTRALIA GLASS CLEANING SERVICES	27/02/2015	1,248.00
EF083908	25657	LOCK JOINT AUSTRALIA LOCKSMITH SERVICES	27/02/2015	3,432.00
EF083909	25665	COLLEAGUES PRINT SOLUTIONS PRINTING SERVICES	27/02/2015	2,107.11
EF083910	25713	DISCUS ON DEMAND PRINTING SERVICES	27/02/2015	556.56
EF083911	25731	WHEELIE CLEAN CLEANING SERVICES	27/02/2015	6,063.75
EF083912	25733	MIRACLE RECREATION EQUIPMENT PLAYGROUND INSTALLATION / REPAIRS	27/02/2015	105,103.35
EF083913	25797	DEPARTMENT OF ENVIRONMENT REGULATION ANNUAL LICENCE - HWRP	27/02/2015	10,439.94
EF083914	25822	FIT2WORK.COM.AU MERCURY SEARCH AND SELECTION EMPLOYEE CHECK	27/02/2015	38.39

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF083915	25832	EXTERIA ENGINEERING & DESIGN SERVICES	27/02/2015	1,739.76
EF083916	25875	COOGEE PLUMBING SERVICES PLUMBING SERVICES	27/02/2015	33,477.29
EF083917	25881	TWO QUEENS CATERING SERVICES	27/02/2015	3,910.00
EF083918	25940	LEAF BEAN MACHINE COFFEE BEAN SUPPLY	27/02/2015	1,200.00
EF083919	25952	CUTTING EDGES SPARE PARTS	27/02/2015	1,154.02
EF083920	26029	AUTOSWEEP WA SWEEPING SERVICES	27/02/2015	6,974.00
EF083921	26067	SPRAYKING WA PTY LTD CHEMICAL WEED CONTROL SERVICES	27/02/2015	1,215.50
EF083922	26090	FREMANTLE MILK DISTRIBUTORS MILK DISTRIBUTORS	27/02/2015	216.60
EF083923	26110	DASH CIVIL CONTRACTING CONCRETING SERVICES	27/02/2015	17,820.00
EF083924	26112	BROOKE BOBRIDGE GRAPHIC DESIGN SERVICES	27/02/2015	1,950.00
EF083925	26116	CAMPBELLS CASH AND CARRY CATERING SUPPLIES	27/02/2015	491.67
EF083926	26162	RANDSTAD PTY LTD EMPLOYMENT SERVICES	27/02/2015	607.07
EF083927	26189	J. P. BENNETT PTY LTD CONSULTANCY SERVICES	27/02/2015	2,200.00
EF083928	26211	AMCOM PTY LTD INTERNET/DATA SERVICES	27/02/2015	6,070.00
EF083929	26253	CREATE IT TIME LAPSE CAMERA	27/02/2015	913.00
EF083930	26257	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	27/02/2015	13,495.00
EF083931	26259	PATIOS PLUS WA CONSTRUCTION SERVICES - PATIOS	27/02/2015	23,192.25
EF083932	26303	GECKO CONTRACTING TURF & LANDSCAPE MAINTENANCE TURF & LANDSCAPE MAINTENANCE	27/02/2015	79,872.55
EF083933	26314	CPE GROUP TEMPORARY EMPLOYMENT SERVICES	27/02/2015	291.11
EF083934	26323	AT THE KITCHEN CATERING SERVICES	27/02/2015	700.00
EF083935	26359	WILSON SECURITY SECURITY SERVICES	27/02/2015	332,530.02
EF083936	26370	ESTRAT CONSULTANCY SERVICES - IT	27/02/2015	8,415.00
EF083937	26381	EDICO SOLUTIONS PTY LTD CONSULTANCY SERVICES	27/02/2015	13,750.00
EF083938	26386	AIRMASTER AUSTRALIA PTY LTD AIRCONDITIONING MAINTENANCE SERVICES	27/02/2015	729.85
EF083939	26389	PROSCAN AUSTRALIA PTY LTD SCANNER SERVICING & MAINTENANCE	27/02/2015	1,117.60
EF083940	26391	ANDOVER DETAILERS GOLDFINCH NOMINEES PTY LTD DETAILING SERVICES	27/02/2015	1,646.80
EF083941	26404	ZEETAGS DATAMARS AUSTRALIA PTY LTD DOG REGISTRATION TAGS	27/02/2015	2,902.46
EF083942	26407	ABORIGINAL PRODUCTIONS AND PROMOTIONS CULTURAL EDUCATION SERVICES	27/02/2015	330.00
EF083943	26415	SHAWSETT TRAINING & SAFETY THE SHAWSETT UNIT TR DRIVER, FIRST AID & SAFETY TRAINING	27/02/2015	825.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF083944	26417	CHARLES AND VIOLET FITZGERALD, PAULA CAKE DECORATING CLASSES	27/02/2015	222.50
EF083945	26424	JITTERBUGS SYNCHRO ICE SKATING CLUB INC KIDSPORT REGISTRATION FEES	27/02/2015	200.00
EF083946	26426	FRP ENGINEERING PTY LTD SUPPLY OF FRP MATERIALS	27/02/2015	2,508.00
EF083947	26439	ALTERNATIVE TECHNOLOGY ASSOCIATION INC SUSTAINABILITY EDUCATION SERVICES	27/02/2015	2,750.00
EF083948	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	27/02/2015	332,442.97
EF083949	17555	ALLEASING PTY LTD LEASE REPAYMENTS	27/02/2015	89,654.83
EF083950	24558	MACQUARIE BANK LIMITED LEASE REPAYMENT	27/02/2015	1,615.13
EF083951	25823	ENIGIN WESTERN AUSTRALIA ELECTRICITY USAGE/SUPPLIES	27/02/2015	17,596.95
EF083952	26450	REBECCA O'BYRNE RATES REFUND	27/02/2015	695.56
EF083953	26451	R STUYT RATES REFUND	27/02/2015	1,939.75
EF083954	26452	STRAND CONVEYANCING RATES REFUND	27/02/2015	184.60
EF083955	26453	SAM FAZIO RATES REFUND	27/02/2015	3,285.50
EF083956	26454	SHANNON DODRILL RATES REFUND	27/02/2015	1,879.77
EF083957	26455	TIFFANY BEWLEY RATES REFUND	27/02/2015	600.00
EF083958	99997	WILLIAM PATTON & MILEN SEPAROVICH CROSSOVER CONTRIBUTION	27/02/2015	300.00
EF083959	99997	PS & SM BEZUIDEMHOUT DOG REGISTRATION REFUND	27/02/2015	50.00
EF083960	99997	STEVEN WATSON COMPOST BIN REBATE	27/02/2015	50.00
EF083961	99997	BERNARD LEE COMPOST BIN REBATE	27/02/2015	50.00
EF083962	99997	ROWENA ROBINS COMPOST BIN REBATE	27/02/2015	50.00
EF083963	99997	LEAH KNAPP BIRD BATH REBATE	27/02/2015	30.00
EF083964	99997	MARY SEPAROVICH BIRD BATH REBATE	27/02/2015	19.50
EF083965	99997	JACQUALYN ROWSE BIRD BATH REBATE	27/02/2015	37.47
EF083966	99997	DHRUV PATEL BIRD BATH REBATE	27/02/2015	37.47
EF083967	99997	AMANDA B MIDDLE BIRD BATH REBATE	27/02/2015	44.97
EF083968	99997	ML & JP HUTCHINSON BIRD BATH REBATE	27/02/2015	37.46
EF083969	99997	LEONIE MOORE BIRD BATH REBATE	27/02/2015	34.97
EF083970	99997	KATHLEEN FERNS BIRD BATH REBATE	27/02/2015	23.99
EF083971	99997	NICOLE GERMINARIO BIRD BATH REBATE	27/02/2015	50.00
EF083972	99997	BP & SJ GRAHAM DOG REGISTRATION REFUND	27/02/2015	30.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF083973	99997	JAMIJ PTY LTD CROSSOVER CONTRIBUTION X 3	27/02/2015	900.00
EF083974	99997	MELISSA J WALL CAT STERILISATION CONTRIBUTION X 2	27/02/2015	100.00
EF083975	99997	RE & AC MCKINLAY CAT STERILISATION CONTRIBUTION	27/02/2015	50.00
EF083976	99997	ROBERT C DODD CAT STERILISATION CONTRIBUTION	27/02/2015	50.00
EF083977	99997	ROBERT C DODD CAT STERILISATION CONTRIBUTION	27/02/2015	50.00
EF083978	99997	MJ & VA DURACK DOG REGISTRATION REFUND	27/02/2015	21.25
EF083979	99997	H & K HYLAND DOG REGISTRATION REFUND	27/02/2015	30.00
EF083980	99997	SUZANNE MARSELLA DOG REGISTRATION REFUND	27/02/2015	30.00
EF083981	99997	BW BUTLER & SM NYE DOG REGISTRATION REFUND	27/02/2015	77.50
EF083982	99997	ROBERTA BUNCE VOLUNTEER EXPENSES REIMBURSEMENT	27/02/2015	62.15
EF083983	99997	LEIGH BORMANN OUTRAGE HOLIDAY PROGRAM REFUND	27/02/2015	75.00
EF083984	99997	VEE STAMPTON OUTRAGE HOLIDAY PROGRAM REFUND	27/02/2015	50.00
EF083985	99997	PHILLIP KENDALL CROSSOVER CONTRIBUTION	27/02/2015	300.00
EF083986	99997	M M CANINAIS CROSSOVER CONTRIBUTION	27/02/2015	300.00
EF083987	99997	TC & PK WOODWARD CROSSOVER CONTRIBUTION	27/02/2015	300.00
EF083988	99997	J CARLOS & DM PITA CROSSOVER CONTRIBUTION	27/02/2015	300.00
EF083989	99997	SEAN T JONES CROSSOVER CONTRIBUTION	27/02/2015	300.00
EF083990	99997	FRANK TROLIO SAFETY PRESCRIPTION GLASSES CONTRIBUTION	27/02/2015	300.00
EF083991	99997	SANDRA GASKETT STUDY FEES CONTRIBUTION	27/02/2015	567.00
EF083992	99997	BIBRA LAKE RESIDENTS ASSOCIATION HALL HIRE SUBSIDY	27/02/2015	78.00
EF083993	99997	COOGEE BEAC PROGRESS ASSOCIATION HALL HIRE SUBSIDY	27/02/2015	108.00
EF083994	99997	COOGEE BEACH CARAVAN RESORT SOCIAL CLUB BUS HIRE SUBSIDY	27/02/2015	60.00
EF083995	99997	JANICE COULSON CANCELLED CROSSOVER APPLICATION	27/02/2015	1,637.00
EF083996	99997	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE DAMAGED EQUIPMENT REIMBURSEMENT	27/02/2015	6,739.46
EF083997	99997	COCKBURN VOLUNTARY SES EXPENSES REIMBURSEMENT	27/02/2015	3,592.86
EF083998	99997	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSES REIMBURSEMENT	27/02/2015	457.34
EF083999	99997	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSES REIMBURSEMENT	27/02/2015	217.50
EF084000	99997	SOUTH LAKE DOLPHINS SWIMMING CLUB SPORTING EQUIPMENT GRANT	27/02/2015	1,000.00
EF084001	99997	COCKBURN CITY SOCCER CLUB SPORTING EQUIPMENT GRANT	27/02/2015	1,100.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF084002	99997	COCKBURN CITY SOCCER CLUB MINOR CAPITAL WORKS GRANT	27/02/2015	4,400.00
EF084003	99997	COASTAL MOTORCYCLE CLUB MINOR CAPITAL WORKS GRANT	27/02/2015	4,400.00
EF084004	99997	G & H FAHRNER LANDOWNER BIODIVERSITY GRANT	27/02/2015	2,111.50
EF084005	99997	ERIKA ANTAL LANDOWNER BIODIVERSITY GRANT	27/02/2015	2,998.60
EF084006	99997	J & S WALTON LANDOWNER BIODIVERSITY GRANT	27/02/2015	1,970.00
EF084007	99997	THORSTEN STORMBACK LANDOWNER BIODIVERSITY GRANT	27/02/2015	990.00
EF084008	99997	SEBASTIAN SCATA LANDOWNER BIODIVERSITY GRANT	27/02/2015	574.84
EF084009	99997	JANET PORE LANDOWNER BIODIVERSITY GRANT	27/02/2015	1,000.00
EF084010	99997	G & J DOIG LANDOWNER BIODIVERSITY GRANT	27/02/2015	461.00
EF084011	99997	IAN ALLISON LANDOWNER BIODIVERSITY GRANT	27/02/2015	627.00
EF084012	99997	YVONNE NICHOLLS LANDOWNER BIODIVERSITY GRANT	27/02/2015	1,780.00
EF084013	99997	KATINKA RUTHROF LANDOWNER BIODIVERSITY GRANT	27/02/2015	1,210.00
EF084014	99997	K & Z FAHRNER LANDOWNER BIODIVERSITY GRANT	27/02/2015	1,864.50
EF084015	99997	V & L SLOSS LANDOWNER BIODIVERSITY GRANT	27/02/2015	1,028.50
EF084016	99997	HAZEL PARSONS LANDOWNER BIODIVERSITY GRANT	27/02/2015	2,727.00
EF084017	99997	R & K LEVETT LANDOWNER BIODIVERSITY GRANT	27/02/2015	210.00
EF084018	99997	D & F MARTIN LANDOWNER BIODIVERSITY GRANT	27/02/2015	2,830.00
EF084019	99997	B & P GENONI LANDOWNER BIODIVERSITY GRANT	27/02/2015	3,000.00
EF084020	99997	SOO KEE & LINDA CHAN LANDOWNER BIODIVERSITY GRANT	27/02/2015	1,716.00
EF084021	99997	ALFREN & MERILYN ROSENAUER LANDOWNER BIODIVERSITY GRANT	27/02/2015	1,133.00
EF084022	99997	MARILYN MCLEAN EXPENSES REIMBURSEMENT	27/02/2015	394.74
026230	13932	ARMAGUARD BANKING SERVICES	4/02/2015	1,925.75
026231	13932	ARMAGUARD BANKING SERVICES	11/02/2015	2,389.15
026232	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	17/02/2015	4,613.40
026233	13932	ARMAGUARD BANKING SERVICES	18/02/2015	1,996.10
026234	10747	IINET LIMITED INTERNET SERVICES	19/02/2015	3,738.07
026235	13932	ARMAGUARD BANKING SERVICES	25/02/2015	4,270.05
026236	10320	CITY OF BAYSWATER LOST BOOK FEES	27/02/2015	12,354.80
026237	10330	CITY OF STIRLING REPLACEMENT OF LIBRARY SUPPLIES	27/02/2015	11.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
026238	11795	WESTERN POWER ELECTRICAL SERVICES	27/02/2015	4,500.00
026239	17059	TOWN OF CLAREMONT CLAREMONT LIBRARY & INFORMATI BOOKS	27/02/2015	12.10
026240	20679	OFFICE OF STATE REVENUE RATES REFUND	27/02/2015	4,207.93
026241	26456	HOUSING AUTHORITY RATES REFUND	27/02/2015	4,098.09
026242	26457	POKOL PTY LTD RATES REFUND	27/02/2015	1,891.79
026243	10047	ALINTA ENERGY GAS SUPPLIES	27/02/2015	572.15
026244	11758	WATER CORP WATER USAGE SUPPLIES	27/02/2015	33,391.95
		ADD RETENTION HELD NIL		-
		LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS NIL		-
		TOTAL		7,043,525.01
		TOTAL AS PER AP SOURCE 14GLACT9991000		7,043,525.01
		TOTAL AS PER TR SOURCE 14GLACT9991000		7,043,525.01
		ADDITIONAL DIRECT PAYMENTS		
		BANK FEES		
		MERCHANT FEES COC		-
		MERCHANT FEES SLLC		-
		MERCHANT FEES VARIOUS OUT CENTRES		-
		NATIONAL BPAY CHARGE		2,732.21
		RTGS/ACLR FEE		11.00
		NAB TRANSACT FEE		3,982.14
		MERCHANDISE / STATIONERY FEE		-
				6,725.35
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		
		FDC PAYMENTS		44,851.06
		IHC PAYMENTS		94,875.34
				139,726.40
		PAYROLL TRANSACTIONS		
		COC 11/02/15 CITY OF COCKBURN 042958 RESEND TERBLANCHE		103.99
		COC 03/02/15 CITY OF COCKBURN 042958		4,077.88
		COC 06/02/15 CITY OF COCKBURN 042958		22,362.13
		COC 10/02/15 CITY OF COCKBURN 042958		3,353.59
		COC 10/02/15 CITY OF COCKBURN 042958		1,039,777.00
		COC 29/01/15 CITY OF COCKBURN 042958		8,488.11
		COC 13/02/15 CITY OF COCKBURN 042958		1,332.89
		COC 19/02/15 CITY OF COCKBURN 042958		3,097.56
		COC 24/02/15 CITY OF COCKBURN 042958		1,032,951.41
				2,115,440.57
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		35,658.30
				35,658.30
		TOTAL PAYMENTS FOR FEBRUARY		9,341,075.63

PAYMENT SUMMARY

CHEQUE PAYMENTS

026230 -026244

CANCELLED PAYMENTS

Nil.

ELECTRONIC FUNDS TRANSFER PAYMENT

EF083451 – EF084022

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	70,913,207	70,164,553	1%	748,654 ✓	73,638,927	74,022,182
Financial Services	752,413	680,463	11%	71,950	789,050	657,050
Information Services	210	1,125	-81%	(915)	1,500	1,500
Human Resource Management	283,685	190,661	49%	93,024	286,000	86,000
Library Services	22,356	35,564	-37%	(13,208)	53,346	53,346
Community Services	6,086,154	5,644,563	8%	441,591 ✓	7,224,112	7,338,204
Human Services	4,974,619	4,608,562	8%	366,057 ✓	6,390,839	6,459,383
Corporate Communications	9,645	10,400	-7%	(755)	12,500	12,500
Statutory Planning	1,221,270	1,075,343	14%	145,927	1,713,015	1,613,015
Strategic Planning	1,457,509	1,491,594	-2%	(34,085)	2,291,943	1,471,943
Building Services	1,191,857	1,146,200	4%	45,657	1,645,700	1,535,700
Environmental Health	221,223	206,467	7%	14,756	255,500	225,500
Waste Services	25,548,018	25,835,063	-1%	(287,046) X	29,438,023	29,143,124
Parks & Environmental Services	21,026	1,267	1560%	19,760	49,900	1,900
Engineering Services	264,496	195,575	35%	68,920	303,363	293,363
Infrastructure Services	20,954	2,198	853%	18,756	3,297	3,297
	112,988,641	111,289,598	2%	1,699,043	124,097,015	122,918,007
Total Operating Revenue	112,988,641	111,289,598	2%	1,699,043	124,097,015	122,918,007
Operating Expenditure						
Governance	(2,648,199)	(3,052,893)	-13%	404,694 ✓	(5,089,344)	(4,633,859)
Financial Services	(4,073,977)	(4,173,815)	-2%	99,838	(5,420,104)	(5,464,284)
Information Services	(3,096,486)	(3,008,312)	3%	(88,174)	(4,526,652)	(4,385,908)
Human Resource Management	(1,717,850)	(1,676,414)	2%	(41,436)	(2,535,028)	(2,302,028)
Library Services	(2,003,206)	(2,037,918)	-2%	34,712	(3,193,189)	(3,168,305)
Community Services	(5,899,082)	(6,137,883)	-4%	238,802 ✓	(9,523,114)	(9,490,807)
Human Services	(5,395,102)	(5,083,237)	6%	(311,865) X	(7,895,461)	(7,729,708)
Corporate Communications	(1,498,020)	(1,555,518)	-4%	57,497	(2,791,953)	(2,682,290)
Statutory Planning	(790,438)	(816,341)	-3%	25,903	(1,286,082)	(1,286,082)
Strategic Planning	(1,115,307)	(917,099)	22%	(198,208)	(1,670,975)	(1,566,420)
Building Services	(982,038)	(984,614)	0%	2,576	(1,564,494)	(1,564,494)
Environmental Health	(1,007,605)	(1,175,687)	-14%	168,081	(1,887,046)	(1,773,929)
Waste Services	(11,785,592)	(11,982,416)	-2%	196,824	(20,096,655)	(20,076,655)
Parks & Environmental Services	(7,498,385)	(7,550,944)	-1%	52,559	(11,586,867)	(11,330,867)
Engineering Services	(5,012,076)	(5,180,510)	-3%	168,434	(7,997,243)	(7,985,243)
Infrastructure Services	(5,389,579)	(5,456,193)	-1%	66,614	(8,281,370)	(8,195,699)
	(59,912,943)	(60,789,793)	-1%	876,850	(95,345,576)	(93,636,577)

OCM 9/4/2015 - Agenda Item 15.2

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	1,926,920	2,208,622	-13%	(281,702) X	3,246,783	3,243,783
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(66,398)	(62,960)	5%	(3,438)	(94,440)	(94,440)
Furniture & Equipment	(103,161)	(104,275)	-1%	1,114	(156,413)	(156,413)
Plant & Machinery	(1,875,189)	(1,979,512)	-5%	104,323	(2,969,268)	(2,969,268)
Buildings	(2,885,942)	(2,841,104)	2%	(44,838)	(4,261,656)	(4,261,656)
Roads	(6,767,673)	(6,311,968)	7%	(455,705) X	(10,247,952)	(9,467,952)
Drainage	(1,527,729)	(1,526,712)	0%	(1,017)	(2,290,068)	(2,290,068)
Footpaths	(727,072)	(774,232)	-6%	47,160	(1,161,348)	(1,161,348)
Parks Equipment	(1,827,498)	(1,842,672)	-1%	15,174	(2,764,012)	(3,354,012)
Landfill	(754,369)	(769,888)	-2%	15,519	(1,154,832)	-
	(16,535,031)	(16,213,323)	2%	(321,707)	(25,099,989)	(23,755,157)
Total Operating Expenditure	(74,521,054)	(74,794,495)	0%	273,441	(117,198,783)	(114,147,951)
Change in Net Assets Resulting from Operations	38,467,587	36,495,103	5%	1,972,484	6,898,232	8,770,056
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	215,816	(87,944)	-345%	303,760 ✓	(217,704)	(582,947)
Freehold Land	2,470,355	5,670,157	-56%	(3,199,802) X	7,921,068	1,150,000
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	(30,944)	157,795	-120%	(188,739)	157,795	-
	2,655,227	5,740,008	-54%	(3,084,781)	7,861,159	567,053
Less: Underground Power Infrastructure Contribution	-	(574)	-100%	574	(574)	-
Asset Acquisitions						
Land and Buildings	(9,076,760)	(13,017,032)	-30%	3,940,272 ✓	(33,530,338)	(24,387,000)
Infrastructure Assets	(8,939,273)	(12,907,805)	-31%	3,968,532 ✓	(29,716,694)	(17,116,028)
Plant and Machinery	(2,702,455)	(3,521,633)	-23%	819,178 ✓	(5,518,133)	(4,007,500)
Furniture and Equipment	(9,847)	(11,000)	-10%	1,153	(11,000)	(206,000)
Computer Equipment	(547,632)	(992,127)	-45%	444,495 ✓	(1,214,468)	(434,000)
Note 1.	(21,275,966)	(30,449,597)	-30%	9,173,630	(69,990,633)	(46,150,528)
Add: Transfer to Reserves	(12,003,018)	(17,476,430)	-31%	5,473,413 ✓	(47,718,117)	(35,534,109)
	7,843,830	(5,691,490)	-238%	13,535,320	(102,949,933)	(72,347,529)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
Add Funding from							
Grants & Contributions - Asset Development	12,060,275	8,464,137	42%	3,596,138	√	13,215,167	6,726,309
Less: held in restricted funds from prior years	-	-	0%	-		-	-
Proceeds on Sale of Assets	3,748,893	6,860,320	-45%	(3,111,427)	X	9,819,231	2,525,125
Reserves	12,428,042	15,649,268	-21%	(3,221,226)	X	30,883,484	18,281,347
Loan Funds Raised	-	-	0%	-		20,000,000	20,000,000
Contributed Developer Assets	129,000	-	0%	129,000		-	-
	36,210,040	25,282,235	43%	10,927,805		(29,032,051)	(24,814,748)
Non-Cash/Non-Current Item Adjustments							
Depreciation on Assets	16,535,031	16,213,323	2%	321,707	√	25,099,989	23,755,157
Profit/(Loss) on Assets Disposal	(2,655,227)	(5,740,008)	-54%	3,084,781	√	(7,861,159)	(567,053)
Loan Repayments	(680,544)	(686,677)	-1%	6,133		(1,373,356)	(1,373,356)
Non-Current Leave Provisions	57,510	-	0%	57,510		-	-
	49,466,810	35,068,873	41%	14,397,936		(13,166,576)	(3,000,000)
Opening Funds	13,175,076	13,175,076	0%	(0)		13,175,076	3,000,000
Closing Funds	62,641,885	48,243,949	30%	14,397,936		8,500	-
	-	-		-		-	-

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	(9,076,760)	(3,295,864)	(12,372,624)	(13,017,032)	(33,530,338)	21,157,714
Infrastructure Assets	(8,939,273)	(4,437,170)	(13,376,443)	(12,907,805)	(29,716,694)	16,340,251
Plant and Machinery	(2,702,455)	(1,589,323)	(4,291,778)	(3,521,633)	(5,518,133)	1,226,355
Furniture and Equipment	(9,847)	-	(9,847)	(11,000)	(11,000)	1,153
Computer Equipment	(547,632)	(73,812)	(621,443)	(992,127)	(1,214,468)	593,025
	(21,275,966)	(9,396,169)	(30,672,136)	(30,449,597)	(69,990,633)	39,318,497

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	143,787,508	128,261,147	103,365,894	86,462,923
Rates Outstanding	10,176,220	7,637,350	900,000	900,000
Rubbish Charges Outstanding	945,956	819,675	300,000	300,000
Sundry Debtors	6,820,871	3,026,287	2,700,000	2,700,000
GST Receivable	507,948	-	-	-
Prepayments	306	350,000	350,000	350,000
Accrued Debtors	323,074	-	-	-
Stock on Hand	3,918	20,000	20,000	20,000
	162,565,801	140,114,459	107,635,894	90,732,923
Current Liabilities				
Creditors	(8,754,758)	(4,449,760)	(5,000,496)	(5,000,496)
Income Received in Advance	-	52,856	52,856	52,856
GST Payable	(347,938)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,631,222)	(2,000,000)	(2,000,000)	(2,000,000)
Provision for Long Service Leave	(1,950,770)	(2,397,302)	(2,595,980)	(2,595,980)
	(13,684,689)	(8,794,206)	(9,543,620)	(9,543,620)
Net Current Assets	148,881,112	131,320,253	98,092,275	81,189,303
Add: Non Current Investments	4,448,035	4,339,420	4,339,420	4,339,420
	153,329,147	135,659,673	102,431,695	85,528,723
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(85,163,539)	(87,415,725)	(102,423,195)	(85,528,723)
Deposits & Bonds Liability *	(5,523,723)	(2,789,342)	(2,789,342)	(2,789,342)
Grants & Contributions Unspent *	-	2,789,343	2,789,343	2,789,343
	62,641,885	48,243,949	8,500	-
Closing Funds (as per Financial Activity Statement)	62,641,885	48,243,949	8,500	-

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
			OCM 11/9/14					
GL	830	Increase conference budget	#5370	Operating Expenditure			2,000	(2,000)
			OCM 11/9/14					
GL	594	Salary reduction due to system error	#5370	Operating Expenditure		18,369		16,369
			OCM 11/9/14					
GL	105	Increase in FAGS grant	#5370	Operating Income		86,745		103,114
	161, 162,		OCM 11/9/14					
GL	175	Reallocating FESA grants and expenditure	#5370	Operating Income		4,498		107,612
		Allocating telecommunication expenses budget which was missed out	OCM 13/11/14					
GL	137	during annual budget process	#5408	Operating Expenditure			65,000	42,612
		Carried forward unspent fund in Coastal Monitoring project which was	OCM 13/11/14					
OP	6245	missed out during carry forward process	#5408	Operating Expenditure			20,687	21,925
	310, 350,	Adjustments to Financial Counselling budgets as 2 staff now relocated to	OCM 11/12/14					
GL	375	Cockburn Super Clinic and also receiving reduced grant funding	#5429	Operating Expenditure			15,482	6,443
OP	7696	Rent income received from DFES for occupying CVES building		Operating Income		4,000		10,443
			OCM 12/02/15					
Various		Mid-year budget review	#5456	Various			10,443	0
OP	8291	Allocating internal administration charge	OCM 12/03/15	Operating Income		8,500		8,500
				Closing Funds Surplus (Deficit)	0	122,112	113,612	8,500

Statement of Comprehensive Income *by Nature and Type*

for the period ended 28 February 2015

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	63,183,255	62,426,667	756,588	63,636,588	62,880,000	62,880,000
02 Specified Area Rates	278,410	270,000	8,410	278,410	270,000	270,000
05 Fees and Charges	33,724,865	33,616,425	108,439	41,058,527	40,950,088	39,708,911
06 Service Charges	3,944,815	3,991,718	(46,903)	3,944,815	4,000,000	4,000,000
10 Grants and Subsidies	7,189,528	6,802,304	387,223	9,798,820	9,411,596	9,325,765
15 Contributions, Donations and Reimbursements	742,772	488,546	254,226	933,066	678,840	356,840
20 Interest Earnings	3,908,976	3,689,204	219,772	6,119,163	5,899,391	6,369,391
25 Other revenue and Income	16,021	4,733	11,288	18,388	7,100	7,100
Total Operating Revenue	112,988,641	111,289,598	1,699,043	125,787,776	124,097,015	122,918,007
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	(28,065,973)	(27,679,549)	(386,424)	(43,881,508)	(43,495,084)	(42,697,487)
51 Employee Costs - Indirect Oncosts	(476,904)	(616,692)	139,788	(1,150,422)	(1,290,210)	(898,966)
55 Materials and Contracts	(22,766,307)	(23,297,312)	531,005	(35,519,663)	(36,050,668)	(35,536,617)
65 Utilities	(2,765,332)	(3,067,373)	302,041	(4,320,398)	(4,622,439)	(4,513,005)
70 Interest Expenses	(67,784)	(67,784)	0	(123,300)	(123,300)	(123,300)
75 Insurances	(1,952,591)	(2,124,500)	171,909	(2,045,591)	(2,217,500)	(2,340,500)
80 Other Expenses	(3,818,053)	(3,936,584)	118,531	(7,427,844)	(7,546,375)	(7,526,702)
85 Depreciation on Non Current Assets	(16,535,031)	(16,213,323)	(321,707)	(25,421,696)	(25,099,989)	(23,755,157)
Add Back: Indirect Costs Allocated to Capital Works	1,926,920	2,208,622	(281,702)	2,965,081	3,246,783	3,243,783
Total Operating Expenditure	(74,521,054)	(74,794,495)	273,441	(116,925,342)	(117,198,783)	(114,147,951)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES						
	38,467,587	36,495,103	1,972,484	8,862,434	6,898,232	8,770,056
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	2,750,007	2,905,190	(155,183)	5,376,051	5,531,234	2,361,387
16 Contributions - Asset Development	9,310,268	5,558,947	3,751,321	11,435,254	7,683,933	4,364,922
95 Profit/(Loss) on Sale of Assets	2,655,227	5,740,008	(3,084,781)	4,776,378	7,861,159	567,053
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	(574)	574	-	(574)	-
Total Non-Operating Activities	14,715,502	14,203,571	511,932	21,587,683	21,075,752	7,293,362
NET RESULT	53,183,090	50,698,674	2,484,415	30,450,118	27,973,984	16,063,417

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	390,112	356,213	534,320	534,320
South Lake Leisure Centre	1,893,975	1,920,966	2,856,666	2,988,286
Law and Public Safety	625,761	258,997	388,496	388,496
	<u>2,920,348</u>	<u>2,538,177</u>	<u>3,789,482</u>	<u>3,911,102</u>
<u>Waste Services:</u>				
Waste Collection Services	18,905,756	18,906,379	19,050,000	18,695,101
Waste Disposal Services	6,636,464	6,918,685	10,378,023	10,448,023
	<u>25,542,220</u>	<u>25,825,063</u>	<u>29,428,023</u>	<u>29,143,124</u>
	<u>28,462,567</u>	<u>28,363,240</u>	<u>33,217,505</u>	<u>33,054,226</u>

Note 2.

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

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,222,001)	(1,220,776)	(1,922,751)	(1,919,506)
Finance & Corporate Services Division	(4,482,208)	(4,329,427)	(6,738,697)	(6,145,420)
Community Services Division	(8,707,953)	(8,477,278)	(13,364,713)	(13,196,817)
Planning & Development Division	(3,250,585)	(3,193,934)	(5,024,097)	(5,024,097)
Engineering & Works Division	(10,403,226)	(10,458,134)	(16,444,827)	(16,411,647)
	<u>(28,065,973)</u>	<u>(27,679,549)</u>	<u>(43,495,084)</u>	<u>(42,697,487)</u>

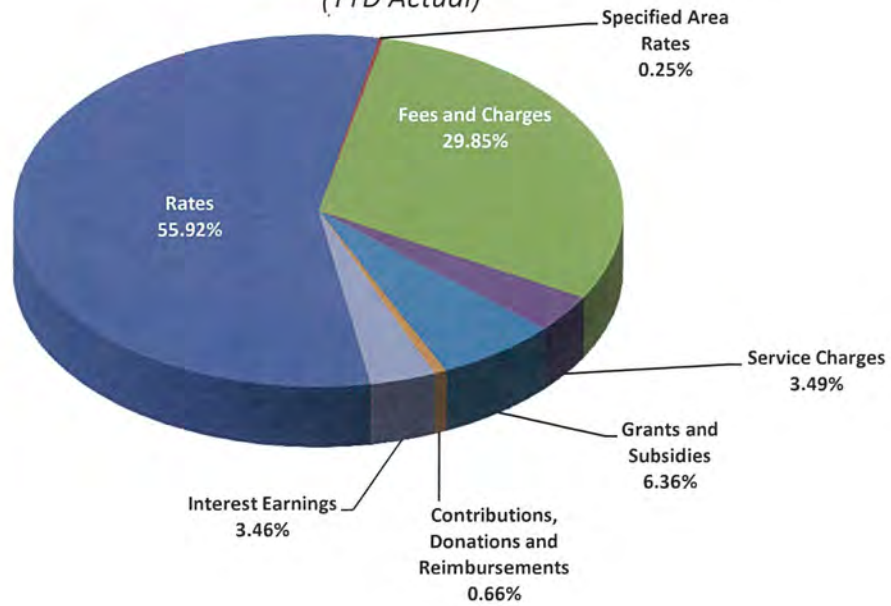
Note 3

Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,042,709)	(1,402,343)	(2,485,355)	(2,087,788)
Finance & Corporate Services Division	(1,954,545)	(1,932,318)	(2,702,612)	(3,269,713)
Community Services Division	(4,907,506)	(4,991,825)	(7,776,557)	(7,649,134)
Planning & Development Division	(618,662)	(671,427)	(1,283,567)	(1,065,895)
Engineering & Works Division	(14,242,885)	(14,299,400)	(21,802,578)	(21,464,087)
Not Applicable	0	0	0	0
	<u>(22,766,307)</u>	<u>(23,297,312)</u>	<u>(36,050,668)</u>	<u>(35,536,617)</u>

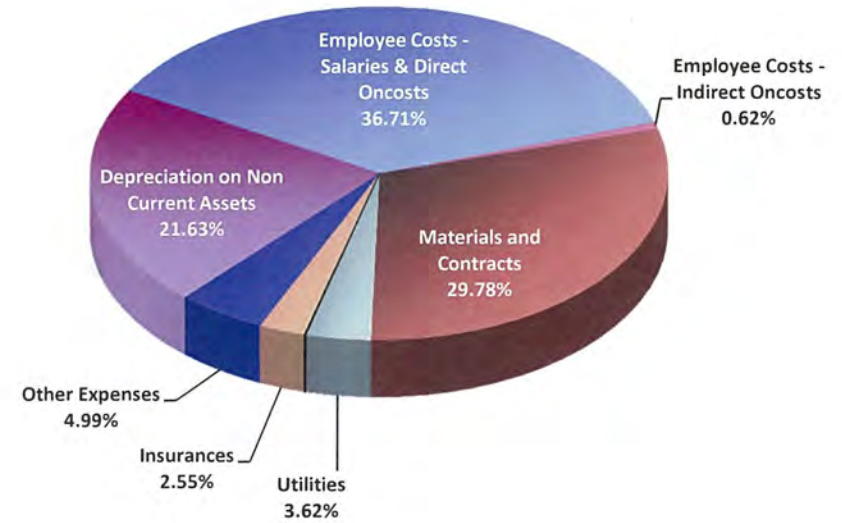
Operating Income by Nature and Type

(YTD Actual)



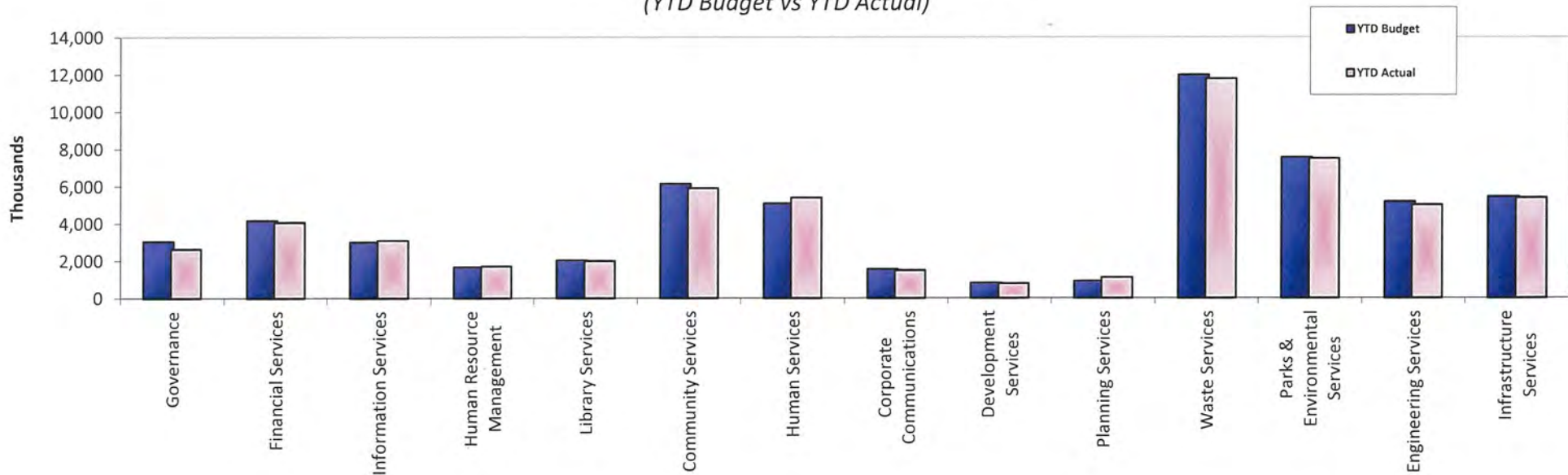
Operating Expenditure by Nature and Type

(YTD Actual)

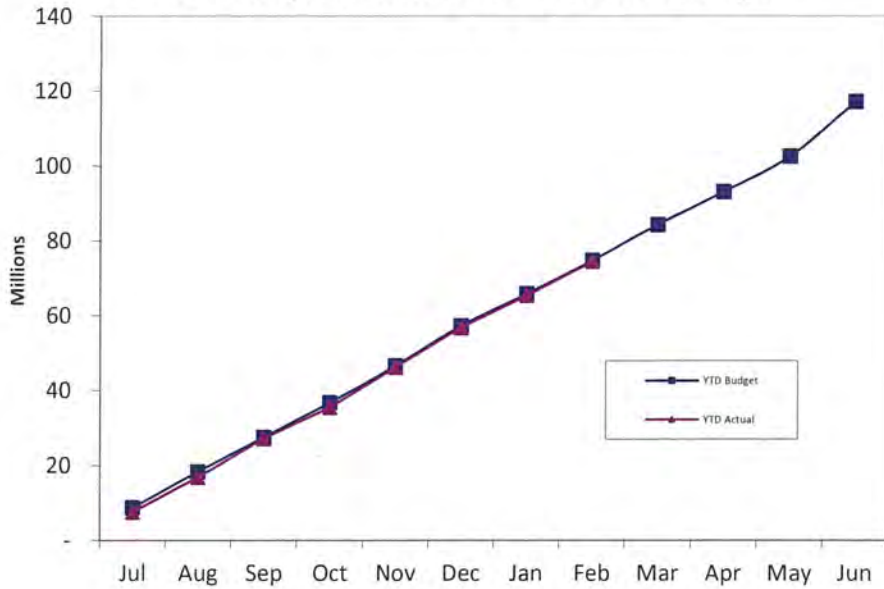


Operating Expenditure by Business Unit

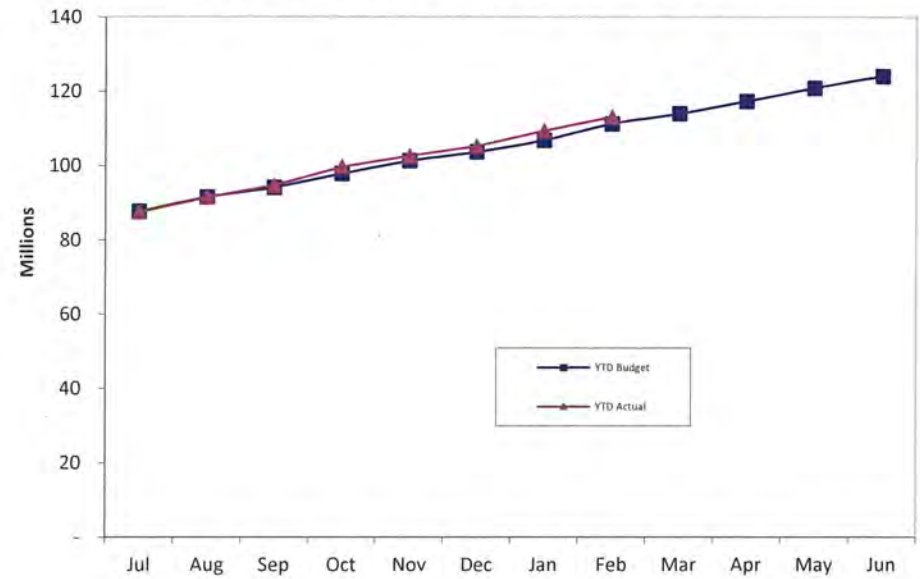
(YTD Budget vs YTD Actual)



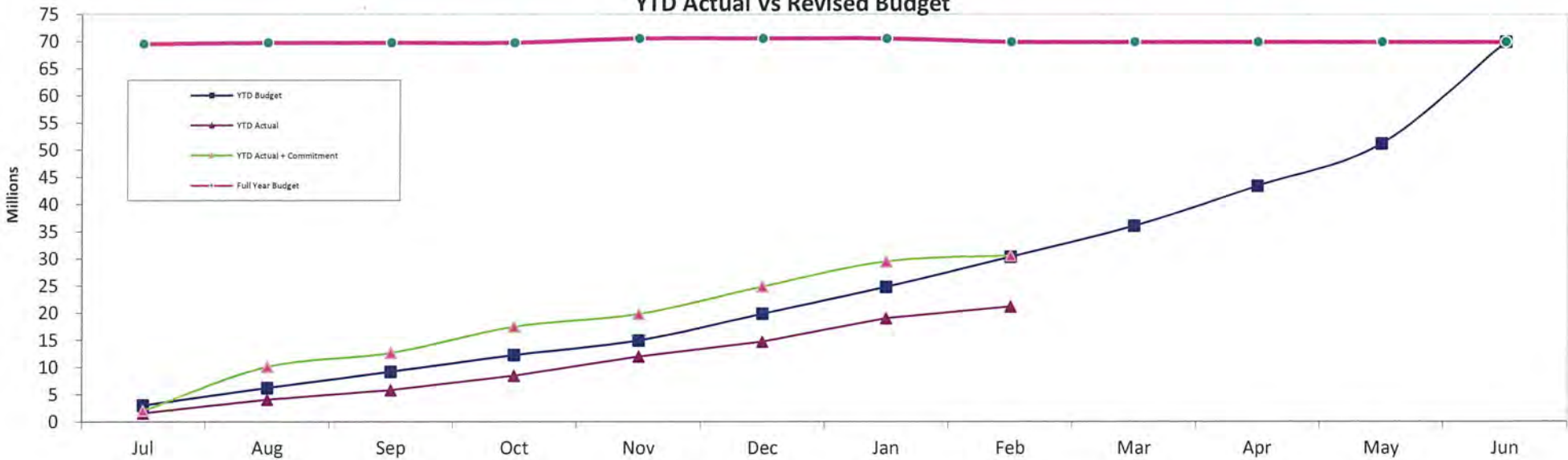
YTD Operating Expenditure Vs YTD Revised Budget



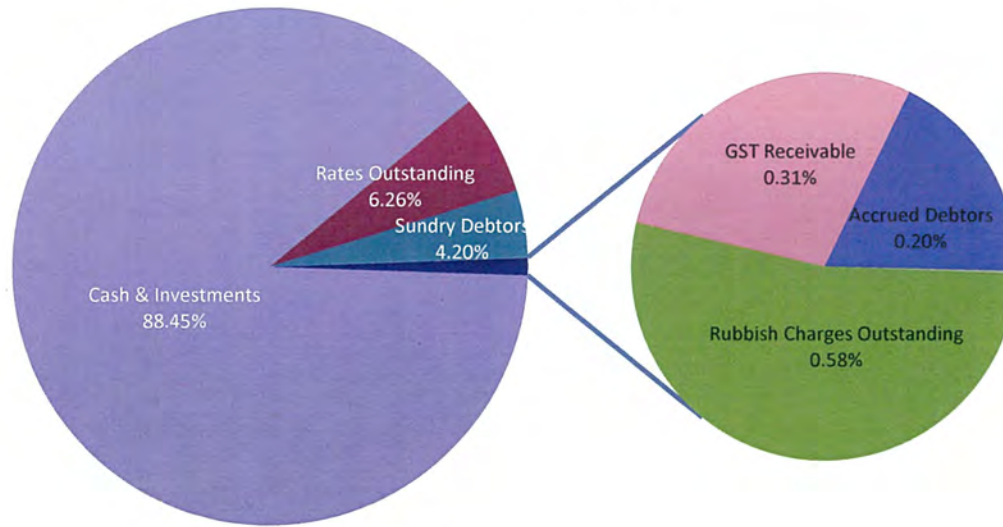
YTD Operating Income Vs YTD Revised Budget



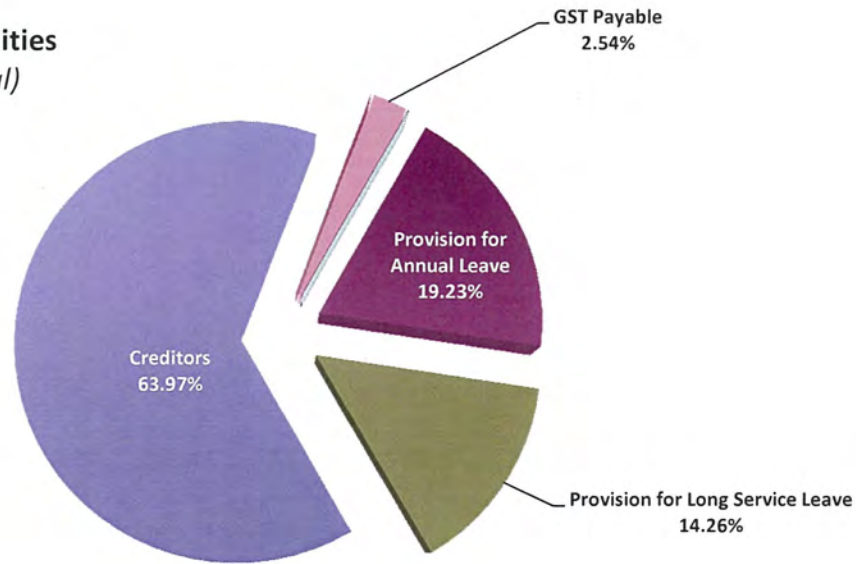
**Capital Expenditure
YTD Actual Vs Revised Budget**



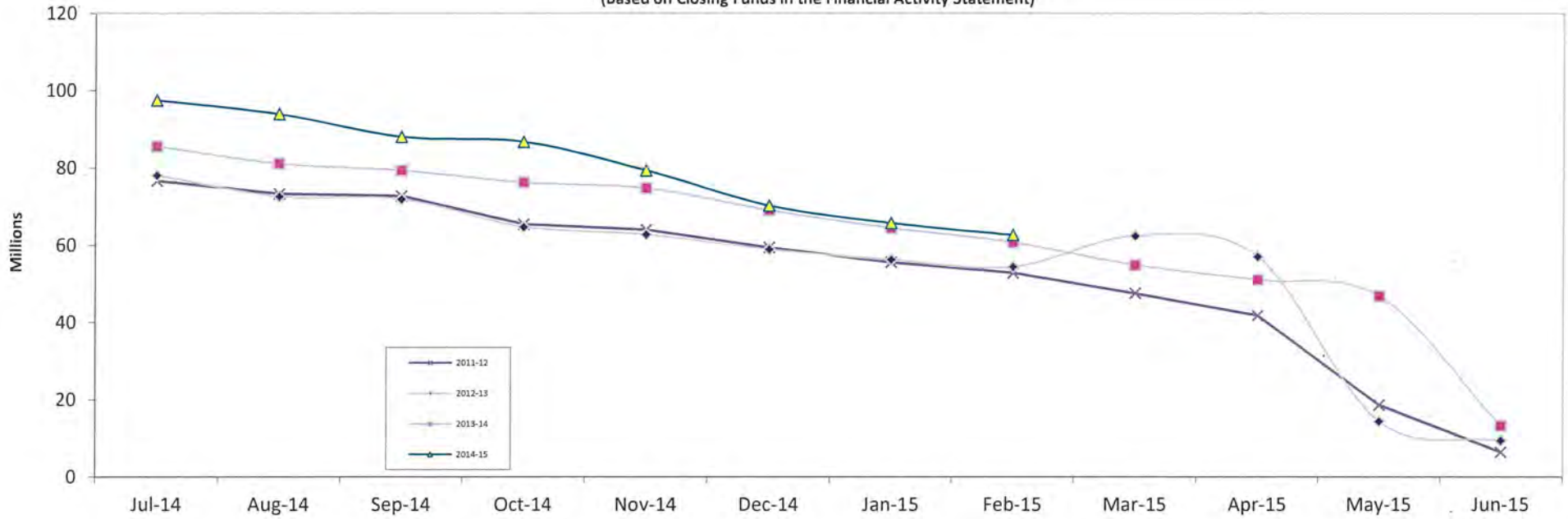
Current Assets
(YTD Actual)



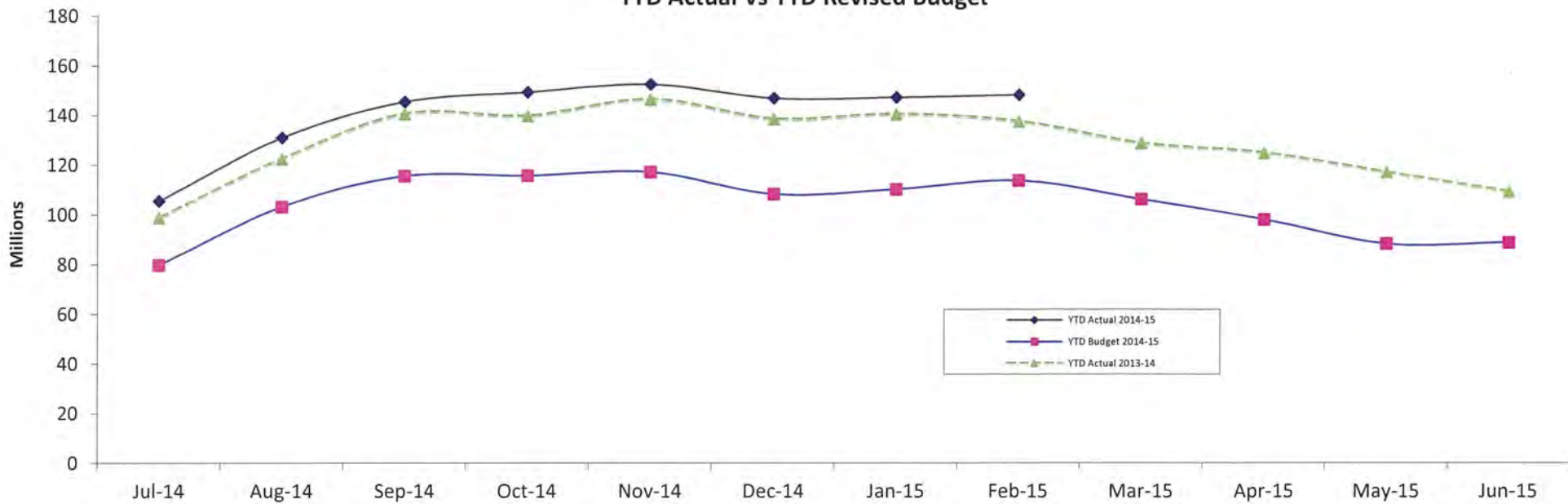
Current Liabilities
(YTD Actual)



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 2015

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	847,819	847,819	(9,120)	15,285	-	-	(120,000)	(59,153)	718,699	803,951
Bibra Lake Nutrient Managment	313,447	313,447	12,230	5,720	-	-	-	-	325,677	319,167
CCW Development Fund	-	-	-	-	12,491,292	-	-	-	12,491,292	-
Community Infrastructure	9,830,572	9,830,572	200,590	179,648	4,484,735	-	(8,325,060)	(274,525)	6,190,837	9,735,695
Community Surveillance Levy Reserve	653,841	653,841	29,690	10,305	643,918	-	(267,898)	(143,890)	1,059,551	520,257
Contaminated Sites	2,518,882	2,518,882	51,520	45,347	-	-	(100,000)	(45,065)	2,470,402	2,519,164
DCD Redundancies Reserve	2,991	2,991	-	55	-	-	(2,900)	(2,900)	91	146
Environmental Offset Reserve	277,367	277,368	(3,110)	5,061	-	-	-	-	274,257	282,429
Green House Emissions Reductions	652,516	652,516	13,880	11,739	200,000	-	(762,000)	(37,770)	104,396	626,484
Information Technology	261,600	261,600	37,220	4,029	100,000	-	(192,361)	(87,175)	206,459	178,454
Land Development & Investment Fund Reserve	4,719,455	4,719,455	283,600	65,550	8,458,553	3,021,196	(4,047,508)	(1,969,015)	9,414,100	5,837,186
Major Buildings Refurbishment	5,439,366	5,439,366	25,930	99,255	-	-	(252,412)	(18,000)	5,212,884	5,520,621
Mobile Rubbish Bins	63,279	63,279	24,440	1,103	-	-	(170,000)	(159,851)	(82,281)	(95,468)
Municipal Elections	49,722	49,721	13,270	907	-	-	-	-	62,992	50,629
Naval Base Shacks	766,920	766,921	16,420	13,993	151,413	-	(769,428)	(7,525)	165,325	773,388
Plant & Vehicle Replacement	5,930,546	5,930,546	76,610	96,248	3,527,151	-	(3,525,233)	(1,820,533)	6,009,074	4,206,261
Port Coogee Special Maintenance Reserve	1,005,467	1,005,468	23,060	17,340	270,000	-	(117,925)	(117,925)	1,180,602	904,883
Roads & Drainage Infrastructure	2,026,150	2,026,150	101,580	31,140	1,250,000	-	(1,762,755)	(218,905)	1,614,975	1,838,385
Staff Payments & Entitlements	2,271,100	2,271,100	157,540	40,065	110,000	-	(180,000)	(150,000)	2,358,640	2,161,165
Waste & Recycling	18,659,246	18,659,246	626,270	335,118	3,472,157	-	(1,875,359)	(1,091,536)	20,882,314	17,902,829
Waste Collection Levy	264,697	264,697	1,540	5,417	545,854	-	(217,500)	-	594,591	270,114
Workers Compensation	379,495	379,495	15,480	6,925	-	-	-	-	394,975	386,420
POS Cash in Lieu (Restricted Funds)	4,240,467	4,240,466	132,710	82,992	1,085,738	1,573,091	(888,000)	(213,452)	4,570,915	5,683,098
	61,174,947	61,174,947	1,831,350	1,073,240	36,790,811	4,594,287	(23,576,339)	(6,417,219)	76,220,769	60,425,256
Grant Funded										
Aged & Disabled Vehicle Expenses	322,162	322,162	9,855	5,472	62,625	-	(148,499)	(29,368)	246,144	298,266
CIHF Building Maintenance Resrv	-	-	-	-	800,000	149,643	-	-	800,000	149,643
Cockburn Super Clinic Reserve	1,936,374	1,936,374	169,220	30,422	-	-	(1,985,154)	(1,970,405)	120,440	(3,609)
Family Day Care Accumulation Fund	22,384	22,383	3,000	159	-	-	(24,314)	(24,314)	1,070	(1,772)
Naval Base Shack Removal Reserve	333,944	333,945	4,270	6,094	54,693	-	-	-	392,907	340,038
Restricted Grants & Contributions Resrv	5,923,657	5,923,657	-	(0)	-	-	(3,124,406)	(3,815,645)	2,799,251	2,108,012
UNDERGROUND POWER	754,224	754,224	(11,570)	13,763	1,200,000	-	(1,372,637)	-	570,016	767,987
Welfare Projects Employee Entitlements	444,423	444,422	12,452	8,418	10,513	37,479	(57,361)	(46,301)	410,027	444,018
	9,737,168	9,737,168	187,227	64,327	2,127,832	187,121	(6,712,372)	(5,886,034)	5,339,855	4,102,582
Development Cont. Plans										
Aubin Grove DCP	170,698	170,698	4,705	3,115	-	-	(887)	-	174,516	173,813
Community Infrastructure DCA 13	10,029,345	10,029,345	140,180	221,165	5,000,000	4,727,580	(484,789)	(124,790)	14,684,736	14,853,301
Gaebler Rd Development Cont. Plans	984,238	984,238	18,924	17,960	-	-	(3,474)	-	999,687	1,002,198
Hammond Park DCP	(14,180)	(14,180)	9,354	(259)	396,000	237,068	(13,595)	-	377,579	222,630
Munster Development	432,526	432,526	18,147	9,761	443,798	125,521	(17,871)	-	876,600	567,808
Muriel Court Development Contribution	(48,104)	(48,104)	-	(878)	-	-	(19,092)	-	(67,196)	(48,982)
Packham North - DCP 12	(105,792)	(105,792)	10,529	(1,471)	434,388	121,324	(19,192)	-	319,933	14,062
Solomon Road DCP	360,190	360,190	8,493	6,685	120,000	57,454	(7,721)	-	480,962	424,328
Success Lakes Development	887,990	887,991	3,817	16,204	-	-	(3,474)	-	888,333	904,194
Success Nth Development Cont. Plans	1,185,551	1,185,550	15,311	25,984	11,700	311,129	(5,611)	-	1,206,951	1,522,664
Thomas St Development Cont. Plans	12,079	12,079	294	220	-	-	-	-	12,373	12,300
Wattleup DCP 10	(9,363)	(9,363)	-	(171)	-	21,468	(12,695)	-	(22,058)	11,934
Yangebup East Development Cont. Plans	436,865	436,865	6,026	9,367	130,036	168,347	(3,748)	-	569,179	614,579
Yangebup West Development Cont. Plans	354,406	354,406	9,195	6,467	-	-	(2,624)	-	360,977	360,873
	14,676,448	14,676,448	244,975	314,150	6,535,922	5,769,892	(594,773)	(124,790)	20,862,572	20,635,701
	85,588,562	85,588,563	2,263,552	1,451,717	45,454,565	10,551,301	(30,883,484)	(12,428,042)	102,423,195	85,163,539

Variance Analysis						
Municipal Financial Activity Statement for the period ended 28 February 2015						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	v = Favourable X = Unfavourable	Feb-15
	\$	\$	\$	\$		
OPERATING REVENUE						
Governance	70,913,207	70,164,553	73,638,927	748,654	√	GRV Industrial Rates and GRV Residential Rates received are \$224k and \$116k under ytd budget respectively. GRV Commercial Rates and GRV Part Year Rates received are \$320k and \$721k over ytd budget respectively.
Community Services	6,086,154	5,644,563	7,224,112	441,591	√	Income received from Parking Infringements & Penalties and Animal Control are \$247k and \$117k over ytd budget respectively.
Human Services	4,974,619	4,608,562	6,390,839	366,057	√	Income received from IHC Subsidies are \$276k over ytd budget.
Waste Services	25,548,018	25,835,063	29,438,023	(287,046)	X	Income received from Landfill Fees are under ytd budget by \$223k.
OPERATING EXPENDITURE						
Governance	2,648,199	3,052,893	5,089,344	404,694	√	Reimbursement of Expenses in GP Super Clinic Board Grant Funded is \$160k overspent mainly due to the \$200k COC's contribution of the operating funds. The expenses of Reimbursement of expenses in GP Super Clinic Board Interest Funded and EM Budget Contingency have not come in yet, resulting favourable variance of \$148k and \$125k respectively. Materials & Contracts Expenses of Council Function/Receptions Operating Projects are \$109k under ytd budget.
Community Services	5,899,082	6,137,883	9,523,114	238,802	√	Expenses in SLIC are under its ytd budget by \$101k. The remaining balance of expenditures in Community Services are underspent by \$138k.
Human Services	5,395,102	5,083,237	7,895,461	(311,865)	X	Expenses in Caregiver Payments of In-Home Care Subsidies are \$329k over ytd budget.
ADDITIONAL FUNDING RECEIVED						
Grants & Contributions - Asset Development	12,060,275	8,464,137	13,215,167	3,596,138	√	Owner Contribution received for DCP1,DCP9 and DCP13 are ahead of its ytd budget by \$299k,\$237k, and \$737k respectively. Developer Contributions received for Asset Dev, New Cockburn Central Aquatic Centre and Cockburn Integrated Health Community Facilities are ahead of its ytd budget by \$210k, \$558k and \$1.6m respectively. Regional Road Grant-Direct Council funded received are ahead of its budget by \$276k. Regional Road Grant Direct Grant funded received are under ytd budget by \$320k. Sports and Recreation Grants for the capital works project of Formalise path to lookout from Manning Car park are not received yet resulting in unfavourable variance of \$100k. Regional Road Grant-Projects for Berrigan Drive South Lake Dr to Semple Court East Bound and North Lake Rd Ospery Drive Signal mast Extend Turn Pockets are ahead of its budget by \$183k and \$208k respectively. Lotteries Commission Grants are not received ytd resulting in unfavourable variance of \$514k.
Proceeds on Sale of Assets	3,748,893	6,860,320	9,819,231	(3,111,427)	X	Subdivision and development of Lot 1, 4218 and 4219 Quarimor, Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd, Lot 23 Russell Road, Hammond Park, Lot 40 Cervantes Loop - surveying and construction of access have not been sold, resulting in unfavourable variance of \$720k,\$935k,\$667k and \$600k respectively.

Capital Expenditure

for the period ended 28 February 2015

	Actuals \$	YTD Revised Budget \$	Full Year Revised Budget \$	\$ Variance to YTD Budget \$	V = Favourable X = Unfavourable	Explanation
SUMMARY						
Purchase of Land and Buildings	9,076,760	13,017,032	44,042,673	3,940,272	√	
Acquisition & Development of Infrastructure Assets	8,939,273	12,907,805	23,558,540	3,968,532	√	
Purchase of Plant and Machinery	2,702,455	3,521,633	5,543,561	819,178	√	
Purchase of Furniture and Equipment	9,847	11,000	11,736	1,153	√	
Purchase of Computer Equipment	547,632	992,127	2,974,879	444,495	√	
	21,275,966	30,449,597	76,131,390	9,173,630		
Material Variances Identified:						
<u>Works in Progress - Roads Infrastructure</u>						
3544 - North Lake Road (Hammond to Kentucky)	1,880,041	3,100,003	0	1,219,962	√	Street Lighting commenced February. \$1m in committed orders.
Sub Total	1,880,041	3,100,003	0	1,219,962		
<u>Works in Progress - Buildings</u>						
005 - Cockburn Integrated Health Facilities	3,162,556	3,794,050	29,269,466	631,494	√	Committed order of \$669k. Initial delay due to change of construction methodology. Library systems charge from Bibliotheca of \$179k.
026 - Cockburn Central Aquatic Recreation Ctr	3,594,175	5,525,608	0	1,931,433	√	Significant redesign happening and contract has not been signed. Not expecting to restart until June 2015. Project has a \$20m full year budget with the remaining budget to be carried forward.
Sub Total	6,756,731	9,319,658	29,269,466	2,562,927		
<u>Plant & Machinery</u>						
7764 - New Roads Sweeper	333,000	0	0	(333,000)	X	Full Year budget of \$340k. Vehicle costed and delivered. Cash flow issue in regards to YTD budget, with a budget journal to be completed March 2015 to correct this.
Sub Total	333,000	0	0	(333,000)		

LOCAL GOVERNMENT ACT 1995

City of Cockburn Parking and Parking Facilities Amendment Local Law 2015

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Cockburn resolved on to adopt the following local law.

1. Citation

This local law may be cited as the *City of Cockburn Parking and Parking Facilities Amendment Local Law 2015*.

2. Commencement

This local law will commence 14 days after the date of the publication in the *Government Gazette*.

3. Principal Local Laws

The *City of Cockburn Parking and Parking Facilities Local Law 2007* published in the *Government Gazette* of 11 January 2008, and as amended and published in the *Government Gazette* on 18 May 2012, and 16 May 2014 is referred to as the principal local law. The principle local law is amended.

4. Schedule 1 amended

Insert the following:

“Parking Station 2, Coogee Beach Lot 171, 172 and 207 4-6 Powell Road Coogee.”

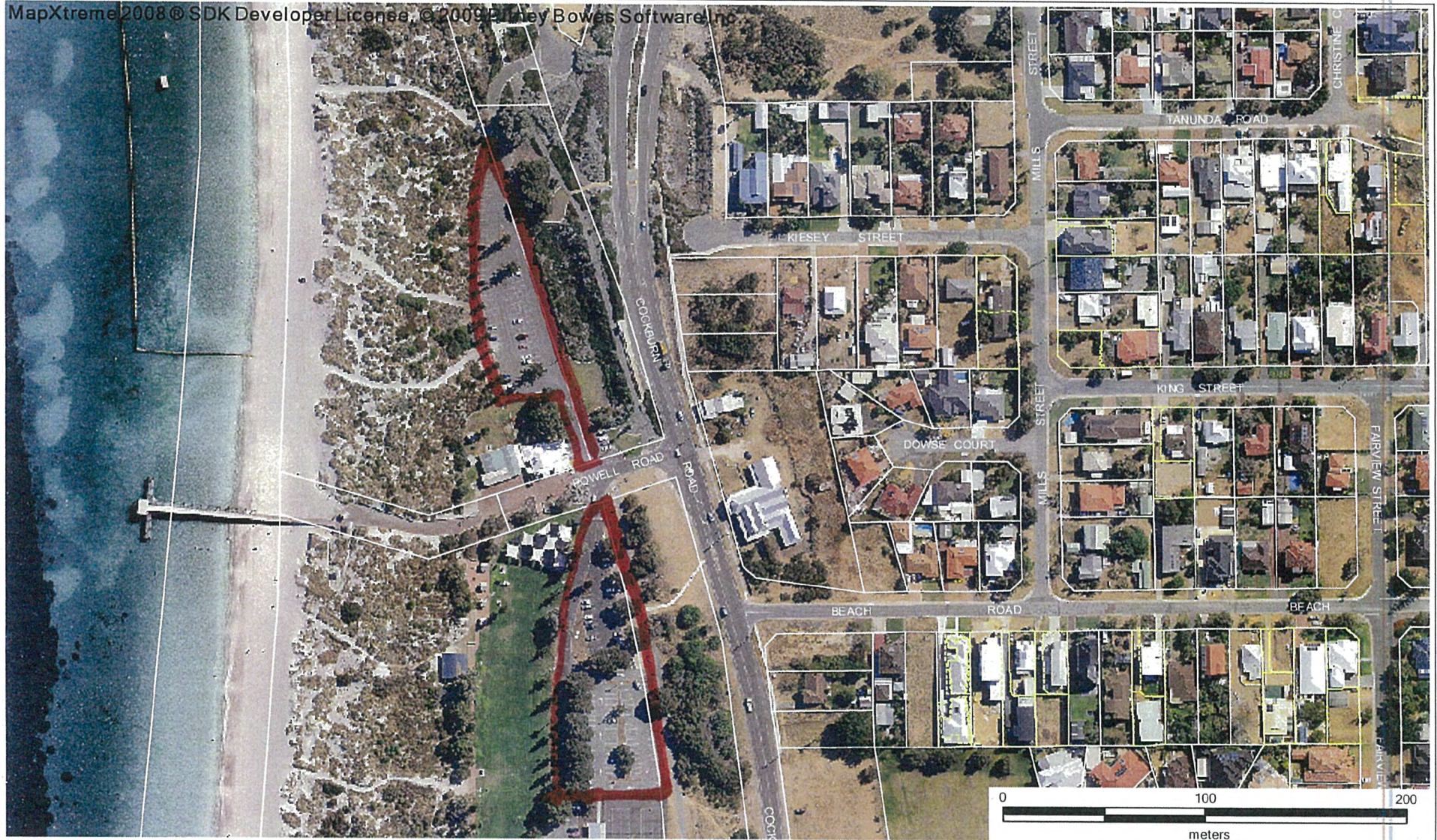
Dated:

The Common Seal of the City of Cockburn was affixed by authority of a resolution of the Council in the presence of-

LOGAN K HOWLETT, Mayor.

STEPHEN CAIN, Chief Executive Officer.

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City of Cockburn
G.I.S Services Department

**Proposed Coogee Beach Parking Station
Schedule 2**

PRINTED ON:
Friday, 20 February 2015

SCALE = 1:2716

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