

CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 11 JUNE 2015

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 11 JUNE 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, 11 JUNE 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 11/6/2015) - MINUTES OF THE ORDINARY COUNCIL MEETING - 14/5/2015**

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday, 14 May 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 11/6/2015) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING - 2 JUNE 2015 (086/003; 182/001; 182/002) (D GREEN) (ATTACH)

RECOMMENDATION

That Council receive the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Tuesday, 2 June 2015 and adopt the recommendations contained therein.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

The Delegated Authorities, Policies and Position Statements Committee conducted a meeting on 2 June 2015. The Minutes of the meeting are required to be presented.

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.

The primary focus of this meeting was to review the Delegated Authorities pursuant to the Local Government Act and Extraneous to the Local Government (other Acts), including those DAPPS which were required to be reviewed on an as needs basis.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

As contained in the Minutes.

Legal Implications

N/A

Community Consultation

As contained in the Minutes.

Attachment(s)

Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting – 2 June 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 11/6/2015) - PROPOSED STRUCTURE PLAN - LOT 33 BARFIELD ROAD, HAMMOND PARK - OWNER: VINCENZO PASSIONE; APPLICANT: WEST COAST PLAN (110/127) (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 33 Barfield Road, Hammond Park, subject to the following conditions;
 1. Update the 'Landscape Plan' (figure 8) within the Structure Plan report to mandate the retention of appropriately selected scattered native vegetation, including Banksia, Jarrah and Tuart Trees, within the 'native planting buffer' and 'native tree planting' sections of the proposed Public Open Space. This is to be done in consultation with and to the satisfaction of the City of Cockburn's technical officers.
 2. The Local Water Management Strategy ('LWMS') included as part of the Structure Plan Report is to be modified to the satisfaction of the Department of Water ('DoW'), in consultation with the City of Cockburn, as outlined in their letters dated 8 May 2015.
- (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 4 March 2015. It was prepared by West Coast Plan on behalf of the landowner Vincenzo Passione. The Proposed Structure Plan relates to land within the Southern Suburbs District Structure Plan Stage 3 ('SSDSP3') area, namely Lot 33 Barfield Road, Hammond Park ("subject site").

The subject site is approximately 4.0469 hectares in area with frontages to the east of Irvine Parade and to the west of Barfield Road. Under the SSDSP3 approximately 1.1135 hectares of the subject site is identified for part of a future high school. The high school is planned to extend south from part of the subject site over parts of lots 31/ 32 Barfield Road and lot 47 Frankland Avenue, Hammond Park.

The land to the north of the subject site and the west of Irvine Parade has been developed for residential purposes inclusive of areas for Public Open Space (see Attachment 3 for details).

The existing northern residential development gains vehicular access via Atkins Parade. This existing northern abutting residential development and the residential development to the west of Irvine Parade were approved under the Hammond Park Local Structure Plan which was adopted by Council in 2009. This existing development was one of the earlier structure plans approved in accordance with the SSDSP3 (See Attachment 3 for details).

The Proposed Structure Plan was advertised for a period of 21 days in accordance with Scheme requirements. The purpose of this report is for Council to consider this proposal in light of the information received during the advertising process. In total the City received ten (10) submissions which are discussed in the 'Report' section below and elaborated on in Attachment 4 of this report.

Submission

West Coast Plan on behalf of the land owner has lodged a Structure Plan for the subject site.

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’) area. 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 located.

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 the subject site including an estimated lot yield of 43 dwellings (39% residential), 0.2837 hectares for Public Open Space (10.22%) and 1.1135 hectares for part of a future high school which equates to 27.5% of the total site area.

The SSDSP 3, 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 SSDSP prescribes a density range of R35-R60 for land surrounding areas of public open space, activity nodes and public transport routes. Under the proposed structure plan an R30 density has been applied to all of the residential land within the structure plan area. Consideration had been given in the design formulation, and pre structure plan lodgement consultation meetings, of incorporating R40 density to the land adjoining the public open space. Due to the 'block depth' limitations, access constraints from Beellingham Road/ Irvine Parade intersection and the 20 metre Building Protection Zone setback, as prescribed by the accompanying Bushfire Management Plan, higher coding's were not considered to be an appropriate design outcome for lots adjoining the public open space for this proposal.

Public Open Space (POS)

Public Open Space (POS) within the Structure Plan Proposal comprises a single consolidated 'Local Park' totalling 0.2837 hectares in area which equates to 10.22% of the subject site (see Attachment 2 for details).

The POS area has been located on the Structure Plan in an alternative location to that identified on the SSDSP3. The proposed location of the POS is located on land with 'very good' to 'excellent' condition vegetation cover and is in a more centrally located position to that in the SSDSP3 which has only 'good' condition vegetation cover.

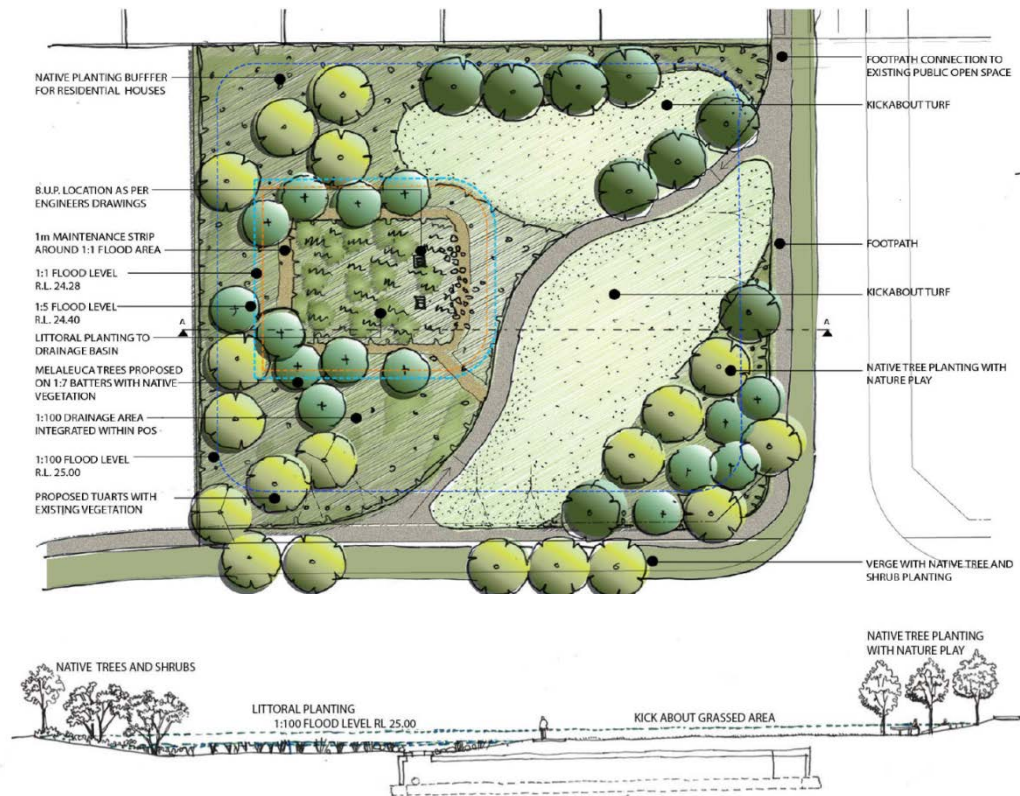
The general approach to the landscaping of the POS area is to create a section of usable small grassed area of the park for recreation while integrating with the drainage swale. The park will also present sections of small native woodland areas. These areas are located to the rear of the existing lots along Atkins Parade, to provide a vegetation screening buffer, and also in the south eastern corner of the proposed POS.

The park is designed to be a low water user by minimising irrigated grass to a small area and by planting with appropriate local native species. The 1:1 storm event basin is located at the west of the POS and it is proposed to use littoral planting and Melaleuca trees throughout the area. The basin is proposed with a 1 metre wide path around the periphery and is planned to connect to the surrounding pedestrian footpaths.

The conceptual design and proposed embellishments of the POS is provided for within the Structure Plan Proposal report under 'Landscape Plan' - Figure 8. During the advertising process the City received objection from local residents along Atkins Parade requesting the existing native vegetation to be retained as much as possible (see Attachment 4 for details). It is considered appropriate to request that

the 'Landscape Plan' is to be modified to mandate the retention of scattered native vegetation within the 'native planting buffer' and 'native tree planting' sections of the proposed POS. This recommendation has been included as part of this report for Council's consideration.

Figure 1: Proposed Landscape Plan



The Department of Water (DoW) was formally consulted during the advertising process. DoW advised that they were not satisfied with the Local Water Management Strategy ('LWMS') as originally submitted. The applicant is in the process of modifying the LWMS to meet the requirements of the DoW. Through further discussions following the receipt of the DoW's initial letter of response the DoW advised that they are satisfied for City officers to recommend a condition requiring the final LWMS to be provided as a condition of adoption. This recommendation has been included as part of this report for Council's consideration.

Traffic

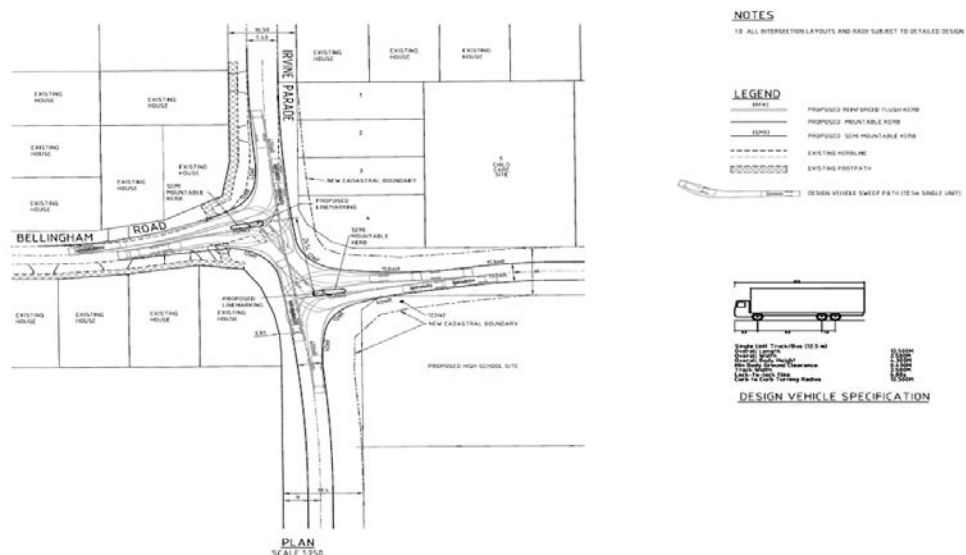
The proposed road network has been designed in response to the existing roads and proposed road networks as defined by the SSDSP3, the adopted Hammond Park Structure Plan and the adopted Barfield Road Structure Plan. Accordingly the Structure Plan design integrates with and accommodates extensions of the existing roads adjoining, being Irvine Parade, Bellingham Road, Bischoff Road, Bosworth Road

and Barfield Road to connect with adjoining development land and the wider road network.

The Proposed Structure Plan accommodates the required north-south link road on the eastern perimeter of the high school site to connect to Lot 32 to the south of lot 33.

The Hammond Park adopted Structure Plan indicatively indicates a roundabout for the intersection of Irvine Parade and Bellingham Road. This road intersection treatment design was based on an incorrectly assumed alignment for Bellingham Road east through the subject Structure Plan area. The alignment for Bellingham Road east of Irvine is predicated on the actual northern boundary of the fixed high school site (this is mandated under the accompanying caveat to the Minister for Education within 'Appendix 1' of the Proposed Structure Plan report). In aligning Bellingham Road east along the northern boundary of the high school resulted in the centre of the road reserve being offset approximately 17 metres south of the central alignment of the existing Bellingham Road west. In addition the southern unconstructed portion of Irvine Parade south also does not align with the existing Irvine Parade north. The central alignment of Irvine Parade south is offset about 9 metres east of the central alignment of existing Irvine Parade north. Accordingly a review of the intended roundabout intersection treatment, as indicatively identified on the adopted Hammond Park Structure Plan, was required to overcome the inherent misalignment of both Bellingham Road and Irvine Parade.

Figure 2: Proposed Irvine and Bellingham road intersection design



The north-south traffic flow of Irvine is expected to be the predominant vehicular route in the design of the intersection. Consideration was

given to a short boulevard link, an elliptical shaped roundabout and a bone-a-bout shaped roundabout but each of these designs were problematic. Following ongoing pre-lodgement consultation with both the City's Strategic Planning and Engineering Department a pair of staggered 'T' junction intersections of Bellingham with Irvine was negotiated and agreed upon. The City's Engineering Department has reviewed the final proposal, inclusive of the paired 'T' junction intersections, and supports the proposal. The proposal was also referred to Main Roads Western Australia ('MRWA') during the advertising process for comment. MRWA supports the proposal (see Attachment 4 for details).

Bushfire Management

The existing native vegetation to the south and east of the proposed residential lots pose a bushfire threat to future residences. Therefore the Proposed Structure Plan is supported by a Bushfire Management Plan ('BMP') to help mitigate these risks. The BMP has been undertaken in line with the relevant State Planning Policy and the current *Planning for Bushfire Protection Guidelines*.

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

A Bushfire Attack Level ('BAL') assessment may be undertaken as part of the subdivision process to confirm the BAL ratings for each individual new lot created.

The BMP does not address bushfire mitigation measures for the proposed high school site. This will be undertaken by the Department of Education. The Department of Education have advised the applicant that the future high school is expected to be operating by the 2020 school year with anticipated construction commencing in 2018. The future high school site is not proposed, at this stage, to be cleared (or partly cleared) until construction commences.

The Proposed Structure Plan and BMP were referred to the Department of Fire and Emergency Services ('DFES') during the consultation period. No comment was provided from DFES in the advertising period to the City of Cockburn in response to the Structure Plan referral.

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 15.2 dwellings per site hectare and 10.6 dwellings per gross hectare. This equates to approximately 43 dwellings which will house an estimated 120 people.

The density targets are restricted by bushfire setback requirements, road design and a high school reservation of which approximately 1.1135 hectares of the subject site is reserved for the future Hammond Park High School. In addition the Proposed Structure Plan provides a more centrally located area for Public Open Space than that indicated under the SSDSP3. The Public Open Space is also located in an area with a higher grade of native vegetation. It is proposed to ensure that the applicant amend the 'Landscaping Plan' to retain more of this vegetation within selected areas.

The Structure Plan design incorporates bushfire mitigation measures for the identified bushfire hazards. All new dwellings constructed within 100 metres of identified classified vegetation will require the need for increased construction requirements to address AS3959-2009 (*Construction of Buildings in Bushfire Prone Areas*).

It is recommended that Council adopt the Structure Plan, for Lot 33 Barfield Road, Hammond Park, subject to modification and then pursuant to clause 6.2.10.1 of the Scheme refer the Structure Plan 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. 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 12 May 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 21 April 2015 and concluded on 12 May 2015.

Advertising included a notice in the Cockburn Gazette, advertising on the City's webpage, letters to selected landowners surrounding the Structure Plan area as well as letters to State Government agencies and service providers.

In total Council received ten (10) submissions from residents, government agencies and service providers. Of these ten submissions two objected to the proposal and the remaining eight were in support of the proposal. The two objections were received from local residents who currently live directly to the north of the Proposed Structure Plan along Atkins Parade.

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/Aerial Photograph
2. Proposed Structure Plan Map (Plan 1)
3. Hammond Park Structure Plan
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 11 June 2015 Council Meeting.

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

Nil.

14.2 (OCM 11/6/2015) - SALE OF LAND - 282 SKEAHAN STREET, SPEARWOOD (2200369) (K SIM) (ATTACH)**RECOMMENDATION**

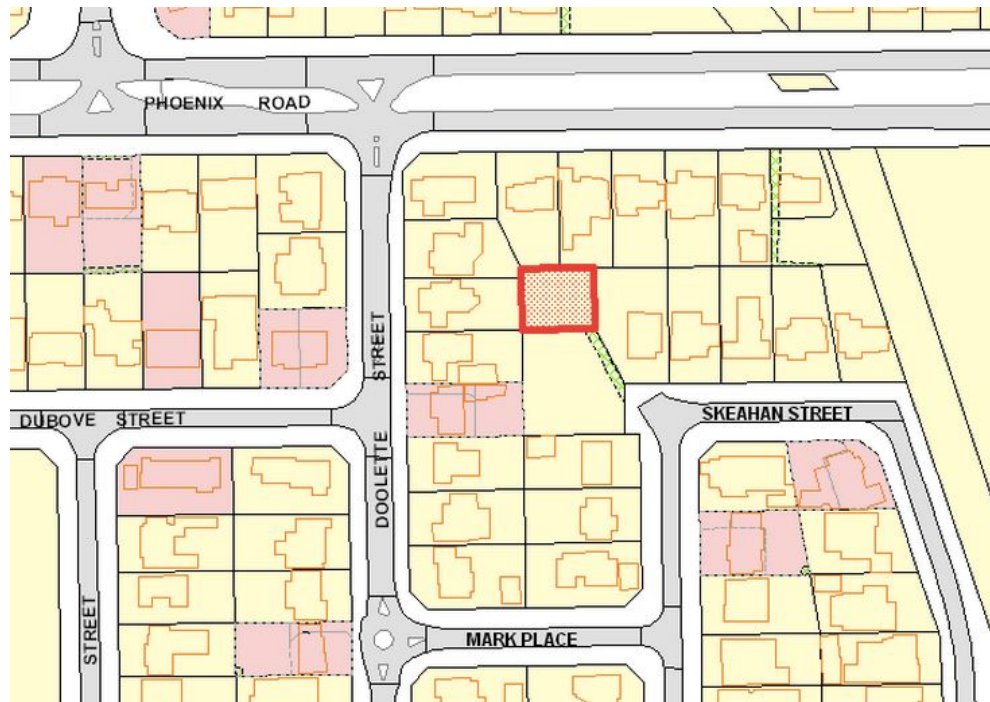
That Council

- (1) accepts the offer from CE Porter and JR Trowbridge to purchase City of Cockburn freehold Lot 282 Skeahan Street, Spearwood for a consideration of \$240,000 (inc GST utilising the margin scheme) subject to the completion of all statutory requirements of Section 3.58 of the *Local Government Act 1995*; and
- (2) amend the 2014/15 adopted municipal budget by adding capital income of \$240,000 from the sale proceeds against a new CW project – Sale of Lot 282 Skeahan Street, Spearwood and transferring these into the Land Development and Investment Fund Reserve.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION**Background**

Lot 282 Skeahan Street is a freehold lot formerly used as a drainage basin. The City of Cockburn has owned the lot since 1965, when it and the surrounding lots were created via subdivision. Lot 282 was created as a land locked drainage basin - with access for maintenance purposes and the below ground drainage pipe secured within the drainage easement of the front adjoining Lot 271 Skeahan Street. This is shown following:



Lot 282 is zoned residential R30 and has an area of 534 square metres. Its proposition for sale is unique, given its relationship to surrounding land and specifically the front adjoining lot.

Submission

The owners of the adjoining Lot 271 Skeahan Street, Spearwood, have submitted an offer of \$240,000 for the purchase Lot 282 Skeahan Street Spearwood.

Report

The drainage basin formerly located on Lot 282 has been de-commissioned and stormwater re-directed to an upgraded drainage basin at Lot 281 Bullfinch Street, Spearwood, which adjoins Phoenix Road. The upgraded basin is more effective and easier to maintain than the former site on Lot 282 Skeahan Street, given Lot 282 was at the rear of residential properties and was very difficult to access.

Lot 282 has been back filled and compacted and is now suitable for future residential development. Lot 282 is effectively land locked with five lots having common boundaries. The owners of the adjoining lots were all contacted by mail seeking expressions of interest in the purchase of Lot 282. Only the owners of Lot 271 expressed an interest in the purchase of the land.

Both the owners of Lot 271 and the City obtained independent valuation reports from Licensed Valuers. The valuation report obtained

by the City valued the land at \$380,000 whereas the report from the owners of Lot 271 Licensed Valuer valued the land at \$210,000.

The difference in the valuations comes from key assumptions on whether the land, when added to Lot 271, will yield one or two additional housing sites. The \$380,000 figure assumes the addition of two new sites, whereas the \$210,000 figure assumes the addition of one site.

Detailed analysis taking into account:

- The size of the existing proposed strata lots on Lot 271;
- The requirements of the R30 zoning and;
- The requirement for common property;

reveals that Lot 282 will be short by approximately 30 square metres to achieve the addition of two lots. Accordingly staff determine that it will yield only one site. This site however is very large and arguably very attractive for a site of this magnitude in an area coded R30. Accordingly staff also believed that the \$210,000 valuation didn't take adequate account of this.

Negotiations between officers and the owners of Lot 271 have resulted in the proponents increasing their initial offer to \$240,000. This offer is recommended, based on the likely costs to service the land and also the ongoing costs that Council will experience in having to maintain the land. The value is also comparable to other recent rear block sales, when costs to service the lot are taken into account.

Sale of the land as a lot in its own right to the open market was investigated but although the lot has an easement connection through to Skeahan Street, this easement is only for access and not for the provision of services such as water, power and gas. Accordingly this renders the lot incapable of access, unless Council goes through a compulsory acquisition process. This would itself involve significant costs, compensation and the like meaning it needs to be carefully weighed up against the offer received.

Although the recommendation is to sell Lot 282 for less than a value determined by the City's appointed Licensed Valuer, officers determine that the valuation was based on the land yielding an additional two sites - this is not considered capable of occurring.

Importantly, through negotiation with the applicant, staff have secured an offer which is considered adequate and which is above that of the applicants 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.

It is recommended that Council support the disposition of this property.

Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

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

Budget/Financial Implications

Amend the 2014/15 adopted municipal budget by adding capital income of \$240,000 (ex-GST) from the sale proceeds against a new CW project – Sale Lot 282 Skeahan Street Spearwood and transferring these into the Land Development & Investment Fund Reserve.

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 will be advertised in the newspaper for State-wide publication, for a period of two weeks commencing in early June 2015.

Attachment(s)

Valuations (2)

Advice to Proponent(s)/Submissioners

The Proponent(s) have been advised that this matter is to be considered at the 11 June 2015 Ordinary Council Meeting.

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES**15.1 (OCM 11/6/2015) - LIST OF CREDITORS PAID - APRIL 2015 (076/001) (S NG) (ATTACH)****RECOMMENDATION**

That Council adopt the List of Creditors Paid for April 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 April 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 – April 2015.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 11/6/2015) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - APRIL 2015 (071/001) (SINTA NG) (ATTACH)

RECOMMENDATION

That Council

(1) adopt the Statement of Financial Activity and associated Statements for April 2015, as attached to the Agenda; and

(2) amend the 2014/15 Municipal Budget by:

1. Adjusting the following projects and activities:

CW1359	Fibre Infrastructure	\$93,000
	Municipal Fund	\$93,000
OP8260	POS Cash-in-Lieu	\$90,000
	Municipal Fund	\$90,000
GL868	Developer Contributions Income	\$156,584
	Road & Drainage Reserve	\$156,584

2. Including the transfers of surplus FESA operational budgets in the financial year 2013/14 to Reserve. These surpluses will be made available for spending in the

2015/16 financial year:

GL161-4733	Jandakot Volunteer Fire Brigade – Restricted Grants Reserve	\$4,864
GL161-6122	Jandakot Volunteer Fire Brigade – Protective Clothing	(\$2,432)
GL161-6250	Jandakot Volunteer Fire Brigade – Other Goods & Services	(\$2,432)
GL162-4733	South Coogee Volunteer Fire Brigade – Restricted Grants Reserve	\$4,864
GL162-6122	South Coogee Volunteer Fire Brigade – Protective Clothing	(\$2,432)
GL162-6250	South Coogee Volunteer Fire Brigade – Other Goods & Services	(\$2,432)
GL175-4733	Cockburn Volunteer Emergency Services – Restricted Grants Reserve	(\$931)
GL175-6250	Cockburn Volunteer Emergency Services – Other Goods & Services	\$931

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.

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 \$49.3M were \$22.6M 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 deficit \$183,000, \$93,000 of which was as the result of returning reserve

funding for Fibre Infrastructure project as it is no longer required. The project was cancelled at mid-year budget review. The remaining \$90,000 was due to POS cash in lieu received in 2013/14 was not properly accounted for. Part of this POS contribution is to be refunded at this current financial year and the remaining contribution is transferred to POS reserve.

The budgeted closing funds fluctuate throughout the year, due to the ongoing 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 \$120.5M was ahead of the YTD budget forecast by \$3.1M. The significant variances in this result were:

- Rates revenue \$0.81M ahead of YTD budget due to higher part year rating adjustments.
- Operating grants & subsidies were over YTD budget by \$1.90M impacted mainly by \$1.5M of additional grant received from the State Government for CCW project.
- Reimbursement of costs received (e.g. legal, insurance) were collectively \$0.37M ahead of YTD budget.

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

Operating Expenditure

Cash operating expenditure of \$74.6M (excluding asset depreciation) was under the YTD budget by \$2.12M. Total operating expenditure of \$93.0M (including depreciation) was \$1.80M lower than the YTD target.

The following significant items were identified:

- Material and Contract expenses were \$1.1M under YTD budget overall, with Waste Services contributing \$0.69M to this result (waste collection \$0.39M, waste disposal \$0.30M).
- Utility costs were down \$0.38M against YTD budget with street lighting contributing mostly to this variance at \$0.29M.
- Direct employee costs were collectively \$0.39M under the YTD budget of \$35.4M, with the only material variance being accrued LSL at \$0.36M below YTD budget.
- Depreciation of \$20.8M was overall, \$0.14M under the YTD budget.

- The internal recharging of operating costs to the capital works program was \$0.46M behind YTD budget, consistent with the budget variance within the infrastructure assets capital program.

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	34.99	35.38	0.39	43.79
Employee Costs - Indirect	0.61	0.78	0.18	1.33
Materials and Contracts	28.53	29.59	1.06	35.93
Utilities	3.49	3.87	0.38	4.62
Interest Expenses	0.07	0.07	0.00	0.12
Insurances	1.95	2.12	0.17	2.22
Other Expenses	4.92	4.86	(0.06)	7.53
Depreciation (non-cash)	20.78	20.92	0.14	25.10
Internal Recharging-CAPEX	(2.29)	(2.75)	(0.46)	(3.25)
Total	93.05	94.85	1.80	117.40

Capital Expenditure

The City's total capital spend at month end was \$28.2M, representing an under spend of \$16.2M against the YTD budget of \$44.4M.

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	8.06	9.30	1.24	16.77	8.06
Drainage	0.57	1.06	0.48	1.60	0.57
Footpaths	0.73	0.75	0.02	1.10	0.73
Parks Hard Infrastructure	2.80	4.73	1.93	8.48	2.80
Parks Soft Infrastructure	0.63	0.82	0.20	0.93	0.63
Landfill Infrastructure	0.09	0.52	0.42	0.85	0.09
Freehold Land	1.15	1.34	0.19	2.38	1.15
Buildings	10.35	20.65	10.30	32.47	10.35
Furniture & Equipment	0.01	0.01	0.00	0.01	0.01
Computers	0.55	1.07	0.51	1.19	0.55
Plant & Machinery	3.23	4.12	0.89	5.52	3.23
Total	28.17	44.38	16.21	71.30	28.17

The CCW project is responsible for \$8.6M of the net \$10.4M underspend variance in Buildings, with another \$1.7M comprising all the other building projects.

Parks infrastructure projects are \$1.9M underspent against their YTD budget of \$4.7M. The Manning Park stairs still adds to the significant variance within this asset class. This project should start shortly and is expected to be completed by end of this financial year.

North Lake Road (Hammond to Kentucky) at \$0.34M under YTD budget is still the main contributing project to the overall underspend variance for roads infrastructure.

North Lake Road – Osprey Drive is at \$0.24M underspent against its YTD budget. Further details on these variances are disclosed in the attached CW Variance analysis report.

The City's drainage capital works program is \$0.48M (46%) behind YTD budget with several key projects contributing to the majority of this variance. These will most likely need to be carried forward into 2015/16.

Spending on major plant items is \$0.89M behind the cash flow budget as certain items are yet to be delivered. However, the majority have been ordered and committed to.

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 included:

- Transfers from financial reserves were \$4.5M behind YTD budget due to the capital budget under spend.
- Developer contributions received under the Community Infrastructure plan continued to outpace the YTD budget by \$0.65M, even though the budget was significantly increased through the mid-year review. This reflects ongoing strong levels of land development activity across the City.
- Developer contribution plans revenue for roads infrastructure was \$0.60M ahead of the YTD budget setting.
- Road grant funding is overall \$0.46M ahead of YTD budget.
- Sale of land revenue from various sub-divisions was \$3.64M behind YTD budget. This included Lot 702 Bellier Pl & Lot 65 Erpingham Rd, Lot 1, 4218 and 4219 Quarimor Rd, Lot 23 Russell

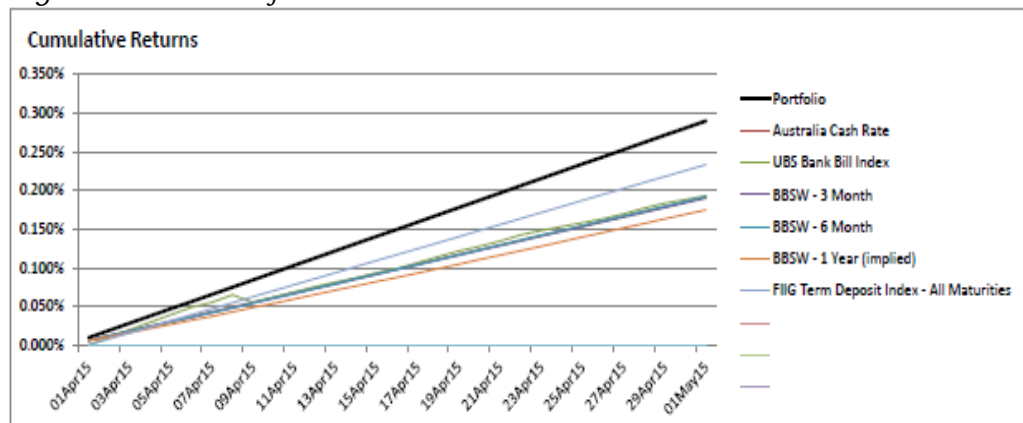
Road and Lot 40 Cervantes Loop. Bellier/Erpingham is expected to settle in June 2015.

Cash & Investments

The closing cash and financial investment holding at month's end totalled \$149.3M, down slightly from \$152.9M the previous month mainly due to the final rates instalment was due in March. Of this balance, \$88.0M represented the amount held in the City's cash backed financial reserves. Another \$6.8M represented funds held for other restricted purposes such as deposit and bond liabilities. The remaining \$54.5M 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 (e.g. end of year transfers to financial reserves).

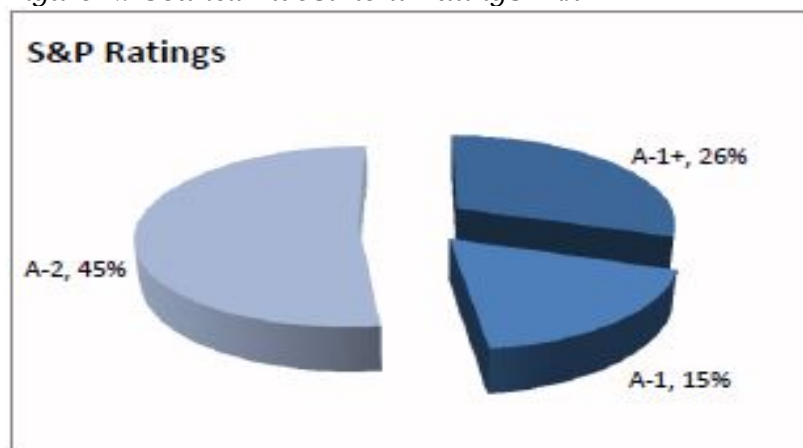
The City's investment portfolio made a weighted annualised return of 3.47% for the month, marginally down from 3.52% the previous month and 3.59% in February. Whilst this result compares favourably against the UBS Bank Bill Index annualised rate of 2.30%, it continues to trend downwards as a result of the falling Australian official cash rate and term deposit rates being offered. The cash rate as at end of April 2015 was 2.27% and after the May Reserve Bank board meeting, the cash rate was cut again to 2.00%. This would put further pressure on the City's interest earnings budget, particularly for the 2015/16 financial year.

Figure 1: COC Portfolio Returns vs. Benchmarks



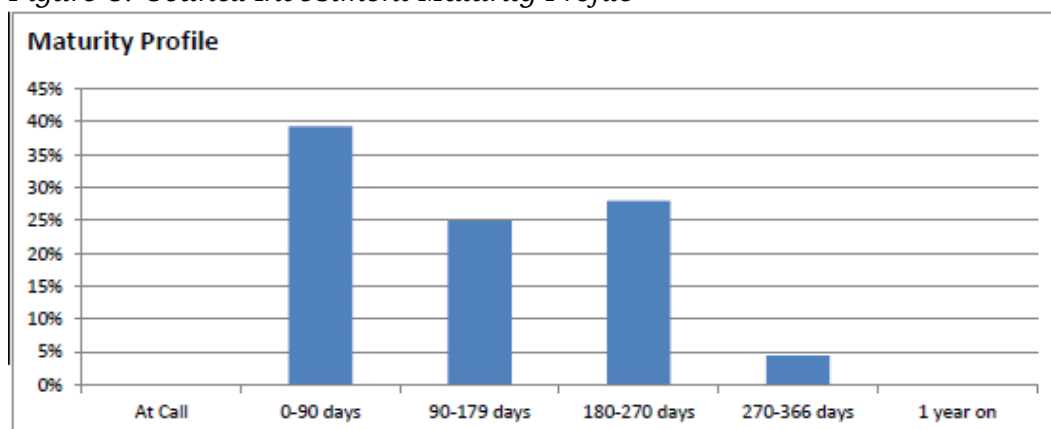
The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are invested for terms ranging from three to twelve months. All investments comply with the Council's Investment Policy and fall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

Figure 2: Council Investment Ratings Mix



The current investment strategy looks to secure the best possible rate on offer over the longer duration terms allowed under legislation and policy (6 to 12 months for term deposits), subject to cash flow planning requirements. The City's investment portfolio currently has an average duration of 132 days (slightly down from 135 last month) as graphically depicted below:

Figure 3: Council Investment Maturity Profile



Budget Revisions

Several budget amendments have been recommended to deal with the following matters:

- Transfer \$12,160 of FESA surpluses from 2013/14 to Restricted Grant and Contribution Reserve so it is available for spending in 2015/16.
- Provide budget for developer contribution received and transferred to Roads and Drainage Reserve \$156,584.
- Fibre Infrastructure project was cancelled at mid-year budget review, however it's funding was not yet transferred back to reserve.

Budget is now rectified by returning \$93,000 back to Information Technology Reserve.

- Cash in lieu of \$90,000 received in 2013/14 was not accounted for properly. The funds contributed to 2013/14 surplus. Surplus has to be adjusted to ensure these funds are available for refunds to the developers.

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

- Effective and constructive dialogue with all City stakeholders.
- 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

Budget amendments have been included in the Council recommendation and already explained in the report. These do not impact the municipal budget closing position as they are either

internally funded from Council reserves or redirected project budgets, or from external funding sources.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and associated reports – April 2015.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.3 (OCM 11/6/2015) - ADOPTION OF 2015/16 DIFFERENTIAL RATES, 2015/16 MUNICIPAL BUDGET AND 2015/16 SCHEDULE OF FEES AND CHARGES (071/006; 075/011; 097/009) (\$ DOWNING) (ATTACH)

RECOMMENDATION

That Council adopt:

(1) Part A – Municipal Fund Budget 2015/16

Pursuant to the provisions of section 6.2 of the Local Government Act 1995 and Part 3 of the Local Government (Financial Management) Regulations 1996, the Municipal Fund Budget as attached to the Agenda, for the City of Cockburn for the 2015/16 financial year which includes the following:

- Statement of Comprehensive Income by Nature and Type showing a net result for that year of \$41,355,058.
- Statement of Comprehensive Income by Program showing a net result for that year of \$41,355,058.
- Statement of Cash Flows
- Rate Setting Statement showing an amount required to be raised from rates of \$89,031,014.
- Notes to and Forming Part of the Budget
- Budget Program Schedules

(2) Part B – General and Minimum Rates, Instalment Payment Arrangements

1. For the purpose of yielding the deficiency disclosed by the Municipal Fund Budget adopted at Part A above, Council pursuant to sections 6.32, 6.33, 6.34 and 6.35 of the Local Government Act 1995 impose the following differential general and minimum rates on Gross Rental and Unimproved Values.

General Rates

• Commercial Caravan Park	8.163¢ in the \$
• Improved Commercial & Industrial	7.330¢ in the \$
• Improved Commercial & Industrial (Large)	8.058¢ in the \$
• Improved Residential	7.074¢ in the \$
• Rural Vacant Land	0.380¢ in the \$
• Rural General Improved	0.246¢ in the \$
• Specified Area Port Coogee	1.400¢ in the \$
• Specified Area Cockburn Coast	1.400¢ in the \$
• Vacant Commercial & Industrial	9.117¢ in the \$
• Vacant Residential	9.117¢ in the \$

Minimum Rates

• Commercial Caravan Park	\$722
• Improved Commercial & Industrial	\$722
• Improved Commercial & Industrial (Large)	\$710
• Improved Residential	\$1,250
• Rural Vacant Land	\$8,80
• Rural General Improved	\$8,80
• Vacant Commercial & Industrial	\$722
• Vacant Residential	\$722

2. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 64(2) of the Local Government (Financial Management) Regulations 1996, the following due dates for the payment in full by instalments:

• Full payment and 1 st instalment due date	28 August 2015
• 2 nd instalment due date	30 October 2015
• 3 rd quarterly instalment due date	4 January 2016
• 4 th and final instalment due date	8 March 2016

3. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 67 of the Local Government (Financial Management) Regulations 1996, impose an instalment administration charge where the owner has elected to pay rates (and service charges) through an instalment option of \$5 for each instalment after the initial instalment is paid.

4. Pursuant to section 6.51(1) and subject to section 6.45(4)(e) of the Local Government Act 1995 and Regulation 68 of the Local Government (Financial Management) Regulations 1996, impose an interest rate of 4% for rates (and service charges) and costs of proceedings to recover such charges that remains unpaid after becoming due and payable.
5. Pursuant to section 6.51(1) and subject to section 6.51(4) of the Local Government Act 1995 and Regulation 70 of the Local Government (Financial Management) Regulations 1996, impose an interest rate of 8% for rates (and service charges) and costs of proceedings to recover such charges that remains unpaid after becoming due and payable.

(3) Part D – Fees and Charges for 2015/16

Pursuant to section 6.16 of the Local Government Act 1995, the Fees and Charges to be included inclusive of the 2015/16 budget as attached to the Agenda.

(4) Part E – Statutory and Other Fees for 2015/16

1. Pursuant to section 245A(8) of the Local Government (Miscellaneous Provisions) Act 1960 impose a swimming pool inspection fee of \$36.00 (GST is not applicable).
2. Pursuant to section 67 of the Waste Avoidance and Resources Recovery Act 2007, impose the following charges for the removal and deposit of domestic waste:
 - (a) All Non-Residential Improved Premises (including recycling)
 - 240ltr bin per weekly collection - \$450 p.a.
 - 240ltr bin per weekly collection (rate exempt properties) - \$500 p.a.
3. Pursuant to section 6.38(1) of the Local Government Act and Regulations 54(c) of the Local Government (Financial Management Regulations 1996) impose the following service charges for the provision of underground electricity:
 - (a) Rateable property/dwelling \$3,050, with the following discounts:
 - \$500 where a property already has a connection between the property boundary and

	<p>the meter box.</p> <ul style="list-style-type: none"> • A 50% rebate for registered pensioners as provided by the State Revenue Department. • A \$257.45 or equivalent rebate for registered Seniors as provided by State Revenue Department. • A 50% discount where properties have HV power lines in front of their property remaining after the completion of work for underground electricity. • The service charge applicable for non-standard commercial properties to be provided by Western Power. • Owners in the existing UGP project areas have the right pay upfront or receive an account equal to one fifth of the above fee payable annually.
4.	<p>Pursuant to section 6.20 of the Local Government Act, seek to borrow the following funds from the W.A. Treasury Corporation: and be secured over the general funds of Council:</p> <ul style="list-style-type: none"> • \$25.00m – Construction of the RPAEC at Cockburn Central West.
5.	<p>Creation of two new reserves:</p> <ul style="list-style-type: none"> (a) Cockburn Coast Special Maintenance Reserve – Provide funding for the enhanced management of public open space in the Cockburn Coast Precinct. (b) Carried Forward Projects Reserve - The Reserve is utilised to restrict funds required to complete projects from prior financial years.
	<p>TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL</p>

COUNCIL DECISION

Background

Council is required to adopt an Annual Budget by 31 August each year. To this end the City adopts its budget in June of each year.

Submission

The City has received one submission at the date of this report (2/6/15) from a ratepayer who owns a property in Wattleup. The nature of the submission is to question the provision of services to the Wattleup suburb, namely the lack of connection for water and sewage (both State Government provided services) and the lack of bulk and green verge collections in rural precincts (The City provides two general bulk verge collections for general waste/junk and green waste) as they are rural blocks with the ability to dispose of some green waste on the block). Whilst it is true that Wattleup is a rural suburb within the City of Cockburn, the City does provide a range of limited services covering street lighting, footpaths and road drainage but not to suburban standards. The City does provide a range of other services such as libraries, seniors, recreation and leisure services to all ratepayers be they rural or urban.

Report

Municipal Budget 2015/16

Each financial year the City is required to adopt a municipal budget in accordance with Section 6.2 of the Local Government Act 1995 and the associated regulations.

Highlights of the 2015/16 - Municipal Budget:

- Rates increase for all properties of 3.50%.
- Incorporation of the waste management service charge and the community surveillance levy (Co-safe) into the Rate in the dollar and minimum payment. In this case only the minimum payment will increase by 5.6% as a one-off increase.
- Incorporation of the Waste Management Service Charge and Co-Safe levy will provide for 6,271 registered pensioner ratepayers with a rebate worth \$258, on average a decrease of 26% in what an eligible pensioner will have to pay.
- Building of domestic housing and the commercial/industrial sector is estimated to grow by 2.43%.
- Waste Management service charge increase of 3.4% from \$435 to \$450, continuing weekly recycling, six tip passes and four verge collections (two general waste and two greenwaste). The exempt properties Waste Management Service Charge is \$500.
- Co-Safe service to continue the rollout of the CCTV construction implementation strategy. This charge that was separate last year will now be included in the rate in the dollar and minimum payment.
- Presentation of a municipal budget with a closing municipal fund position of \$360,000.

- Increase in operating revenue of 6.2% over the 2014/15 amended budget.
- Operating cost increase of only 8.6% over prior 2014/15 amended budget and before depreciation, a cash cost increase of 6.6%
- Salaries budget to increase by 9% being an enterprise agreement increase of 4%, increase in government mandated superannuation and for new staff as per the adopted Workforce Plan.
- \$24.71m to be spent on community capital assets which include roads, drainage, parks and community infrastructure
- The RPAEC at Cockburn Central West will commence construction in July 2015 and \$50m has been allocated for the year.
- An Integrated Road Network for the whole of the municipality
- Major Road projects, including \$3.375m for dualing Beeliar Drive from Spearwood Avenue to Stock Road with a total road program of \$8.2m.
- Continuing funding for Bibra Lake Management Plan and Environmental Works in Wetlands including planning and construction for the construction of an Adventure Playground with a total of \$3.8m provided for this project.
- Continuing repayment of the UGP loan of \$3.85m which is to be repaid over three years plus the loan for ESL Facility (10 Years Repaid by DFES, formerly FESA). 2015/16 will be the last repayment year for the UGP Loan.
- Grants & Donations budget of \$1.20m
- Funds for Summer of Events of \$0.625m
- Construction will commence on the re-development of the Councils' Depot located in Wellard Street, Bibra Lake. An amount of \$9.0m is provided for this project.
- Parks construction program covering new parks development plus a range of other projects covering greening plans, shade sail implementation and playground renewals

Income

The 2015/16 operating income for the City will be \$130.55m an increase of 5.2% on the 2014/15 amended Budget. The sources of income are displayed in the table below. The two main sources of income for the Council are Rates 68.4% and Fees and Charges 19.2% of the operating income respectively.

All Figures in \$M	2014/15 Amended Budget	2015/16 Budget	Increase 15/16 Budget on 14/15 Budget	% of Overall Income of 15/16 Budget
Rates	\$62.88m	\$89.30m	42%	68.4%
Fees & Charges	\$41.22m	\$25.12m	-39%	19.2%
Service Charges	\$4.00m	\$1.04m	-75%	0.8%

All Figures in \$M	2014/15 Amended Budget	2015/16 Budget	Increase 15/16 Budget on 14/15 Budget	% of Overall Income of 15/16 Budget
Operating Grants	\$9.41m	\$9.10m	-3%	6.8%
Contributions	\$0.68m	\$0.59m	Nil	0.5%
Interest Income	\$5.90m	\$5.39m	-9%	4.2%
Other	\$0.01m	\$0.01m	Nil	0.1%
Total Revenue	\$124.10m	\$130.55m	5.2%	100.0%

NB: increase of 42% in rates income is due to incorporation of waste and CoSafe charge into rates for all properties. This also accounts for the 39% & 75% drop in fees and charges & service charges income for the same period respectively.

Rates

Rates for 2015/16 are recommended to increase by 3.50% in the City of Cockburn. In addition, 2015/16 will see the waste management service charge and the community surveillance levy incorporated into the rate in the dollar and minimum payment. The reason for the incorporation is to ensure that registered pensioners receive a rebate on the total rates received from the Council. The City has approximately 6,300 pensioners who will receive up to a \$258 reduction in their annual rates assessment. Overall, the residential improved minimum payment will increase slightly more at 5.6% but this is a one-off increase. Overall, the average residential improved ratepayer will pay an extra 90cents per week.

The following table are the proposed rates (in the dollar) for 2015/16

Rating Class	Recommended Rate in the Dollar	Comment
Commercial & Industrial – Improved	7.33	Increase by 3.5%
Residential Improved	7.074	Increase by 3.5% but will include waste management charge and community surveillance levy
Commercial & Industrial -Improved Large	8.058	Not subject to an increase for 2015/16
Caravan Parks	8.1.63	Not subject to an increase for 2015/16 except to cover Co-Safe
Commercial & Industrial - Vacant	9.117	Increase by 3.5%
Residential - Vacant	9.117	Increase by 3.5%

The City did apply to have a number of properties converted from UV to GRV for valuation and rating purposes. The Minister for Local Government rejected the application indicating a new policy of consultation required in order for the property to be approved for

conversion purposes. The City will attempt to address the new requirements in 2015/16.

Rates levied on ratepayers form a significant portion of the City's operating income. This year, that portion accounts for 68.4%. due to the incorporation of the Waste and Community Surveillance into the rate in the dollar and minimum payment.

Even after the rate increase Cockburn home owners paid the lowest household rates including waste management in 2014/15. The Table below from 2014/15 supports the supposition that Cockburn residential improved ratepayers still pay low rates when compared with neighbouring Councils (incorporating rates and waste):

Council	Residential Average Rates	Minimum Rates Payment
Cockburn	\$1,321	\$1,118
Melville	\$1,478	\$1,164
Fremantle	\$1,515	\$1,160
Kwinana	\$1,493	\$1,285
Rockingham	\$1,424	\$1,294
Swan	\$1,550	\$1,203
Armadale	\$1,681	\$1,328
Wanneroo	\$1,410	\$1,205
East Fremantle	\$1,690	\$881

NB: Note that a number of Councils have not been included as they do not publically disclose residential rating information for example the City of Canning. East Fremantle has a minimum payment rate which includes waste

The above Councils were chosen firstly as they are in the same local grouping, that is the South West Group and secondly to compare with other outer metro growth Councils such as Swan, Wanneroo and Armadale, who all experience rapid growth.

Overall growth of new properties/improvement to existing properties/vacant land has been budgeted at 2.43%. This may be conservative given the history of growth in the City, but development has slowed in the creation of new residential lots and building licences issued. This has been slightly offset by commercial development occurring throughout the City but more specifically in the Phoenix and Cockburn Commercial Parks, Jandakot City, Cockburn Central and the AMC precinct. The City has budgeted to receive interim rates as part of the draft budget.

Waste Management Service Charge

The Waste Management charge will increase from \$435 to \$450 per rates assessment. This is a 3.44% increase over 2015/16, the lowest increase for 7 years. The significant cause behind the lowest increase

is the low increases received from the SMRC for treatment of the City's MSW and Recycling waste. The cost increased by only 1%.

Community Surveillance and Security Service (Co-Safe)

The service charge will nominally increase from \$65 to \$67 for all properties but will be incorporated into the rate in the dollar and minimum payment charge. Revenue raised by this charge (via rates) will fund the Co-Safe service and continue the rollout of the CCTV Strategy adopted by Council.

Pool Inspection Fee

The fee will be maintained at \$36.00 per property with a swimming pool. This is in order to ensure that City will be able to inspect every swimming pool in the municipality once every four years to comply with the relevant statutory requirement.

Port Coogee Specified Area Rate

This rate will be 1.400¢ in the dollar of GRV value. These monies are being quarantined so as to provide funding to ensure that the parks and public areas (including custom street lighting) are maintained in accordance with the higher standards agreed to between the City and the Developer. The additional costs being borne by the developer initially and the landowners ultimately. The income from this item is included in the total rates to be raised by the budget.

The City will continue taking over public open space in the Port Coogee area in 2015/16 which will trigger the City drawing on funds in the Reserve to supplement the additional maintenance work noted above.

Cockburn Coast Specified Area Rate

This rate will be 1.400¢ in the dollar of GRV value for residential improved only. These monies are being quarantined so as to provide funding to ensure that the parks and public areas (including custom street lighting) are maintained in accordance with the higher standards agreed to between the City and the Developer. The additional costs being borne by the developer initially and the landowners ultimately. The income from this item is included in the total rates to be raised by the budget.

The City will see the first of the land holding be sub-divided into residential improved lots in 2015/16. A map of the area is attached.

Emergency Services Levy

Although not imposed by the City, the levy is collected by the City under direct instruction from the State Government and passed onto the Department of Fire and Emergency Services DFES (formerly the Fire and Emergency Services Authority). The increase for the City of Cockburn ratepayers is 10%. The City collects over \$13m for DFES.

Fees and Charges

The City has budgeted to receive \$25.12m in Fees and Charges in 2015/16. Although this category of income covers 170 services provided by City, there are five fee types that combine to make up \$17.7m or 71% of the total fees and charges. The fees consist of Waste fees (tipping, sale of recycled metals and materials and sale of gas) related to the Henderson Waste and Recovery Park, fees associated with the Planning and Building (Statutory) approvals finally, the lease revenue from property owned by the City.

The Gate Fee for the Henderson Landfill facility will not increase at 1 July 2015 as a result from competition in the market place but will be reviewed pending the increase in the two landfill levies imposed by the State Government. As noted above, effective 1 January 2015, the MSW land fill levy was increased from \$28 to \$55 per tonne and the second levy being for inert waste (builder's rubble) was also increased from \$8 to \$40 per tonne. The date of the next increase will be 1 July 2016.

Statutory fees for Planning and Building have increased by virtue of the activity in the City not as a result of the State Government increasing the scale of fees permitted to be charged by the City. What is disappointing is that the building reform process initiated by the State Government has meant that up to 50% of the fee charged by the City to assess, approve and issue the relevant building permit now goes to the State Government.

The final income items are fees for the South Lake Leisure Centre will rise by varying amounts due to the age of the facility and increased competition for gym patrons in Cockburn Central West. Fees collected for this facility will total \$2.98m

Rental income will be over \$2m as a result of the Cockburn Integrated Health Facility coming onto line. The facility has only 165 sq m of empty space, for which the City has fielded a number of enquiries.

All other fees will rise in a range from CPI to 5% in order to cover the cost of the service/s provided by the City.

Service Charges

This income is for the repayment of the Underground Power projects completed in Coolbellup and Hamilton Hill.

Operating Grants and Subsidies

This income source is provided by the State and Federal Governments. The income is generally recurrent and rises by CPI or a similar agreed factor. For the 2015/16 Budget, the Federal Government has frozen the level of the Financial Assistance Grant (General and Untied Road) grant at 2013/14 base with no indexation for population growth until 2018/19. It should be noted that the WA pool of the FAGS Grants has increased by 1.9% for 2014/15 but this arises from the formula distributing the grants not from a CPI increase. As this stage, it is unclear what quantum will be distributed by the WA Local Government Grants Commission to Cockburn – so the FAGS Grants has remained at the 2014/15 level.

Apart from the untied Federal Assistance Grant noted below, the other grants have been provided by the State and Federal Governments for the delivery of specific community programs.

Grant	Amount \$
Child Care and Children (Federal Government)	\$2.00m
Financial Assistance (Untied from Federal Government)	\$2.13m
Financial Assistance (Roads from Federal Government)	\$1.47m
Aged Services - HACC	\$1.68m
Aged Services – HACP	\$0.45m
Youth Services (2 programs)	\$0.49m
Family Services (4 programs)	\$0.44m
DFES Operational Grant	\$0.23m
Recreation Services	\$0.19m
Total Grants	\$9.09m

Interest Income

Income generated by this item is divided into three parts, municipal fund interest, reserves account interest and sundry interest income derived from instalment rates and outstanding rates (including an interest payment for deferred pensioner rates from the State Revenue Office). The former, (\$2.7m) can be expended directly in the provision of services whereas the latter (\$1.8m) is credited to the reserve account on which the capital has been invested by the Council. Although the cash rate has fallen to 2.00% rates may fall again if the overall economy does not improve. The City has seen interest income

available for general expenditure fall by up to \$1m as a result of lower interest rates.

The City is compliant with the latest amendment to the Local Government (Financial Management) Regulations in that all funds are invested in Term Deposits held with Australian Banks or Australian Government Bonds apart from two investments grandfathered under the same regulations. One is a senior bond issued by the Commonwealth Bank and the second is an investment in Australian Mortgage Fund in “reverse” Australian mortgages. Each investment continues to pay a competitive rate of interest and will be redeemed upon maturity

Expenditure

Budgeted growth of operating expenditure for 2015/16 is 6.6% (on a cash basis, which excludes depreciation, with depreciation the increase was 5.68%) as all areas of Council expenditure have been reviewed for operating efficiencies. The following comparative table indicates the growth of operating expenditure over the financial years 2014/15 and 2015/16.

All figures \$M	2014/15 Amended Budget	2015/16 Budget	Increase 15/16 Budget on 14/15 Budget	% of Overall Cost of 15/16 Budget
Payroll	\$43.79m	\$46.41m	5.9%	37.4%
Other employee Costs	\$1.33m	\$1.13m	-14.2%	0.9%
Materials	\$35.94m	\$36.11m	0.4%	29.1%
Utilities	\$4.62m	\$4.62m	nil%	3.7%
interest Expense	\$0.12m	\$0.07m	-41%	0.1%
Insurance	\$2.21m	\$2.13m	-3.6%	1.7%
Other Expenses	\$7.53m	\$8.93m	18.5%	7.2%
Depreciation	\$25.09m	\$27.68m	10.3%	22.3%
Internal Recharging	-\$3.24m	-\$3.01m	-6.8%	-2.4%
Total Expenditure	\$117.41m	\$124.07m	5.68%	100%

The above table also demonstrates where the City is spending its operating expenditure with a detailed explanation below.

Payroll

The City has budgeted for a 4.0% increase for the third year (of three years) of a staff Enterprise Agreement. The overall cost of salaries, on-costs and indirect costs will rise by 5.9% over the amount budgeted in 2014/15. This will also provide for a number of new staff, in line with Council's adopted Workforce Plan.

Materials and Contract

Aside from Payroll and related costs, Materials and Contracts is the City's largest recurrent operating expenditure item. The following items form over 50% of the expenditure for 2015/16 with the amount in brackets being the amount budgeted in 2014/15. Waste Collection \$8.97m (\$8.95m), SMRC Loan Repayment \$1.5m (\$1.58m), Parks Operating \$5.12m (\$4.98m), Care Giver Payments 1.28m (\$1.22m), Co-Safe \$2.0m (\$1.91m).

Insurance

The City, like all local governments in WA (apart from one other), is a member of the Local Government Insurance Scheme (LGIS) – a cooperative insurance scheme. This Scheme is for Workers Compensation insurance, property and public liability insurance. In effect, Council self-insures through the LGIS. Insurance for motor vehicles, councillor and officer liability (similar to Directors and Officers Liability insurance), travel insurance plus others insurances are sourced by the LGIS from external insurance providers. Motor vehicle insurance is of a significant quantum that LGIS tenders this to the general MV Insurance market each year to ensure Council receives a competitive pricing outcome.

Overall, insurance premiums are expected to decrease by 3.6% from \$2.22m to \$2.13m in 2015/16. Workers Compensation Insurance will increase by the increase in overall council payroll, Public Liability Insurance will be the same as 2014/15 and Property insurance will decrease by 40% due to a softer market and Council increasing its deductible. In addition, the City has an active program of regular revaluation of assets so as to ensure Council is not under-insured. Further, the accounting standard changes associated with "Fair Value" accounting will mean a more aggressive asset valuation model in future years. The City already currently uses fair value accounting for all infrastructure asset classes. The City banks the saving in insurance premiums to the insurance reserve to cover small claims internally.

Utilities

This item covers expenditures for electricity, gas, water and telecommunications.

Electricity is consumed by the City in two ways. Firstly, general power consumption for buildings and associated facilities and secondly, electricity consumption for street lighting. The City pays for over 12,000 street lights, which over the last four years, has seen the running costs raised from \$1m to \$2.4m annually. The State budget for 2014/15 flagged an increase of 36.8% for 2015/16. The City has provided

\$2.45m for street lighting. The increase is minimal as advice from Synergy is that they would be recommending a small increase. It is now up to the State Government to accept or reject that recommendation. A 36.8% increase would equate to \$0.92m or a 1.6% increase in rates just to cover street lights. WALGA are seeking urgent clarification of this “sizeable” increase projected for 2015/16.

The impact of the rapidly rising cost of utilities imposed on the City by the State Government has been sizeable and is not sustainable. As the City has signed a two year contract with Synergy, no significant cost increases are expected other than for consumption.

Other utilities are expected to increase by 5% apart from telecoms which has no increase.

Other Expenses

This item of expenditure covers a range of sundry expenses such as the State Government’s Landfill Levy of \$5.4M (\$4.03m), which has risen from \$28 per tonne to \$55 per tonne from 1 January 2015, fuel (\$1.1m), grants and donations of \$1.06m, operating contribution to the SMRC of \$0.336m and levy payments to parents of \$0.5m (fully funded from the Federal Government).

Depreciation

The City cash backs its \$27.68m of depreciation recorded in the 2015/16 operating budget. This amount is 10.3% higher than the amount budgeted for in 2014/15. By being fiscally responsible and cash backing the depreciation, the City is able to use the free cash generated by this item to refurbish current assets in addition to construct new assets. Council has been briefed on a plan to spend up to 80% of the cash produced from depreciation to refurbish assets. This plan will take five to seven years to move from the current 50% of depreciation cash expended on the capital refurbishment program. This plan has been designed so as to provide a greater life for existing City assets.

Interest Expense (and Loan Program 2015/16)

The City will be required to pay interest in 2015/16 for two loans covering Underground Power projects in Coolbellup and Hamilton Hill plus the Emergency Services Facility in Cockburn Central. The former loan will be covered by ratepayer service charges and a contribution from the municipal fund. This is the last year of the scheduled three year loan. The latter loan will be funded by DFES. The total cost for this year is \$0.07m.

The Council intended to borrow in 2014/15 for the construction of the RPAEC at CCW but due to delays in finalising the building contract no borrowings were required in 2014/15. It is expected the construction program will commence in 2015/16 and as such, the Council will be required to borrow \$25m in line with the Long Term Financial Plan for the RPAEC project. The aim of the loan program is to repay the loans and interest using the funds derived from DCP13 (the contribution plan was put in place to provide funding for the construction of a series of approved community infrastructure projects).

The loan will be drawn down in May/June 2016 and repaid over ten years using DCP13 contributions.

Capital Income and Developer Contributions

The City has budgeted to receive the following Capital Income & Grants plus Developer Contributions for 2015/16.

Road Grants	\$2.063m
Sale of Plant	\$1.181m
Sale of Land	\$18.620m
Men's Shed (Lottery West)	\$0.445m
Grants (RPAEC)	\$11.050m
FFC (RPAEC Capital Reimbursement)	\$7.000m
Developer Contributions	\$3.000m
Total Grants and Contributions	\$43.359m

Cash received from motor vehicle and truck/plant (\$1.181m) will go to the replacement of those pieces of equipment with the Plant Replacement Reserve funding the balance of the acquisition price.

Capital Expenditure

The following chart indicates where the City will commit its capital expenditure totalling \$82.18m for 2015/16:

Class	\$
Roads	\$6.52m
Footpaths	\$1.05m
Drains	\$1.16m
IT/IS/ICT	\$0.50m
Parks/Environment	\$4.12m
Facilities	\$3.62m
Fleet (Plant and Equipment)	\$4.57m
Artwork	\$0.10m
Land Development	\$1.35m
Waste Disposal at HWRP	\$0.19m
RPAEC at CCW	\$50.00m
Depot at Wellard Road Bibra Lake	\$9.00m
Total	\$82.18m

New Projects

Below is a shortened list of new projects and the capital allocated to them: For a comprehensive list of projects please refer to the attached budget – New Capital Projects 2015/16.

New Capital Projects for 2015/16	Allocated Funds \$
Road – Duplication Projects Berrigan Road and Beeliar Drive	1.70m
Road – Berrigan Drive (Jandakot Road to Airport)	1.00m
Parks – New and upgrades	4.12m
Improvements to civic and community buildings	2.358m
Plant and Equipment – Replacement	4.143m
Plant and Equipment – New	0.380m
Land Development (new lot creation)	1.35m
Drainage Works	1.155m
Resurfacing of Roads	1.405m
Footpath (new and rehabilitation)	1.053m

An estimated \$10m in brought forward funding has been budgeted to cover unfinished capital works and projects. A detailed listing will be provided to a future Council meeting, usually October once final numbers have been audited.

Borrowings

The City is scheduled to borrow \$25m from WATC in 2015/16 for the RPAEC at CCW.

In addition the City will continue repaying the principal for the two loans initiated in 2012/13. Total repayments will be \$1.3m.

Reserves

The City has a pro-active Ten Year Long Term Financial Plan which includes funding its financial reserves. The City places great importance in planning for the future and ensuring it has sufficient funds to complete major projects now and into the future. In this budget, Council will transfer \$63.08m into its reserves but will draw down \$31.6m to fund a series of major capital projects, such as the RPAEC at CCW.

At the same time the City is still quarantining funds received from the Development Contribution Plan (a levy on all new dwelling for community infrastructure), rent from the Naval Base Shacks Leases and Coogee Beach Caravan Park (to fund capital works). It is anticipated that the City will receive \$5.0m in 2015/16 from developer contributions for community infrastructure in addition to funds for roads and other “hard” infrastructure.

The City will create one new reserve to facilitate the maintenance of the Cockburn Coast development, similar to the Port Coogee Special Area Rate. This will ensure that the high level of maintenance required for this precinct will not be subsidised by other ratepayers.

Rate Setting Statement

The Rate Setting Statement is a unique financial statement applicable to WA Local Governments. The purpose of the statement is to determine the amount of rates to be collected from property owners after the inclusion of operating income (excluding rates), Operating expenditure, capital income and expenditure, reserve transfers (to and from reserves) plus loan repayments and new borrowings. The statement also adds back the free cash generated by depreciation. The deficit after inclusion of the above is to be raised from rates as provided for in the Local Government Act. The rates to be raised in 2015/16 total \$89.03m. Rates only include general rates and not service charges, specified area rates, interest from instalments and penalty interest or instalment fees.

Cashflow Statement

The Cashflow Statement is presented with other statutory financial statements. It presents the cash the Council will generate and use in running its day to day business, capital investment program – both capital income and expenditure as well as funds required to finance both the operating and investment (capital) program:

1. Net Operating Cash is \$34,755,666
2. Net Investment Cash is (\$39,424,429)
3. Net Financing Cash is \$23,576,680
4. Overall Cashflow is \$18,907,917

The City will commence the year with \$101,348,197 cash held in Reserves/Restricted Funds and after Items 1 to 4 above will mean a closing cash position of \$120,256,114.

Integrated Planning Framework

Council adopted a number of plans in 2013 as part of the Strategic Community Plan. These include the Long Term Financial Plan, the Asset Management Plan and the Workforce Plan. Each Plan will be updated every two financial years. The review and preparation of new plans will occur in 2015/16.

Long Term Financial Plan

Council adopted a Long Term Financial Plan for the period 2012/13 to 2021/22, a period of ten years. The LTFP will be reviewed each financial year in line with the adopted budget so as to ensure financial relevance. Based on the draft budget contained the attached papers the LTFP and analysis is provided below of the variations to the LTFP:

	2015/16 LTFP	2015/16 Draft Municipal Budget	Comment
Operating Revenue	\$129.58m	\$130.55m	Lower fees and charges for HWRP
Operating Expenditure	\$114.20m	\$124.07m	Lower interest expense, LFL but higher power, staff costs
Capital Income	\$15.23m	\$12.88m	Lower grants for CCW
Capital Expenditure	\$64.4m	\$82.18m	Lower cost for CCW in Year 1
Loans	\$25m	\$25m	Loan for CCW over 2 years

Asset Management Plan

Council adopted Asset Management Plans for five areas of Council's assets, namely Roads, Building, Drains, Parks & Footpaths. Each Plan forecast an amount to be spent on renewing council assets in the above categories with a planned amount to be spent as per the criteria. There is a gap between what has been identified and the shortfall is expected to be in place for the next two financial years and the City constructs and funds the Cockburn Central West Facility. The table below highlights the gap. For definitional purposes renewing of assets is specifically the subject of the Asset Management Plans whereas upgrading is a mixture of renewing the asset but has been coupled with additional improvements.

The intention is to provide this every year and to reclassify the status of "Upgrade" into New and Renew to clarify how much is being allocated to meeting the Asset Management Plans.

Workforce Plan

Council adopted the Workforce Plan in March 2013. The 2015/16 budget reflects new appointments as outlined in the Plan.

Closing Municipal Position

The 2015/16 Municipal Budget is \$360,000. This is after all operating and capital income and expenditure items plus reserve transfers are brought to account. A report will be brought to Council in October 2015

once the Auditors have completed their annual examination of the financial statements to confirm the closing municipal fund position for 2014/15.

Change to the advertised Differential Rates

For Non-Residential properties, the City intended to maintain a separate Community Surveillance Service Charge. However after receiving legal advice about the accounting treatment of reserve funds in relation to the service charge, it was considered appropriate that the Service Charge be incorporated into the rate in the dollar and minimum payment charge. The table below shows how the rate in the dollar and the minimum payment rate have been amended to incorporate the community surveillance service charge into the rate in the dollar and minimum payment rate

Category	Rate Category	Advertised		Recommended	
		Rate in \$	Min Rate	Rate in \$	Min Rate
GRV	Residential Improved	7.074c	\$1,250	7.074c	\$1,250
GRV	Residential Vacant Land	9.000c	\$710	9.117c	\$722
GRV	Commercial & Industrial Improved	7.239c	\$710	7.330c	\$722
GRV	Commercial & Industrial Vacant Land	9.000c	\$710	9.117c	\$722
GRV	Large Commercial & Industrial Improved	8.058c	\$710	8.058c	\$710
UV	Rural General Improved	0.243c	\$1,066	0.246c	\$8,80
UV	Rural Vacant Land	0.375c	\$1,066	0.380c	\$8,80
GRV	Commercial Caravan Park	8.058c	\$710	8.163c	\$722
GRV	Specified Area Rate - Port Coogee	1.400c	N/A	1.400c	N/A
GRV	Specified Area Rate - Cockburn Coast	1.400c	N/A	1.400c	N/A

Strategic Plan/Policy Implications

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.
- A responsive, accountable and sustainable organisation.
- Manage our financial and infrastructure assets to provide a sustainable future.
- A skilled and engaged workforce.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

Budget/Financial Implications

The Budget provides funds as outlined in the recommendations at the commencement of this report and the detailed attachments.

Legal Implications

Section 6.2 of the Local Government Act 1995 requires Council to prepare an annual budget.

Community Consultation

Section 6.36 of the Local Government Act 1995 requires the Council to advertise the differential rates proposed in the budget attachments. The Council, as a result of a decision arising from the May 2015 Ordinary Council Meeting advertised the differential rates in the West Australian newspaper on Saturday, 16 May 2015, Cockburn Gazette on Tuesday, 19 May 2015 and Cockburn Herald on Friday, 22 May 2015. At the same time the Objects and Reasons to support the differential rates was placed at the City's Libraries, on Council's website, on Council's social media tools, emails to all the City's community groups. Comments were invited from interested parties.

Attachment(s)

1. Municipal Budget for 2015/16 and associated Schedules, including the Schedule of Fees and Charges.
2. Map of the Specified Area Rate – Cockburn Coast

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.4 (OCM 11/6/2015) - REVIEW OF THE CORPORATE BUSINESS PLAN 2013/14 - 2016/17 AND ADOPTION OF THE ANNUAL BUSINESS PLAN 2015/16 (021/002) (S CAIN)

RECOMMENDATION

That Council adopt:

- (1) the Corporate Business Plan 2012/13-2016/17 delivery programs for 2015/16; and

(2) the Annual Business Plan 2015/16,
as shown in the attachments to the Agenda.

COUNCIL DECISION

Background

The Local Government (Administration) Regulations 1996 requires that a local government annually reviews its corporate business plan. The Council is also required to adopt an Annual Budget by 31 August each year, however it is the City's practice to adopt its budget in June of each year to allow the administration the maximum capacity to deliver Council's objectives in the relevant financial year (FY).

In addition, the City also presents the Annual Business Plan for 2015/16 which is a detailed plan for the new financial year. The purpose of adopting an Annual Business Plan (ABP) allows for each financial year to be based on the broader *Corporate Business Plan 2012/13 – 2016/17* (CBP). This allows ratepayers to have certainty that the CBP is the guiding document governing the financial planning for the City.

Submission

N/A

Report

Following adoption of the City's *Strategic Community Plan 2012 – 2022* in November 2012, staff progressed development of the CBP. That document was presented to and adopted at the March 2013 Ordinary Council Meeting. As noted in the Officer's report on that matter, the function of the CBP is to activate the 'Strategic Objectives' contained in the Strategic Plan. Each of these objectives has a number of actions that that will be undertaken over the five year timeframe of the CBP.

Following the conduct of Council elections in October 2015, the strategic planning cycle is due to recommence late this year. This will see a new Community Strategic Plan developed, along with the supporting Workforce, Asset Management, Long Term Financial and a

CBP. As part of this process an assessment will be undertaken of the achievements delivered through the CBP process.

An ABP has been prepared annually and adopted with the Budget since FY 06/07, something introduced following the 2006 iteration of the City's Strategic Plan. The ABP sets out a summary of the activities to be undertaken by the City during the year. The Plan sets out by Division and Service Unit, projects to be undertaken, key performance measures and budgets for income and expenditure.

The format of the ABP was updated in FY13/14 so that it contained detail of what CBP tasks were to be undertaken annually. The inclusion of this information has also necessitated more space allocation to each Business Unit to explain details of their programs and activities for the year. The Annual Report reports on the actual achievements for the year compared to the listed projects, along with their performance measures and budgets.

Strategic Plan/Policy Implications

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.
- Manage our financial and infrastructure assets to provide a sustainable future.

Budget/Financial Implications

The ABP is linked to the City's Annual Budget, which is the subject of a separate report. All incomes and expenditures in the ABP are mirrored in the Budget.

Legal Implications

Local Government Act (1995), section 5.56 and Local Government (Administration) Regulations 19DA refer.

Community Consultation

N/A

Attachment(s)

1. Corporate Business Plan 2012/13-2016/17 (extract).
2. Annual Business Plan 2014/15.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16. ENGINEERING AND WORKS DIVISION ISSUES**16.1 (OCM 11/6/2015) - COOGEE BEACH MASTER PLAN - PROVISION OF CAR PARKING (164/002 & 3300004) (A LEES) (ATTACH)****RECOMMENDATION**

That Council

- (1) proceed with Option 2 – construction of 160 bays within Reserve 24306, Lot 172 Powell Road, Coogee;
- (2) authorise City Officers to complete the detail design and obtain all necessary approvals to allow any variations to the project budget to be addressed during the mid-financial budget review, with a view to advertising construction tenders post February 2016; and
- (2) advise the Coogee Beach Surf Life Saving Club (Inc.) and Coogee Beach Progress Association of Council's decision.

COUNCIL DECISION**Background**

At the Ordinary Council Meeting of 9 April 2015, Cr Allen requested that *“a report be presented to the May OCM that provides a viable options paper and plan that will enable and make it possible for additional overflow parking to be completed by October 2015 at the Coogee Beach Surf Lifesaving Club. Council seeks to improve safety and minimize the amount of vehicles that continue to park and populate Cockburn Road on event days. There are quite a number of options currently being considered however, given the environmental sensitivities in the adjacent vicinity, Council seeks to adopt a solution, which is most environmentally friendly, minimize impacts and to negate years of potential delays caused by the complicated environmental*

review process. The report is also to address the option of a longer leasing period of the land from the PTA."

An interim report was presented to the May OCM informing Council that a number of options were being investigated to determine the best investment for a car park in this precinct. The study has now concluded with this report seeking Council to adopt the preferred option for the construction of a new car park to facilitate the growth of the Coogee Beach Surf Life Saving Club.

Submission

N/A

Report

The Coogee Master Plan provides a framework for the development of the recreational precinct between Port Coogee and the recently completed Coogee Beach Surf Life Saving Facility. The plan identified key infrastructure upgrades, improvements to traffic movements through the precinct, car parking alterations, an increased footpath provision to enable connectivity along the coast and investment of public open space furniture. The plan established a provision of costs and development program to enable a contiguous investment schedule.

Through the consultation period it became evident that the growth in membership of the Coogee Beach Surf Life Saving Club (CBSLSC) would necessitate additional car parking provisions. Although the additional growth in membership had been identified in the MOU (13/7/2007) with the CBSLSC, attachment 1, there was no structural mechanism in the document to address the increased patronage. Failure to address the additional car parking provisions in the master plan would further exacerbate the parking issues along Poore Grove, Cockburn Rd and adjacent properties. Based on the consultation process and receipt of documentation outlining the increase in patronage numbers, the car park was incorporated in the plan and development program modified to prioritise the car park in the early stages.

Following adoption of the Coogee Beach Master Plan (OMC 8/5/2014), attachment 2, vegetation condition surveys were commissioned for the site and draft designs commenced in accordance with the original car park dimensions. Discussions also commenced with the CBSLSC and PTA on the adopted master plan and whether construction could be completed prior to the commencement of the 2014/15 surf club season. However the requirement for seasonal flora and fauna spring surveys and clearing and planning approvals meant the carpark would not be

completed before the 2104/15 season. Endeavours were made to identify potential short term parking provision but were compounded by land tenure issues.

Negotiations with PTA resulted in the receipt of a licence agreement for the land with the permitted use of "Public Parking". The licence set out a series of conditions which would impact on the City's ability to manage the site in perpetuity and incur significant restoration costs at its conclusion or if termination by the PTA was enacted during the licence term. Although these constraints are manageable, it created an environment where alternative car parking options should be considered within the context of the master plan and proximity of the CBSLSC. Following a detailed review, three potential car parking areas have been investigated with the analysis of each outlined below.

Option 1

Option 1, attachment 3, proposes the construction of a car park fully contained within Property No 6000212 being Crown Land managed by the PTA. The proposal seeks to create 117 bays in a configuration similar on the original site analysis for the CBSLSC, attachment 4. The location of the proposed car park was based on a vegetation assessment indicating poor quality vegetation and the alignment along an existing footpath that has now become redundant. The MOU between the City and CBSLSC highlighted this lot for the provision of an overflow car park and stated that it would be transferred to the City at some time in the future. This has not transpired to date and unlikely to be resolved in the short term resulting in a risk to the City should this option be adopted. The key elements of this proposal are listed below.

1. PTA Licence and Land Parcel

The PTA has issued the City a "Draft" licence to occupy the area for the purposes of public parking. The proposed licence agreement was initially 23 months with 6 months termination clause which was renegotiated to 5 years with a 12 month termination clause. Additional conditions include obtaining all environmental clearing approvals and rehabilitation of the site at the end of licence period or if the agreement is terminated during the term of the licence. Rehabilitation of the site will include removal of all hard infrastructure and revegetation with endemic species. A peppercorn licence fee of \$1 per annum has been proposed with all preparation and stamp duty costs associated with the licence payable by the City.

Further to the licence agreement, the City became aware the State Governments Land Assets Division is reviewing this parcel of land and its future ownership. The Coogee Beach Progress

Association (CBPA) and CBSLSC have been lobbying State Government Agencies, i.e. MRWA, PTA, DOLA, etc. for the land to be transferred to the City. The City is in receipt of communication from the CBPA outlining a meeting they had with the Minister for Transport and Department officers on 21st November 2014 to express their views on this parcel of land and request upgrades to Cockburn Rd (MRWA Responsibility). A follow up email from the Minister's Office indicated support for the transfer of this parcel of land to the City and would liaise with PTA representatives.

2. *Vegetation Clearing*

A Flora and Fauna survey was completed in spring 2014 in order to facilitate an application to the Department of Environmental Regulation (DER) for the purposes of land clearing. The survey has determined the area to contain some evidence of a Threatened Ecological Community, but overall vegetation condition was assessed as good to degraded with minimal impact on fauna by the proposal. The proposed car park will require 4800m² of vegetation to be cleared resulting in an anticipated 2:1 offset consideration with the final offset amount to be negotiated with the DER during the application period. As the City has minimal land tenure in proximity to the site and along the coastal strip, it is envisaged that the offset area will be within the land owned by the Department of Parks and Wildlife (DPAW) directly south of the CBSLSC. The application to DER will indicatively take at least four months to process subject to any submissions received during the consultation period.

3. *CPTED Principles*

Crime Prevention Through Environmental Design (CPTED) seeks to use the knowledge and creativity of design to mitigate the incidence of crime to people and property. CPTED principles include the aspect of active participation around the site, passive or natural surveillance by people in proximity to the site and creation of an environment that provides people with safe choices about where to be and how to respond to problems that arise. In assessing option 1 with these broad principles, the follow aspects were identified:

- 3.1 The carpark is surrounded by vegetation restricting passive surveillance of vehicles along Poore Grove or pedestrians walking along the western footpath;
- 3.2 Access to the carpark from the existing car bays is via a footpath lined with vegetation which is not conducive to safety;

- 3.3 The surrounding vegetation could impinge people's ability to know where they are and how they respond should a confronting situation arise;
- 3.4 Pruning of the vegetation to improve visibility is limited due to its natural status;
- 3.5 Limited opportunity to share facilities with existing carpark and uses of the facility; and
- 3.6 Remoteness to SLSC will reduce the potential for patrons to view the car park.

The above assessment clearly highlights the significant constraints of the site and with surrounding bushland. There are no potential project designs that would ensure a safer environment. Although the installation of lighting and CCTV would assist in crime activity, it does not mitigate it substantially thereby reducing the perception of safety to users of the facility.

4. *Drainage*

There is currently an existing retention basin immediately to the east of the proposed car park which is linked to Powell reserve. Although this drainage basin will have minimal impact on the proposed car park footprint it would compromise any future extension which the CBSLSC had requested the City to consider with this option.

5. *Sewerage Easement*

The proposed car park will be constructed over a private sewer pressure main to the Coogee Beach Holiday Park. Although the construction of infrastructure is permitted over sewer pipes further investigation is required to ascertain the depth of the pipe to determine the relevant protection measures. An indicative cost of \$40,000 has been identified in the project estimates but would need to be validated during detail design.

6. *Carpark and Road Configuration*

The carpark will be constructed of asphalt to accommodate 117 bays in accordance with the footprint in the 2007 CBSLC plan. Access is via Poore Grove and is designed in accordance with Australian Standards. The carpark will have vegetated drainage swales delineating the internal bays and soak wells to the perimeter. The intersection with Poore Grove has full movement to ensure contiguous traffic flow and mitigate build-up of vehicles. However the access directly faces the dual use path emanating from DPAW managed land and has the potential for traffic conflict with pedestrians and cyclists on the path. With the widening of

Poore Grove, which is currently subject to a clearing permit, an improved traffic flow will improve the access to the proposed car park.

7. *Turf Stabilisation*

Investigations have been conducted into stabilising the carpark area with turf as opposed to hard stand material. An area of 4800m² will require the construction of a bore or access to a bore in close proximity to deliver the watering requirements to facilitate a healthy swath of turf. Based on advice from consultant drilling engineers there is a high propensity for extreme levels of salt in this precinct, which would severely affect the growth habits of turf. An evaluation of the bore at Powell Reserve has realised a diminishing ground water capacity along with a Ground Water Licence limited to the reserve and landscaped areas around the surf club. In addition the establishment and ongoing management of turf on this site would be problematic due to environmental conditions and the continual movement of vehicle tyres which would erode areas quickly, potentially creating dust bowls. For these reasons the installation of turf is not recommended as the car parking surface

8. *Financial Implications*

The estimated construction of the car park is \$456,000 with a potential clearing permit costing \$110,000 based on a 2:1 offset calculation. Additional components to the project include lighting, CCTV estimated at \$230,000 and potential sewer relocation or implementation of protective mechanisms (\$40,000). Lighting and CCTV could be delivered through solar or battery provisions as a power source is currently not available within the PTA Lot. The potential cost of \$105,000 for the removal of the infrastructure and rehabilitation of the site at the end of the licence term or if the agreement was terminated during the tenure has been accounted for in the current estimates. The total cost of this option including the additional components and rehabilitation of the site is approximately \$950,000.

Option 2

Option 2, proposes the construction of 160 bays entirely within Reserve 24306, Lot 172 Powell Road Coogee WA, attachment 5. The reserve has a management order in the City's favour, enabling unimpeded development. The proposal will principally be seen as an extension of the existing carpark thereby maximising functionality and accessibility. This option was presented to the CBSLSC and CBPA with concerns received on vegetation clearing, number of parking bays and proximity

to the caravan park. An analysis of the key aspects for this option is detailed below.

1. *Vegetation Clearing*

A vegetation clearing permit will require an application to DER for assessment and approval. DER has advised the City that it may submit the 2008 Flora and Fauna survey along with an additional report reflecting any new flora values of the site, thereby negating a new spring season survey being completed. There is significant representation of a Threatened Ecological Community in this area and the vegetation condition is very good. As the carpark footprint area proposed was used as part of the offset revegetation site for the CBSLSC, it is anticipated the DER will seek a minimum offset of around 4:1. As outlined in option 1, with minimal land tenures in proximity to this site, the City will seek to apply the offsets for this proposal to the adjacent land owned by the Department of Parks and Wildlife (DPAW). It is envisaged the application to DER will require at least four months to process, subject to any submissions received during the consultation period.

2. *CPTED Principles*

As outlined in option 1 above, CPTED principles are very important in any project to ensure safety of the community and mitigate criminal activity. The design will provide a contiguous link with the existing carpark ensuring sustained visual surveillance and improved pedestrian movement around the precinct. The location will be in close proximity to the surf club building enabling people on the first floor to see what is happening across the proposed and existing carpark areas. The proposed design mitigates any potential hidden spaces that facilitate criminal activity and provides an open environment ensuring general and passive surveillance is unabated. The design will complement the current CCTV and lighting provision and mitigate the need to access a new power supply to the site.

3. *Turf Stabilisation*

Turf stabilisation was also investigated for this option; however as the context of the site is similar to option 1 it will not be pursued.

4. *Car Park and Road Configuration*

The proposed car park will be constructed of asphalt and accommodate 160 bays. This option will provide approximately 30 more bays than the CBSLSC plan and approximately 40 more bays than option 1. The proposal is in essence an extension of the

existing carpark and is segmented with a footpath to ensure safe pedestrian movement between the surf club and dual use footpath running north / south along the coastal precinct. The proposal enables the installation of a lockable gate to close off the car park in the evenings following events at the surf club. Drainage will be incorporated through vegetated swales and soak well provisions to the perimeter. The entry will be off the existing car park and provide a traffic movement pattern that does not require another intersection on Poore Grove. The design has limited the parking provisions when bordering the caravan park to mitigate any impost on the tenants.

5. *Coogee Beach Caravan Park*

The option reduces the impact on the caravan park whilst improving the emergency exit provision at the same time. Avoiding car bays adjacent to the caravan park reduces the impacts of vehicle noise and lights during night time use. This option, by removal of the vegetation, will mitigate the concerns of bush fire threat and antisocial behaviour in the area. It is proposed to plant endemic tree species along the border of the caravan park to create a natural buffer to further reduce the impact of vehicle movement. Discussions with the Caravan Park residents will commence should this option proceed to ensure the final design and works program result in minimal impact.

6. *Financial Implications*

The estimated construction cost of the car park is \$645,000 which is similar to the cost of option 1 based on a square meter rate. The potential offset cost will be in the order of \$230,000 depending on the final agreed rate with the DER. In addition lighting and CCTV, will cost approximately \$230,000. The total estimated cost of this option is approximately \$1.1m.

Option 3

Option 3 consolidates options 1 & 2 providing the CBSLSC and the broader community with the provision of 277 car parking bays. This level of investment would immediately resolve parking congestion and facilitate future growth of the CBSLSC. The respective constraints for each of the options would still be valid and require resolution through the development application process. The major benefit of this proposal is the potential delivery through a stage program, subject to DER approvals, and continued liaison with State Governments Land Assets Division on securing the PTA managed land. The indicative \$2.05m investment for this option has not been identified within the

Coogee Beach Master plan and would require further consideration within the context of the broader coastal parking requirements.

Policy SPD7 – Prevention of Sand Drift from Subdivisions and development sites.

Policy SPD7 outlines the developer's responsibilities to schedule works at the time of the year that reduces the potential impact of dust to a practical minimum. Principally a dust management plan is required for any proposed clearing and additional control incorporated subject to site constraints with bulk earthworks on Class 3 and 4 sites unable to be performed between 1 October to 31 March. Although the commencement date for either option has yet to be determined the City's Manager Environmental Health has advised a detailed dust management plan will be required should works commence in the moratorium period. Furthermore, additional controls may be required depending on the time of year works start and duration.

Temporary Car Parking

The constraints identified for all three options will require the City to assist the CBSLSC in the provision of temporary car parking for the 2015/16 season. Although no predetermined site has been located options currently include Len McTaggart Reserve, Cockburn Rd verges and land owned by Western Australian Planning Commission adjacent to Cockburn Rd. Further evaluation of these site and others will be considered in consultation with the CBSLSC to determine the necessary Traffic Management applications and address the crossing of Cockburn Rd by surf club participants and the general public. Funding to provide this community support has not been identified in the Coogee Beach Master Plan and would be the subject of a further report.

Recommendation

The Coogee Beach Master Plan was developed to increase recreational activity nodes along the coastal precinct whilst ensuring accessibility for the commuting community. The carpark for the Coogee Beach Surf Life Saving Club is a key component of the master plan and a resolution is pivotal in mitigating the lack of parking provisions.

The evaluation has addressed a number of key elements for each option to maximise the City's investment in this precinct. It is recommended Council endorse Option 2 for the following reasons:

- The City has a managed order of Reserve 24306, Lot 172 Powell Road Coogee WA enabling unimpeded development;

- A potential four month process for approvals and offset negotiations with DER, once all documentation has been collated, is consistent with all options;
- CPTED Principles are capitalised upon by virtue of the design principally being an extension of the existing car park ;
- A provision of 160 car bays which is 40 more than option 1
- A contiguous car park footprint and road movement network enabling a more conducive traffic flow along Poore Grove;
- Reducing the fire risk associated with bush in proximity to the Coogee Beach Caravan Park;
- A financial investment which maximise the number of car bays constructed and enables the future provision of lighting and CCTV with relative ease.

Strategic Plan/Policy Implications

Growing City

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

Infrastructure

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

Environment & Sustainability

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

Budget/Financial Implications

The total carpark construction costs for Option 2 are approximately \$1.1 and will therefore require funding over the next two financial years. It is proposed to commence construction of the carpark in fourth quarter of 2015/16 with the lighting and CCTV and any remaining works being delivered in 2016/17.

The Parks 2014/15 CW Program has funds remaining of \$200,000 for the Coogee Beach Master Plan with a further \$300,000 identified in the 2015/16 Municipal budget. With the car park construction costs of approximately \$650,000, an additional \$150,000 will be required during the 2015/16 financial year subject to final detailed designs and all approvals being received. In addition, a further report to Council, following DER approval, will outline the negotiated offset proposal and the additional funding required in 2015/16, which can be covered in the mid-financial year review of the budget.

Legal Implications

N/A

Community Consultation

The City has been consulting with the Coogee Progress Association and Coogee Beach Surf Life Saving Club during the development and implementation of the Coogee Master Plan and has been advised of this report going to Council.

Attachment(s)

1. Memorandum of Understanding – City of Cockburn & Coogee Beach Surf Life Saving Club (Inc.)
2. Coogee Beach Master Plan
3. Car Park – Option 1 (Concept Plan) - PTA
4. Revegetation Site Plan
5. Car Park – Option 2 (Concept Plan) - CoC

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.2 (OCM 11/6/2015) - CLASSIFICATION OF BEENYUP ROAD AND LIDDELOW ROAD, BANJUP (047/013) (J MCDONALD) (ATTACH)

RECOMMENDATION

That Council :

- (1) not support the road classification of Beenyup Road, between Rowley Road and Tapper Road, being upgraded to a Local Distributor road;
- (2) not support the road classification of Liddelow Road, Banjup being downgraded to a Local Distributor road; and
- (3) authorise City Officers to facilitate a meeting with Banjup Residents Group representatives and the WA Police to look at implementation of additional speed enforcement on Beenyup and Liddelow Roads.

COUNCIL DECISION

Background

At the Ordinary Council meeting held on 12 March 2015 the Mayor Logan Howlett requested the following matter to be noted for investigation without debate:

that a report be brought back to Council as soon as possible on the following Motions that were passed at the Banjup Resident's Group Annual General Meeting of 8 March 2015, relating to:

- 1. Risk Management being included as a specific item for each Ordinary Council Meeting, and*
- 2. Liddelow Road and Beenyup Road, Banjup being reclassified as "Local Distributor" roads."*

This report considers the second issue above, the reclassification of Beenyup Road and Liddelow Road, Banjup.

Submission

N/A

Report

Based on previous communications with the Secretary of the Banjup Residents Group (BRG), and the extract from the presentation given at the Group's AGM on 8 March (Attachment 1), it is understood that the primary concern about Beenyup Road and Liddelow Road is their use by heavy vehicles. Further supporting information was provided by the BRG on 13 May 2015 (Attachment 2). The BRG request for reclassification of these two rural roads includes the expectation that they will be traffic calmed if reclassified as Local Distributor roads.

For reference, the term heavy vehicles in this report applies to vehicles in the Class 3 - 9 categories of the Austroads Vehicle Classification System (Attachment 3), which includes buses, rigid trucks and articulated trucks as large as semi-trailers. These vehicles, as well as cars, are also known as 'as-of-right vehicles' and are legally permitted to use any public road.

Class 10 – 12 vehicles are known as Restricted Access Vehicles (RAV) and neither Beenyup Road nor Liddelow Road are permitted RAV

routes. The nearest RAV routes to Banjup are Armadale Road, the Kwinana Freeway, Nicholson Road, and Rowley Road.

Liddelow Road is a 5.21 kilometre long two-lane rural standard road with an 80km/h speed limit in rural Banjup. The road has a north-south alignment linking Armadale Road in the north to Rowley Road in the south. Liddelow Road is classified as a Regional Distributor road in the City's Functional Road Hierarchy (Attachment 4), which itself is based on Main Roads Western Australia's (MRWA) Road Hierarchy for Western Australia (Attachment 5).

Beenyup Road, from Rowley Road in the south to Tapper Road in the north is a 3.47 kilometre long two-lane rural standard road with an 80 km/h speed limit. Beenyup Road is classified as an Access road in the City's Functional Road Hierarchy. The remaining 0.75 kilometre urban standard section of Beenyup Road from Tapper Road to Bartram Road is classified as a Local Distributor road. This section is signposted as 50 km/h.

Photographs of Beenyup Road and Liddelow Road are attached to this report (Attachment 6) to show the typical road environments along these roads.

City Engineering Services officers became aware of the BRG's concerns about Liddelow Road traffic in August last year when a complaint was received about the number of heavy vehicles using Liddelow Road. This matter was investigated by completing traffic surveys on Liddelow Road in September; following semi-trailers using that road to determine their origin and destination, and completing follow-up traffic surveys in December. The following is an extract from the final response sent to the BRG on this matter on 6 January:

..I am pleased to provide the following summary of traffic data collected on Liddelow Road in December, including a comparison to the data collected by the City in September.

Liddelow Road	Date	Average Weekday Traffic (vehicles)	Heavy vehicles¹ (%)
300m south of Armadale Road	September 2014	3,571	13.1%
	December 2014	3,858	10%
40m north of Wolfe Road	September 2014	2,358	16.6%
	December 2014	2,486	11%

≥ Austroads Vehicle Class 3 – see attached document.

Observations on the above data and a more detailed review of the vehicle types recorded in the December traffic surveys are:

- The percentage of heavy vehicles recorded using Liddelow Road in December was less than that recorded in September, despite a small (assumed to be seasonal) increase recorded in Average Weekday Traffic volumes. The northern survey site near Armadale Road recorded a reduction in heavy vehicles of 17.5% between the two traffic surveys and the southern survey site near Wolfe Road recorded a reduction of 30.2%.
- The majority of the heavy vehicle traffic is Austroads Vehicle Class 3 (two axle rigid), representing 6.2% of all traffic near Armadale Road and 5.3% near Wolfe Road. Class 9 vehicles (six axle articulated) are the second most predominant vehicles, representing 2.1% of all traffic near Armadale Road and 3.2% near Wolfe Road.
- During the December surveys almost every recorded vehicle was a general access vehicle (i.e. Austroads Vehicle Class 1-9), with the exception of only 3 vehicles across the 8 survey days. That is, 3 vehicles out of 22,274 vehicles recorded on weekdays during the 8 day survey were Restricted Access Vehicles.
- 89-90% of all vehicles using Liddelow Road are cars, utes, vans etc (Austroads Vehicle Class 1) or cars, utes and vans towing a trailer, caravan, boat etc. (Austroads Vehicle Class 2)

Liddelow Road is classified as a Regional Distributor road and the above weekday volumes and heavy vehicle percentages are acceptable for a road with that function. As Michael Littleton indicated in his email of 21 August, the vehicles using Liddelow Road (with the exception of a total of 3 vehicles during the December survey period) are permitted to use that road because they fall into the category of as-of-right or general traffic vehicles.

Liddelow Road actually has some of the lowest daily traffic volumes and percentages of heavy vehicles for a road in the City with a Regional Distributor road classification, as demonstrated in the following comparison of traffic data:

Road	Location	Average Weekday Traffic (vehicles)	Heavy vehicles (%)
Liddelow Road	300m south of Armadale Road	3,858	10%
Jandakot Road	East of Berrigan Drive	11,987	7.8%
Rowley Road	West of the Kwinana Freeway	4,870	19.3%
	East of Lyon Road	6,089	15.2%
Wattleup Road	West of Frankland Avenue	4,443	22.5%

When semi-trailer traffic using Liddelow Road was observed by City officers, it was generally found to be carting fill sand from quarries

south of Wattleup Road to land being developed in the City of Gosnells. Whilst this typically involved using Wattleup Road, Rowley Road, Liddelow Road and Warton Road, some of the semi-trailer traffic was observed continuing along Rowley Road to Nicholson Road as well as using the Kwinana Freeway, most likely to access other quarries off Anketell Road in the City of Kwinana.

As noted above, the traffic surveys completed by the City recorded a reduction in heavy vehicle traffic from September to December last year. This can partly be attributed to the short-term demand that subdivisional works generate for heavy vehicle traffic during construction phases.

Considering that Banjup is now close to rural areas progressively being developed for urban land uses, it is anticipated that the use of Liddelow Road by subdivision related heavy vehicle traffic as a link to Warton Road will continue in a cyclical fashion. That is, the road is likely to experience a higher proportion of heavy vehicles for short periods of time when subdivision works are in progress in nearby suburbs.

The MRWA road hierarchy criteria that the City's functional road hierarchy is based on are only a guideline document, and the criteria are not precise or absolute factors that each road must demonstrate to qualify for a specific road type. The basis for determining a road's classification should be the City's long-term view of the role that the road plays in the public road network, and the general satisfaction of criteria for the chosen road type. It should not be based on the desire to justify the implementation of measures that focus on specific individual characteristics of a particular road type.

The inappropriate classification of a road and any subsequent action to modify the road to suit the criteria for that road type can have consequences such as:

- Installing traffic calming or traffic management treatments to reduce the function of a road can result in traffic being transferred to other parallel routes, potentially creating impacts on those routes;
- It can create a precedent for community expectation that other similar roads should also be reclassified;
- Adopting unrealistic speed limits can result in low levels of compliance; complaints from property owners and road users; and, expectations of an unrealistic level of enforcement of the speed limit by the Police.

The following table summarises the traffic speeds recorded on Liddelow Road in December 2014:

Liddelow Road	Average speed (km/h)	85 th percentile speed ¹ (km/h)
300m south of Armadale Rd	72	80
40m north of Wolfe Rd	83	93

The speed that 85% of traffic is travelling at, or slower, under free-flow conditions i.e. ≥ 4 seconds headway

No recent traffic data is available for the subject section of Beenyup Road. For all traffic exceeding the speed limit on Liddelow Road, 90% are light vehicles and only 10% are heavy vehicles.

The speed limit along both roads is clearly posted as MRWA have installed regulatory speed zone signs at four locations on Beenyup Road and nine locations on Liddelow Road. The enforcement of the speed limit is the responsibility of the WA Police and it is known that they locate speed cameras on Liddelow Road, with the most recent day being Tuesday, 5 May.

It is important to note that the speed limit on these two roads would not necessarily change if they were classified as Local Distributor roads by the City. As noted in the MRWA Road Hierarchy criteria (Attachment 5), a Local Distributor road in a non-built up area like Banjup has a recommended operating speed range of 60-110 kilometres per hour. Also, as the State road authority, MRWA are responsible for approving the speed limit of every public road in Western Australia and Local Government Authorities can only provide a recommendation.

MRWA determine speed limits based on Australian Standard 1742.4 Manual of uniform traffic control devices – Speed controls, and MRWA's Policy and Application Guidelines for Speed Zoning. For reference, the following is an extract from those guidelines relating to appropriate speed limits for roadside environments similar to the subject roads:

- ***Sparsely Built-up***

Description - Similar to partially built-up but the development extends along less than 25% of the road frontage or occurs on one side of the road only. This is typical of very small rural town sites.

Speed Limit - The appropriate speed limit is 80 km/h but 90 or 100 km/h may also be appropriate if there is little vehicular or pedestrian activity on the road.

- **Farmland**

Description - Not more than 30 residences per kilometre (total of the two sides) generally set well back from the road and no other development.

Speed Limit - The appropriate speed limit is 100 or 110 km/h.

It is acknowledged that residents in rural Banjup would have experienced traffic growth over time, particularly on roads with links to the distributor road network, as urban development in surrounding areas gets progressively closer. However, these roads are part of the public road network and, with the exception of a few vehicles, are being used by licenced vehicles that are permitted to do so.

In the case of Beenyup Road and Liddelow Road, it is considered that their road classifications are appropriate for their function and changing their classification is not considered necessary or recommended.

The recent speed volume counts indicate speeding is an issue and City Officers will facilitate a meeting between the WA Police and representatives of the BRG to look at additional speed enforcement along Liddelow and Beenyup Roads.

Strategic Plan/Policy Implications

Moving Around

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

Budget/Financial Implications

Nil if Council supports the Officer's recommendation.

Legal Implications

N/A

Community Consultation

The request for reclassification of Beenyup Road and Liddelow Road has been made by the Banjup Residents Group.

Attachment(s)

1. Extract from the Banjup Residents Group AGM presentation dated 8 March 2015
2. Additional information provided by the Banjup Residents Group, dated 13 May 2015
3. Austroads Vehicle Classification System, January 2002
4. City of Cockburn Functional Road Hierarchy Plan, August 2012
5. Main Roads Western Australia Road Hierarchy for Western Australia
6. Photographs of Beenyup Road and Liddelow Road.

Advice to Proponent(s)/Submissioners

The Proponent has been advised that this matter is to be considered at the 11 June 2015 Council Meeting.

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

Nil.

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (OCM 11/6/2015) - CITY OF COCKBURN PROPOSED BUSHFIRE RISK MANAGEMENT PLAN (061/007; 027/007; 028/027) (R AVARD) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the City of Cockburn Bushfire Risk Management Plan 2015-2020, as shown in the attachments to the Agenda;
- (2) adopt the City of Cockburn Residents Guide to Bushfire Risk Management, as shown in the attachments to the Agenda; and
- (3) distribute the City of Cockburn Residents Guide to Bushfire Risk Management to all rural and resource zone properties.

COUNCIL DECISION

Background

Local Government along with other stakeholders have a responsibility under State Emergency Management Policy for the prevention, preparedness and in some cases response to bushfires, within their district.

Part of the prevention and preparedness component of the State Emergency Management Policy for bushfire (*section 2.1.1 Westplan – Fire*) It is a requirement for Local Government to facilitate the commencement of a Bushfire Risk Management Plan (BRMP) (attachment 1) using the AS/NZS ISO 31000:2009 risk management framework.

Schedule 3 of the State Emergency Management Policy No. 2.9 (Management of Emergency Risks) specifically mentions the City of Cockburn as having high or extreme bushfire risk that requires a BRMP form part of its Emergency Risk Management Plans.

The City's administration produced a draft Bushfire Risk Management Plan during 2014. Due to Council's concerns regarding the public's ability to understand the document, the City's Officer's held a presentation for Elected Members with representation from the Office of Bushfire Risk Management, a sub-department of the Department of Fire and Emergency Service. The draft BRMP was subsequently approved for release to the public for comment by Council at the November 2014 Ordinary Council Meeting.

During the public comment period, the City's Officers carried out a number of engagement meetings with various stakeholders. During this time, the City's proposed method of a tier treatment solution received praise by the Office of Bushfire Risk Management. The culmination of the public comment period has led to the creation of an amended Bushfire Risk Management Plan 2015-2020 proposed for adoption in this recommendation to Council.

Submission

Upon decision by Council at its Ordinary Council Meeting of 13 November 2014, the City released the proposed BRMP and Residents Guide for public comment. During this period a number of submissions were received as follows:

Submission	Date submitted	Consultation undertaken	Description of changes made due to submission
Banjup Residents Group	5/01/15	Yes	Changes to tier treatment objectives, clarification on the use of the DFES visual fuel load guide and further

Submission	Date submitted	Consultation undertaken	Description of changes made due to submission
			explanation on the use of planning boundaries.
Office of Bushfire Risk Management	30/01/15	No	Amendments to several phases to align with bushfire management best practice.
Confidential	30/01/15	No	Minor amendments to the renaming of a State Government Agency.
LandCorp (1)	30/01/15	Yes	Nil, further consultation highlighted a specific bushfire risk management plan for the future Latitude 32 development.
LandCorp (2)	30/01/15	No	Minor amendments to site names and property ownership
Chief Bushfire Control Officer	30/01/15	Yes	Amendments to the proposed BRMP document structure.

Report

As part of the City's obligation under the *Emergency Management Act 2005* and the State Hazard Plan for bushfire *Westplan – fire* it is a requirement for the City to have a comprehensive risk management plan in place covering all land tenures including Unmanaged Reserves (UMR) and Unallocated Crown Lands (UCL).

Westplan – fire states it is a requirement to use the templates and methodology supplied by the Department of Fire and Emergency Services – Office of Bushfire Risk Management.

Risk assessments were carried out on a number of different land tenures to determine the risk of bushfire, consequence and likelihood for individual assets. All assets identified during this process were categorised into four groups;

- Human Assets (property and homes);
- Economic Assets (railways, gas pipelines etc);
- Environmental Assets (Council managed reserves and DPaW regional parks); and
- Cultural assets (registered indigenous sites and assets from the Local Government Inventory as adopted by Council on 14 July 2011).

During the consultation phase of the proposed BRMP, the City's Officers sought extensive collaboration from the following agencies:

- Department of Fire and Emergency Services (DFES);
- Office of Bushfire Risk management (OBRM);
- Department of Parks and Wildlife (DPaW);
- Department of Lands;
- WA Planning Commission;
- Western Australian Land Authority (LandCorp);
- Main Roads WA;
- Jandakot Airport Holdings;
- Western Power; and
- Department of Education.

Mitigation strategies assigned within the *Treatment Schedule* of the proposed BRMP are currently restricted to a recommendation on all Crown Land due to the limitations of *Section 33* of the *Bush Fires Act 1954*).

It is anticipated with the review and amalgamation of the *Fire Brigades Act 1942*, *Bush Fires Act 1954* and the *Fire and Emergency Services Act 1998* by DFES, the proposed new Emergency Services Act will provide Local Governments' the enforcement power to ensure all land owners (including UMR and UCL lands) will have to comply with mitigation works prescribed by the relevant Local Government Authority.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

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

Leading & Listening

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

Environment & Sustainability

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

Budget/Financial Implications

Adoption of a BRMP by Council will require additional funds to be allocated for fire mitigation works. Funds have been placed on the

2015/2016 budget for consideration to carry out the works in areas identified in the plan as extreme, very high and high risk.

An amount of \$245,425 has been placed in the Operational Budget to manage a range of issues associated with fuel loads on City of Cockburn reserves. A further \$28,000 has been identified for support of the BRMP including litter control plus a contingency fund of \$50,000 will be established to address issues raised in the BRMP.

Cost for mitigation works carried out on all Crown and private land will be borne by the relevant land owner or management body.

Legal Implications

Bush Fires Act 1954
Emergency Management Act 2005

Community Consultation

Community engagement was conducted during the consultation phase of the proposed BRMP. This engagement was carried out by two workshops to measure the resident's opinions, on a range of topics relating to bushfire risk and gauging the residents risk acceptability to the threat of bushfire. The workshops were extensively promoted within the community to ensure a diverse group of residents attended.

Attendees of the workshops expressed a strong desire to have a BRMP incorporated into the City's management of reserves and other land owned by the State. Salient findings of the community engagement workshops were added as Appendix 6 within the proposed BRMP.

After consultation with those who have provided feedback, the City's Officers have amended the proposed BRMP to address concerns of stakeholders and the community.

The City's Officers met with the Banjup Residents Group and Land Corp separately on the 17 March 2015 to discuss specific issues, relating to their submissions.

Advertisement of the proposed BRMP and Residents Guide to Bushfire Risk Management were carried out as per table 3 below.

Table 3 – Advertisement of the BRMP and Residents Guide to Bushfire Risk Management

Advertisement	Date advertised
City of Cockburn Website	December 2014 – 30 January 2015

Advertisement	Date advertised
City of Cockburn Facebook Page	10 December 2014
Cockburn Gazette (Newspaper)	9 December 2014 and 16 December 2014
The West Australian (Newspaper)	9 December 2014

Attachment(s)

1. Proposed Bushfire Risk Management Plan 2015- 2020 (BRMP)
2. Proposed Residents Guide To Bushfire Risk Management
3. Public Comment Submission - Banjup Resident Group
4. Public Comment Submission - Office of Bushfire Risk Management
5. Public Comment Submission (Anonymous)
6. Public Comment Submission – Land Corp (1)
7. Public Comment Submission – Land Corp (2)
8. Public Comment Submission – City of Cockburn Chief Bushfire Control Officer

Advice to Proponent(s)/Submissioners

Correspondence has been sent to all submissioners advising them of receipt and review of their submission.

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

Nil.

17.2 (OCM 11/6/2015) - COOGEE BEACH - DOG EXERCISE AREA (082/002) (R AVARD) (ATTACH)

RECOMMENDATION

That Council

- (1) not establish a dog exercise area on the portion of the beach north of the 'shark net' at this time;
- (2) prepare a Coastal Activities Recreation Plan to be presented to a future meeting of Council; and
- (3) advise the petitioners of Council's decision.

COUNCIL DECISION

Background

At the Ordinary Meeting of Council held on 12 February 2015 a petition was tabled that read as follows:

"We would like the North side of Coogee Beach, that is the small part of the 5 kilometre of Beach, north of the shark net, in front of the rocks to be rezoned as a Dog Swimming Beach. The dog Beach at South Fremantle is too far for the local residents to walk as we have almost as many residents in this area we would like to bring this to the Council's notice for consideration."

There were 116 petitioners who supported the establishment of a dogs of leads exercise area on the north end of Coogee Beach.

At the Ordinary Meeting of Council held on 14 May 2015 two (2) petitions were tabled that read as follows:

Petition 1

There is a group of people trying to get Coogee Beach open for DOGS and this must be strongly opposed. This is a family beach and there are adequate dog beaches close by-CY O'Connor, the Powerhouse North Coogee and Woodman Point (all the southside, including a bay at the launching ramps). There is also a dog beach at South beach.

Petition 2

Petition AGAINST the establishment of a dog beach at Coogee Beach. The following citizens of the City of Cockburn, and regular visitors to Coogee Beach, are OPPOSED to the establishment of a dog beach at Coogee Beach. There a sufficient areas fro dogs either side of Coogee Beach.

There were a total of 896 petitioners who did not support the establishment of dogs of lead exercise area on the north end of Coogee Beach.

At its meeting of 10 November 2011 Council resolved to designate a number of areas as dog exercise areas as shown on the plan attached to the Agenda. The Council decision followed extensive public advertising. At the time of the Council decision there were differing views expressed by the community on the extent and location of dog exercise areas. Besides a large group of the community seeking extensions to dog exercise areas on the beaches there is a similar

group who seek dog free areas. Further the beach from the Ammunition Jetty south to Jervoise Bay Sailing Club could be made a dog beach (at least in part).

At its Ordinary Meeting of August 2014 Council resolved to issue licenses for commercial operators of Kite Surfing classes on the area of beach on the south side of Woodman Point.

The Cockburn Coast is becoming a very popular beach area as reflected by the use of the Coogee Beach shark net area and the rapid growth of the Coogee Beach Surf Life Saving Club. There are a number of aquatic sporting events occurring on the coast and many approaches made by commercial operators of various types to establish themselves on the coast.

There are a number of plans for land development along the coast including the Coogee Beach Reserve Master Plan and the Cockburn Coast Structure Plan. There is however, no plan that considers the use of the beaches and associated waters in the context of the land use plans.

Submission

N/A

Report

A petition was presented to Council at its meeting of 12 February 2015 requesting another dogs of leads exercise area be established at Coogee Beach.

As can be seen from the attached plan there are a number of areas along the coast designated as dog exercise areas (dogs of lead areas). There is also an extensive heritage listed horse exercise area on the northern section of the City's coastal area. The Coogee Beach area around the jetty has become a very popular swimming and picnic area particularly since the upgrade of the reserve and this will increase with the implementation of the Coogee Beach Master Plan. The shark net has also increased the beach activity in the area. The rapid growth in the membership of the Coogee Beach Surf Life Saving Club and increased use of the beach access further demonstrates growth in the area.

Given that a significant percentage of recent petitioners do not want a dog of lead exercise area on the northern section of Coogee Beach it is recommended that Council not establish this area as dogs of leads exercise area.

The City of Cockburn is responsible for managing the activities of reserves and foreshores throughout the Municipality which includes 22 active reserves, over 150 passive parks and approximately 17km of the West Australian Coast. The coastline in Cockburn provides some of the best and safest beaches and reserves in Western Australia that allows our local community to be vibrant and active. Staff are continually told that the coastline in the Woodman Point precinct is considered to be one of the best kite surfing locations in the world.

Current activities occurring on a daily or weekly basis on the coastline include:

1. Recreational Swimming
2. Recreation Walkers/Joggers
3. Dog Areas (2)
4. Fishing
5. Kite Surfing
6. Windsurfing
7. Stand Up Paddling
8. Sailing (Jervois Bay Sailing Club)
9. Boating (Woodman Point Boat Ramp)
10. Surf Life Saving held through Coogee Beach Surf Club

Current events occurring on the coastline: These include:

1. Open Water Swimming (3 events this summer)
2. Triathlon (2)
3. City of Cockburn Festivals at Coogee Beach Reserve (2)
4. Kite Surfing (2)

Most activities taking place on the coastline are either recreational or not for profit. There has been a growing trend recently for commercial operators to run recreation and leisure activities on Council managed reserves and foreshores. In 2013 the City established a Recreation and Leisure Traders Licence. The key objective of the Recreation and Leisure Traders Licence is to provide a formal process to assess requests and provide appropriate approvals under a delegated authority. The types of operators that would require a Recreation and Leisure Traders Licence include but not limited to:

- ❖ Personal Trainers
- ❖ Water sports Schools
- ❖ Hire of Beach Equipment

Three Kite Surfing schools were the first to receive a licence to operate at Woodman Point.

In recent months the City has received requests for:

1. Dog Washing business in a coastal carpark
2. Dog Exercise Area
3. Inflatable playground on the water
4. Stand Up Paddling Lessons
5. Beach Umbrella Hire
6. Jet Pack Hire
7. Jet Ski Area

The population in Cockburn was 95,035 in 2011. It is forecasted to be 131,176 residents by 2021 (source: forecast.id). Population is continually growing and requests to use the coastline are increasing. Now is the time for the City to commence work to establish a long term Coastal Recreation Activities Plan to guide Council on what activities can be accommodated and where along the coast to maximise its potential.

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

Community & Lifestyle

- Promotion of active and healthy communities.

A Prosperous City

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

Budget/Financial Implications

For a Coastal Recreation Activities Plan to be prepared that involves extensive community consultation, consideration of existing land use plans and legal implications for plan implementation, a budget figure of \$75,000 is proposed.

Legal Implications

There are a number of State Government Acts and authorities that apply to water based activities in Cockburn Sound.

Community Consultation

Extensive communication and consultation with an array of stakeholders be required. It is expected that the level of consultation will exceed any statutory obligations that may apply.

Attachment(s)

Current dog exercise areas on the Cockburn Coast.

Advice to Proponent(s)/Submissioners

The Proponent(s) has been advised that this matter is to be considered at the 11 June 2015 Council Meeting.

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

Nil.

18. EXECUTIVE DIVISION ISSUES

Nil

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

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

22. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

23. CONFIDENTIAL BUSINESS

24 (OCM 11/6/2015) - 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 THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON TUESDAY, 2 JUNE 2015 AT 6:30 PM

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CITY OF COCKBURN

MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON TUESDAY, 2 JUNE 2015 AT 6:30 PM

PRESENT:

Mrs C Reeve-Fowkes	-	Deputy Mayor (Presiding Member)
Mr S. Portelli	-	Councillor
Ms L. Wetton	-	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 Services
Mr C. Sullivan	-	Director, Engineering & Works
Mrs B. Pinto	-	PA to Directors - Finance. & Corporate Services/Governance & Community Services
Mr J. Ngoroyemoto	-	Governance & Risk Co-ordinator

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 7.05 pm.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

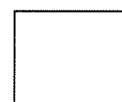
Nil.

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

Nil

4 (DAPPS 02/06/2015) - APOLOGIES & LEAVE OF ABSENCE

Clr Stephen Pratt	-	Apology
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5. CONFIRMATION OF MINUTES

5.1 (MINUTE NO 292) (DAPPS 02/06/2015) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES AND POSITION STATEMENTS COMMITTEE MEETING - 26/2/2015

RECOMMENDATION

That Council adopt the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Thursday, 26 February 2015, as a true and accurate record.

COMMITTEE RECOMMENDATION

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

CARRIED 3/0

6. DEPUTATIONS & PETITIONS

Nil

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

Nil

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

Nil

9. COUNCIL MATTERS

NOTE: AT THIS POINT IN THE MEETING, THE TIME BEING 7.08 PM THE FOLLOWING ITEMS WERE CARRIED BY AN "EN BLOC" RESOLUTION OF COMMITTEE:

9.2	10.1	10.6	11.1
	10.2	10.7	11.2
	10.4	10.8	11.3
	10.5	10.9	11.4



- 9.1 **(MINUTE NO 293) (DAPPS 02/06/2015) - DELETION OF POLICY AC1 'ELECTION OF BOARD MEMBERS REPRESENTING LOCAL GOVERNMENT' AND ASSOCIATED DELEGATED AUTHORITY AND ADOPT PROPOSED NEW POLICY AC5 'ELECTION OF MEMBERS TO EXTERNAL BOARDS, PANELS OR COMMITTEES' AND ASSOCIATED DELEGATED AUTHORITY AC3' (182/001; 086/003) (D GREEN) (ATTACH)**

RECOMMENDATION

That Council

- (1) delete Policy AC1 'Election of Board Members Representing Local Government' and associated Delegated Authority; and
- (2) adopt Policy AC5 'Election of Members to External Boards, Panels or Committees and associated Delegated Authority AC3;

as shown in the attachments to the Agenda.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr S Portelli that Council adopt the recommendation subject to the amendments to Policy AC5 and associated delegated Authority AC3, as shown in the attachments to the Minutes.

CARRIED 3/0

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Reason for Decision

A ballot is a fair and appropriate process to select candidates for external boards and committees. This process would be more appropriate for the CEO to administer, while Councillors select candidates for vacancies on external committees or panels. A clear but discrete process such as this gives all Elected Members the chance to be elected without having to compete obviously in the Council Chamber.

These changes will make the Delegated Authority more readable in light of minor changes to Policy AC5.

Background

Policy AC1 "Election of Board Members Representing Local Government" has been in place for many years and was originally intended as a mechanism for streamlining the appointment/nomination process for members wishing to be appointed to Committees or Boards processed through, or associated with, the WA Local Government Association (WALGA). This often resulted in member Councils being requested to nominate suitable elected members with an interest in the subject matter to be appointed to these forums. The intent was to authorise the Chief Executive Officer (CEO) of the day, following consultation with the Mayor, to nominate appropriate City of Cockburn members or officers to the relevant Board/Committee, for consideration through the WALGA selection process.

This procedure has itself been superseded by WALGA, which now adopts a more direct methodology of appointing members to these forums. Accordingly the process outlined in Policy AC1 is effectively redundant.

Submission

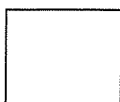
N/A

Report

While the original intent of the Policy is no longer applied in these circumstances, there is an ongoing requirement for Council to nominate members to a variety of Boards, Panels and/or Committees from time to time.

This process is generally undertaken following each local government election cycle in accordance with Council Policy SC29 "Elected Members Representing Council on External Committees". However, on occasions there is a requirement for Council to determine these appointments outside of this timeframe, due to the expiry date of appointments being determined by a third party or pursuant to relevant statute.

In these circumstances, it is necessary for Council to directly appoint membership, in accordance with predetermined requirements. This process has potential unintended consequences as it requires an officer report to be prepared and submitted directly to Council for determination. This can create a situation where some members may



be aware of the vacancy, or vacancies, available, while others may not, through being absent, or otherwise. There is a further requirement that this become a competitive process, if there are more potential candidates than vacancies available, which can only be resolved by either one or more members withdrawing their nomination, or by a Council decision, which makes the CEO responsible for advising the order in which candidates are to be considered. This procedure could be seen as being inequitable and places an unnecessary onus on the CEO to oversee the process.

An alternative solution is proposed by the amendment of current Policy AC1, with an amended process which requires the CEO to implement a procedure for elected members to participate in a process which provides equal opportunity for all potential candidates, where such a methodology can be justified.

This process is outlined in the proposed new Policy AC5, as shown in the attachment, which also requires the deletion of the current redundant Policy AC1.

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)

1. Deleted Policy and associated Delegated Authority AC1 "Election of Board Members Representing Local Government".
2. Proposed new Policy AC5 "Election of Members to External Boards, Panels or Committees" and associated Delegated Authority AC3.

Advice to Proponent(s)/Submissioners

N/A



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

Nil.

9.2 (MINUTE NO 294) (DAPPS 02/06/2015) - PROPOSED NEW POLICY SC56 'GIFT DECLARATIONS' (087/003; 182/001) (D GREEN) (ATTACH)

RECOMMENDATION

That Council adopt proposed new Policy SC56 'Gift Declarations', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

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

CARRIED 3/0

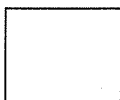
COUNCIL DECISION

Background

In recent times, the issue of public officials receiving gifts relative to the provision of tickets to attend events has become a matter of media attention. It has been alleged that high profile Board members were responsible for providing tickets to events for the benefit of family members and friends, outside the normal distribution protocols and expectations of such organisations. The subsequent criticism of the lack of procedural accountability associated with the provision of such benefits gives rise to the manner in which local government officials (elected and employees) are expected to deal with such occasions. Accordingly, it is timely for Council to consider a mechanism which provides for greater formality and accountability to matters connected with the receipt and declaration of gifts within the context of their role at the City of Cockburn.

Submission

N/A



Report

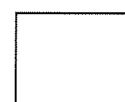
Most of the statutory requirements associated with the provision of gifts to local government representatives are adequately covered by the relevant provisions of the Local Government Act, 1995 and associated Regulations, as follows:

- Sec. 5.82 Disclosure of Gifts in Annual Return. This provision relates to **any** gifts received in a financial year, provided the cumulative value of the gift/s from any one person is worth \$200 or more. Note that a gift received from any relative (as defined) is exempt from declaration.
- Regs. Part 5A – Electoral Regulations. This provision requires all candidates for local government elections to disclose gifts received for assistance provided towards their campaign, provided the cumulative value of the gift/s from any one person is worth \$200 or more. Note that a gift received from any relative (as defined) or the provision of volunteer labour is exempt from declaration.
- Reg.12 – Rules of Conduct Regulations. This provision relates to any gifts received by an elected member to a value between \$50 and \$300 (within any 6 month period) from any person who has a current (or likely future) activity association (as defined) with the City of Cockburn.
- Reg. 34B – Administration Regulations. As per r.12, above, except is applicable to City of Cockburn employees only.

As the s.5.82 and r.5A matters are specific to well established timeframes, the procedures for ensuring full compliance with these circumstances are captured within the City's overall corporate governance regime.

The r.12 and r.35B provisions, on the other hand, are almost entirely reliant on the gift beneficiary understanding their obligation to declare the gift and the mechanism by which this is required to be undertaken. To put this in context, it is necessary to be aware of the following factors applicable to a gift:

- The value of the gift (only applies to gifts with an estimated value of between \$50 & \$300)
- The frequency of the donation (only applies to the cumulative value of gifts received over any 6 month period)
- The status of the donor (only applies to those who have a defined association with the City of Cockburn)
- A "prohibited" gift (applies to any gift/s with an estimated value of \$300 or more)



- The time imperative (the gift declaration must be provided to the CEO within 10 days of receipt)
- Non - compliance (Internal procedures apply to account for mandatory reporting of non – compliance by elected members)

Given the potential for widespread confusion and misunderstanding of the factors associated with the receipt and declaration of this type of category for gifts, is it considered appropriate for Council to adopt a Policy on the issues requiring attention by representatives of the City who are offered, or receive, gifts, particularly in respect of r.12 gifts (elected members) and r.34B gifts (employees).

The intent of the proposed Policy is to provide the necessary guidance to Council officials in order to minimise any risk associated with accepting gifts from third parties. In addition, the Policy intends to identify all issues which Council officials should consider when contemplating the appropriateness of accepting a gift and the circumstances surrounding the offer of a gift/s.

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

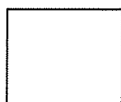
Section 5.82 of the Local Government Act 1995 and Local Government Regulations Part 5A (Electoral), 12 (Rules of Conduct) and 34B (Administration) refer.

Community Consultation

N/A

Attachment(s)

1. Proposed new Policy SC56 'Gift Declarations'.
2. Gift Declaration Form for Elected Members
3. Gift Declaration Form for Employees



Advice to Proponent(s)/Submissioners

N/A

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

Nil.

9.3 (MINUTE NO 295) (DAPPS 02/06/2015) - ANNUAL REVIEW OF DELEGATED AUTHORITIES MADE UNDER ACTS EXTRANEIOUS TO THE LOCAL GOVERNMENT ACT 1995, (086/003) (J NGOROYEMOTO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt proposed amendments to the Delegated Authorities made under Acts extraneous to the Local Government Act, 1995, as shown in the attachment to the Agenda; and
- (2) update the Delegated Authorities Register accordingly.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

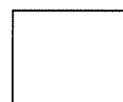
CARRIED 3/0

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Section 5.46 of the *Local Government Act 1995* requires local governments to keep and maintain a Register of Delegated Authority. In accordance with good practice measures, Governance Services has



co-ordinated a full review of the Delegations made under other Acts extraneous to the Local Government Act 1995.

The review of the Delegations is now complete and the DAPPS Committee is now requested to consider and recommend adoption of the proposed documents to Council.

Submission

N/A

Report

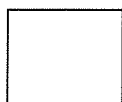
In accordance with s5.46 of the *Local Government Act 1995* the City currently maintains a Register of Delegated Authority.

Section 5.46(2) of the Act requires a complete review of the Register of Delegated Authorities made pursuant to the Act to be conducted at least once every financial year. While the review does not extend to those Delegations made under Acts extraneous to the Local Government Act 1995, it has been done to conform to the principle of good governance.

In consultation with the relevant officers, a comprehensive review of the Delegations made under other Acts was undertaken. Very few changes were made to delegations, indicating they are still in line with their objective.

Listed in the table below are the proposed amended delegations for consideration of Council.

Delegation	Proposed Amendment	Reason for Amendment
DA -OLCS2 – Bush Fires Act 1954 – Prohibited and Restricted Burning Period	Under the sub heading of conditions/guidelines in the table insert 'Department of Parks and Wildlife'	To correct the omission of the Department of Parks and Wildlife in the original delegation. This will allow notifications to be given under Bush Fires Act 1954 to the Department of Parks and Wildlife.
DA – OLPD20 - Approve of Refuse Building Permit	Under the Title of the Delegated Authority, insert the words 'Building Act 2011 -' at the beginning of the title	Cosmetic change to reflect the relevant Head of Power of the Delegated Authority in the title
DA-OLPD21 - Approve or Refuse a Demolition Permit	Under the Title of the Delegated Authority, insert the words 'Building Act 2011 -' at the beginning of the title	Cosmetic change to reflect the relevant Head of Power of the Delegated Authority in



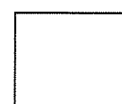
Delegation	Proposed Amendment	Reason for Amendment
DA-OLPD22 - Approve or Refuse an Extension of Time for Building and Demolition Permits	Under the Title of the Delegated Authority, insert the words 'Building Act 2011 -' at the beginning of the title	the title Cosmetic change to reflect the relevant Head of Power of the Delegated Authority in the title
DA-OLPD23 - Issue an Occupancy Permit or Building Approval Certificate	Under the Title of the Delegated Authority, insert the words 'Building Act 2011 -' at the beginning of the title	Cosmetic change to reflect the relevant Head of Power of the Delegated Authority in the title
DA-OLPD24 - Make an Order for Building or Demolition Work	Under the Title of the Delegated Authority, insert the words 'Building Act 2011' at the beginning of the title	Cosmetic change to reflect the relevant Head of Power of the Delegated Authority in the title
DA-OLPD25 - Revoke order for Building or Demolition Work	Under the Title of the Delegated Authority, insert the words 'Building Act 2011' at the beginning of the title	Cosmetic change to reflect the relevant Head of Power of the Delegated Authority in the title
DA-OLPD26 - Approve Or Refuse An Extension Of Time For An Occupancy Permit And Building Approval Certificate	Under the Title of the Delegated Authority, insert the words 'Building Act 2011 -' at the beginning of the title	Cosmetic change to reflect the relevant Head of Power of the Delegated Authority in the title

No changes were made to all other delegations extraneous to the Local Government Act, indicating they are still in line with their objective.

The Instruments of delegation, as attached, have been reviewed by staff and are considered appropriate for Council to adopt in their presented form.

The relevant Delegated Authority documents under consideration in this Report for which no changes are required are listed below:

1. DA-OLCS1 'Bush Fires Act 1954 – Abatement of a Fire'
2. DA-OLCS3 'Bush Fires Act 1954 – Legal Proceedings'
3. DA-OLCS5 'Bush Fires Act 1954 – Powers and Duties'
3. DA-OLCS14 'Cat Act 2011- Administration and Enforcement'
4. DA-OLCS15 'Dog Act 1976 – Administration and Enforcement'



5. DA-OLEW1 'Road Traffic (Events on Roads) Regulations 1991 (Regulations 1-10)'
6. DA-OLPD17 'City of Cockburn – Town Planning Scheme No.3 – Development Contributions'
7. DA-OLPD27 'Building Act 2011 - Appoint Authorised Persons'
8. DA-OLPD28 'Building Act 2011 – Legal Proceedings'
9. DA-OLPD29 'Food Act 2008 – Prosecution'
10. DA-OLPD30 'Food Act 2008 - Prohibition Orders'
11. DA-OLPD31 'Food Act 2008 – Registration of Food Business'
12. DA-OLPD32 'Food Act 2008 – Appointment of Authorised Persons and Designated Officers'.

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

Sec. 5.46 (2) of the Local Government Act, 1995 refers.

Community Consultation

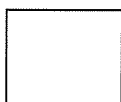
N/A

Attachment(s)

Various instruments of Delegated Authority – 8.

Advice to Proponent(s)/Submissioners

N/A



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

Nil.

9.4 **(MINUTE NO 296) (DAPPS 02/06/2015) - ANNUAL REVIEW OF DELEGATED AUTHORITIES MADE UNDER THE LOCAL GOVERNMENT ACT 1995 (086/003) (ATTACH) (J NGOROYEMOTO)**

RECOMMENDATION

That Council

- (1) adopt proposed amendments to the Delegated Authorities made under the Local Government Act 1995, as shown in the attachments to the Agenda; and
- (2) update the Delegated Authorities Register accordingly.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

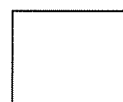
CARRIED 3/0

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Section 5.46 of the *Local Government Act 1995* requires local governments to keep and maintain a Register of Delegated Authority. In accordance with section 5.46(2), Governance Services have coordinated a full review of the Delegations made under the Local Government Act, as required.



The review of the Delegations made under the Local Government Act is now complete. DAPPS Committee is now required to consider and recommend adoption of the proposed amendments to Council.

Submission

N/A

Report

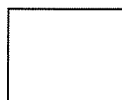
In accordance with s5.46 of the *Local Government Act 1995* the City currently maintains a Register of Delegated Authority.

Section 5.46(2) of the Act requires a complete review of the Register of Delegated Authority to be conducted at least once every financial year. The review of the delegations made under the Local Government Act has now been undertaken and is now being presented for adoption.

In consultation with the relevant officers, a comprehensive review of these delegations was undertaken. Very few changes were made to delegations, indicating they are still in line with their objective.

Listed in the table below are the proposed amended delegations for consideration of Council.

Delegation	Proposed Amendment	Reason for Amendment
DA -LGACS3 – City of Cockburn (local Government Act) Local laws - Notices	Under the sub heading sub – delegate/s insert the words 'and Risk', in between the words 'Governance' and 'Co-ordinator'	Cosmetic change to reflect the correct title
DA- LGAPD4 – Local Government Act, 1995 – Preparation of business plans for disposal of land	Under the sub heading sub – delegate/s Insert Director of Planning and Development under sub-delegate/s	To make the Director of Planning and Development, a sub-delegate, in order to have visibility and be the executor of the Compliance Audit Return for the Disposal of Property and Commercial Enterprise by Local Governments sections.
DA - LGACS11 – (Local Government Act) Local Laws – Applications to keep more than two (2) dogs at a residential property	Under the sub heading sub – delegate/s , delete the word 'Manager' before 'Ranger and Community Safety Service' and insert the word 'Manager' after 'Ranger and Community Safety Services	Cosmetic change to reflect the correct title
DA - LGAES3 'Local	Under the sub heading	To reflect the improved



<u>Delegation</u>	<u>Proposed Amendment</u>	<u>Reason for Amendment</u>
Government Act, 1995 – Calling of Tenders or Expressions of Interest’.	conditions/guidelines , item (1) and (3) delete the words ‘tender file’ and insert ‘system” delegated	system of recording information in respect to contracts
DA - LGAES4 ‘Local Government Act, 1995 – Contract Variation’.	Under the sub heading conditions/guidelines , item (1) and (3) delete the words ‘register’ and insert ‘system” Delete the word ‘price under sub heading function delegated	To reflect the improved system of recording information in respect to contracts Incorporate approval on all contract variations, not just on pricing.
DA - LGAFCS8 ‘Corporate Credit Cards’.	Under sub heading division title , delete the words ‘budgeting and financial reporting’ and insert ‘accounting services’. Under sub heading ‘function delegated after the word officers insert the following text ‘ and to set individual value limits and transaction type restrictions in accordance with Council Position Statement PSFCS24’ Under the sub heading conditions/guidelines , item (1) delete the words ‘budgeting and financial reporting’ and ‘are authorised’ and insert ‘financial services’ and ‘have a delegated financial authority (DFA’ respectively	Updated the responsible service unit to reflect current practice To update the outdated position title to reflect current practice To elaborate and state that the authority, in addition to approving the issue of credit cards, also includes discretion to set individual card limits and restrict transaction types as per those stipulated within the position statement
DA - LGAEW1 ‘ City of Cockburn (Local Government Act) Local Laws – Traffic and Vehicles’	Under the sub heading Sub-delegate/s , insert the position title ‘Transport Engineer’	Change to include Transport Engineer as a sub-delegate to allow authority to approve zones and times for prohibition of parking or standing by vehicles on public roads
DA - LGAEW4 ‘Local Government Act, 1995 – Sand Drift’	Under the sub heading Sub-delegate/s , insert the position title ‘Senior Development Engineer’	Change to include Senior Development Engineer as a sub-delegate to allow issuing of notices on owner of land and initiate necessary proceedings to prevent sand drifts on the land adversely affecting other property

<u>Delegation</u>	<u>Proposed Amendment</u>	<u>Reason for Amendment</u>
DA - LGEAW5 'Local Government Act (Uniform Provisions) Regulations, 1996 – Obstruction of Streets'	Under the sub heading Sub-delegate/s , insert the position title 'Transport Engineer'	Change to include Transport Engineer as a sub-delegate to allow serving of notices on owner of object obstructing or encroaching on Street or Road Reserve

The Instruments of delegation, as attached, have been reviewed by staff and are considered appropriate for Council to adopt in their presented form.

The relevant Delegated Authority documents under consideration in this Report are:

DA - LGACS2 'City of Cockburn (local Government Act) Local Laws – Grants'.

DA - LGACS4 'City of Cockburn (Local Government Act) Local Laws – Stallholders'.

DA - LGACS5 'City of Cockburn (Local Government Act) Local Laws – Use of reserves'.

DA - LGACS7 'Local Government Act, 1995 – Funding Assistance – Community Associations – Publication and Distribution of Newsletters'.

DA - LGACS9 'Local Government Act, 1995 – Youth Sports Travel Assistance Grant'.

DA - LGACS10 'Local Government Act, 1995 – Youth Art Scholarship Programme'.

DA - LGAES2 'Local Government Act, 1995 – Appointment of Authorised Persons'.

DA - LGAES5 'Local Government Act, 1995 – Legal Proceedings'.

DA - LGAES6 'Local Government Act, 1995 – Authority to Call public Meetings'.

DA - LGAES11 'Local Government Act, 1995 – Execution of Documents'.

DA - LGAEW3 'Local Government Act, 1995 – Dangerous Trees'.

DA - LGAFCS1 'Local Government Act, 1995 – Advertising Proposed Differential Rates'.



DA - LGAFCS4 'Local Government Act, 1995 – Payments From Municipal and Trust Funds'.

DA - LGAFCS5 'Local Government Act, 1995 – Recovery of Rates and Services Charges – Leased Properties'.

DA - LGAFCS9 'Acquisition and Disposal of Property (Land)'.

DA - LGAFCS10 'Objections to the Rate Record and Rateable Status of Land'.

DA - LGAPD1 'City of Cockburn (Local Government Act) Local Laws 2000(as amended) – Signs, Hoardings, Bill Postings'

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

Sec.5.46(2) of the Local Government Act, 1995 refers.

Community Consultation

N/A

Attachment(s)

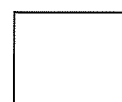
Various instruments of Delegated Authority – 9.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10. PLANNING & DEVELOPMENT DIVISION ISSUES

- 10.1 (MINUTE NO 297) (DAPPS 02/06/2015) - REVIEW OF PLANNING AND DEVELOPMENT POLICY SPD6 'HEALTH ACT 1911 - AUTHORISATION OF DEPUTIES' AND POSITION STATEMENT PSPD28 'LICENSED PREMISES' (182/001 & 182/002) (N JONES) (ATTACH)**

RECOMMENDATION

That Council adopt Policy SPD6 'Health Act 1911 - Authorisation of Deputies' and Position Statement PSPD28 'Licensed Premises' as shown in the attachment to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION

Background

In accordance with Council Policy SC47, it is a requirement for all Council Policies to be formally reviewed through its established Delegated Authorities, Policies and Position Statements (DAPPS) Committee.

The major focus of the February 2015 Meeting was the 'Planning and Development' Position Statements and Policy documents, prefixed as 'PSPD, APD and SES', together with associated Delegated Authority documents. The 'SPD' documents were inadvertently omitted from this process and are now presented for the Committee's consideration.

Submission

N/A



Report

The last major review of these documents was undertaken by DAPPS in August 2013 and subsequently adopted at the Council Meeting in November 2013.

Accordingly, the content of the majority of these documents remains current from that review.

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

Sec. 5.46 (2) of the Local Government Act, 1995 refers.

Community Consultation

N/A

Attachment(s)

1. Policy SPD6 'Health Act 1911 Authorisation of Deputies'
2. Position Statement PSPD28 'Licensed Premises'

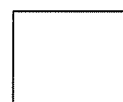
Advice to Proponent(s)/Submissioners

Nil.

10.2 **(MINUTE NO 298)** (DAPPS 02/06/2015) - AMENDMENT TO LOCAL PLANNING POLICY APD58 'RESIDENTIAL DESIGN GUIDELINES' (182/001) (R PLEASANT) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to Local Planning Policy APD58 'Residential Design Guidelines' as shown in Attachment 2 to this item for final approval pursuant to clause 2.5.2 of City of Cockburn Town Planning Scheme No. 3.



COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION

Background

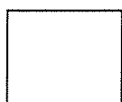
Local Planning Policy APD58 'Residential Design Guidelines' (the "Policy") was first adopted by Council on 8 April 2010. It was prepared and adopted as a Local Planning Policy pursuant to Section 2.5 of Town Planning Scheme No. 3 ("Scheme"). The Policy currently applies throughout the City and applies to medium density development and subdivision.

The Policy was prepared in conjunction with the Phoenix Central Revitalisation Strategy and associated Scheme Amendment. It was developed, in part, to guide development at the higher code of the R30/40 split codes implemented by the Phoenix Central Revitalisation Strategy.

Subsequently, an amendment to the policy was undertaken as a result of recommendations made within the 2012 Hamilton Hill Revitalisation Strategy. This amendment included several changes to the Policy, including the addition of a new section to guide the application of a new proposed split coding R30/40/60.

Council resolved to adopt the Coolbellup Revitalisation Strategy at the Ordinary Council Meeting on the 14 August 2014. The Strategy recommends a number of changes to improve and refine this Local Planning Policy APD58, including recommendations to promote quality design outcomes for medium density developments.

At the Ordinary Meeting of Council 26 February 2015 Council adopted the modified Policy for community consultation. This includes requirements for developments to provide a Design Quality Statement, a Landscape Plan and additional site requirements for Garden Areas. The changes are key to meeting the objectives of the Coolbellup Revitalisation Strategy and promoting quality design outcomes for infill developments.



Subsequently the draft Policy was advertised as per the requirements of 2.5.1 of the City of Cockburn Town Planning Scheme No. 3 (the 'Scheme').

Submission

N/A.

Report

The purpose of this report is for Council to consider adopting modifications to the Policy for final approval.

The key modifications to the Policy relate to certain developments now being required to provide a Design Quality Statement, a Landscape Plan and additional site requirements for Garden Areas.

A number of other minor modifications are also identified post advertising, and this report discusses the proposed modifications and submissions received.

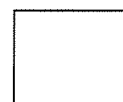
Design Quality Statement

Development applications are required to comply with:

- The R-Codes;
- City of Cockburn Town Planning Scheme 3, specifically but not limited to, Clause 5.8.2 Convenience and functionality, and;
- Local Planning Policy APD58.

The City however previously, and continues to, receive development applications that have not demonstrated "convenience and functionality" and a core component of 5.8.2 - "amenity" for future residents and adjacent landowners. As a result some development applications submitted to the City present substandard development designs and result in an extended development assessment process in order to address the relevant issues.

In particular, Grouped and Multiple dwelling developments can have the greatest impact in terms of poor design outcomes simply through their bulk and scale. Commonly this can be exacerbated in infill situations alongside lower density developments. Therefore it is viewed that making clear the City's expectations for good design will ensure that applicants understand the responsibility they have in demonstrating to the City how their proposal achieves such good design.



As stated within the Policy, the statement shall be between 1 and 5 pages (depending on the size and complexity of the proposal) and be accompanied with a plan illustrating the proposed development, in addition to the local contextual considerations. The aim of the design statement is to explain how design quality requirements of the abovementioned policies have been met. This importantly should not be viewed as a complex technical exercise, but more appropriately an illustration of how a proposed development responds to context, streetscape and lot characteristics with good design. If a proponent cannot illustrate the basic fundamentals of design quality through the statement, then it is likely that the design is not reflective of the minimum standards that Cockburn expects for good developments across our district.

One submission was received regarding the need to provide a Design Quality Statement, suggesting that the requirement to address responses to the questions within Appendix 2 of the Policy was onerous and burdensome. In response, the 10 questions detailed within Appendix 2 are provided as example questions so as to assist as a guide. The intent is made clear through the heading of Appendix 2 of which states – *Example questions for consideration of a design quality statement* in addition to Clause 3 stating - *example questions an applicant may consider*.

The City does not consider the requirement to be onerous, rather these questions should have been considered at the development design stage. The City notes that development applications demonstrating good design outcomes already provide this information in some shape or form within their supporting information.

It is therefore considered appropriate that developments provide a design quality statement with development application documentation.

Design of external area

Landscape Plan

To address poor landscape and design outcomes the amended policy requires development applications for Grouped and Multiple Dwellings to include a Landscape Plan.

Following advertising the City has reconsidered this requirement and suggests the policy be amended to require development applications for *3 or more Grouped Dwellings or any number of Multiple Dwellings to include a Landscape Plan*. This recognises 2 Grouped Dwellings are less likely to present some of the more complex design issues, amenity issues, nor have as great an impact on adjoining properties. Therefore the Policy has been amended to reflect this change.



Garden Areas

The policy amendment includes the requirement for multiple dwellings to provide 10% of the total site area as *Garden Area**. Grouped dwellings shall provide a minimum of 30% of the common property area as *Garden Area**.

**Garden Area means - An area of unpaved, free draining soil of a minimum dimension of 0.5m and a minimum area of 4sqm.*

These controls seek to assist in reducing negative impacts resulting from unreasonable bulk and scale of new developments and excessive hardscape materials resulting from driveways.

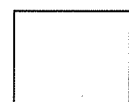
Driveways of a certain length will also be required to use landscaping to reduce the impact on streetscapes. This includes driveways of more than 15m being modified to include landscaping every 10m. This requirement is introduced due to the negative impact resulting from long driveways and excessive hard scape materials. This is particularly relevant for grouped dwellings, where little thought has often been taken to providing some basic amenity along the canyonous type driveways that have been developed.

One submission received commented that this requirement is onerous and that it will be at an additional cost to the applicant. In response, the benefits are far outweighed by the gains an appropriate plan can provide, in addition to the new requirement for a Garden Area. The City consistently receives applications presenting little to no "Garden area", presenting poor amenity from hardscape materials and these developments are presenting problems within infill areas. Furthermore, this requirement is consistent with the recommendations of the Coolbellup Revitalisation Strategy in that it seeks to promote developments that are suitable for their context, of which commonly include medium sized backyards, vegetation and trees. When lots are developed and the backyards are reduced, this policy requirement seeks to ensure new developments are context sensitive. The identified requirement in this instance is considered acceptable.

Verge areas

Further amendments require applicants to seek permission before removing any trees within verge areas and a list of suitable species are included within Appendix 4 of the Local Planning Policy.

Reference is also made to the City's Residential Verge Development Guide and that the City's Landscape Architect can assist with queries prior to submitting development applications.



Lighting of shared and common areas

The Landscaping and lighting section is consolidated with landscaping requirements and have been amended to include the abovementioned amendments. Clauses relating to lighting now include a requirement to comply with Australian Standards and details should be listed in the Landscape Plan Schedule.

Minor modification post advertising

Several minor/administrative changes have been identified post advertising and these relate to the following and are identified within appendix 3:

Replacement of fences

The policy currently requires the replacement of existing substandard fences or asbestos fences to be replaced when new developments are proposed. Due to side fences falling under the Dividing Fences Act, in addition to the intention of the policy to improve any negative impacts on streetscapes (rather than in private areas also). Therefore the policy is amended to state "Replacement of substandard or asbestos fencing where visible from the street". This amendment is considered less onerous as previously stated and is considered acceptable as a minor amendment.

Implementation of split codes

The current clause relating to Split codes has been amended to provide clarity. There has been no change to requirements as follows:

<u>Current clause</u>	<u>Proposed change</u>
(18) In the absence of built development, support for applications for the subdivision of land within any of the split coded areas depicted on the Scheme Map, will only be given for subdivision up to the maximum permitted by the base density code.	In the absence of built development, land within any of the split coded areas depicted on the Scheme Map will only be granted subdivision approval up to the identified base code – that being Residential R30.

Renumbering

Given the addition of new clauses, references within existing clauses require further updating to ensure they refer to the right clause. These minor amendments are included within the amendment.



Community Consultation

The Policy was advertised for public comment from 7 April 2015 until 28 April 2015. This included letters to developers that have submitted development applications, subject to this policy, at least twice in the last 12 months and a notice in the newspaper.

A total of 2 submissions were made in relation to the advertised Policy, with 1 submission not supporting the amended policy and 1 not stating a position.

All submissions are outlined and addressed in Attachment 3, and the key issues are addressed within the body of this report.

Conclusion

It is recommended that Council adopt the modified Policy for final approval, subject to the modifications discussed in this report and incorporated into Attachment 2. The modifications strengthen the scope of the Policy to facilitate improved built form outcomes across the City.

Strategic Plan/Policy Implications

Growing City

- Reduction in energy dependency and greenhouse gas emissions within our City.
- Diversity of housing to respond to changing needs and expectations.

Community & Lifestyle

- Communities that are connected, inclusive and promote intergenerational opportunities.
- Safe communities and to improve the community's sense of safety.

Environment & Sustainability

- A community that uses resources in a sustainable manner.

Budget/Financial Implications

N/A

Legal Implications

N/A



Community Consultation

The Policy was advertised for public comment from 7 April 2015 until 28 April 2015. This included letters to developers that have submitted development applications, subject to this policy, at least twice in the last 12 months. A notice was published in the Cockburn Gazette in accordance with clause 2.5.1 of the Scheme.

Attachment(s)

1. Proposed amended Policy APD58 'Residential Design Guidelines' (with post advertising minor modifications).
2. Schedule of Submissions.

Advice to Proponent(s)/Submissioners

N/A.

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

Nil.

10.3 (MINUTE NO 299) (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY APD49 'RESIDENTIAL DESIGN CODES ALTERNATIVE DEEMED TO COMPLY PROVISIONS' (182/001) (ATTACH) (A LEFORT)

RECOMMENDATION

That Council adopt amendments to its Local Planning Policy APD49 'Residential Design Codes Alternative Deemed to Comply Provisions' for the purposes of advertising in accordance with clause 2.5.1 of Town Planning Scheme No. 3.

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION



Background

Local Planning Policy 'APD 49 Residential Design Codes Alternative Deemed to Comply Provisions' was first adopted in July 2005 to supplement the existing deemed to comply provisions of the Residential Design Codes. It has come to the City's attention that there are several clauses of the policy that require further clarification. Therefore a review of the policy has been conducted and a number of amendments are recommended.

Submission

N/A

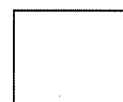
Report

It is proposed that the City's Local Planning Policy 'APD 49 Residential Design Codes Alternative Deemed to Comply Provisions' be modified in the following ways:

- Providing further clarification regarding methodology for reduced front setback calculations being sought under Clause 5.1 of the R-Codes; and
- Introduction of a provision for outbuildings which will permit an outbuilding boundary wall up to 4m in length and 3m in height.

The proposed further information and example shown to support the reduced front setback has been included in the policy to provide further clarification for applicants and staff. The current wording is considered somewhat ambiguous and has been the subject of confusion. The additional information and example clearly states how the reduced setback is to be calculated and includes the drawing contained in Figure 2a of the R-Codes.

The amendment concerning outbuilding boundary walls is proposed due to the number of planning applications received which propose to locate a small outbuilding next to a property boundary containing a boundary wall which are routinely approved. Given the reduction in lot sizes, providing a setback between an outbuilding and boundary can be wasteful and reduces more usable outdoor space. It is therefore proposed that in addition to a boundary wall permitted as of right along the boundary for a dwelling, a 4m outbuilding boundary wall (with a maximum 3m wall height) can also be permitted as of right.



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.
- 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 responsive, accountable and sustainable organisation.

Budget/Financial Implications

Nil.

Legal Implications

Nil.

Community Consultation

Advertising of the proposed amendments to the policy are required to occur in accordance with clause 2.5.1 of the City's TPS 3.

Attachment(s)

Proposed draft amended Policy APD49 'Residential Design Codes Alternative Deemed to Comply Provisions'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10.4 (MINUTE NO 300) (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY APD78 'HEALTH STUDIOS' (182/001) (ATTACH) (A LEFORT)

RECOMMENDATION

That Council adopts proposed amendments to its Local Planning Policy APD78 'Health Studios' for the purposes of advertising in accordance with clause 2.5.1 of Town Planning Scheme No. 3.

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION

Background

Local Planning Policy APD78 'Health Studios' was first adopted in September 2014 to provide further guidance on the development requirements of health studios within the City of Cockburn. Since adoption it has become clear that implementation of some requirements is problematic. Therefore, a review of the policy has been conducted and a number of amendments to the policy are recommended.

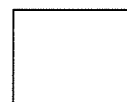
Submission

N/A

Report

It is proposed that the City's Local Planning Policy APD78 'Health Studios' be modified in the following ways:

1. Introduction of an Active Floor Space Area definition which differentiates the floor space of a health studio being used for active physical exercise excluding exercise machine areas.
2. Introduction of an exercise machine definition.
3. Introduction of a specific parking requirement for gymnasiums which is 1 bay per 3 machines plus 1 bay per 20m² of active floor space area and 1 bay per staff member.



4. Introduction of a specific parking requirement for dance studios and boxing and martial arts classes 1 bay per 2 students plus 1 bay per staff member with a maximum number of students permitted being 1 per 20m² of active floor space.
5. Introduction of a bicycle parking rate for Health Studios.
6. Minor wording changes and clarification.

The proposed changes are considered to ensure that parking required is more suitable for the various different types of health studios including gymnasiums, dance studios and martial arts classes. The new parking requirements take into account area used for classes, areas used for exercise machines and will result in better planning outcomes.

Changes to specify additional information required will assist staff in assessing these type of proposals in order to ensure efficient processing times and reduce further information requests.

Changes to include bicycle parking and references to end of trip facilities are signage are considered to ensure that all information required to develop a Health Studio is contained in the same policy which will assist applicants.

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

Leading & Listening

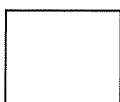
- Effective and constructive dialogue with all City stakeholders.
- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

Nil

Legal Implications

Nil



Community Consultation

Advertising of the proposed amendments to the policy are required to occur in accordance with clause 2.5.1 of the City's TPS 3.

Attachment(s)

Proposed draft amended APD78 'Health Studios'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.5 (MINUTE NO 301) (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY APD79 'ESTABLISHMENTS (WORKPLACE TRAINING FACILITIES)' (182/001) (ATTACH) (A LEFORT)

RECOMMENDATION

That Council adopt amendments to its Local Planning Policy APD79 'Educational Establishments (Workplace Training Facilities)' for the purposes of advertising in accordance with clause 2.5.1 of Town Planning Scheme No. 3.

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION

Background

Local Planning Policy APD79 'Educational Establishments (Workplace Training Facilities)' was first adopted in September 2014 to provide further guidance on the development requirements of workplace training educational establishments within the City of Cockburn. It has since been recognised that guidance for the development of non-school based educational tuition programs is required as they are an emerging land use particularly in commercial areas. Therefore a review of the policy has been conducted and a number of amendments to the policy are recommended.

Submission

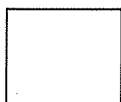
N/A

Report

It is proposed that the City's Local Planning Policy APD79 'Educational Establishments (Workplace Training Facilities)' be modified in the following ways:

- Amendment to the title to remove the reference to workplace training as the policy will now include non-school based/tuition uses.
- Introduce a reference to non-school based education/private tuition programs throughout the policy.
- Introduction of clause referring to discretion for parking variations being sought for classes being held out of normal business hours which is consistent with Council's Local Planning Policy APD78 'Health Studios'.
- Clarification of bicycle parking ratio

The proposed changes provide guidance for applicants wishing to develop non-school based education/private tuition classes in the City which is becoming a popular land use particularly in commercial areas. TPS 3 currently provides parking standards for schools but provides no guidance or development standards for this type of use. The provisions will ensure that sufficient parking is provided for these uses which can be parking intensive. Although it should be noted that those uses proposing evening and weekend classes often seek discretion to utilise bays left vacant by businesses operating regular business hours and the policy seeks to provide guidance on this.



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.
- 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 responsive, accountable and sustainable organisation.

Budget/Financial Implications

Nil

Legal Implications

Nil

Community Consultation

Advertising of the proposed amendments to the policy are required to occur in accordance with clause 2.5.1 of the City's TPS 3.

Attachment(s)

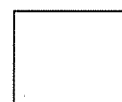
Proposed draft amended APD79 'Educational Establishments'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10.6 (MINUTE NO 302) (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO POLICY APD75 'NAMING OF STREETS AND PUBLIC OPEN SPACE' (182/001) (R PLEASANT) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to Local Planning Policy APD75 'Naming of streets and public open space' as shown in Attachment 1 to this item for final approval pursuant to clause 2.5.2 of City of Cockburn Town Planning Scheme No. 3.

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION

Background

Policy APD75 'Naming of Streets and Public Open Space' (the Policy) was first adopted by Council on 13 June 2013. It was prepared and adopted as a Local Planning Policy pursuant to Section 2.5 of City of Cockburn Town Planning Scheme No. 3 ('Scheme'). The Policy applies throughout the City and sets out the procedure for the naming of streets and public open spaces.

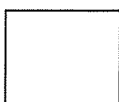
At the Ordinary Meeting of Council 26 February 2015 Council adopted the modified Policy for community consultation. Subsequently the draft Policy was advertised as per the requirements of 2.5.1 of the City of Cockburn Town Planning Scheme No. 3 (the "Scheme").

Submission

N/A.

Report

The purpose of this report is for Council to consider adopting modifications to the Policy for final approval.



The key objective of the Policy modification is to clearly describe the street and POS naming process for developers. This will assist in making the process clearer for applicants to follow. Furthermore, the modifications seek to promote the use of words and references to retain a record of local values, events, features, cultural heritage and Aboriginal words or values.

Largely the modifications do not introduce new requirements nor are they more onerous. The modifications instead make the process clearer for applicants to understand.

The Policy identifies the following process and requirements:

1. The requirement for developers of new subdivisions to advise new road names prior to lodgement of clearance of subdivision.
2. Names are to be in accordance with the Geographic Names Committee Policies and standards for the Geographical Naming in Western Australia.
3. The submission requirements including (see Attachment 2 – Application form):
 - a. Cover letter or email;
 - b. Application form;
 - c. 1 x copy of plans;
4. The requirement to notify all Elected Members seeking comment remains unchanged.
5. The process for consulting affected landowners remains unchanged.
6. Clause 6 is provided to illustrate suitable examples for the naming of streets in Cockburn.
7. Clause 7 identifies the need to consult with the Aboriginal Reference Group where indigenous names are proposed.
8. Clause 8 requires names to be recorded for future reference.

Community consultation

The Policy was advertised for public comment from 7 April 2015 until 28 April 2015. During this time no submissions were received.

Conclusion

It is recommended that Council adopt the modified Policy for final approval.

Strategic Plan/Policy Implications

Community & Lifestyle

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



Budget/Financial Implications

NA.

Legal Implications

N/A.

Community Consultation

In accordance with TPS3 (Clause 2.5.1) the draft Policy was advertised for 21 days.

Attachment(s)

1. Final draft for adoption APD75 'Naming of Streets and Public Open Space'.
2. Application form 'Street and Place Name'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

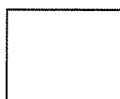
10.7 (MINUTE NO 303) (DAPPS 02/06/2015) - PROPOSED NEW LOCAL PLANNING POLICY APD83 'NOISE ATTENUATION' (104/001; 182/001) (P ORR) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt proposed new Local Planning Policy APD83 'Noise Attenuation' associated Noise Attenuation Guidelines subject to modification; and
- (2) publish a notice of the adoption of Policy APD83 'Noise Attenuation' and associated Noise Attenuation Guidelines in accordance with Clause 2.5.1 of the Scheme.

as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION**Background**

Environmental noise can have significant non-auditory physiological health effects, particularly in the long term. Protecting residential sleeping and living areas (as well as other noise sensitive land uses) from noise intrusion is important in order to protect the long term health and wellbeing of the public; prevent sleep disturbance and prevent the potential loss of amenity. The City receives about 200 complaints about noise annually and those involving traffic and rail noise are increasing.

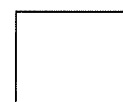
Minimum building standards imposed under the *Building Act 2011* to protect the health and safety of the buildings inhabitants, include requirements to prevent noise intrusion within a structure. The *Environmental Protection (Noise) Regulations 1997* are the enforcement tool used to protect the health and amenity of persons residing in residential areas.

However, it is under the *Planning and Development Act 2005* that the City of Cockburn is best able to prevent noise that may result from potential land use planning conflicts, minimise noise and amenity impacts by controlling the design and construction of noise sensitive development and protect future or proposed noise sensitive development from noise intrusion.

As part of the planning and development process, there are a number of State Planning Policies which require consideration to be given to the potential for environmental factors including noise to adversely affect the community. Appropriate planning conditions are also necessary to ensure that development controls are exercised through the building and construction process.

Submission

N/A



Report

The City of Cockburn's Health Service works cooperatively with the City's Strategic Planning Service and Statutory Planning Service to determine when a planning or development application may be affected by, or result in, noise emissions that may adversely affect noise sensitive land uses. In these cases, the applicant is required to provide the City with additional technical supporting information concerning potential noise and amenity impacts.

An Acoustic Report is necessary to demonstrate how a development may impact upon other land uses as a result of noise emissions; and/or how a proposed development may be affected by incoming noise. It should also assist a developer to design, constructed or otherwise manage noise, so as to minimise the potential for adverse effects.

This is particularly important within the City of Cockburn with the increasing mix of residential and non-residential land uses within new development areas; location of residential land uses close to transport corridors, places of employment, and commercial activities as well as introduction of a number of new town centre and intense mixed use community areas.

The introduction of the proposed Noise Attenuation Policy and City of Cockburn Noise Attenuation Guidelines will clarify requirements for development within the City of Cockburn and assist to minimise any delay which may result where planning or development applications are not supported by appropriate technical information.

Where it is necessary for minor modifications to be made to ensure that the City's advice reflects current development best practice, changes to the City of Cockburn Noise Attenuation Guidelines may be made by the City's administration from time to time. Changes to the policy or major changes to the City of Cockburn Noise Attenuation Guidelines will require review by Council.

Some changes to the wording to incorporate technical advice were made to the Noise Attenuation Planning policy as indicated in Attachment 1.

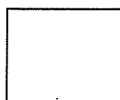
Strategic Plan/Policy Implications

Community & Lifestyle

- Promotion of active and healthy communities.

Environment & Sustainability

- Identification and minimisation of impacts to human health risk.



Budget/Financial Implications

N/A

Legal Implications*Planning and Development Act 2005**Town Planning Regulations 1967**City of Cockburn Town Planning Scheme No. 3**Environmental Protection Act 1986**Environmental Protection (Noise) Regulations 1997 (**Building Act 2011***Community Consultation**

Community consultation was undertaken in accordance with clause 2.5.1 of the Scheme which requires advertising for a minimum of 21 days, and a notice published in the newspaper for two consecutive weeks.

Following the initial presentation of the Draft Policy to DAPPS and the advertising of the Policy in accordance with Clause 2.5.1 of the Scheme, additional comment was sought from the following external agencies:

1. City of Perth;
2. City of Gosnells;
3. City of Swan;
4. Department of Environment Regulation's Noise Branch;
5. Australian Acoustical Society;
6. Association of Australian Acoustical Consultants.

Generally supportive informal feedback was received concerning clarity and wording, as well as some broad technical advice concerning the Guideline document.

Detailed submissions were received from Marshall Day Acoustics and Herring Storer Acoustics. Generally supportive, these submissions contained detailed technical advice and comment and are included in the Schedule of Submissions (Attachment 2).

Attachment(s)

1. City of Cockburn Noise Attenuation Guidelines
2. Schedule of Submissions

Advice to Proponent(s)/Submissioners

N/A



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

Nil.

10.8 (MINUTE NO 304) (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO LOCAL PLANNING POLICIES APD11 'ANCILLARY DWELLINGS ON RURAL LIVING, RURAL AND RESOURCE ZONED LOTS' AND APD12 'AGED OR DEPENDENT PERSONS' DWELLINGS' AND APD56 'SINGLE BEDROOM DWELLINGS' (182/001) (M CAIN) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the proposed amendments to Local Planning Policies APD11 'Ancillary Dwellings on Rural Living, Rural and Resource Zoned Lots'; APD56 'Single Bedroom Dwellings', and APD12 'Aged or Dependent Persons' Dwellings' for the purpose of advertising; and
- (2) give consent to advertise the proposed amendments in accordance with Clause 2.5.1 of the City of Cockburn Town Planning Scheme No. 3 as shown in attachments:
 1. Policy APD11 'Ancillary Dwellings on Rural, Rural Living and Resource Zoned Lots'
 2. Policy APD12 'Aged and Dependent Persons' Dwellings'
 3. Policy APD56 'Single Bedroom Dwellings'.

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION



Background

Local Planning Policies are guidelines used by the City in its decision making process under the City of Cockburn Town Planning Scheme No. 3 ("TPS"). Although they are not part of the Scheme, they must be consistent with, and cannot vary the intent of the Scheme. Continual review and updating of these policies is essential, as they provide a supportive framework to guide the exercise of discretion by the City in its decision making under TPS3.

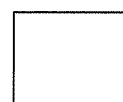
A review of APD11 'Ancillary Dwellings on Rural Living, Rural and Resource Zoned Lots', APD12 'Aged or Dependent Persons' Dwellings' and APD56 'Single Bedroom Dwellings' has been undertaken and has identified that amendments are required to bring these policies up-to-date. In particular, these modifications seek to implement the following actions set out in the City of Cockburn Housing Affordability and Diversity Strategy, adopted by Council in October 2014:

- * *Modify Local Planning Policy APD12 'Aged and Dependent Persons' Dwellings' to allow less than five dwellings to be developed in any single development.*
- * *Modify Local Planning Policy APD12 'Aged and Dependent Persons Dwellings' to allow flexibility for Section 70A Notifications not to be included on the certificate of title that require at least one occupant to be a disabled or physically dependent person or aged person (where it does not exceed a plot ratio of 100m²).*
- * *Modify Local Planning Policy APD56 'Single Bedroom Dwellings' to allow a second multi-purpose room that could be used as a bedroom where the plot ratio of the dwelling does not exceed 70m².*
- * *Prepare a new Local Planning Policy for Ancillary Dwellings that sets out criteria for consideration under the 'Design Principles' of the Residential Design Codes (including plot ratio greater than 70m²) to ensure ancillary dwellings are able to meet the needs of people with disabilities.*

The proposed modifications do not affect delegation APD54 'Development Applications and Detailed Area Plans, Subdivisions, Appeals and Development Compliance Planning and Development'.

Submission

N/A



Report

The purpose of this report is for Council to consider adopting modifications to the following three local planning policies for the purpose of community consultation:

- * APD11 'Ancillary Dwellings on Rural, Rural Living and Resource Zoned Lots'
- * APD12 'Aged and Dependent Persons' Dwellings'
- * APD56 'Single Bedroom Dwellings'

The primary purpose of these modifications is to implement recommendations of the City of Cockburn Housing Affordability and Diversity Strategy ("the Strategy") which seek to:

- * Encourage smaller dwellings to address the mismatch between the City's housing stock of larger dwellings and the trend towards smaller households;
- * Increase affordable housing options;
- * Encourage development of universally accessible dwellings to provide housing for people with (or without) disabilities, particularly affordable rental accommodation.

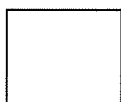
APD11 Ancillary Dwellings on Rural, Rural Living and Resource Zoned Lots

APD11 was first adopted by Council on 19 August 1997. The Policy controls the development of ancillary dwellings within the Rural, Rural Living and Resource zone areas.

Ancillary dwellings in the 'Residential' zoned are controlled by the Residential Design Codes ("R-Codes").

The R-Codes provide for the development of ancillary dwellings for people who live either independently or semi-independently of the residents of a single house, sharing some site facilities and services. Such dwellings have the potential to provide affordable, accessible dwellings to meet the needs of people with (or without) disabilities.

The Housing Affordability and Diversity Strategy identified that ancillary dwellings are the most affordable rental accommodation in the City of Cockburn. It also identified a shortfall in the number of smaller, affordable, and universally accessible dwellings currently located within the City.



The Housing Affordability and Diversity Strategy identified that in circumstances where the occupant of an ancillary dwelling has a disability, particularly a physical disability, a plot ratio of 70m² may not be adequate to meet their needs.

Therefore a key recommendation of the Strategy was the preparation of a new local planning policy for ancillary dwellings that sets out criteria for consideration under the 'Design Principles' of the R-Codes (including plot ratio greater than 70m²) to ensure ancillary dwellings are able to meet the needs of people with disabilities.

Rather than prepare a new policy, these provisions have been added to the existing APD11, which will now be renamed and apply to ancillary dwellings in all zones.

There are no changes proposed to the current policy provisions for ancillary dwellings within Rural, Rural Living and Resource zones.

The draft policy with proposed changes is included at Attachment 1, and the proposed amendments to the Policy are as follows:

	<u>Change</u>	<u>Reason</u>
1	Modification of Policy title to reflect new purpose.	Modification to the Policy title was necessary in order reflect the new purpose of the Policy to also apply to the 'Residential' zone.
2	Rewording of the 'Background' section of the Policy.	The existing 'Background' section of the Policy did not provide a detailed understanding of why the Policy had been initially developed.
3	Insertion of further information regarding the purpose of the Policy.	<p>The proposed amendments to this section provide a more detailed explanation of the key objectives the Policy in light of the Housing Affordability and Diversity Strategy. This section of the Policy has been divided into two to provide an understanding of why ancillary dwellings within Residential areas have different requirements to ancillary dwellings within the Rural and Resource zoned areas.</p> <p>Key objectives of ancillary dwellings within Residential areas are to:</p> <ul style="list-style-type: none"> • Ensure that ancillary dwellings are able to meet the needs of people with disabilities, whilst remaining ancillary to the main dwelling. • Encourage development of universally accessible ancillary dwellings (as per the R-Code requirements). • Ensure ancillary dwellings do not compromise the amenity of the surrounding properties and streetscape of the area by remaining ancillary to the main dwelling and by generally accommodating only one or two people. • Increase the mix of housing typology within the

	<u>Change</u>	<u>Reason</u>
		<p>City, with the key objective of achieving a greater number of smaller dwellings.</p> <p>The purpose of ancillary dwellings within the Rural Living, Rural and Resource zone remains the same, however, the key objectives of ancillary dwellings within these zones have been re-emphasised within this section.</p>
4	<p>Insertion of further policy provisions for ancillary dwellings within the Residential zone allowing consideration of a plot ratio greater than 70m² (up to 100m²) where they are built to be universally accessible.</p>	<p>Under the R-Codes applicants have the option to either meet the 'deemed to comply' provisions for ancillary dwellings, which stipulate a maximum plot ratio of 70m², or to meet the 'design principles', which do not include a maximum floor area. This provides the option to seek consideration under the 'design principles' by providing justification for a larger ancillary dwelling. Where development does not satisfy the 'deemed to comply' provisions, it must be demonstrated that the following R-Codes 'design principle' is achieved:</p> <p><i>P1 Ancillary dwelling for people who live either independently or semi-dependently to the residents of the single house, sharing some site facilities and services and without compromising the amenity of surrounding properties.</i></p> <p>It is proposed that the policy provide further guidance on the 'design principles' by including a provision stating that consideration will be given to allowing ancillary dwellings (assessed under the 'design principles') to achieve a plot ratio greater than 70m², up to a maximum of 100m² where they are built to the 'deemed-to-comply' standards set out in the R-Codes for 'Aged and Dependent persons' dwellings' (ie. are built to be universally accessible).</p> <p>This provision seeks to:</p> <ul style="list-style-type: none"> • Increase interest in development of this form of housing typology within the City given it has been shown to provide affordable rental accommodation; • Encourage the development of universally accessible smaller dwellings, particularly affordable dwellings. <p>Requiring any ancillary dwelling that is greater than 70m² to be universally accessible will ensure that it is ideally suited to the needs of any occupants with a disability. Importantly it will contribute to the stock of universally accessible dwellings which have been identified as being in</p>



	<u>Change</u>	<u>Reason</u>
		<p>very short supply. Such dwellings have the potential to provide affordable accessible dwellings to meet the needs of people with (or without) disabilities.</p> <p>It is important ancillary dwellings remain 'ancillary' to the main dwelling – so they remain affordable; they contribute to the stock of smaller dwellings; and to ensure they generally accommodate only one or two people so vehicle movement and activity associated with the dwelling does not compromise surrounding amenity. This is why it is proposed that 100m² be the maximum plot ratio.</p>
5	Insertion of clause requiring accompanying information for development applications	This clause has been included to reaffirm the need for further information to be provided within a development application when an ancillary dwelling is proposed to be greater than 70m ² as per the requirements of clause 1 of the Policy provisions (ie. universal access requirements met).

APD12 Aged and Dependent Persons' Dwellings

APD12 was first adopted by Council on 19 August 1997, however aged or Dependent Person' dwellings have not been a prominent development typology within the City in recent years.

In addition, with the exception of purpose built aged and dependent care accommodation, very few dwellings in the City have been built to incorporate universal design features.

In the City of Cockburn 18 per cent of the population have a disability, and with an ageing population it is considered important to increase the adaptable housing stock to provide more housing options, and flexibility for in-house care.

The Housing Affordability and Diversity Strategy therefore includes the following key actions to further encourage aged and dependent dwellings:

- * *Modify Local Planning Policy APD12 'Aged and Dependent Persons' Dwellings' to allow less than five dwellings to be developed in any single development.*
- * *Modify Local Planning Policy APD12 'Aged and Dependent Persons Dwellings' to allow flexibility for Section 70A Notifications not to be included on the certificate of title that require at least one occupant to be a disabled or physically*



dependent person or aged person (where it does not exceed a plot ratio of 100m²).

The draft policy with proposed changes is included at Attachment 2, and the proposed amendments to the Policy are as follows:

	<u>Change</u>	<u>Reason</u>
1	Rewording of the existing 'Background' section of the Policy	The proposed changes to the 'Background' section of the Policy seek to emphasise the need for this housing type within the City. Further, the Policy links with the City's Housing Affordability Strategy in order to further emphasise the need for greater development of this housing typology to provide better housing options.
2	Rewording of 'Purpose' section of Policy and inclusion of further points	<p>Inclusion of minor statement to clarify the purpose of Aged or Dependent Persons' Dwelling Policy.</p> <p>Inclusion of two further points to boost the purpose of the policy relating more specifically to housing affordability and universal accessibility.</p> <ol style="list-style-type: none"> 1. Point 1: "Support the provision of a variety of small scale housing opportunities for the growing population of aged and dependent persons' in a variety of locations within the City. 2. Point 2: Increase the stock of smaller, affordable, universally accessible dwellings in the City.
3	Inclusion of a provision allowing aged and dependent dwellings for developments of five dwellings or less.	<p>For aged and dependent dwellings (and single bedroom dwellings) the R-Codes allow a variation to the minimum and average lot sizes for subdivision and development, reducing the required site area by one third. This means that there is the potential for more dwellings to be developed than would ordinarily be permitted, providing an incentive for universally accessible dwellings to be built.</p> <p>The 'deemed to comply' requirements of the R-codes state that 'Aged and Dependent Persons Dwellings' should be a minimum of five dwellings within any single development. However the R-Codes identify the option for local governments to adopt a local planning policy that varies this requirement to allow the incentive to be taken up for smaller developments.</p>



	<u>Change</u>	<u>Reason</u>
		In line with the Housing Affordability and Diversity Strategy it is therefore proposed that the policy be amended to remove the minimum number of aged and dependent dwellings required in any single development to encourage their development.
4	Removal of requirement for Section 70A Notification.	<p>The 'deemed to comply' requirements of the R-codes require that aged and dependent dwellings are occupied by at least one person who is aged and/or dependent. This requires that a memorial be placed on the title of these dwellings (Section 70A notification), stipulating this requirement, which then applies in perpetuity to all subsequent occupiers.</p> <p>It is considered that this requirement is a significant disincentive for developers to build aged and dependent dwellings, as it potentially reduces the value of the dwelling.</p> <p>Consequently, with the exception of aged care providers, few aged and dependent dwellings are being built in the City of Cockburn.</p> <p>The memorial is not a requirement of the 'design principles' of the R-Codes. It is therefore proposed that the policy be amended to include further guidance on the application of the 'design principles', stating that consideration will be given to waiving the requirement for a memorial where the plot ratio does not exceed 100m².</p> <p>Restricting the dwelling size to 100m² is important to ensure the dwelling is contributing both to the stock of smaller, affordable dwellings, whilst also contributing to the stock of universally accessible dwellings.</p> <p>This will make the incentive significantly more attractive, and will assist in increasing the stock of universally accessible dwellings. With this modification it is accepted that the dwelling could be used by anyone, however importantly the stock of universally accessible dwellings is being increased.</p>
5	Insert clause stating where Aged or Dependent Person's dwellings are proposed	This clause clarifies how the site area concessions will be calculated, and that they will only apply to the aged and dependent component of the development, not other

<u>Change</u>	<u>Reason</u>
in combination with other dwellings which do not meet the universal access building requirements, site area concessions will only apply to the aged or dependent persons dwelling component of the development.	dwellings.

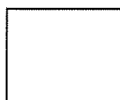
APD56 Single Bedroom Dwellings

APD56 was first adopted by Council on 11 December 2008, and details the requirements the City has for the development of single bedroom dwellings in conjunction with the R-Codes.

Detached dwellings with three or more bedrooms represent a large proportion of the housing stock within the City, yet there is a trend towards smaller households. By 2031 'couples without dependents' and 'lone person households' will account for 53.6% of all households. Therefore single bedroom dwellings are a housing typology that the City's Housing Affordability and Diversity Strategy seeks to encourage to address the mismatch between household projections and housing stock.

The R-Codes provide for development of single bedroom dwellings to provide alternative and affordable housing options for singles or couples. The 'deemed to comply' requirement of the R-Codes limits the floor area of a single bedroom dwelling to 70m². This is considered important, however the restriction on the number of rooms capable of use as a bedroom is considered restrictive in today's housing market.

Given that the 'design principles' provides for housing suitable for one or two persons, the limitation of only one room capable of use as a bedroom is considered to prejudice the use of the dwelling for two people other than a couple. There may be many instances where a parent and child, two siblings, two friends/flatmates or other non-couples wish to reside together in a small dwelling without being restricted to one bedroom. It is envisaged that in the majority of instances however, the second room will typically be used as an ancillary or utility type space such as a study, a spare room, an activity room or a guest bedroom. This extra space is consistent with modern expectations and standards in contemporary housing and provides for greater flexibility generally regarding occupancy and use.



This flexibility is unlikely to cause any impact on the amenity of an area or adjoining neighbours; it simply provides a more flexible floor plan that will suit a greater range of smaller household, and it will make the incentive more attractive.

Therefore proposed changes to the Policy seek to include a further clause for the provision of an additional room where the maximum plot ratio does not exceed the allowed 70m² specified within the R-Codes.

The draft policy including the proposed modifications is included at Attachment 3.

Conclusion

The proposed modifications to APD11, APD12 and APD56 are considered necessary in order to implement key actions of the Housing Affordability and Diversity Strategy. Smaller, more affordable and universally accessible housing alternatives are key objectives of the Housing Affordability and Diversity Strategy and should be encouraged by the City as trends towards smaller households continue, and provision of smaller housing styles become more necessary.

It is therefore recommended that Council adopt for advertising the proposed changes to the local planning policies as discussed within this report, and included in Attachments 1, 2 and 3.

Strategic Plan/Policy Implications

Growing City

- Development that is soundly balanced between new and existing areas.
- Diversity of housing to respond to changing needs and expectations.

Budget/Financial Implications

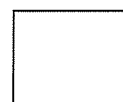
N/A

Legal Implications

N/A

Community Consultation

In accordance with Clause 2.5.1 (a) of City of Cockburn Town Planning Scheme No. 3, the proposed modifications to the abovementioned



local planning policies will be advertised for public consultation for a period of 21 days, including a newspaper advertisement for two consecutive weeks following Councils approval to advertise. This will include advertising on the City's website and social media sites.

Attachment(s)

1. Policy APD11 'Ancillary Dwellings'
2. Policy APD12 'Aged and Dependent Persons' Dwellings'
3. Policy APD56 'Single Bedroom Dwellings'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.9 (MINUTE NO 305) (DAPPS 02/06/2015) - DRAFT COCKBURN COAST PERCENT FOR ART LOCAL PLANNING POLICY ADOPTION FOR COMMUNITY CONSULTATION (182/001) (D DI RENZO) (ATTACH)

RECOMMENDATION

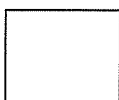
That Council adopt the draft 'Cockburn Coast Percent for Art' Local Planning Policy as shown in Attachment 1 pursuant to clause 2.5.1 of City of Cockburn Town Planning Scheme No. 3 for the purposes of community consultation.

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION



Background

Public art can promote civic, community, and cultural identity, improve visual amenity and space legibility, increase local distinctiveness and improve the interpretation of cultural, environmental and built heritage. Public art is known to promote community reflection, inspiration, celebration and wellbeing. Additionally, it has a measurable effect on local economies by attracting visitors and contributing to property value appreciation.

A key mechanism for increasing public art is the introduction of a percent for art local planning policy, which requires the provision of artworks by developers of eligible proposals, as defined by the policy. Percent for art local planning policies provide an opportunity to enhance development, increase artistic elements currently incorporated into the built environment, improve visual amenity, and contribute to local identity.

City of Cockburn Local Planning Policy APD80 'Percent for Art' Local Planning Policy ("APD80") came into effect 10 January 2015, and applies across the City. This is generally based on the Western Australian Government's similar policy and the Universal Model Percent for Art Policy, developed by Artsource.

Policy APD80 introduced the requirement for developers to provide a contribution for artworks for certain types of major developments, as follows:

1. *All development proposals for commercial (excluding industrial uses), civic, institutional, educational projects or public works of a value greater than \$1 million (one million dollars) are to set aside a minimum of one per cent (1%) of the total project cost (up to a maximum value of \$250,000) for the development of artworks.*
2. *All development proposals for multiple dwellings of a value greater than \$2 million (two million dollars) are to set aside a minimum of one per cent (1%) of the total project cost (up to a maximum value of \$250,000) for the development of artworks.*

Clause 1(4) of the Local Planning Policy states:

Where a development proposal is located within an area that is subject to a location-based Public Art Master Plan (or equivalent) and an associated percent for art local planning policy for that area the requirements of that specific policy shall prevail.



The Cockburn Coast area is subject to a Public Art Strategy that was a requirement of Development Area No. 33 ("DA33"), which applies to the Cockburn Coast Area.

Clause 5.1.5 of DA33 requires the submission of a Public Art Strategy as an additional detail of the local structure plan(s). It sets out the following:

The Public Art Strategy shall set out the framework to enhance each precinct through the appropriate integration of public art within the Development Area by detailing the following—

- * *Influences for public art and possible public art themes for each precinct;*
- * *Indicative locations for artworks where they will enhance the amenity and the interpretation of the public realm, contribute to way-finding, and enhance the sense of place; and*
- * *Management arrangements and responsibilities for public art.*
- * *Identifies themes and indicative locations for public art in the area.*

As required by DA33 a Public Art Strategy has been prepared by Place Partners (engaged by Landcorp) for Cockburn Coast. To implement this Public Art Strategy it is therefore proposed that a location-specific policy be introduced which will replace APD80 in this area.

There are no proposed modifications required to APD80 as a result of this proposed Policy.

Submission

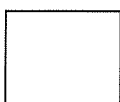
N/A.

Report

The purpose of this report is for Council to consider adopting a Draft Cockburn Coast Percent for Art Local Planning Policy as shown at Attachment 1 for the purposes of community consultation, pursuant to clause 2.1.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme").

The Policy seeks to:

1. *Improve the attractiveness and functionality of the Cockburn Coast area;*



2. *Develop and promote community identity within the Cockburn Coast area;*
3. *Increase the social, cultural and economic value of the Cockburn Coast area.*
4. *Establish new design partnerships between artists, architects and other professionals;*
5. *Increase public awareness of the value of art and design;*
6. *Enhance legibility by introducing artworks that assist in making streets, buildings and Public Open Space in the Cockburn Coast area more identifiable;*
7. *Produce landmarks that act as focal points and icons for the Cockburn Coast area.*
8. *Provide new opportunities for artist commissioned artworks to celebrate the place, generate vibrancy, contribute to cultural identity and engage with the community above and beyond the art involved in building design and landscaping and hardscaping elements that would normally be associated with development.*

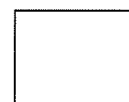
The key differences between APD80 and the proposed Cockburn Coast Percent for Art Policy are:

- * Proposed inclusion of a cash-in-lieu contribution option.
- * Allowance for artworks to be located on public land where consistent with the Cockburn Coast Public Art Strategy.

Artwork Contribution Options

The Cockburn Coast Public Art Strategy includes locations for public art opportunities in the public realm, including Public Open Space and road reserves. These public artworks will provide the opportunity to celebrate the place, promote community identity, and to assist with legibility.

APD80 does not include a cash-in-lieu alternative and requires that artworks be provided by the developer on site. However, for Cockburn Coast many of the artwork opportunities identified in the Public Art Strategy are shown in the public realm. It is therefore appropriate that a cash-in-lieu contribution option be provided to developers, which would enable the collection of funds by the City for the provision of



artworks in the public realm in accordance with the Cockburn Coast Public Art Strategy.

Inclusion of a cash-in-lieu option is consistent with the percent for art policies that are operational in Western Australia.

Location of Artworks

APD80 requires that artworks are located on the subject land, rather than including the option for the art to be provided on adjacent public land. This provides the opportunity for artworks to be meaningfully integrated into the overall project. It also means that artworks will be maintained by the landowner, significantly reducing ongoing maintenance costs for the City that would be incurred if artworks were to be located on public land.

However, in light of the Cockburn Coast Public Art Strategy, it is recommended that the Policy allow the possible location of artworks on adjacent/nearby public land where it is consistent with the Public Art Strategy.

This would allow the possibility for artworks that are identified in the Public Art Strategy to be directly delivered by a developer. For example, this may occur where a substantial development adjoins a street or an area of public open space where public art is identified in the Public Art Strategy.

Eligible Proposals

It is proposed that the types of eligible proposals for the Cockburn Coast percent for art contribution remain the same as the current applicable City-wide APD80, as follows:

1. *All development proposals for commercial (excluding industrial uses), civic, institutional, educational projects or public works of a value greater than \$1 million (one million dollars) are to set aside a minimum of one per cent (1%) of the total project cost (up to a maximum value of \$250,000) for the development of artwork which reflects the themes set out in the Cockburn Coast Place Making Strategy.*
2. *All development proposals for multiple dwellings of a value greater than \$2 million (two million dollars) are to set aside a minimum of one per cent (1%) of the total project cost (up to a maximum value of \$250,000) for the development of artwork which reflects the themes set out in the Cockburn Coast Place Making Strategy.*



This is consistent with the majority of operational policies in Western Australia.

The built form of these types of major developments over \$1,000,000 has a significant impact upon the amenity of the surrounding public realm. Thus it is considered appropriate to request a Percent for Art contribution from major developments. The amount, or at least value of the art is generally proportionate to the scale of the development, and the cost of the art is proportionately minor in the context of the overall development.

However for multiple dwellings it is recommended that developments over \$2,000,000 be required to contribute, as developments of \$1,000,000 would only be around eight dwelling units, and not of a scale to warrant inclusion of artworks.

Required Contribution

Consistent with APD80, it is recommended that eligible proposals be required to set aside a minimum of one per cent (1%) of the total project cost for the development of artworks. The total project cost for developments will be the value as indicated on the Application for Approval to Commence Development.

The one per cent contribution is generally consistent with the Western Australia State Government Percent for Art Scheme established in 1989, and the current percent for public art policies of other Western Australian local governments and redevelopment authorities. The percent contribution towards public art varies between countries, states and local authorities. However, most percentage contributions fall between one and two per cent, with one per cent being most commonly adopted.

Consistent with APD80 it is recommended that there is a cap to the contribution (i.e. a maximum required contribution) of \$250,000. This is to ensure that once developments reach a certain value, the art contribution cost is not excessive. A maximum amount of \$250,000 is considered reasonable to allow the development of meaningful artworks without being an excessive cost.

Eligible Artworks

Consistent with APD80, suitable artworks pursuant to the Policy may include:

- * building features and enhancements such as bicycle racks, gates, benches, fountains, or shade structures which are unique and produced by a professional artist;



- * landscape art enhancements such as walkways or art features within a garden;
- * murals, tiles, mosaics or bas-relief covering walls, floors and walkways. Murals may be painted or constructed with a variety of materials;
- * sculpture which can be freestanding or wall-supported in durable materials suitable for the site;
- * fibreworks, neon or glass art works, photographs, prints.

The following art projects are not considered suitable:

- * business logos;
- * directional elements such as super graphics, signage or colour coding;
- * "art objects" which are mass produced such as fountains, statuary or playground equipment;
- * "off-the-shelf" art and/or reproductions; and
- * landscaping or architectural elements which would normally be associated with the project.

Consistent with APD80 the Policy will require the artwork to be designed and produced by a professional artist, as defined by the Policy. To provide further clarification, it is also proposed that the Policy specifically state that artwork or architectural features designed by an architect, building designer or town planner are not considered suitable. This is because percent for art policies are specifically seeking the creative input and contribution of professional artists to complement the work undertaken by architects, town planners and other professionals.

The introduction of artworks is intended to provide new opportunities to celebrate a place, generate vibrancy, contribute to cultural identity and engage with the community, over and above the contribution of architects and town planners.

The artwork can be integrated into the exterior fabric of the building or functional infrastructure associated with the building (clearly visible from the public realm), or freestanding within the curtilage of the development, such as incorporated into landscaping. Artworks incorporated into the building's fabric could include stained glass window treatments; mural or mosaic walls, special inserts into the floor; shade structures; lighting design; or electronic installations.

It should be noted that standard components within many development budgets such as paving and lighting could be designed and constructed by an artist. Such items will already have an identified capital cost that could contribute towards Percent for Art obligations.



Developers will be encouraged to consider how they will involve artists during initial planning stages.

If the artwork is of an abstract nature it can be incorporated into the building elements such as gates, but it must be presented in such a fashion as to be seen as an identifiable artwork not just an architectural feature.

The Cockburn Coast Public Art Strategy provides themes and guidance on types of artworks, including integrated artworks for each precinct which will guide proponents in selecting appropriate types of artworks.

Ownership and Maintenance of Artworks

Ownership of Public Art commissioned under this Policy will depend upon the location of the Public Art as follows:

- (a) Where situated on private property, the artwork is owned and maintained by the Owner.
- (b) Where situated on public property, the artwork is owned and maintained by the City, regardless of who coordinated the project.

Indicative Process

An indicative process for this proposed approach has been set out below, and would be set out in guidelines to assist proponents:

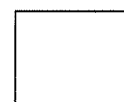
1. Obtaining Development Approval: Condition Imposed

Development approval for eligible proposals will have a condition imposed which requires the proponent to obtain approval from the City for an artist to undertake an Art Project for the equivalent value of one per cent (1%) of the estimated total cost of the development, or to pay the equivalent as cash-in-lieu.

If the cash-in-lieu option is taken this will need to be paid to the City prior to the occupation of the building.

2. Prior to Building Licence: Engaging an Artist

For proposals of such a scale there would generally be pre-lodgement meetings, and developers will be encouraged to consider how artworks may be integrated in their development.



This approach is consistent with the majority of Percent for Art Policies in Western Australia.

Prior to applying for a Building Licence the proponent will need to submit a preliminary Public Art proposal for the City's consideration in principle support.

The proponent or their art consultant will need to find an artist or artists to design and create the Public Art in consultation with City staff. They can either contact artists directly or go through an agency such as Artsource, a non-government agency established by the Artists' Foundation of Western Australia to help developers choose an appropriate artist.

The selected artist will submit a design concept, based on a written brief that gives them parameters such as the style, size and purpose of the development; durability and maintenance schedule for the artwork; preferred location of the artwork; time schedule and budget.

3. *Obtaining the Building Licence: Formal Project Approval*

Subsequent to entering into a contract with the artists the proponent will submit an 'Application for Art Work Design' to the City for approval. This will include the contract between the developer and the artist, full working drawings (including an indication of where the art work is located) and a detailed budget.

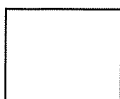
4. *After the Building Licence has been issued: Fabrication and installation*

Once the building licence has been issued, the artist can begin fabrication of the artworks, and installation is required prior to the first occupation of the building. A 'Notification of Artwork Completion' form will then be submitted to the City.

Conclusion

The Cockburn Coast Percent for Art Policy will assist in the delivery of artworks in accordance with the Cockburn Coast Public Art Strategy.

The criteria for eligible proposals and the percentage contribution are proposed to remain the same as APD80, with the key difference being the option for a cash-in-lieu contribution; and the possible location of artworks coordinated by the owner/applicant on adjacent public land where consistent with the Cockburn Coast Public Art Strategy.



It is therefore recommended that Council adopt the Draft Cockburn Coast Percent for Art Policy as included at Attachment 1 for community consultation.

Corporate Strategic Plan 2012 to 2022

The Cockburn Coast Percent for Art Policy is aligned to the Lifestyle and Aspiration Achievement Outcome of Council's Corporate Strategic Plan and the specific Service Commitment:

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

Strategic Plan/Policy Implications

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.
- Communities that take pride and aspire to a greater sense of community.
- The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated.
- Conservation of our heritage and areas of cultural significance

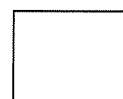
A Prosperous City

- Promotion and support for the growth and sustainability of local businesses and local business centres.
- Creation and promotion of opportunities for destination based leisure and tourism facilities.

Budget/Financial Implications

The draft Policy and proposed approach to requiring the provision of artworks for eligible developments will be managed within existing budgets.

Where situated on public property artworks will be owned and maintained by the City. Therefore the operation of this Policy in the Cockburn Coast area will generate the possible creation of artworks that are owned and maintained by the City. This will be accommodated within existing budgets for maintenance of public art.



Legal Implications

The City of Vincent Percent for Art Local Planning Policy has been tested in the State Administrative Tribunal, and the planning condition requiring an art contribution in accordance with the Policy was found to be appropriate and reasonable.

Community Consultation

If adopted by Council for community consultation, the draft Policy will be advertised in accordance with clause 2.5.1 of the Scheme which requires advertising for a minimum of 21 days, and a notice published in the newspaper for two consecutive weeks. The City will consult with Landcorp, all landowners in the Cockburn Coast area, Artsource, ArtsWA, Department of Culture and the Arts, and other relevant agencies and organisations.

Attachment(s)

Cockburn Coast Draft 'Percent for Art' Local Planning Policy

Advice to Proponent(s)/Submissioners

NA.

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

Nil.

10.10 (MINUTE NO 306) (DAPPS 02/06/2015) - PROPOSED DELETION OF DELEGATED AUTHORITY APD54 'DEVELOPMENT APPLICATIONS & DETAILED AREA PLANS, SUBDIVISIONS, APPEALS & DEVELOPMENT COMPLIANCE' & PROPOSED NEW DELEGATED AUTHORITY OLPD33 'DEVELOPMENT CONTROL' (086/002) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council

- (1) delete Delegated Authority APD54 'Development Applications & Detailed Area Plans, Subdivisions, Appeals & Development Compliance' and replace it with a proposed new Delegated Authority OLPD33 'Town Planning Scheme No.3 - Development Control'; and
- (2) Update all other Local Planning Policies by substituting any reference to APD 54 with OLPD33.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL



COMMITTEE RECOMMENDATION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr L Wetton that Council adopt the recommendation subject to the amendments to Delegated Authority OLDP33 'Town Planning Scheme No.3 – Development Control', as shown in the attachments to the Minutes.

CARRIED 3/0

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION**Reason for Decision**

This new delegation, OLDP33, primarily deals with statutory planning matters. Clause 6 of the Conditions/Guidelines however relates to the attendance/representation at State Administrative Tribunal reviews which, from time to time, also involve strategic planning matters. It is therefore recommended that the Manager Strategic Planning and Coordinator Strategic Planning also be included as sub-delegates.

Background

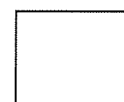
The existing Delegated Authority APD 54 'Development Applications & Detailed Area Plans, Subdivisions, Appeals & Development Compliance' was first adopted in 1997. The delegation has the purpose of delegating various functions undertaken by the City's Statutory Planning department to various Officers of the City. However, the Delegated Authority does not reference the appropriate relevant Head of power for the delegation, and the City of Cockburn's Delegation classification coding system.

Submission

N/A

Report

Existing delegation APD 54 'Development Applications & Detailed Area Plans, Subdivisions, Appeals & Development Compliance' is proposed to be deleted and replaced by a new delegation pursuant to the delegation provided by the City's Town Planning Scheme No. 3.



It has become apparent that the document is no longer fit for purpose as the form it is in is pursuant to Administrative Council Policy Statements. The delegation should be pursuant to the City's Town Planning Scheme No.3. Other matters included in the delegation which are delegated under other legislation can be simply authorised to Officers by the CEO using the Planning and Development Act 2005 s234 authorisation powers.

This will create a delegated authority which identifies the correct head of power for delegation, and the correct coding reference for a delegation made under the Town Planning Scheme No.3, and classified under other acts extraneous to the Local Government Act 1995.

It should be noted that existing Local Planning Policies that make reference to the Delegated Authority APD54 will need to be updated with the new Delegated Authority OLPD33.

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

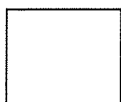
N/A

Community Consultation

N/A

Attachment(s)

1. Proposed new Delegated Authority OLPD33 'Town Planning Scheme No. 3 – Development Control'.
2. Deleted Delegated Authority APD54 'Development Applications & Detailed Area Plans, Subdivisions, Appeals & Development Compliance'.



Advice to Proponent(s)/Submitters

N/A

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

Nil.

10.11 (MINUTE NO 307) (DAPPS 02/06/2015) - PROPOSED MODIFICATIONS TO POLICY SPD1 'BUSHLAND CONSERVATION' (086/001) (D DI RENZO) (ATTACH)**RECOMMENDATION**

That Council adopt modifications to Policy SPD1 'Bushland Conservation' as shown in the attachment.

COMMITTEE RECOMMENDATION

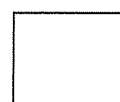
MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr L Wetton that Council defer consideration of modifications to Policy SPD1 'Bushland Conservation' to the next DAPPS Meeting to allow City Officers to provide clarification in relation to the proposed Bushland Retention Strategy.

CARRIED 3/0**COUNCIL DECISION****Reason for Decision**

Deferral of consideration of this item allows City Officers to brief the Elected Members on the reasoning behind deletion of the reference to the proposed Bushland Retention Strategy in favour of a more streamlined evaluation process.

Background

The conservation of local bushland is an important issue for the local community. It is therefore important for the City of Cockburn to be mindful of this issue, and to strive to ensure that an appropriate balance between development and the conservation of bushland occurs.



It is important that the City develops a strategic approach to dealing with the conservation, protection and management of local bushland within the District whilst also ensuring the recreational needs of the community are met.

To address this issue, Policy SPD1 'Bushland Conservation' was adopted in 1997 and subsequently reviewed 12 September 2013. In light of changes in policy framework, particularly at a state government level, it is recommended that a number of minor updates and changes be undertaken to the Policy.

Submission

N/A.

Report

It is critical that Policy SPD1 'Bushland Conservation' reflects the objectives of Liveable Neighbourhoods in relation to public open space. In particular, the Policy should identify the importance of ensuring the recreational needs of the community are met in the provision of public open space.

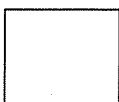
Liveable Neighbourhoods states that public parkland should:

- * *Provide a balance between conservation and active and passive recreational uses in district neighbourhood and local open space.*
- * *Provide for district and neighbourhood parks for a combination of passive and active recreation.*

To ensure this occurs it is therefore recommended that the policy be amended to include the following provision:

The City will generally not accept small parcels of public open space that are wholly comprised of remnant bushland, unless it is of high conservation significance. Ideally bushland should form part of an area of public open space that includes other recreational and amenity functions to ensure the recreational needs of the future community are met. Notwithstanding this, all planning proposals need to demonstrate the provision of an adequate balance between active and passive public open space.

It is also recommended that the 'Background' and 'Purpose' sections of the Policy be amended as follows:



- * Emphasise the importance of achieving a balance between development and the conservation of bushland.
- * Include reference to the following relevant policies that should be read in conjunction with the policy - SPD3 'Native Fauna Protection'; SPD5 'Wetland Conservation'; APD4 'Public Open Space'; APD20 'Incorporating Natural Areas in Public Open Space and/or Drainage Areas'; State Planning Policy 2.8 'Bushland Policy for the Perth Metropolitan Region'; and the Western Australian Planning Commission's 'Planning for Bush Fire Protection'; and Liveable Neighbourhoods Community Design Code.

It is recommended that provisions relating to the preparation of a 'Bushland Retention Strategy' be deleted, given that such a Strategy is not proposed at this stage. The identification of important bushland currently occurs successfully through the structure planning process.

It is also recommended that clause 3(4) 'Purchase of Local Bushland' be renamed 'Privately Owned Bushland', and reworded as follows:

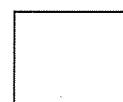
- (a) *The City will endeavour to support private landowners in pursuing practical mechanisms by which to secure the protection of locally significant bushland in perpetuity.*

Developers are expected to demonstrate through the structure planning and subdivision process that bushland has been considered. In the majority of circumstances where locally significant bushland is identified on private property the developer would need to demonstrate how the design of the structure plan or subdivision responds appropriately to this bushland, whilst balancing other considerations. For this reason it would only be in very rare circumstances that the City would consider purchasing privately owned bushland.

It is therefore recommended that this provision be reworded to clarify this situation, and to broaden the scope to allow the City to potentially also assist landowners by lobbying the state government to purchase significant bushland where deemed appropriate.

A number of other minor changes are also proposed throughout the Policy, shown in the attachment. These modifications are in line with the other changes outlined above.

It should be noted that these proposed changes do not affect other related City policies, including SPD3 'Native Fauna Protection'; SPD5 'Wetland Conservation'; APD4 'Public Open Space'; or APD20 'Incorporating Natural Areas in Public Open Space and/or Drainage Areas'.



Strategic Plan/Policy Implications

Growing City

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

Environment & Sustainability

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Policy SPD1 'Bushland Conservation'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

11. FINANCE & CORPORATE SERVICES DIVISION ISSUES

11.1 (MINUTE NO 308) (DAPPS 02/06/2015) - PROPOSED AMENDMENT TO POSITON STATEMENT PSFCS20 'TAKING OF ANNUAL LEAVE AND LONG SERVICE LEAVE' (182/002) (M TOBIN) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Position Statement PSFCS20 'Taking of Annual Leave and Long Service Leave', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION**Background**

The purpose of this Position Statement is to ensure all employees take their annual and long service leave in a planned way. This Position Statement has been revised to maintain consistency with the policy AES5 'Payment to Employees in Addition to Contract or Award'.

Submission

N/A

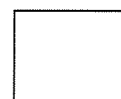
Report

The wording of Position Statement PSFCS20 'Taking of Annual Leave and Long Service Leave' was reviewed to ensure that it is consistent with the wording of the Policy AES5 'Payment to Employees in Addition to Contract or Award'.

Employees become eligible for an additional week of annual leave after twenty five years of continuous service - not accumulated service, hence the proposed change in wording will clarify to employees when they become eligible for this entitlement.

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

- Effective and constructive dialogue with all City stakeholders.
- Effective advocacy that builds and manages relationships with all stakeholders.
- A responsive, accountable and sustainable organisation.
- Quality customer service that promotes business process improvement and innovation that delivers our strategic goals.



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

Budget/Financial Implications

Budget implications have been accommodated for affected Service Unit Salary budgets.

Legal Implications

Proposed changes do not impact on any legal obligations.

Community Consultation

N/A

Attachment(s)

Proposed amended Position Statement PSFCS20 'Taking of Annual Leave and Long Service Leave.

Advice to Proponent(s)/Submissioners

N/A

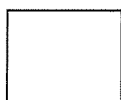
Implications of Section 3.18(3) Local Government Act, 1995

Nil.

11.2 **(MINUTE NO 309)** (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO POSITION STATEMENT PSFCS 24 'CORPORATE CREDIT CARDS' (182/002) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Position Statement PSFCS24 'Corporate Credit Cards', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION**Background**

Council adopted a position statement governing the use of credit cards in September 2002. The City's external audit function annually reviews the requirements, appropriateness of and level of compliance with the position statement and associated guidelines. Amendments are required to be made to the Position Statement as recommended by the City's external auditor.

Submission

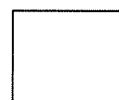
N/A

Report

Regulation 11(1)(a) of the Local Government Financial Management Regulations 1996 require a local government to develop procedures for the authorisation and payment of accounts, which includes for the effective security and authorised use of credit cards. Through their 2013/14 interim audit report (presented to the Audit and Strategic Finance Committee in July 2014), the City's external auditor recommended that the Council's Corporate Credit Cards Position Statement PSFCS24, be updated to specifically mention this legislative requirement. The Position Statement background has now been updated with this information.

Further, the auditors noted in their report that cardholders were approving expenditure incurred on their own credit cards and recommended that a review and approval of the expenditure be carried out by an independent higher authority.

In response to this recommendation, the City implemented a two month pilot procedure within the Finance and Corporate Services Directorate, requiring credit card acquittals to be countersigned by the cardholder's manager ('next manager up' concept). If the cardholder was a Director, the acquittal would be signed by another Director or CEO.



This procedure has since been rolled out across the remaining Directorates and has operated effectively for the past seven months. In the case of the CEO's credit card acquittal, this is reviewed by one of the Directors. Accordingly, Corporate Credit Cards Position Statement PSFCS24 has been updated to reflect this improved approval practice.

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

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Position Statement PSFCS24 'Corporate Credit Cards'.

Advice to Proponent(s)/Submissioners

N/A

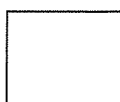
Implications of Section 3.18(3) Local Government Act, 1995

Nil.

11.3 (MINUTE NO 310) (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO POLICY AFCS4 'DEFENCE FORCE RESERVES - STAFF PARTICIPATION' (182/001) (M TOBIN) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy AFCS4 'Defence Force Reserves – Staff Participation', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION**Background**

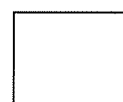
The Policy on Defence Force Reserves – Staff Participation is reviewed regularly to ensure it meets the City's commitment to supporting employees who are members of the Australian Defence Force (ADF) Reserves. The Policy also needs to be financially sustainable, equitable in terms of the level of support offered and administratively efficient.

Submission

N/A

Report

The current Policy allows for the City to pay make-up pay to employees who are members of the Australian Defence Force (ADF) Reserves. The calculation of make-up pay is problematic as deductions for superannuation (the Superannuation Guarantee, the Employees own deductions and the Council's additional contributions) are affected by changes in base pay. Additionally, military leave rarely falls within a whole pay period and as calculations of make-up pay are then split across multiple pay periods, the quantum becomes confusing. Overall the process is exceptionally time consuming for Payroll Officers as the processing of the payroll is conducted over a fairly short and intense time period. The structure of the pay calculations and reasoning is also very difficult for employees to follow and this consumes an inordinate amount of time in addressing queries. Recently, the time taken to calculate and explain make-up pay has exceeded the value of the individual's pay. A much simpler and transparent approach is to pay the employee taking military leave full pay. This would mean no change to the pay structure, would be transparent to the employee, easy to administer and a clear show of commitment from the City to the ADF Reservist.



The changes proposed are that the City would offer up to four weeks military leave on full pay instead of the current arrangement of four to six weeks on make-up pay.

In 2001, the Commonwealth Government introduced legislation to enhance and encourage Reserve personnel. One of the key features of the Reserve legislation has been the introduction of the Employer Support Payment (ESP). This payment is available to Employers which release Reservists for more than two (2) weeks per financial year. This means that if an ADF Reservist takes more than 2 weeks military leave, the cost incurred by the City is compensated. The result of this is that the City's exposure to additional costs is limited to 2 weeks of pay for any employee who is an ADF Reservist. The quantum of this is likely to be less than \$3,000 per employee and usually only has one or two employees who are ADF Reservists.

To further limit the City's exposure to additional cost, the suggested changes to the Policy exclude employees on negotiated contracts as these employees are usually earning higher rates of pay. Anyone in this situation would be expected to include their involvement with the ADF Reserves in their individual employment contract as has occurred in the past.

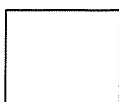
Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.
- Quality customer service that promotes business process improvement and innovation that delivers our strategic goals.
- Manage our financial and infrastructure assets to provide a sustainable future.
- A skilled and engaged workforce.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

Budget/Financial Implications

Payment of an ADF Reservist taking this leave would come from the existing salary budgets of Service Units. Currently there is just one employee who is a Reservist who takes military leave. This is less than 1% of the City's headcount of employees. It is unlikely that the City's employee base will ever have more than 2 or 3 Reservists and as such there is minimal (less than \$5,000) impact on salary budgets. The current budget impact is likely to be \$1,500.



Legal Implications

The policy complies with relevant legislation including the Defence Act 1903 and the Defence Reserve Service (Protection) Act 2001. It is also in accordance with the Employer Support Payment Scheme Guidelines published by the Department of Defence.

Community Consultation

N/A

Attachment(s)

1. Proposed amended Policy AFCS4 'Defence Force Reserves – Staff Participation'.
2. Letter of Thanks from Defence Reserves Support Council.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

11.4 (MINUTE NO 311) (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO POSITION STATEMENT PSFCS22 'SALARY PACKAGING' (182/002) (M TOBIN.) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Position Statement PSFCS22 'Salary Packaging', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Cllr L Wetton SECONDED Cllr S Portelli that Council adopt the recommendation.

CARRIED 3/0

COUNCIL DECISION

Background

The Position Statement on Salary Packaging is reviewed regularly to ensure it meets the desire to attract and retain staff whilst ensuring that administration of the policy is financially sustainable, equitable and administratively efficient.

Submission

N/A

Report

To attract and retain staff, the City of Cockburn offers salary packaging in that the cash component of gross salary is reduced by the cost of items taken in lieu of cash. Salary packaging for most items is partly outsourced to a third party salary packaging provider which sends deduction reports to the City for processing in each fortnightly payroll.

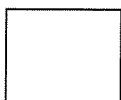
Employees are required to apply for salary packaging and receive approval from the delegate, the Manager Human Resources, before proceeding. Recently, we have become aware that post the initial approval, Employees could alter their salary packaging deductions and this could occur frequently should they desire. There is no business advantage given it causes a significant increase in the processing workload and thus cost, on the City. The ability for the employee to arbitrarily change their deductions can also trigger concerns in regard to the employee's intentions in regard to financial arrangements.

The proposed change requires employees to seek further approval should they wish to change their arrangements after initial approval. It also provides guidance about the circumstances where approval would be granted in that it would be on the basis of financial hardship. This will ensure the City meets its due diligence in regard to taxation and other financial matters.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.
- Manage our financial and infrastructure assets to provide a sustainable future.
- A skilled and engaged workforce.



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

Budget/Financial Implications

The adoption of this Position Statement will assist in reducing the City's risk as well as maintaining an efficient payroll processing service.

Legal Implications

The Position Statement complies with relevant legislation.

Community Consultation

N/A

Attachment(s)

Proposed amended Position Statement PSFCS22 'Salary Packaging'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

12. ENGINEERING & WORKS DIVISION ISSUES

12.1 (MINUTE NO 312) (DAPPS 02/06/2015) - PROPOSED AMENDMENTS TO POLICY AEW10 AND DELEGATED AUTHORITY AEW8 'SUBMISSION AND COMMENT ON ENVIRONMENTAL APPROVALS AND MATTERS' (182/001) (C BEATON) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to Policy AEW10 and associated Delegated Authority AEW8 'Submission and Comment on Environmental Approvals and Matters' as shown in the attachment to the Agenda.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL



COMMITTEE RECOMMENDATION

MOVED Cllr S Portelli SECONDED Cllr L Wetton that Council adopt the recommendation.

CARRIED 3/0

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

The City of Cockburn adopted AEW10 and AEW8 in June 2013. The policy and delegated authority identifies certain principles that need to be considered when making decisions and providing comments on matters which may have a detrimental impact on the environment. The policy includes a list of relevant legislation which may generate the requirement for decisions and comment as well as providing a guide as to the need for referral to Council for consideration where time permits.

Submission

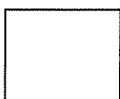
N/A

Report

The City of Cockburn is aware of the need to minimise environmental harm and is often required to make decisions and provide comment on a range of issues that may have a detrimental impact on the environment.

The need to make decisions and provide comment can be generated by a range of factors. These can include reports that have been mandated by both state and federal environmental legislation as well as reports not required by legislation but prepared as a result of developments occurring within the city which have the potential to impact on the environment.

The policy outlines some of the relevant environmental legislation that may need to be considered as well as some principles that need to be considered when making decisions.



Policy AEW10 has been amended to include Part IV of the Environmental Protection Act 1986 and to also replace the Environmental Protection (Impact of Proposals) Act 1974, which has now been repealed, and replace it with the more current Environment Protection and Biodiversity Conservation Act 1999. Some minor grammatical changes have also been made to the policy to enhance its intent.

Delegated Authority AEW8 has also been amended so it accurately reflects the changes made to the Policy AEW10.

Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

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

Environment & Sustainability

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

Moving Around

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy AEW10 'Submission & Comment on Environmental Approvals and Matters and associated Delegated Authority.



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 28 May 2015 Council Meeting.

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

Nil.

12.2 (MINUTE NO 313) (DAPPS 02/06/2015) - MATTERS TO BE NOTED FOR INVESTIGATION - POLICY FOR NEGOTIATION OF DEVELOPER CONTRIBUTIONS (163/006) (C SULLIVAN)

RECOMMENDATION

That Council note a procedure will be prepared to ensure that any road upgrading agreements be presented to a briefing of Elected Members.

COMMITTEE RECOMMENDATION

MOVED Clr S Portelli SECONDED Clr L Wetton that Council:

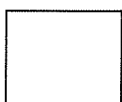
- (1) adopt the recommendation; and
- (2) request the detailed procedure to be prepared and provided to Elected Members in the July edition of the Elected Members Newsletter.

CARRIED 3/0

COUNCIL DECISION

Reason for Decision

The appropriate procedure to be provided to all Elected Members in the Elected Members Newsletter.



Background

At the Ordinary Council Meeting 12 June 2014 under Matters to be Noted for Investigation Without Debate, Cllr Portelli requested the following:

That a policy be formulated to allow Council to arbitrate on negotiations between the City and any developer that proposes a development that will impact on the community by way of adding to traffic congestion. The aim is to ensure substantial developments are supported by appropriate infrastructure so that road and path upgrades are done in a timely manner to support the extra traffic created.

Subsequently the matter was brought back to Ordinary Council Meeting 9 October 2014, where Council resolved the following:

Council accept the report and require that a draft policy be submitted to the February 2015 DAPPS committee for consideration, stipulating that any development which has a road upgrade provision must have an agreement drafted and presented to an Elected Members briefing prior to it being executed.

The matter is now being brought back for DAPPS Committee's review.

Submission

N/A

Report

The role of the Council and its power to make decisions is determined in s2.7 of the *Local Government Act 1995*. The Council as the governing body makes decisions on behalf of the local government and within the role, the Council is given under the *Local Government Act 1995* and under other written laws. Using this role the Council can adopt policies to assist the Council to govern the district and the administration to function. The Council uses its policy making role to provide direction to the local government when performing its functions to govern the district. By using its policy making role wisely the Council can set down its intended outcomes and the principles and values that it believes should guide the Council in its own decision making and the actions of the CEO in the way the organisation should be going about its business.

Council policies seek to achieve a particular set of elaborated objectives that represent an attempt to solve or address a particular



need in the targeted community. Policies guide the community and the organisation by establishing guiding principles and values that underpin actions that are taken to achieve outcomes. Policies however are not an action or reaction but a co-ordinated approach. They are not procedural.

A policy is an expression of wisdom that can be used to guide decisions or actions but the decision maker or actioner is still required to use discretion and judgment. Therefore a policy influences but does not instruct. A policy is typically described as a principle or rule to guide decisions and achieve rational outcome(s). Primary roles of the Council are to set the future direction and to establish policies that guide both the Council and the administration in decision making. Good policies are goal oriented, express principles and values, contain a justification for action and can be used effectively as a guide to decision makers.

The Council's role is strategic and not administrative or operational. Because policies are jurisdictional in nature the council can only adopt policies within its power base. Once a policy is adopted, the CEO is then charged with putting in place procedures to ensure that the policy is put into practice.

The following table sets out the respective role of the Council and function of the CEO, as stated in the Local Government Act 1995. - This legislated framework makes it clear that the Council is required to look at the big picture. This is evident by the use of words such as 'directs' and 'oversees'. On the other hand the CEO and staff are there to 'implement', 'manage and 'operate'.

ROLE OF THE COUNCIL (MATTERS OF POLICY)	FUNCTION OF THE CEO (OPERATIONAL MATTERS)
<ul style="list-style-type: none"> • sets direction • exercises control by making decisions that fall within its jurisdiction • oversees the allocation of finances and resources • decides on matters of policy • ensures that services and facilities are integrated with and do not unnecessarily duplicate other public services • monitors performance through the CEO to ensure efficiency and effectiveness of the local government's functions. 	<ul style="list-style-type: none"> • provides professional and technical advice to the council • has executive powers to implement council decisions • manages day-to-day operations • is responsible for the employment, management, supervision, direction and dismissal of all other employees • is responsible for the pay and conditions of employment of all other employees



Given the above explanation of the principles and values of policy development, it is more appropriate to address the matter in question with a procedure rather than a policy. This will be consistent with the doctrine of separation of powers. Policies should focus on strategic activities to guide future development of the community, whereas the administration should be managed by the CEO, and must ensure Council decisions and policies are implemented, by setting processes of implementation through procedures.

It is recommended for the Planning and Development Division develop a procedure to be followed by the City officers, which ensures that where there is a development which contains a requirement for a road upgrade, which is the subject of a potential legal agreement, that the details of the draft legal agreement be briefed to Elected Members prior to it being executed

Strategic Plan/Policy Implications

Leading & Listening

- 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)

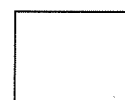
N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



13. COMMUNITY SERVICES DIVISION ISSUES

Nil

14. EXECUTIVE DIVISION ISSUES

Nil

15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

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

Nil

18. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

Nil

19. CONFIDENTIAL BUSINESS

Nil

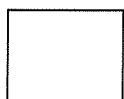
20 (DAPPS 02/06/2015) - CLOSURE OF MEETING

7.25 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:/...../.....



CITY OF COCKBURN



DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE

MINUTES ATTACHMENTS

FOR

TUESDAY, 2 JUNE 2015

POL	ELECTION OF BOARD MEMBERS REPRESENTING LOCAL GOVERNMENT	AC1
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POLICY CODE:	AC1
DIRECTORATE:	Executive Services
BUSINESS UNIT:	Executive Support
SERVICE UNIT:	Executive Support
RESPONSIBLE OFFICER:	Director, Governance & Community Services
FILE NO.:	086/001
DATE FIRST ADOPTED:	15 April 1997
DATE LAST REVIEWED:	12 December 2013
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	AC1
VERSION NO.	2

Dates of Amendments / Reviews:	
DAPPS Meeting:	24 May 2012 28 November 2013
OCM:	17 September 2002 14 June 2012

BACKGROUND:

Council is occasionally requested to support Candidates nominating for Committees whose functions are of relevance to local government.

PURPOSE:

To expedite and maximise Council's input towards the composition of organisations which are relevant to local government.

POLICY:

The Chief Executive Officer, in consultation with the Mayor, be empowered to complete Ballot Papers for the election of local government Member/Delegates of Boards/Committees to the best advantage of any Council nominee.

POL	ELECTION OF MEMBERS TO EXTERNAL BOARDS, PANELS OR COMMITTEES	AC5
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POLICY CODE:	AC5
DIRECTORATE:	Executive Services
BUSINESS UNIT:	Executive Support
SERVICE UNIT:	Executive Support
RESPONSIBLE OFFICER:	Director, Governance & Community Services
FILE NO.:	182/001
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	AC3
VERSION NO.	

Dates of Amendments / Reviews:	
DAPPS Meeting:	
OCM:	

BACKGROUND:

Council is regularly requested to nominate candidates for external Boards, Panels and Committees whose functions are integral, or otherwise of relevance, to local government. Where possible, these appointments will take place following the biennial Council elections cycle in accordance with Policy SC29 "Elected Members Representing Council on External Committees". However, where appointments are required to be confirmed outside of this timeframe, it is necessary for Council to select a suitable candidate or candidates on an as required basis.

PURPOSE:

To expedite and streamline the process of nominations by elected members for appointment to various external organisations which have relevance to the functions of the City of Cockburn.

POLICY:

- (1) Upon notification to the Chief Executive Officer (CEO) of any request from an external organisation for Council to nominate an elected member representative or representatives to that organisation, the CEO is to advise all elected members of the request as soon as practicable following the notification, seeking expressions of interest for the position/s.

POL	ELECTION OF MEMBERS TO EXTERNAL BOARDS, PANELS OR COMMITTEES	AC5
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- (2) The advice from the CEO will contain as much information as possible related to the vacancy, including such details as frequency / timing of meetings and whether remuneration to members is applicable, to enable elected members to consider their interest and suitability for the position/s sought.
- (3) The CEO will advise that formal nominations from elected members wishing to be considered for the relevant role/s can be submitted to the Executive Services Unit and this advice will include the dates and times that nominations will open and close and whether any necessary supporting information or documentation is required to accompany their nomination.
- (4) Following the close of nominations, the CEO will confirm the quantity of nominations received. If there are more nominations than vacancies, then the CEO will arrange for a ballot of all Elected Members to be conducted on the appointment(s). The process will be as follows:
- a. all nominees to be listed on a Ballot Paper in the order of nominations by date/time received;
 - b. all Elected Members are entitled to vote on who they consider the most suitable candidate for the vacancy by completing the Ballot Paper and returning it to the CEO, in accordance with instructions;
 - c. the votes are then counted and the candidate receiving the most votes is to be recommended for endorsement by Council;
 - d. if votes are tied, then votes are to be cast again, between the nominees that tied for first place, eliminating all but the nominees that tied for first place. This process continues until a candidate is selected.
 - e. the process is repeated for any other vacancies until all positions are filled.
- ~~assess the quantity of submissions received and determine the process which best determines how the vacancy or vacancies will be formalised by Council. The methodologies available to the CEO to determine this process will include, but not be limited to;~~
- ~~• internal merit based ballot of elected members;~~
 - ~~• direct recommendation to Council; or~~
 - ~~• direct appointment by Council~~
- (5) Whichever process is applied ~~by the CEO~~, the final outcome can only be approved by decision of Council.

DA	ELECTION OF MEMBERS TO EXTERNAL BOARDS, PANELS OR COMMITTEES	AC3
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DELEGATED AUTHORITY CODE:	AC3
DIRECTORATE:	Executive Support Department
BUSINESS UNIT:	Executive Services
SERVICE UNIT:	Executive Services
RESPONSIBLE OFFICER:	Chief Executive Officer
FILE NO.:	086/003
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
POLICY REF.:	AC5
VERSION NO.	

Dates of Amendments / Reviews:	
DAPPS Meeting:	
OCM:	

FUNCTION DELEGATED:

The authority to determine the most appropriate methodology to administer the selection of elected members to external Boards, Panels or Committees.

CONDITIONS/GUIDELINES:

1. As far as it is practicable to do so, the procedure ~~nominated by the CEO~~ must enable equality of access for all Elected Members to participate.
2. The Mayor, if not a candidate, is to be ~~advised~~~~consulted prior to the advice~~ on the ~~selected~~ procedure being circulated to Councillors.
3. All transactions utilising this delegation are to be recorded in the Recording of Delegations Decision Register by the officer responsible for initiating the action taken, or by another officer under the direction of the initiating officer.

AUTONOMY OF DISCRETION:

As provided under conditions

LEGISLATIVE REQUIREMENTS/COUNCIL POLICY:

Council Policy AC1 "Election of Members to External Boards, Panels and Committees" refers.

DA	ELECTION OF MEMBERS TO EXTERNAL BOARDS, PANELS OR COMMITTEES	AC3
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DELEGATE:

Chief Executive Officer

DELEGATE/S AUTHORISED:

Nil

DA	TOWN PLANNING SCHEME NO. 3 – DEVELOPMENT CONTROL	OLPD33
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DELEGATED AUTHORITY CODE:	OLPD33
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Statutory Planning
SERVICE UNIT:	Statutory Planning
RESPONSIBLE OFFICER:	Manager Statutory Planning
FILE NO.:	086/003
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
POLICY REF.:	N/A
VERSION NO.	

Dates of Amendments / Reviews:	
DAPPS Meeting:	
OCM:	

FUNCTION DELEGATED:

City of Cockburn Town Planning Scheme No. 3

1. Clause 6.2.15.5 Detailed Area Plans:
 - a) The authority to approve detailed area plans with or without conditions.
 - b) The authority to refuse to approve detailed area plans and, where the proposed detailed area plan was submitted by an owner, to provide reasons for this to the owner.
2. Clause 8.3 Amending, Revoking or Refusing a Planning Approval:
 - a) The authority to revoke or amend a planning approval prior to the commencement of the use or development subject of a planning approval.
 - b) The authority to refuse to issue an approval for the further use or development of land where one or more conditions of an approval have not been complied with to the satisfaction of the City.
3. Clause 8.4 Unauthorised Existing Developments
 - a) The authority to grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, if the development conforms to the provisions of the Scheme.
4. Clause 10.3 Determination of Applications
 - a) The authority to grant approval with or without conditions.
 - b) The authority to refuse to grant planning approval.
5. Clause 10.4 Form and Date of Determination
 - a) The authority to convey its determination to the applicant in the form prescribed in Schedule 9 of Town Planning Scheme No. 3.
 - b) The authority to provide reasons for a refusal of a planning application.

DA	TOWN PLANNING SCHEME NO. 3 – DEVELOPMENT CONTROL	OLPD33
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6. Clause 10.5.2 Term of Planning Approval
 - a) The authority to issue a renewal of a planning approval or extension of an approval prior to expiry of the approval.
7. Clause 10.6 Temporary Planning Approval
 - a) The authority to impose conditions limiting period of time for which an approval is granted.
8. Clause 10.8 Approval Subject to Later Approval of Details
 - a) The authority to grant approval subject to matters requiring the subsequent planning approval of the local government.

CONDITIONS/GUIDELINES:

1. The authority to determine applications under Clause 10.3 subject to those applications being in accordance with the relevant legislative, scheme and policy requirements.
2. The authority to determine applications under Clause 10.3 where advertising of an application is required in accordance with Clause 9.4 of Town Planning Scheme No.3 subject to:
 - a) No objections are received during the consultation period.
 - b) The objection can be resolved through a condition imposed on an approval or negotiation of a design change with the applicant.
 - c) The objection does not relate to valid planning considerations associated with the proposal (as confirmed and authorised in writing by Director Planning and Development or Manager Statutory Planning).
3. The authority to determine applications under Clause 10.3 excludes the determination of category "A" Heritage places and those applications proposing demolition of any category of heritage building as contained in the Local Government Heritage List and Inventory.
4. The authority to determine applications under Clause 10.3 excludes the determination of applications for 'Industry – General (Licenced) proposing a lesser distance from residential properties than is recommended in the Environmental Protection Authority's document 'Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses'
5. The authority to issue a renewal of a planning approval or extension of the approval period prior to expiry subject under Clause 10.5.2 subject to:
 - a) The lodgement of a new MRS Form 1, prescribed fee and plans.
 - b) The development being substantially the same as that previously approved by Council or the City under delegation.

DA	TOWN PLANNING SCHEME NO. 3 – DEVELOPMENT CONTROL	OLPD33
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- c) Unless circumstances have changes, any conditions of development approval shall be the same as those previously imposed.
 - d) A new MRS Form 2 shall be issued.
6. In relation to a decision that is subject to a review in the State Administrative Tribunal, sub-delegated officers may:
- a) Attend directions hearings, mediations and hearings.
 - b) Appear as an expert witness in a hearing.
 - c) Provide evidence in a hearing.
 - d) Prepare any written documents required as part of matter the subject of a review.
7. All transactions utilising this delegation are to be recorded in the Recording of Delegations Decisions Register by the officer responsible for initiating the action taken, or by another officer under the direction of the initiating officer.

AUTONOMY OF DISCRETION:

As provided for in Conditions (1) to (6) above.

LEGISLATIVE REQUIREMENTS/COUNCIL POLICY:

City of Cockburn Town Planning Scheme No.3 clause 11.3.1 (Delegation by Council to CEO).

City of Cockburn Town Planning Scheme No.3 clause 11.3.2 (Delegation by CEO to any employee).

DELEGATE:

Chief Executive Officer

SUB-DELEGATE/S:

Director Planning and Development
 Manager Statutory Planning
 Co-ordinator Statutory Planning
Manager, Strategic Planning
Co-ordinator, Strategic Planning
 Senior Planning Officer
 Planning Officer

DA	DEVELOPMENT APPLICATIONS AND DETAILED AREA PLANS, SUBDIVISIONS, APPEALS AND DEVELOPMENT COMPLIANCE	APD54
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DELEGATED AUTHORITY CODE:	APD54
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development Services
SERVICE UNIT:	Statutory & Strategic Planning
RESPONSIBLE OFFICER:	Director, Planning & Development
FILE NO.:	086/003
DATE FIRST ADOPTED:	1997
DATE LAST REVIEWED:	12 March 2015
ATTACHMENTS:	N/A
VERSION NO.	5

Dates of Amendments / Reviews:		
DAPPS Meeting:	24 May 2012	28 November 2013
	22 August 2013	26 February 2015
OCM:	10 September 2009	12 September 2013
	14 June 2012	12 December 2013

FUNCTION DELEGATED:

- (1) Development Applications and Detailed Area Plans/Local Development Plans
- The authority to refuse, approve or conditionally approve applications to use or develop land.
 - The authority to make recommendations to WAPC in respect to applications subject to a Notice of Clause 32 Declaration.
 - The authority to make recommendations to WAPC or make comment to the responsible public authority in respect of development on or adjacent to MRS Reserves. However, proposals of Regional or District significance are to be referred to Council for consideration.
 - The authority to approve Detailed Area Plans/Local Development Plans, pursuant to clauses 6.2.15 and 6.2.16 of the City of Cockburn Town Planning Scheme No.3.
 - The authority to advise applicants/owners of the satisfactory arrangements necessary to comply with conditions of development approval where such conditions are made to the satisfaction of the Council, after consultation and guidance from relevant council officers if required.
 - The authority to refuse Development Applications under clause 8.3.2 of Town Planning Scheme No.3.

DA	DEVELOPMENT APPLICATIONS AND DETAILED AREA PLANS, SUBDIVISIONS, APPEALS AND DEVELOPMENT COMPLIANCE	APD54
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7. The authority to issue a renewal or extension of the approval period for an expired Notice of Approval of Development.
8. The authority to determine whether a submission on an application has planning merit.

(2) Subdivisions

1. The authority to recommend refusal, approval or conditional approval as appropriate on applications referred to the Council by the WAPC to subdivide or amalgamate land or create a vacant, survey or built strata in any zone or reserve within the district, where such a recommendation is in the interests of the Council or the community.
2. The authority to make recommendations to WAPC in relation to the minimum road reserve width requirements, with consultation and guidance from the Director Engineering and Works.
3. The authority to support and where appropriate not support strata proposals that fail to comply with Council policy or the performance criteria of the Codes.
4. The authority to endorse deposited plans to certify the clearance of subdivisions.
5. The authority to determine built strata subdivision applications (Form 24).
6. The authority to endorse Form 26 on behalf of the WAPC.

(3) Appeals

1. The authority to provide a written response to an appeal on behalf of Council or attend mediation or Tribunal hearing on behalf of Council to represent the Council's position.

(4) Development Compliance

1. The authority to enforce the provisions of the City of Cockburn Town Planning Scheme.
2. The authority to enter any building or land within the City of Cockburn, for the purpose of ascertaining whether the provisions of the Town Planning Scheme are being met.
3. The authority to issue a Directions Notice under section 214 of the Planning and Development Act 2005.

DA	DEVELOPMENT APPLICATIONS AND DETAILED AREA PLANS, SUBDIVISIONS, APPEALS AND DEVELOPMENT COMPLIANCE	APD54
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4. The authority to initiate legal proceeding for alleged breaches of the provisions of the scheme and non-compliance with conditions of development approval.
5. The authority to require the provision of a monetary bond to ensure compliance with conditions of development approval.

CONDITIONS/GUIDELINES:

(1) Authorities 1.1 – 1.6 subject to :

1. Determination being in accordance with relevant Council Policies and position statements.
2. Applications being assessed in accordance with the legislative, scheme and policy requirements, including advertising where required.
3. In the case of advertised applications where objections are received during the public advertising period and the objection cannot be resolved via a condition or negotiations with the applicant, the application is referred to Council for determination.
4. All applications in respect of category "A" Heritage Places/buildings, all applications for demolition of a heritage place and all applications which involve variations under clause 7.5 of the Town Planning Scheme are to be determined by Council.
5. In the case of industries general (Licensed), as defined in the Town Planning Scheme, which are proposed at a lesser distance from residential properties than is recommended in the Environmental Protection Authority's document "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses", the application is referred to the Council for determination.

(2) Authority 1.7 subject to:

1. A new application being submitted, together with the prescribed fee.
2. The development being substantially the same as that previously approved by Council or by delegated authority.
3. Unless circumstances have changed, the conditions of development approval are to be the same as those previously imposed.
4. A new MRS form 2 notice of approval is to be issued.

DA	DEVELOPMENT APPLICATIONS AND DETAILED AREA PLANS, SUBDIVISIONS, APPEALS AND DEVELOPMENT COMPLIANCE	APD54
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(3) Authority 1.8 subject to:

1. If in the opinion of the CEO or sub delegate an objection is not based on a relevant planning consideration having regard to the performance criteria of the Codes and Clause 10.2 of the Town Planning Scheme, the objection may be dismissed and the application may be approved with or without conditions.

(4) Authorities 2.1 and 2.2 subject to:

1. Recommendations being in accordance with relevant Council Policies and position statements

(5) Authority 2.4 subject to:

1. All of the Local Authority conditions are to be satisfied and advice is to be received from Council's engineering and building department where applicable.

(6) Authority 3 subject to:

1. response to be in accordance with relevant Council Policies and position statements.

(7) Authority 4.1 to 4.5 subject to:

1. To be in accordance with relevant Council Policies and position statements

AUTONOMY OF DISCRETION:

As provided in (1) to (6) of Conditions/Guidelines above.

LEGISLATIVE REQUIREMENTS/COUNCIL POLICY:

City of Cockburn Town Planning Scheme No.3, Sections 11.3.1 and 11.3.2
Planning and Development Act 2005, Section 16(1)

DELEGATE:

The Chief Executive Officer under Town Planning Scheme No.3 section 11.3.2 delegates the functions 1 through 4 inclusive as set out above, as follows:

DA	DEVELOPMENT APPLICATIONS AND DETAILED AREA PLANS, SUBDIVISIONS, APPEALS AND DEVELOPMENT COMPLIANCE	APD54
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SUB-DELEGATE/S:

1. Development Applications and Detailed Area Plans/Local Development Plans
 - Director Planning and Development
 - Manager Statutory Planning
 - Manager Strategic Planning
 - Co-ordinator Statutory Planning (not 1.8)
 - Senior Planning officers (not 1.8)
 - Planning officers (not 1.4 and 1.8)
2. Subdivisions
 - Director Planning and Development
 - Manager Statutory Planning
 - Manager Strategic Planning
 - Co-ordinator Statutory Planning
 - Co-ordinator Strategic Planning
 - Senior Planning officers
 - Planning officers
 - Subdivision Officers
3. Appeals
 - Director Planning and Development
 - Manager Statutory Planning
 - Manager Strategic Planning
 - Co-ordinator Statutory Planning
 - Co-ordinator Strategic Planning
 - Senior Planning officers
 - Planning officers
 - Development Compliance officer
 - Subdivision Officers
4. Development Compliance
 - Director Planning and Development
 - Manager Statutory Planning
 - Co-ordinator Statutory Planning (4.1 and 4.2 only)
 - Senior Planning officers (4.1 and 4.2 only)
 - Planning officers (4.1 and 4.2 only)
 - Development Compliance officer (4.1 and 4.2 only)
 - Subdivision Officer (4.1 and 4.2 only)



City of Cockburn
G.I.S Services Department

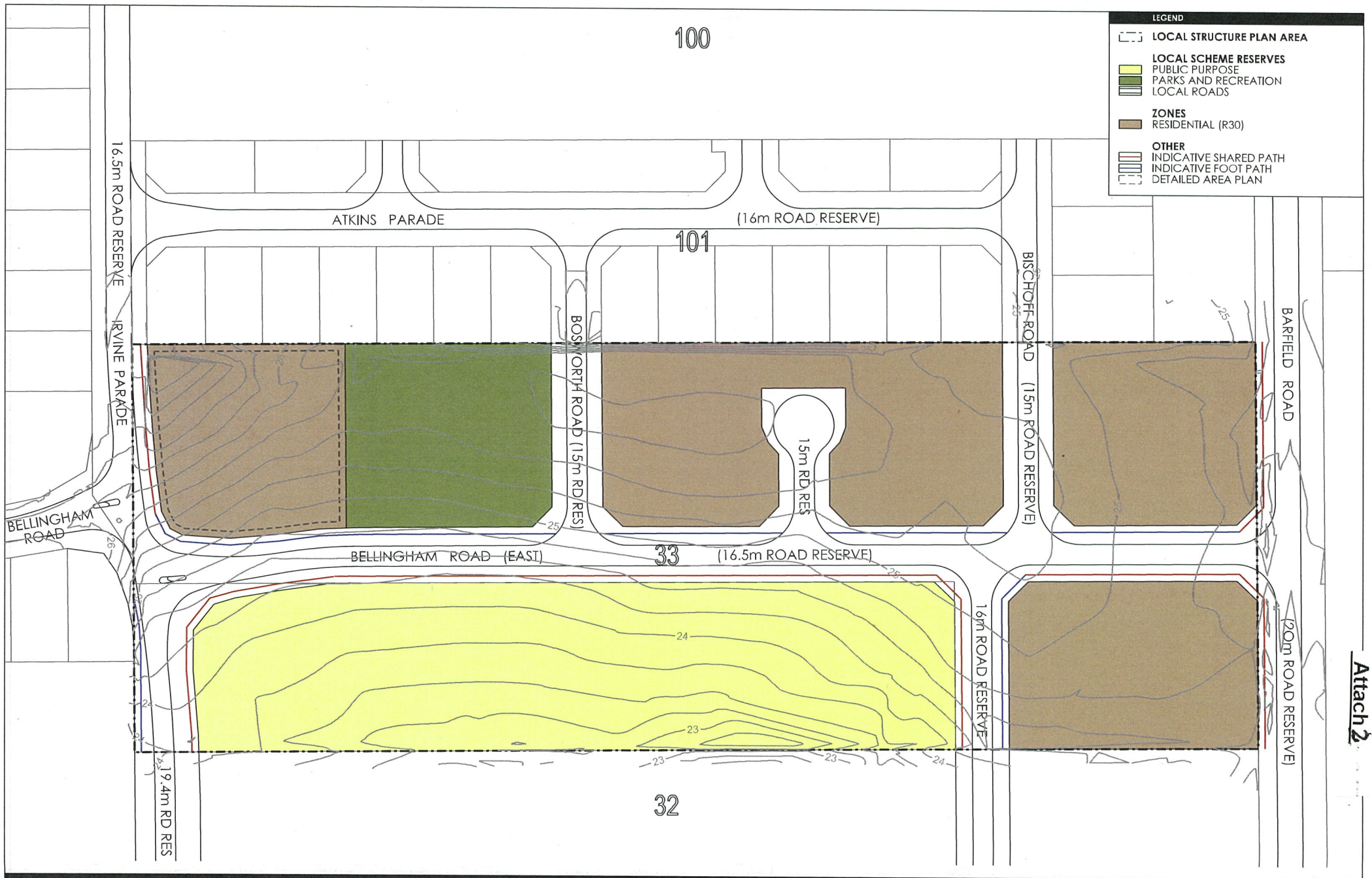
Attachment 1: Location Plan/ Aerial Photograph

PRINTED ON:
Tuesday, 2 June 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.





Attach 2

PLAN 1 - LOCAL STRUCTURE PLAN

LOT 33 BARFIELD ROAD, HAMMOND PARK



ANDREW PAWLUK | TOWN PLANNER
 ph: 0408 200 647 | email: pawluka@inet.net.au

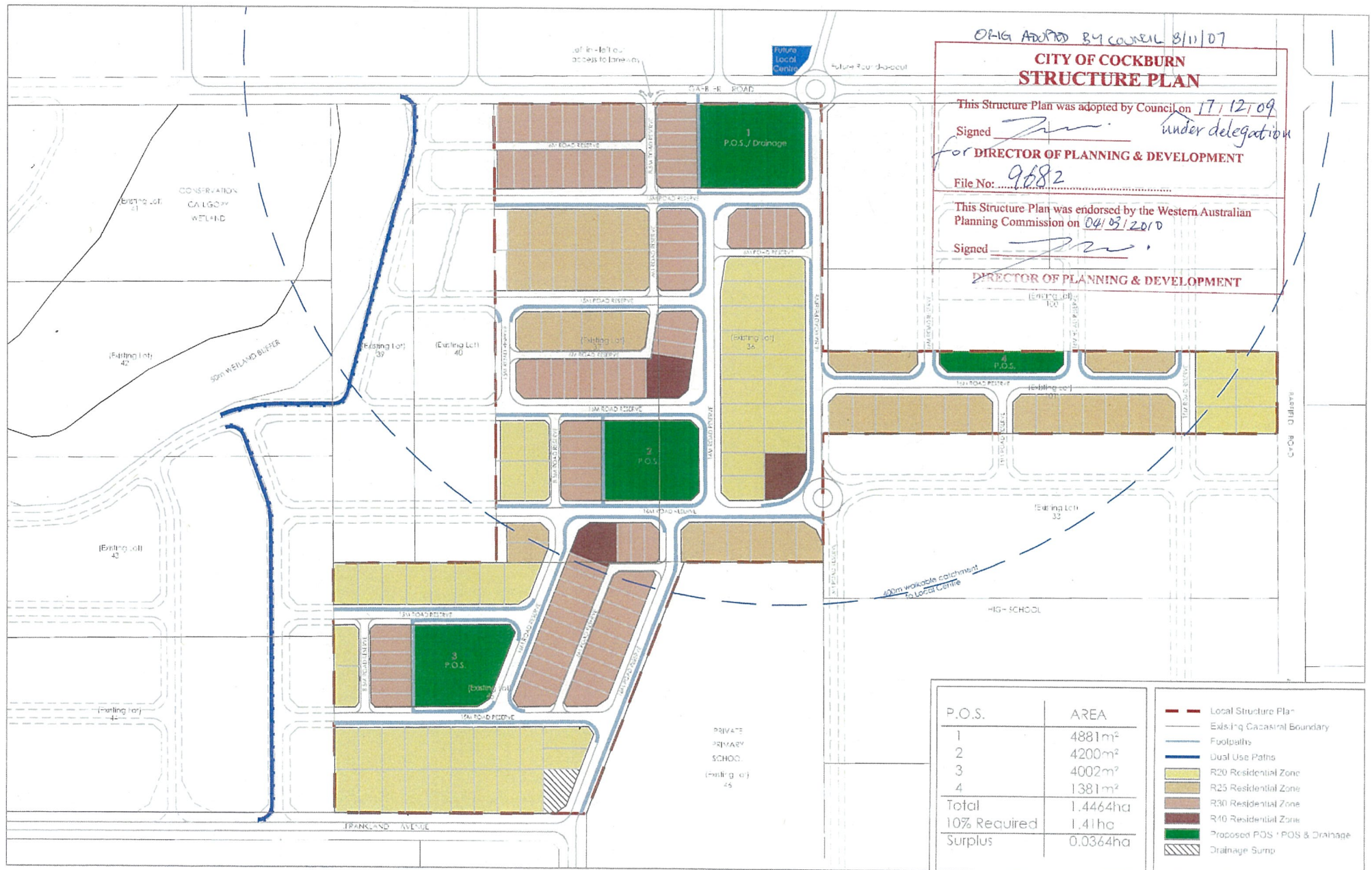
scale - 1:1000 @ A3 | date - 27 JAN 2015
 plan no. 13-003-004 (REVISION - 0)



CLIENT | PASSIONE



West Coast Plan



HAMMOND PARK LOCAL STRUCTURE PLAN PLAN 5 - Hammond Park Local Structure Plan City of Cockburn

SCHEDULE OF SUBMISSIONS
PROPOSED STRUCTURE PLAN – LOT 33 BARFIELD ROAD, HAMMOND PARK

(ATTACHMENT 4 – OCM 11 JUNE 2015)

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Andy Henson 12 Atkins Parade Hammond Park WA 6164	<p>Support</p> <p>Having viewed the Plan 1 - Local Structure Plan of Lot 33 Barfield Road, Hammond Park, I am quizzed as to why a small portion of land has been allocated for Parks and Recreation, directly behind my block. I am not against parks and areas that the public can enjoy but this plot of land is small and open making this a security issue for the homes directly behind. Currently this portion of land is bushland and contains an environment for kangaroos and native birds. We enjoy watching the animals and birds in their own environment as this is unique for the metro area. Is this area still to remain as bushland or completely flattened and left as a grass area. If this is so, what security measures have been put in place to prevent the outcome of crime which gives the perpetrator the best opportunity to gain access to these properties adjacent and in front of this proposed park.</p>	<p>Noted. Under State government policy Structure Plan proposals are required to provide a minimum of 10% Public Open Space (P.O.S).</p> <p>POS generally serves a drainage function in addition to providing areas for passive and recreational activity. Accordingly POS is generally located on the lowest lying land. Under the proposed Structure Plan the lowest point is located to the rear of the lots along Atkins Parade.</p> <p>The proposed Structure Plan provides for a 'Landscape Plan' (see figure 8) which identifies the intended landscaping for the POS to be provided for at subdivision stage. This plan proposes a 'Native Planting Buffer' to the rear of the existing properties along Atkins Parade. This buffer should provide an appropriate separation of the active use POS to the existing properties.</p> <p>The Structure Plan is not the appropriate mechanism to 'prevent crime' rather the SP provides for residential lots facing the POS. This will provide for visual surveillance over the POS which may discourage anti-social behaviour.</p> <p>In 2005 the City of Cockburn adopted stage 3 of the Southern Suburbs District Structure Plan which proposes the intended use for the area which includes Residential land, Public Open Space, Local Centres, Mixed Business/ Commercial/ Home Based Business and</p>

Attach 4

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			<p>Community Facilities (schools). Atkins Parade and the existing housing adjoining this road were approved as part of a Local Structure Plan in 2009. This Structure Plan was one of the earlier Structure Plans approved in accordance with the Southern Suburbs District Structure Plan. Therefore the intention is for more native vegetation to be cleared as each Local Structure Plan gets approved. Notwithstanding applicants are required to obtain clearing permits from a state and federal level prior to clearing native vegetation. The City also refers Local Structure Plans to the Department of Parks and Wildlife and the Department of Environment and Regulation for comment during the advertising process. These comments are noted below (Attachment 4 – Schedule of Submissions 9 and 10).</p> <p>In addition the City has conditioned the Council report as follows (draft report);</p> <p>a) <i>“Update the ‘Landscape Plan’ (figure 8) within the Structure Plan report to mandate the retention of appropriately selected scattered native vegetation, including Banksia, Jarrah and Tuart Trees, within the ‘native planting buffer’ and ‘native tree planting’ sections of the proposed Public Open Space. This is to be done in consultation with and to the satisfaction of the City of Cockburn’s technical officers.”</i></p> <p>This condition should ensure that the Banksia, Jarrah and Tuart trees are protected where considered appropriate. The proponent is aware of their responsibilities with regards to the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p>
2	Department of Education 151 Royal Street East Perth WA 6004	<p>No Objection</p> <p>Thank you for your letter dated 21 April 2015 regarding the Structure Plan Proposal for Lot 33 Barfield Road, Hammond Park.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		The Department has reviewed the document and advises that it has no objection to this proposal.	
3	Department of Aboriginal Affairs PO Box 3153 East Perth WA 6892	<p>No Objection</p> <p>Thank you for your information regarding the Structure Plan Proposal for Lot 33 Barfield Road, Hammond Park (Plan) received by the Department of Aboriginal Affairs (DAA) on 23 April 2015.</p> <p>A review of the Register of Aboriginal Places and Objects as well as the DAA Aboriginal Heritage Database concludes that there are no known Aboriginal heritage places within the proposed Plan. Therefore based on the information held by DAA no statutory approvals under the Aboriginal Heritage Act 1972 (AHA) are required.</p>	Noted.
4	Main Roads Western Australia PO Box 6202 East Perth WA 6892	<p>Support</p> <p>Thank you for your letter dated 21 April 2015 requesting Main Roads comments on the above structure plan proposal. Main Roads has reviewed the above proposal and makes the following comments:</p> <ul style="list-style-type: none"> The ultimate configuration for Rowley Road will result in either a cul-de-sac or an underpass at Barfield Road and there will be no direct access to Rowley Road from Barfield Road. (See Main Roads drawing 200221-33-1 attached). Main Roads previously commented on the Proposed Structure Plan for Lot 31 Barfield Road on 15 July 2014 (Our ref D14#360193). Main Roads supported the Structure Plan for Lot 31 on the provision that the High School Development Application and associated Transport Impact Assessment are referred to Main Roads for comment. <p>This request for referral for the High School at Development Application stage is reiterated in relation to this proposed Structure Plan for Lot 33.</p> <p>Main Roads can support the proposed Structure Plan subject to the above points being taken into account.</p>	Noted.
5	City of Cockburn Landowner	<p>Objection</p> <p>Thank you for your recent correspondence and opportunity to review and comment on the proposed Local Structure Plan (LSP) for Lot 33 Barfield Road, Hammond Park.</p> <p>As local residents adjoining the proposed Lot 33 Barfield Road LSP we are</p>	<p>Noted.</p> <p>This section specifies the “<i>proposed Structure Plan is an unnatural extension from the existing developments to the north and west,</i></p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>concerned with a number of items proposed in the LSP and the impact the proposal will have on our property, the local area, and ecologically significant remnant native vegetation on the lot and the associated flora and fauna that inhabit this area.</p> <p>Specifically, our submission and concerns relate to:</p> <ul style="list-style-type: none"> • The size and extent of the proposed 'Residential' zone; • The density of housing (R30) within the proposed 'Residential' zone; • The proposed change to the Bellingham Road (East), Irvine Parade intersection; • The size of the proposed Public Open Space area; • The layout of the proposed Public Open Space area; • The loss of an inferred Priority Ecological flora community of ecological significance; and • The loss of significant Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) foraging area and local fauna habitat. <p>These concerns and our recommendations are detailed within this submission for your review and consideration.</p> <p>In addition, we have been recording the sightings of Carnaby's Black Cockatoo (Carnaby's) within the (southern portion of the) vegetation on Lot 33 Barfield Road for several years now, and have an extensive collection of photographs and videos of their preferred feeding trees and Banksias within the proposal area. We also have the more recent sighting data that we can provide to demonstrate that the vegetation within this lot is of significance to the foraging and feeding of the local Carnaby's population (earlier data was sent to the (then) Department of Environment and Conservation) as part of a Black Cockatoo PhD research paper, and was not copied and kept for our own records at that time). Some photos have been provided within this submission to demonstrate the high importance of this area for the Carnaby's Black Cockatoo, and additional videos and photos can be made available on request along with our recorded sightings (with dates, numbers, times etc).</p> <p>We trust that this submission demonstrates the importance that we believe Lot 33 Barfield Road, Hammond Park possesses in terms of its ecological and local significance. We also trust that this submission demonstrates our concerns regarding the proposed LSP in regards to proposed housing densities, traffic management and 'unnatural' extension from the existing developments to the north and west, which we believe will affect our property by reducing the community and family feel of the area.</p>	<p><i>which we believe will affect our property by reducing the community and family feel of the area."</i></p> <p>By way of background it is considered appropriate to advise that in 2005 the City of Cockburn adopted stage 3 of the Southern Suburbs District Structure Plan (SSDSP) which proposes the intended use for the Hammond Park area which includes Residential land, Public Open Space, Local Centres, Mixed Business/ Commercial/ Home Based Business and Community Facilities (schools).</p> <p>Atkins Parade and the existing housing adjoining this road were approved as part of a Local Structure Plan in 2009. This Structure Plan was one of the earlier Structure Plans approved in accordance with the Southern Suburbs District Structure Plan. Whilst development of this portion of Hammond Park may appear to be ad hock the proposed Structure Plan is generally in accordance with the strategic direction afforded to the land under the SSDSP.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Thank you for taking the time to review our submission. Please contact us should you wish to discuss any of these matters further. Given the nature of our professional work, we would also like to request that our names remain confidential in any documentation published regarding the proposal.</p> <p>1) The size and extent of the proposed 'Residential' zone</p> <p>Concern:</p> <ul style="list-style-type: none"> - The residential area proposed is too large and does not consider conserving additional native vegetation that is of local, regional and global ecological significance <p>The <i>Local Structure Plan: Lot 33 Barfield Road, Hammond Park</i> (West Coast Plan, 2015 – report reference 'Executive Summary') proposes 39% (or 1.578ha) of Lot 33 Barfield Road, Hammond Park be utilised for a 'Residential' zone.</p> <p>The remnant vegetation on Lot 33 Barfield Road comprises of <i>Banksia attenuata/Banksia menziesii/Banksia ilicifolia</i> and <i>Allocasuarina fraseriana</i> low open woodland, and is considered to represent a flora community of conservation significance, being Priority Ecological Community (PEC) <i>Swan Coastal Plain (SCP) 21c – Low lying Banksia attenuata woodlands or shrublands</i> (Flora survey, 360 Environmental, 2014). A PEC is a floral community of conservation significance that requires further assessment prior to being reviewed for Threatened Ecological Community (TEC) status and protection under legislation. The vegetation subject to the proposed 'Residential' zoning on Lot 33 ranges in condition from Excellent (Keighery Vegetation Condition Scale) to Good, with the majority of the vegetation within this zoning being in Very Good condition. Degraded areas are noted along the existing firebreak of the Lot.</p> <p>The vegetation within the proposed LSP is considered to be <u>regionally and globally significant</u>. The flora survey undertaken by 360 Environmental also came to this conclusion, stating that "the vegetation within the project area can be considered of conservation significance" (360 Environmental, August 2014). Nowhere else in the world other than the Swan Coastal Plain in Western Australia does this assembly of flora exist, and the vegetation on Lot 33 is in such good condition that the community and structure remains largely intact and undisturbed. It appears that the vegetation on Lot 33 may not have previously been identified as a PEC, and that the flora survey has been the first indication that the vegetation is analogous to this floristic community. In addition the floristic community present (SCP21c) may have only been given a PEC status, and not a legislative protection status of TEC,</p>	<p>The SSDSP identifies this land as a 'Medium Density' area and specifies a minimum base coding of Residential R30. Under State government policy Structure Plan proposals are required to provide a minimum of 10% Public Open Space (POS).</p> <p>The proposed Structure Plan provides for 10.22% POS, a base coding of R30 and portion of a future High School site. These proportions are consistent with the strategic intent of the site as prescribed by the SSDSP.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>simply because the area has not been subject to investigations (previously) to nominate it as a TEC within its own right. It is quite significant to not only have this vegetation community occur on this Lot, but for it to also be in such a good condition that it remains structurally intact and representative of the PEC that it is.</p> <p>In addition to comprising a <u>regionally and globally significant floral community</u>, the vegetation within Lot 33 is frequented daily by a local Carnaby's Black Cockatoo flock. Carnaby's Black Cockatoo (<i>Calyptrorhynchus latirostris</i>) are endangered, with clearing of roosting and foraging sites for urban development (particularly on the Swan Coastal Plain)¹ resulting in declining population numbers. The species is endemic to the south west of Western Australia, and requires the protection of remnant vegetation and banksia heathlands in order to survive.</p> <p>Up to around 150 Carnaby's Black Cockatoos utilise the vegetation within Lot 33 Barfield Road, Hammond Park on a daily basis during the dry season (warmer months) when they occupy areas along the Swan Coastal Plain, feeding on the Banksia species within the Lot for up to an hour on each occasion. The local flock tend to visit Lot 33 every morning during this period between 5.30-9am as they head through the area on their way north from their roosting site in Wandi, they then return to Lot 33 again in the afternoon anytime from 4.30pm to 6.30pm as they return to the Wandi roosting site to the south east.</p> <p>We have been recording the local Carnaby's within Lot 33 for a few years now when we have been home and able to do so, with early sighting forms and data sent through to Christine Groom at the (then) Department of Environment and Conservation for recording. Some photographs of the birds utilising Lot 33 have been provided within this submission for your review and information.</p> <p>Given that the local Carnaby's population utilise the vegetation on Lot 33 Barfield Road, Hammond Park on a daily basis during the time they inhabit the Swan Coastal Plain, we consider that on a regional scale <u>the vegetation within Lot 33 is likely to be a significant foraging area for the Carnaby's Black Cockatoo</u>, and therefore wish for the Public Open Space Area to be <u>increased</u> to protect a larger area of remnant vegetation, which will allow for the Carnaby's Black Cockatoo to continue to utilise this area for foraging.</p> <p>Recommendation: Given the regional conservation significance of the vegetation within the lot, being a Priority Ecological Community and significant Carnaby's Black Cockatoo feeding and foraging site, we would like the extent and size of the 'Residential' zone to be reviewed and for the size of this area to be <u>reduced</u>.</p>	<p>The SSDSP specifies that Structure Plans within the SSDSP Stage 3 area are expected to achieve minimum density targets of 15 dwellings per gross urban zoned hectare of</p>

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		<p>We would like the proposed <u>Public Open Space</u> area to be <u>increased</u> to protect and conserve more of the remnant vegetation currently in situ. Specifically, we would like consideration for the Public Open Space area to be increased such that an identical area in size is located adjacent to the proposed POS on the eastern side of Bosworth Road, up to the proposed culdesac road reserve (so that the POS covers both sides of the Bosworth Road road reserve). This will allow for an additional area of the conservation significant floral community PEC SCP21c to be retained and protected from development, and for the area known to be used for foraging and feeding by the Carnaby's Black Cockatoo to remain in place.</p> <p>2) The density of housing within the proposed 'Residential' Zone</p> <p>Concerns:</p> <ul style="list-style-type: none"> - Poor interface between existing residential density to the north and west, and the proposed density 	<p>land (inclusive of land required for infrastructure and POS). The proposed Structure Plan provides for 10.6 dwellings per gross hectare and 15.2 dwellings per site hectare. As 27.5% of the site is required for part of the future High School site and bushfire setback requirements are required the Structure Plan does not meet the intended State and Local Government density targets.</p> <p>State government documentation specifies that Structure Plans are to provide 10% POS. This proposal provides 10.22% which meets the state governments' expectations for P.O.S.</p> <p>Under Directions 2031 there is an expectation to provide for additional residential zoned land to meet the needs of our growing population.</p> <p>The City referred the proposal to the Department of Parks and Wildlife and the Department of Environment and Regulation during the advertising period. Both agencies support the proposal and specify that the clearing permits are the responsibility of the owner/ applicant. The applicant has been provided with both sets of comments and informed of their responsibilities.</p> <p>In addition the City has conditioned the Council report as follows (draft report);</p> <p>a) <i>"Update the 'Landscape Plan' (figure 8) within the Structure Plan report to mandate the retention of appropriately selected scattered native vegetation, including Banksia, Jarrah and Tuart Trees, within the 'native planting buffer' and 'native tree planting' sections of the proposed Public Open Space. This is to be done in consultation with and to the satisfaction of the City of Cockburn's technical officers."</i></p>

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		<p>The <i>Local Structure Plan: Lot 33 Barfield Road, Hammond Park</i> (West Coast Plan, 2015 – report reference Section 3.3.2) proposes a residential density of R30, with an average block size of 300m2. The existing development to the north and west of Lot 33 comprises of block sizes of circa 500m2 to 600m2.</p> <p>The proposed R30 housing density within the Lot 33 'Residential' zone is considered to provide a poor interface with the existing residential developments to the north and west, and is likely to create a segregated appearance on the ground as you move from the existing development to that proposed. The increase in density to almost double that of the adjoining areas is likely to look out of place, and is unlikely to provide a seamless transition from one area to the next, given the sudden and significant change in housing density. This is considered likely to impact on the overall aesthetics of the area surrounding the proposed LSP.</p> <p>Recommendation:</p> <p>In order to keep the aesthetics of the local area, and provide for a 'seamless flow' from the existing developments to the north and west with the proposed residential development on Lot 33, we would like to see the block sizes within the Lot 33 LSP match those in the surrounding development. Specifically, we would like to see an increase of block size within the proposed Lot 33 'Residential' zone to an average of 500m2, and for the zoning to be that of R25. This will also allow the development to merge naturally into the surrounding area (i.e. Atkins Parade/Bellingham Road/Irvine Parade). We do not believe that the proposed R30 density and smaller lot sizes will provide for a 'natural extension' of the existing developed areas, and will stand out like a 'sore thumb'.</p> <p>An additional benefit of increasing the proposed lot sizes includes being able to better locate lots to match the existing properties along Atkins Parade and Irvine Parade to the north and west, providing better neighbour to neighbour connectivity to existing residents to the north through less shared property boundaries and greater privacy.</p> <p>3) Traffic concerns re the proposed change to the Bellingham Road (East), Irvine Parade intersection</p> <p>Concerns:</p> <ul style="list-style-type: none"> - Reduced traffic flow - Potential to increase traffic along Atkins Parade - Road safety <p>The <i>Local Structure Plan: Lot 33 Barfield Road, Hammond Park</i> (West</p>	<p>This condition should ensure that the Banksia, Jarrah and Tuart trees are protected where considered appropriate. The proponent is aware of their responsibilities with regards to the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>The 'Landscape Plan' (see figure 8) which identifies the intended landscaping for the POS to be provided for at subdivision stage. This plan proposes a 'Native Planting Buffer' to the rear of the existing properties along Atkins Parade. The area to the south eastern corner includes a secondary 'native planting buffer'. To the west of the native buffer includes a grassed 'kick-about turf' area for recreational play. The proposed POS is roughly 0.2873 hectares in area which under 'Liveable Neighbourhoods' falls within the classification criteria for a 'Local Park' which <i>'should be provided for local children's play and as resting places, designed as small intimate spaces, where appropriate, and to allow pedestrian connectivity, and create a sense of place.'</i> The Landscaping plan aims to balance active play areas with areas of native plants to meet the requirements of 'Liveable Neighbourhoods' and provide a 'sense of place'.</p> <p>The SSDSP identifies this land as a 'Medium</p>

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		<p>Coast Plan, 2015 – report reference Section 3.4.2) proposes a pair of staggered 'T' junction intersections to combat a misalignment of Irvine Parade (south) and Bellingham Road (east).</p> <p>Bellingham Road (west) currently generates a reasonable volume of traffic along Irvine Parade in servicing the local Hammond Park Catholic Primary School, with the extension of Bellingham Road to the east to service the proposed Hammond Park High School. The creation of a pair of 'T' junctions at the new Irvine Parade and Bellingham Road interface is likely to reduce traffic flow in the area of the intersection, particularly during the 'peak hour' school drop off and pick up periods, as the intersection handles traffic from both schools. Traffic heading west along Bellingham Road (east) trying to turn right on to Irvine Parade (south) is likely to be stifled by the school generated traffic already using Bellingham Road (west), thus reducing the flow of traffic. Likewise, traffic heading east along Bellingham Road (west) is likely to be stifled by the traffic heading to and from the High School, creating delays along Bellingham Road (west).</p> <p>If delays are caused by traffic congestion at this intersection interface, then it is likely that our property and adjoining residents on Atkins Parade, Hammond Park will be affected by increased traffic and noise as vehicles use the Bosworth or Bischoff Road connections to avoid the pair of 'T' junctions, to connect more easily to Irvine Parade (north). We are concerned that our street will become a 'slip through' street by vehicles heading to or from the proposed Hammond Park High School, impacting on our quiet street. Inverson Road may also become a 'slip through' road for vehicles utilising Bellingham Road (west) to avoid delays at the Irvine Parade intersection, impacting upon residents on this street.</p> <p>Road safety is also a concern with the proposed pair of 'T' junctions, specifically for school aged pedestrians and bike users around the vicinity of the junctions, given the confusion that the intersection interface may cause as the intersections are in close proximity to each other.</p> <p>Recommendation:</p> <p>In the event that the road alignment proposed cannot be changed (our preferred option), we would like to see the pair of 'T' junctions reviewed and another traffic management option proposed that will allow the local traffic to flow better, particularly during 'peak hour' school drop off and pick up periods, to avoid traffic delays and the use of other roads (Atkins Parade and Inverson Road) as 'slip through' roads.</p> <p>Further consideration should also be given for road safety measures surrounding the pair of 'T' junctions, to ensure that school aged children utilising the local Catholic Primary School and the proposed Hammond Park</p>	<p>Density' area and specifies a minimum base coding of Residential R30. The properties along Atkins parade are coded R25 under the 'Hammond Park Local Structure Plan'. This Structure Plan provides for a mix of densities for lots to the north and west of Lot 33 which includes lots coded R20, R25, R30 and R40. The comment within the submission suggesting that the proposed R30 density coding for Lot 33 is considered to <i>'provide poor interface with existing residential development to the north and west'</i> is therefore not supported as these density mixes are already prevalent within the existing 'Hammond Park Local Structure Plan' in which the objectors dwelling is located.</p> <p>The recommendation suggesting the lot sizes within the proposed structure plans should match the existing R25 density along Atkins Parade is not supported. As mentioned above the SSDSP identifies this land as a 'Medium Density' area and specifies a minimum base coding of Residential R30.</p> <p>The Hammond Park Local Structure Plan which was approved in 2009 indicatively identified a roundabout for the intersection of Irvine Parade and Bellingham Road but based this road intersection treatment on an incorrectly assumed alignment for Bellingham Road east through the subject Structure Plan area. The alignment for Bellingham Road east of Irvine is predicted on the actual northern boundary of the fixed high school site. In</p>

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		<p>High School can easily and safely navigate the intersection.</p> <p>4) The proposed size of the proposed Public Open Space area.</p> <p>Concern:</p> <ul style="list-style-type: none"> Proposed size of the POS does not assist in protecting and preserving a globally and regionally significant flora community and Carnaby's Black Cockatoo foraging area <p>The <i>Local Structure Plan: Lot 33 Barfield Road, Hammond Park</i> (West Coast Plan, 2015 – report reference Section 3.2, and Landscape Plan: Figure 8) proposes a Public Open Space area of 0.27ha, which makes up to 10.22% of the proposed LSP area, and is proposed to be located behind the existing residents at 8, 10, 12 and 14 Atkins Parade, Hammond Park. We note that the POS location varies from the Southern Suburbs District Structure Plan 3 (SSDSP), and commend the re-location of this POS to help preserve significant remnant bushland vegetation on Lot 33 that is of better condition to that within the area that was proposed as POS in the SSDSP. However the utilisation of POS to conserve such conservationally significant</p>	<p>aligning Beellingham Road east along the northern boundary of the high school resulted in the centre of the road reserve being offset about 17 metres south of the central alignment of the existing Beellingham Road west. In addition to this offset (mis)alignment the southern unconstructed portion of Irvine Parade south is offset about 9 metres east of the central alignment of existing Irvine Parade north. Accordingly a review of the intended roundabout intersection treatment was required to overcome the inherent misalignments of both Bellingham and Irvine. The City was consulted and advised that the north-south flow of Irvine should be the predominant route in the design of the intersection. Consideration was given to a short boulevard link, an elliptical shaped roundabout and a bone-a-bout shaped roundabout but each of these designs were problematic. Following ongoing consultation with the City's planning and engineering department a pair of staggered 'T' junction intersections of Bellingham with Irvine has been negotiated with and accepted by the City's engineering and planning departments.</p> <p>The Atkins Parade development has resulted from the Hammond Park Structure Plan. This Structure Plan provides an indicative extension of the land to the south and north of Atkins Parade. The plan identifies that Gorrington Street, Spratley Street and Bischoff Road were always intended to be extended to facilitate future development. The Hammond Park Structure Plan coincides with the overarching Southern Suburbs District Structure Plan. Accordingly increased traffic for this area is expected as the existing development along Atkins Parade is the first stage of a much larger residential development which is identified under the SSDSP. For example the existing POS reserve 50928 along Atkins parade is only partly constructed and intended to be extended further north to integrate a larger POS to the</p>

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		<p>vegetation does not go far enough.</p> <p>As mentioned in item 1 of this submission the remnant vegetation on Lot 33 Barfield Road comprises of <i>Banksia attenuata</i>/<i>Banksia menziesii</i>/<i>Banksia ilicifolia</i> and <i>Allocasuarina fraseriana</i> low open woodland, and is considered to represent a flora community of conservation significance, being Priority Ecological Community (PEC) <i>Swan Coastal Plain (SCP) 21c – Low lying Banksia attenuata woodlands or shrublands</i> (Flora survey, 360 Environmental). A PEC is a floral community of conservation significance that requires further assessment prior to be reviewed for Threatened Ecological Community (TEC) status and protection under legislation. The vegetation subject to the proposed 'Residential' zoning on Lot 33 ranges in condition from Excellent (Keighery Vegetation Condition Scale) to Good, with the majority of the vegetation within the 'Residential' zoning being in Very Good condition. Degraded areas are noted along the existing firebreak of the Lot.</p> <p>In addition to comprising a regionally and globally significant floral community, the vegetation within Lot 33 is frequented daily by a local Carnaby's Black Cockatoo flock. Carnaby's Black Cockatoo are <u>endangered</u>, with clearing of roosting and foraging sites for urban development, particularly on the Swan Coastal Plain, resulting in declining population numbers.</p> <p>Up to around 150 Carnaby's Black Cockatoos utilise the vegetation within Lot 33 on a daily basis during the dry season, feeding on the Banksia species for up to an hour on each occasion. The local flock visit Lot 33 Barfield Road, Hammond Park each morning during this period between 5.30-9am as they head through the area on their way north, and then visit the property again in the afternoon from 4.30pm to 6.30pm as they return to the Wandi roosting site to the south east. We have been recording the birds within Lot 33 for a few years now, with early sighting forms and data sent through to Christine Groom at the (then) Department of Environment and Conservation for recording. Some photographs of the birds utilising Lot 33 is provided for your review and information within this submission.</p> <p>Given that the local Carnaby's population utilise the vegetation on this lot on a daily basis, we consider that on a regional scale <u>the vegetation within Lot 33 is likely to be a significant foraging area for the Carnaby's Black Cockatoo</u>, and therefore wish for the Public Open Space Area to be <u>increased</u> to protect a larger area of remnant vegetation, which will allow for the Carnaby's Black Cockatoo to continue to utilise this area for foraging.</p> <p>Recommendation: The vegetation within the proposed LSP is considered to be <u>regionally and</u></p>	<p>north.</p> <p>The proposed structure plan identifies indicative shared paths and foot paths on either side of Bellingham Road. It is expected that school aged pedestrians and bike users will utilise these future paths rather than travel along the streets. Where crossing is required there is likely to be assistance provided by 'School Crossing Supervisors'. It is unlikely that the 'T' intersections will be the ideal location for crossing. School crossings will more likely be located in a more appropriate location. The road safety concerns are not supported by the City.</p> <p>The City agrees with this comment which specifies the POS location varies from the SSDSP and it is noted that you commend the re-location of the POS.</p>

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		<p><u>globally</u> significant. The flora survey undertaken by 360 Environmental also came to this conclusion, stating that "the vegetation within the project area can be considered of conservation significance" (360 Environmental, August 2014). Nowhere else in the world other than the Swan Coastal Plain in Western Australia does this assembly of flora exist, and the vegetation on Lot 33 is in such good condition that the community and structure remains largely intact and undisturbed. It appears that the vegetation on Lot 33 may not have previously been identified as a PEC, and that the flora survey has been the first indication that the vegetation is analogous to this floristic community. In addition the floristic community present (SCP21c) may have only been given a PEC status, and not a legislative protection status of TEC, simply because the area has not been subject to investigations previously to nominate it as a TEC within its own right.</p> <p>In addition, the vegetation within Lot 33 is utilised during the dry season on a daily basis (mornings and afternoons) by the local Carnaby's Black Cockatoo flock. It appears that the <u>vegetation within Lot 33 is significant in terms of foraging for this local population.</u></p> <p>Therefore, given that the floral community present on the site is of such significance ecologically and is of such significance to the Carnaby's Black Cockatoo, we would like to see the <u>size of the Public Open Space area increased</u> to protect more of this significant and special plant community. Specifically, we would like to see the Public Open Space area extend east across Bosworth Road up to the proposed culdesac road reserve, to provide for an area twice the size as that proposed. This would include an additional 0.27ha of remnant vegetation in Very Good condition to be retained for its significant conservation value.</p> <p>We would also like to ensure that the PEC on Lot 33 is <u>referred to the Department of Parks and Wildlife (DPaW) for review</u> and inclusion on its database of PECs/TECs, and for the area to be further studied prior to any future clearing taking place.</p> <p>5) The proposed layout of the Public Open Space area</p> <p>Concerns:</p> <ul style="list-style-type: none"> - Layout of the POS does not maximise the retention of native vegetation of conservation significance <p>Figure 8 of the <i>Structure Plan: Lot 33 Barfield Road, Hammond Park</i> (West Coast Plan, 2015) provides for a draft Landscape Plan for the area zoned Public Open Space.</p> <p>As mentioned in previous items of this submission, the vegetation within Lot</p>	<p>As discussed above within this response, POS percentages are controlled by State government policy which mandates a 10% requirement excluding deductions. Under this Structure Plan the future high school site is included as a deduction. The Structure Plan is also required to achieve minimum density targets. The proposed Structure Plan provides for a 'Landscape Plan' (see figure 8) which identifies the intended landscaping for the POS to be provided for at subdivision stage. This plan proposes a 'Native Planting Buffer' to the rear of the existing properties along Atkins Parade. The area to the south eastern corner includes a secondary 'native planting buffer'.</p>

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		<p>33 is considered to be ecologically significant, being analogous to a Priority Ecological Community of plants (SCP 21c), as well as being a significant feeding and foraging area for the local Carnaby's Black Cockatoo who visit this area on a daily basis during the warmer months of the year. Given the significance of this vegetation, we would like to see the Landscape Plan for the Public Open Space incorporate and retain as much of the remnant native vegetation that currently is in place, as possible.</p> <p>Recommendation: We would like to see the proposed Landscape Plan amended to provide for a higher retention rate of the existing native vegetation as is possible, and for the trees currently utilised by the Carnaby's Black Cockatoos to be retained where possible. In order to achieve this, we would like to work with West Coast Plan to provide a revised Landscape Plan that retains those Banksia that the Carnaby's frequent the most, as observed during our site recordings. We are more than happy to provide this information to West Coast Plan to assist with this, and meet with them to show them trees that the Carnaby's utilise daily. The most obvious ones we have seen are those directly behind and adjacent to our property at <i>(address to remain confidential)</i>.</p> <p>In aiming to retain as much of the vegetation as possible, we would also like to see the Landscape Plan amended to:</p> <ul style="list-style-type: none"> • <u>Reduce the size of the proposed kick about turf area:</u> We would like for the 'northern' kick about turf area to be removed and instead for this to be retained remnant vegetation (as is in situ) to retain the existing foraging plants for the Carnaby's Black Cockatoo; • <u>Retain all, or otherwise the majority, of in situ vegetation</u> that is located on the north eastern side of the footpath that dissects the POS, for Carnaby's Black Cockatoo feeding and foraging. We have photographs of the Carnaby's feeding within this specific vegetation on a daily basis, and the majority of Banksia within this area are used by the birds to feed. We wish for all of the Banksia within this area to be retained for Carnaby's foraging, given that they visit this property and this specific location on the Lot up to twice a day, and for an hour a time, during the warmer months of the year; • <u>Relocation of the drainage basin to be located within areas of the vegetation that is not of excellent condition.</u> We would like to see the drainage area relocated to an area within the designated POS area, where the condition is of the poorest condition, so that as much vegetation in Excellent and Very Good condition is retained; and • <u>Retention of existing vegetation within the native planting/nature play zone</u> that is indicated in the bottom right hand corner of the proposed POS. We would like to see as much of the existing 	<p>The City referred the proposal to the Department of Parks and Wildlife and the Department of Environment and Regulation during the advertising period. Both agencies support the proposal and specify that the clearing permits are the responsibility of the owner/ applicant. The applicant has been provided with both sets of comments and informed of their responsibilities.</p> <p>This has been undertaken. The Department of Environment Regulation and the Department of Parks and Wildlife were consulted during the advertising period of the proposed Structure Plan. They were provided with the full SP document including the 'Flora and Vegetation Survey' and the 'Fauna Survey'. Both agencies support the proposal and specify that the clearing permits are the responsibility of the owner/ applicant. The applicant has been provided with both sets of comments and informed of their responsibilities.</p>

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		<p>vegetation retained here as possible, and for minimal clearing to occur to allow for the nature play area to be built within the existing vegetation. We would prefer that the existing vegetation is retained, rather than the area being cleared and re-planted with other plant species.</p> <p>In addition to retaining as much remnant native vegetation as possible for Carnaby's Black Cockatoo and local fauna, we would like the proposed Landscape Plan to ensure protection and privacy of the residential lots on Atkins Parade adjoining the Public Open Space area, via plantings and infrastructure to help screen and protect our fences from opportunistic fence jumpers, graffiti and damage. For example, additional plantings of plants like <i>Hemiandra pungens</i> that have spikes and are unfavourable to walk/climb through.</p> <p>6) The loss of an inferred Priority Ecological Community (PEC) of flora of ecological significance.</p> <p>Concern:</p> <ul style="list-style-type: none"> - The proposal identifies a PEC but does not provide for further measures to report the find for further review and consideration, in regards to its significance on a local, regional and global level <p>As previously mentioned in this submission, the remnant vegetation on Lot 33 Barfield Road comprises of <i>Banksia attenuata/Banksia menziesii/Banksia ilicifolia</i> and <i>Allocasuarina fraseriana</i> low open woodland, and is considered to represent a flora community of conservation significance, being Priority Ecological Community (PEC) <i>Swan Coastal Plain (SCP) 21c – Low lying Banksia attenuata woodlands or shrublands</i> (Flora survey, 360 Environmental, 2014). A PEC is a floral community of conservation significance that requires further assessment prior to being reviewed for Threatened Ecological Community (TEC) status and protection under legislation. The vegetation subject to the proposed 'Residential' zoning on Lot 33 ranges in condition from Excellent (Keighery Vegetation Condition Scale) to Good, with the majority of the vegetation within this zoning being in Excellent to Very Good condition. Degraded areas are noted along the existing firebreak of the Lot only. It is quite significant to not only have this vegetation community occur on this Lot, but for it to also be in such good condition that it remains structurally intact and representative of the PEC that it is.</p> <p>The vegetation within the proposed LSP is therefore considered to be</p>	<p>The proposed POS is roughly 0.2873 hectares in area which under 'Liveable Neighbourhoods' falls within the classification criteria for a 'Local Park' which '<i>should be provided for local children's play and as resting places, designed as small intimate spaces, where appropriate, and to allow pedestrian connectivity, and create a sense of place.</i>' The Landscaping plan aims to balance active play areas with areas of native plants to meet the requirements of 'Liveable Neighbourhoods' and provide a 'sense of place'. In addition the City has conditioned the Council report as follows (draft report);</p> <p>a) <i>"Update the 'Landscape Plan' (figure 8) within the Structure Plan report to mandate the retention of appropriately selected scattered native vegetation,</i></p>

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		<p>locally, regionally and globally significant. The flora survey undertaken by 360 Environmental also came to this conclusion, stating that "the vegetation within the project area can be considered of conservation significance" (360 Environmental, August 2014). Nowhere else in the world other than the Swan Coastal Plain in Western Australia does this assembly of flora exist, and the vegetation on Lot 33 is in such good condition that the community and structure remains largely intact and undisturbed. It appears that the vegetation on Lot 33 may not have previously been identified as a PEC, and that the flora survey has been the first indication that the vegetation is analogous to this floristic community.</p> <p>In addition the floristic community present (SCP21c) has only been given a PEC status, and not a legislative protection status of TEC, simply because the area and floral community present has not been subject to the level of investigation and review required to formally register it as a TEC. It is quite possible that SCP21c will be worthy of the protection that a TEC status affords in the future, however the research on the floral community is not yet 'up to speed' and therefore the plant community does not currently have the same protection levels that a TEC does. It is highly probable that once the research does catch up on reviewing PECs, their floral assemblage and representations, that the SCP21c floral community will gain TEC status. By then it will likely be too late for the vegetation on and surrounding Lot 33 Barfield Road, Hammond Park.</p> <p>Recommendation:</p> <p>As a minimum we would like to see the vegetation survey undertaken by 360 Environmental referred to the Department of Parks and Wildlife (DPaW) by the Council, for inclusion in to the DPaW PEC database, and to allow DPaW to consider and review the vegetation community onsite and its significance.</p> <p>Ideally we would like to see the entirety of Lot 33 Barfield Road, Hammond Park reserved for Conservation by the Council or State Government, given that it contains PEC SCP21c, in mostly Very Good to Excellent Condition (Keighery Vegetation Condition Scale). Alternatively we would like to see development within the lot delayed until such time that a formal assessment of the PEC SCP21c has been undertaken, such that it can be protected if it does become a TEC.</p> <p>7) The loss of significant Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) foraging area and local fauna habitat</p> <p>Concerns:</p> <ul style="list-style-type: none"> - The proposal does not appear to have been referred to the 	<p><i>including Banksia, Jarrah and Tuart Trees, within the 'native planting buffer' and 'native tree planting' sections of the proposed Public Open Space. This is to be done in consultation with and to the satisfaction of the City of Cockburn's technical officers."</i></p> <p>This condition should ensure that the Banksia, Jarrah and Tuart trees are protected where considered appropriate. The proponent is aware of their responsibilities with regards to the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>Public Open Space (P.O.S) generally serves a drainage function in addition to providing areas for passive and recreational activity. Accordingly POS is generally located on the lowest lying land. Under the proposed Structure Plan the lowest point is located to the rear of the lots along Atkins Parade. The Drainage component is guided by the Local Water Management Strategy which has been submitted to the Department of Water for comment. The drainage location is based on engineering and land fall requirements. Native vegetation preservation is not necessarily something that the LWMS can take into account as part of the design. The drainage relocation request is not supported by the City.</p> <p>The Structure Plan is not the appropriate mechanism to 'prevent crime' rather the SP provides for residential lots facing the POS. This will provide for visual surveillance over the POS which may discourage anti-social behaviour. It is not considered appropriate to require the applicant to update the Landscape Plan to include species of trees within the proposed POS with spikes which are 'unfavourable to walk/ climb through.' This could be a safety hazard for children and other residents using the spaces. Notwithstanding</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>federal government for consideration given the loss of known Carnaby's Black Cockatoo foraging areas protected under the <i>Environment Protection Biodiversity Conservation Act 1999</i>.</p> <ul style="list-style-type: none"> - The proposal does not consider the significance of the site as fauna habitat for other conservation significant fauna (e.g. Quenda, Rainbow Bee-eater). <p>In addition to comprising a Priority Ecological Community (PEC) for flora, Lot 33 Barfield Road, Hammond Park contains significant fauna habitat, including feeding and foraging areas for the local Carnaby's Black Cockatoo (Carnaby's) population and habitat for other local mammals, reptiles and birds.</p> <p>The vegetation on Lot 33 contains vegetation in predominantly Very Good to Excellent condition (Keighery Vegetation Condition Scale), with a dense understorey providing excellent habitat for a number of ground dwelling mammals, such as the Quenda (<i>Isoodon obesulus</i>) (Priority 5 State protection status), and Western Grey Kangaroo (<i>Macropus fuliginosus</i>). Both of these animals have been documented within the vegetation and surrounding areas, and are known to utilise the vegetation within Lot 33.</p> <p>Lot 33 is also frequented daily during the dry season by a local Carnaby's Black Cockatoo flock. Carnaby's Black Cockatoo are <u>endangered</u>, with clearing of roosting and foraging sites for urban development, particularly on the Swan Coastal Plain, resulting in declining population numbers. Some studies suggest that without urgent action to protection foraging and nesting sites, this species may become extinct within 15 years.</p> <p>Up to around 150 Carnaby's Black Cockatoos utilise the vegetation within Lot 33 on a daily basis during the dry season, feeding on the Banksia species for up to an hour on each occasion. The local flock visit Lot 33 Barfield Road, Hammond Park each morning during this period between 5.30-9am as they head through the area on their way north, and then visit the property again in the afternoon from 4.30pm to 6.30pm as they return to the Wandi roosting site to the south east. We have been recording the birds within Lot 33 for a few years now, with early sighting forms and data sent through to Christine Groom at the (then) Department of Environment and Conservation for recording. Some photographs of the birds utilising Lot 33 are provided for your review and information within this submission.</p> <p>Given that the local Carnaby's population utilise the vegetation on this lot on a daily basis, we consider that on a regional scale <u>the vegetation within Lot 33 is likely to be a significant foraging area for the Carnaby's Black Cockatoo.</u></p>	<p>the City will ultimately be responsible for the maintenance of the parks. Species of this nature are unfavourable from a maintenance perspective.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>In addition to the Carnaby's, a number of other bird species have been observed within the vegetation on Lot 33, including the elusive Red-capped parrot (<i>Purpureicephalus spurius</i>) and Rainbow Bee-eater (<i>Merops ornatus</i>) (Migratory species – protected under the <i>Environment Protection Biodiversity Conservation Act 1999</i>) (S3 species protected under the <i>Wildlife Conservation Act 1950</i>), as well as wrens, Black-faced Cuckoo Shrikes etc. A large number of these birds inhabit Lot 33, and will be directly impacted by the proposed zoning change to 'Residential'.</p> <p>Recommendation:</p> <p>The Fauna Assessment undertaken for the proposed LSP was not considered to provide a representative survey of fauna within the Lot, given that the survey was undertaken on one day (20 January 2014) for a three hour period. Therefore, it did not consider the seasonal variation of species utilising the site, nor did it provide a true and accurate reflection of the species that utilise the site on an ongoing and regular basis. As such, we would like consideration to be given to additional fauna surveys to occur to better reflect the fauna utilising and inhabiting the vegetation on Lot 33 such that areas of significance for habitat (nesting, roosting or feeding) can be better identified, and help guide the proposed LSP.</p> <p>As the vegetation within Lot 33 Barfield Road, Hammond Park is also utilised by the Carnaby's Black Cockatoo on a daily basis during the dry season, we would also like to see the proposed LSP forwarded to the Commonwealth government for an assessment against the <i>Environment Protection Biodiversity Conservation Act 1999</i> (EPBC Act) protection principles. Similar vegetation currently being cleared on the corner of Rowley Road and Barfield Road to the south (Gold Estates/Housing Authority) (to which the vegetation on Lot 33 has connectivity) is noted to have required assessment against the EPBC Act 1999, and was considered to provide significant foraging habitat for Carnaby's Black Cockatoo. We note that the outcome of the EPBC Act assessment resulted in an approval for clearing subject to a suitable offset being provided. In the event that vegetation within this lot is cleared to make way for 'Residential' zonings and Public Open Space, we would like to see a meaningful and worthwhile offset proposed and implemented that protects and preserves Carnaby's Black Cockatoo habitat within the Swan Coastal Plain.</p> <p>Attached and over page: Photos of Carnaby's Black Cockatoos within vegetation adjacent to (address to remain confidential), on Lot 33 Barfield Road, Hammond Park.</p> <p>Images of the following supplied:</p> <ul style="list-style-type: none"> • 26 November 2012 – Carnaby's feeding on <i>Banksia attenuata</i> on 	<p>This has been undertaken. The Department of Environment Regulation and the Department of Parks and Wildlife were consulted during the advertising period of the proposed Structure Plan. They were provided with the full SP document including the 'Flora and Vegetation Survey' and the 'Fauna Survey'. Both agencies support the proposal.</p> <p>Under Clause 6.2.9 of the City of Cockburn Town Planning Scheme No. 3 the City is required to make a decision on the SP within 60 days of the close of advertising. It is therefore not considered appropriate to delay the determination of this proposal. As mentioned above this proposal was advertised to two environmental agencies for comment.</p> <p>The proposal was reviewed by the City's environmental officers and the Department of Environment Regulation and the Department of Parks and Wildlife. No comment regarding the standard of the survey was mentioned. Both agencies support the proposal.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Lot 33 Barfield Road.</p> <ul style="list-style-type: none"> • 4 August 2012 Carnaby's feeding on <i>Banksia ilicifolia</i> (left) and <i>Banksia menziessii</i> (above) on Lot 33 Barfield Road. • 8 December 2012 – Carnaby's feeding within <i>Banksia attenuata</i> on Lot 33 Barfield Road. 	
6	Department of Water PO Box 332 Mandurah Western Australia	<p>No objection</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, Lot 33 Barfield Road, Hammond Park LWMS, (DEC, April 2015) and it was deemed unsatisfactory to the DoW. The DoW cannot support the LSP until the department is satisfied with the LWMS. Accordingly, the LSP should not be finalised prior to the endorsement of a satisfactory LWMS by the DoW and the City of Cockburn in accordance with BUWM (WAPC, 2008).</p>	<p>Further to the advice received from the Department of Water the applicant made further changes to the LWMS which was then forwarded to the DoW for comment. The DoW was not yet satisfied with the further changes however advised in an email dated 14 May 2015 that the DoW is satisfied for the LWMS issues to be finalised following council adoption and therefore as a condition of Structure Plan adoption. This has been actioned within the Council report.</p>
7	Water Corporation PO Box 100 Leederville 6902	<p>No objection</p> <p>Thank you for your letter of 21 April 2015 inviting comments from the Water Corporation regarding the proposed Local Structure Plan (LSP). The Water Corporation has no objections to the LSP and provides the following infrastructure advice which should be forwarded to the proponents for information.</p> <p><u>Water and wastewater planning</u></p> <p>The Corporation has prepared water and wastewater scheme planning for this area to guide the servicing of this land at the subdivision stage. This planning may be staged and varied by the proponent's consulting engineer in liaison with the Water Corporation.</p> <p>The wastewater servicing of this land and the adjoining areas to the south will require the extension of a 300mm diameter gravity sewer along the western boundary of the subject land. The preferred route for the sewer is along proposed southward extension of Irvine Parade.</p> <p>The Corporation's wastewater scheme planning also identifies that some parts of Lot 33 (will require substantial fill in order to achieve the required</p>	<p>Noted. The Water Corporations letter inclusive of the attached information sheet has been forwarded to the applicant for their information.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>elevations for the operation of gravity sewers (see attached sketch). In this regard, the developer's engineers should be encouraged to obtain further sewer planning information from the Water Corporation Land Planning Branch.</p> <p>Modelling undertaken as part of recent staging planning for this part of the Corporation's Thompson's Lake Gravity Scheme has determined that the upper limit of compliant gravity supply is in the order of 38m AHD.</p> <p><u>Drainage</u></p> <p>This land is situated within the Thomson's Lake non-standard infrastructure contribution area for drainage purposes. Current headworks charges for this area are as per the attached information sheet.</p>	
8	Tony Mesman 28 Atkins Parade Hammond Park	<p>Objection</p> <p>I write to you concerning Structure plan proposal lot33 Barfield Road Hammond Park. My wife and I and a number of other residents are concerned about the fauna and flora that habitat the bushland that you propose to develop. In the three and half years that we have lived here we have witnessed and come to know , kangaroos, goanna's, blue tongues , red tailed cockatoos, white tailed cockatoos, twenty eights, Gos hawks and various species of snakes. Dugites and king browns. And several different species of scorpions, and geckos. This area under your proposal is also a roosting and feeding area for predominately white tailed cockatoo and red tailed cockatoo. I have personally been documenting there feeding and roosting habits for the last 4 months, and can supply evidence of this through photos and other data. We are very concerned as to what will become of the fauna / flora once this proposal begins. Is it possible to leave some of the trees that these birds roost and feed on, or at least leave an area of natural parkland that the fauna and flora that habitats the area be there for future generations to enjoy and where we can co-exist with the animals. The kangaroos have been of special benefit and joy to a large number of families who live within the area, and take photos.</p>	<p>Noted. The proposal was reviewed by the City's environmental officers, the Department of Environment Regulation and the Department of Parks and Wildlife during the advertising period. Both environmental agencies support the proposal. In addition the City has conditioned the Council report as follows (draft report);</p> <p>a) <i>"Update the 'Landscape Plan' (figure 8) within the Structure Plan report to mandate the retention of appropriately selected scattered native vegetation, including Banksia, Jarrah and Tuart Trees, within the 'native planting buffer' and 'native tree planting' sections of the proposed Public Open Space. This is to be done in consultation with and to the satisfaction of the City of Cockburn's technical officers."</i></p> <p>This condition should ensure that the Banksia, Jarrah and Tuart trees are protected where considered appropriate. The proponent is aware of their responsibilities with regards to the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>The proposed Structure Plan provides for a</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			<p>'Landscape Plan' (see figure 8) which identifies the intended landscaping for the POS to be provided for at subdivision stage. This plan proposes a 'Native Planting Buffer' to the rear of the existing properties along Atkins Parade as well as a separate area of native vegetation to the east of the proposed playing field.</p> <p>At subdivision stage the City will ensure fauna are appropriately relocated. This will ensure the protection of these animals.</p>
9.	Department of Parks and Wildlife (Regional & Fire Management Services Division) Locked Bag 104, Bently Delivery Centre, Western Australia 6983	<p>No Objection</p> <p>In reference to your letter dated 21 April 2014, the Department of Parks and Wildlife provides the following advice.</p> <p>Statutory Approvals Process</p> <p>The department notes that the subject land is zoned 'Urban' under the Metropolitan Region Scheme and 'Development' under the City's Local Town Planning Scheme No.3. The Southern Suburbs District Structure Plan (SSDSP) overarches the proposed local structure plan (LSP) and the department has previously provided detailed comment on the SSDSP. The land uses proposed in the LSP are consistent with the intent of the SSDSP.</p> <p>Level 2 Flora and Vegetation Survey</p> <p>A Level 2 Flora and Vegetation Survey was conducted by '360 Environmental' over the whole of Lot 33 in September 2013. The results indicate that no Threatened Ecological Communities or Threatened Flora were found. However, conservation significant vegetation i.e Priority Ecological Community, SCP21c – Low lying Banksia attenuata woodlands or shrublands (Priority 3) is identified as present on site, and as such, it is recommended that appropriate action be undertaken to protect it, or to mitigate impacts.</p> <p>Threatened Fauna Species</p> <p>The proposed Structure Plan has the potential to impact on Carnaby's cockatoo habitat. The continual net loss of critical habitat will result in additional pressure on the current population of Carnaby's cockatoo. Clearing of native vegetation, in particular banksia, jarrah or tuart trees will result in a loss of foraging habitat for this species. In the Perth Region, all species of black cockatoo are protected under both the Wildlife Conservation Act 1950 and the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). The proponent should consider its notification responsibilities in accordance with Commonwealth Guidelines regarding Matters of National Environmental Significance under the EPBC</p>	<p>Noted.</p> <p>The City has provided the applicant with a copy of the Department of Parks and Wildlife's submission for their consideration. In addition the City has conditioned the Council report as follows (draft report);</p> <p><i>b) "Update the 'Landscape Plan' (figure 8) within the Structure Plan report to mandate the retention of appropriately selected scattered native vegetation, including Banksia, Jarrah and Tuart Trees, within the 'native planting buffer' and 'native tree planting' sections of the proposed Public Open Space. This is to be done in consultation with and to the satisfaction of the City of Cockburn's technical officers."</i></p> <p>This condition should ensure that the Banksia, Jarrah and Tuart trees are protected where considered appropriate. The proponent is aware of their responsibilities with regards to the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>The City has not yet received a development proposal for the future high school site. Consideration of the retention of native vegetation on the high school site will be undertaken at a later date.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Act, should implementation of the proposal fail to avoid impacts to protected fauna.</p> <p>Native Vegetation</p> <p>The department supports the City's Environmental Manager's comments that as much vegetation as possible be retained in public open space (POS). Also, that the City give consideration to negotiating with the Department of Education to determine if there is scope to retain vegetation within the school site as well as the potential to direct stormwater to the future school grounds/oval to allow the POS area to also be retained as natural vegetation.</p>	
10.	Department of Environment Regulation Locked Bag 33, Cloister Square, Western Australia	<p>No Objection</p> <p>Thank you for the above referral dated 21 April 2015 requesting comment from the Department of Environment Regulation (DER) on a planning application before Council.</p> <p>I note that the proposal may involve clearing of native vegetation.</p> <p>Proponents can be advised that the clearing of native vegetation in Western Australia is prohibited, unless the clearing is authorised by a clearing permit obtained in accordance with the Environmental Protection Act 1986 or is of an exempt kind. Proponents who wish to clear are required to apply for a permit if an exemption does not apply. Guidelines and fact sheets are available at: http://www.der.wa.gov.au/your-environment/native-vegetation Further information on the clearing permit process can be obtained by email (NVP@der.wa.gov.au) or by telephone (6467 5020).</p> <p>DER has no further comment on the specific application in reference to regulatory responsibilities under the Environmental Protection Act 1986 and the Contaminated Sites Act 2003.</p>	Noted. The applicant has been provided with a copy of the DERs correspondence.



Licensed Valuers & Property Consultants

REPORT & VALUATION

**LOT 282 SKEAHAN STREET
SPEARWOOD WA 6163**



As at 4 May 2015

Ref: 46346

"Liability limited by a scheme approved under Professional Standards Legislation."



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VALUATION REPORT EXECUTIVE SUMMARY

PROPERTY ADDRESS: LOT 280 SKEAHAN STREET, SPEARWOOD WA 6163

INSTRUCTING CLIENT: Carolyn Trowbridge

POSTAL ADDRESS: 1 Bailey Street
HAMILTON HILL WA 6163 **EMAIL:** Carolyntrowbridge1@gmail.com

VALUATION PURPOSE: To assess the Market Value of the property known as Lot 280 Skeahan Street, Spearwood for pre-purchase advice purposes.

CERTIFICATE OF TITLE: Lot: 282 Plan: 8375 Volume: 1300 Folio: 148

REGISTERED PROPRIETORS: City of Cockburn. Registered 24 June 1965

ENCUMBRANCES: 1. Easement Benefit 44217/1965 see sketch on Vol 1300 Fol 148 Registered 24.6.1965.

ZONING: "Residential R30" - City of Cockburn Local Planning Scheme No. 3
"Urban" - WAPC Metropolitan Region Scheme

DESCRIPTION OF PROPERTY "AS IS": The subject comprises a 534 square metre vacant lot that was previously used as a drainage sump by the City of Cockburn. The site has recently been decommissioned and filled.

COMMENTS: At the date of valuation the subject property was not serviced and could not be serviced without an Easement over one of the adjoining properties. We have taken this into account when determining the market value.

CERTIFICATE OF VALUATION

INTEREST VALUED: Freehold Title, vacant possession basis

MARKET VALUE "AS IS": \$210,000 (TWO HUNDRED AND TEN THOUSAND DOLLARS) EXCLUSIVE OF GST

DATE OF VALUATION: 4 May 2015 **DATE OF INSPECTION:** 4 May 2015

VALUERS REFERENCE: 46346 **DATE OF REPORT:** 8 May 2015

CRITICAL ASSUMPTIONS: Please refer to the Assumptions, Conditions & Limitations section in the Body of the Report for Qualifications, Limitations, Critical Assumptions and Disclaimers.

SIGNATURE:

VALUER: SAMANTHA TITTERINGTON, AAPI
CERTIFIED PRACTISING VALUER.
LICENSED VALUER NO. 44139 IN WA

MATTHEW J GARMONY, FAPI
CERTIFIED PRACTISING VALUER.
LICENSED VALUER NO. 41203 IN WA
MANAGING DIRECTOR

IMPORTANT NOTE:

I hereby certify that I, the inspecting valuer have personally inspected this property and have carried out the assessments above as at that date. The valuer authorising the report for issue may not have inspected the property, however has read through the report and has authorised the release of the report to the client on the basis the inspecting valuer has complied with the firms valuation standards. Neither I nor any member of this firm, has any conflict of interest, or indirect or financial interest in relation to this property that is not disclosed herein. The valuation report is for the use of and may be relied upon only by the party to whom it is addressed. No other party is entitled to use or rely upon it or any of its contents and the valuer or valuation firm shall have no liability to any party who does so. All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report including "Assumptions, Conditions & Limitations". It is a synopsis, only designed to provide a brief overview and must not be acted on in isolation. Our report and valuation now follows:

Ref: Error! Reference source not found.

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1.0 INSTRUCTIONS

Written instructions have been received from the instructing client(s) to undertake a valuation of the subject property for the purpose identified below including any specific instructions or requirements. The valuer has inspected the subject property on the date of inspection and carried out necessary investigations for the purpose of this valuation.

1.1	INSTRUCTING CLIENT(S)	Carolyn Trowbridge
1.2	PROPERTY ADDRESS	Lot 282 Skeahan Street, Spearwood
1.3	DATE OF INSTRUCTION	30 April 2015
1.4	VALUATION PURPOSE	Market Value
1.5	SPECIFIC INSTRUCTIONS	Pre-purchase Purposes
1.6	RELIANCE DISCLAIMER	

The valuation report is for the use of and may be relied upon only by the party to whom it is addressed. No other party is entitled to use or rely upon it or any of its contents and the valuer or valuation firm shall have no liability to any party who does so. This valuation cannot be used wholly or in part in a Prospectus, Product Disclosure Document or any other public document without special arrangement and our written consent unless consent is disclosed in this report.

1.7 PECUNIARY INTEREST

Neither the valuer, nor any member of Garmony Property Consultants has any conflict of interest, or direct or financial interest in relation to this property that is not disclosed herein.

A copy of the written instructions is contained within the Annexures of this report.

2.0 BASIS OF VALUATION

This valuation assesses the values below as defined by the International Valuation Standards Committee and endorsed by the Australian Property Institute as follows;

2.1 MARKET VALUE

For the purpose of this valuation "Market Value" as defined by the International Valuation Standards Committee, and as adopted by the Australian Property Institute as:

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

This includes chattels such as fixed floor coverings, light fittings, curtains, dishwasher, etc. which are normally sold with residential properties.

2.2 "AS IS" VALUE

An "As Is" value is a valuation that provides the market value of the property as it exists rather than the value of any proposed improvements.

3.0 DATES OF VALUATION

3.1 DATE OF INSPECTION

The subject property was inspected by the inspecting valuer on 4 May 2015.

3.2 DATE OF VALUATION

The property has been valued as at 4 May 2015 based on the instructions received.

3.3 VALUATION CURRENCY

Please be aware that due to Professional Indemnity Insurance Constraints, we cannot extend liability, reissue or confirm the initial valuation, three (3) months from the date of valuation, without undertaking a re-inspection of the property and further investigation and analysis.

4.0 LEGAL DETAILS

4.1 TITLE PARTICULARS

The land is described as being an estate in fee simple in portion being Lot 282 on Plan 8375 and being the whole of the land comprised in Certificate of Title Volume 1300 Folio 148.

4.2 REGISTERED PROPRIETORS

A search of the Title dated 19 March 2015 reveals City of Cockburn is the registered proprietor of the subject property, registered on 24 June 1965.

4.3 ENCUMBRANCES

1. Easement Benefit 44217/1965 see sketch on Vol 1300 Fol 148 Registered 24.6.1965.

The Easement relates to the Right of Carriageway access over Lot 271 to the south of the subject lot. It currently grants access to the council however would transfer to the new owner upon the sale of the lot.

Annexed to the rear of this report are copies of the following documents:

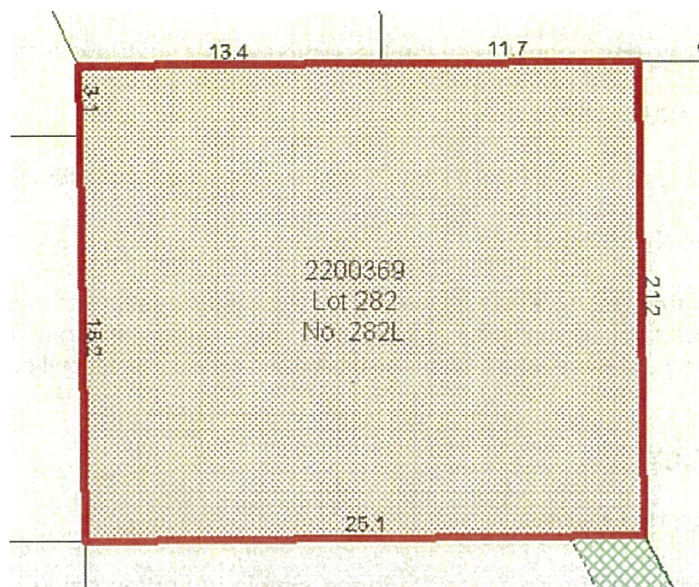
- Certificate of Title
- Encumbrances
- Instruction

5.0 SITE DETAILS

5.1 IDENTIFICATION

The property has been identified by reference to cadastral maps, proposed amalgamation plan and confirmed from our onsite inspection.

5.2 LAND DIMENSIONS & AREA



Shape:	Rectangular
Northern boundary:	25.1 metres
Southern boundary:	25.1 metres
Eastern boundary:	21.2 metres
Western boundary:	21.3 metres
Area:	534 square metres

The land dimensions and area have been derived from the cadastral maps.

5.3 SITE SURVEY

We have not been provided with, nor have we sighted a current site survey of the property however, our site inspection indicates that the improvements appear to be constructed within the lot boundaries. The valuation is made on the basis that there are no encroachments by or upon the property. This could be only confirmed by obtaining a current survey report from a registered surveyor. This has not been undertaken as part of this report. Should there be any encroachments, we reserve the right to reassess any effect on the value stated in this report.

Disclaimer: This report is not a site survey nor is the valuer a qualified or licensed/registered surveyor. Any opinion provided on survey matters relating to the property is not given in the capacity of an expert, however are based on our inspection of the property and review of Certificates of Title and cadastral plans.

5.4 PHYSICAL CHARACTERISTICS

Topography:	Level.
Aspect / Views:	None
Soils:	The soils appear to be sandy in nature, typical for the locality.
Drainage:	The site drainage appears to be adequate.

6.0 ENVIRONMENTAL CONSIDERATIONS

6.1 CONTAMINATION

In our opinion, the subject property does not contain any specific factors that may warrant an environmental hazard. However, we are not experts in the detection or quantification of environmental problems and therefore have not carried out a detailed environmental investigation.

Our online search of the Department of Conservation and Environment's contaminated sites database dated 4 May 2015 has revealed the property has not been registered. Please note that our valuation has been assessed on the basis of no on-site contamination. Should subsequent investigation show that the site is contaminated we reserve the right to vary our valuation figure accordingly.

Disclaimer: Verification of whether the property is free of any environmental hazard can be obtained from a site inspection by a suitably qualified environmental consultant.

6.2 FLOOD RISK

We are of the opinion there is no apparent flood risk.

7.0 PLANNING

7.1 CURRENT LOCAL GOVERNMENT ZONING

Our enquiries to the City of Cockburn being the local authority indicates the land is zoned "Residential R30" under Town Planning Scheme No.3.

METROPOLITAN REGION SCHEME ZONING

Regional Planning Schemes exist for the areas of Perth, Peel and Greater Bunbury. They outline objectives for state and regional development and provide a statutory mechanism to assist strategic planning, coordinate the provision of major infrastructure and set aside areas for regional open space and other community purposes.[^] Source: Landgate Property Interest Report

Under the Metropolitan Region Scheme the subject property is zoned as "Urban"

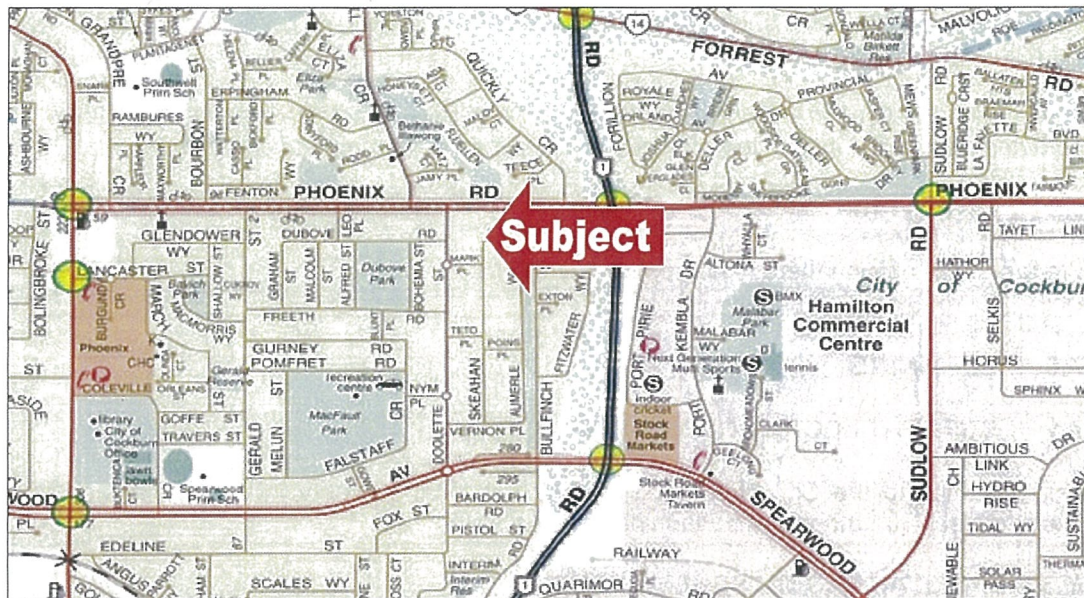
Disclaimer: Town Planning and Zoning information was informally obtained from the relevant local and state government authorities. This information does not constitute a formal Zoning Certificate. Should the addressee require formal confirmation of planning issues, we recommend a written application be made to the relevant authorities to obtain appropriate current Zoning Certificates.

8.0 LOCATION & SERVICES

8.1 SITUATION

Spearwood is a south western residential suburb located approximately 17 kilometres from the Perth Central Business District and 6 kilometres from Fremantle. The suburb is easily accessed via Stock Road and Rockingham Road. Schools within the suburb include Spearwood Primary School and Newton Primary School with shopping facilities located at Phoenix and Stargate Shopping Centres. Various parks and reserves are scattered throughout the suburb.

More specifically, the subject is located behind number 11 at the northern end of Skeahan Street, being situated south of Phoenix Road, east of Doolette Street, west of Stock Road and north of Spearwood Avenue.



Source: StreetDirectory.com.au

8.2 SERVICES

Sewer is available to the rear of the property however is not connected. All other services are available in the street however cannot be connected to the subject lot at this time as they would require an Easement across one of the adjoining lots for laying of pipes etc. to service the subject.



Source: Water Corporation

Skeahan Street is a concrete kerbed, bitumen sealed and drained suburban road as are other roads throughout this locality.

Ref: 46346

"Liability limited by a scheme approved under Professional Standards Legislation."



9.0 IMPROVEMENTS

Not applicable – vacant land with boundary fencing only



Subject lot



Access via Easement over Lot 271 only

10.0 MARKET COMMENTARY

The Perth residential property market has levelled off, with enquiries to residential real estate agents within the Perth metropolitan area indicating reduced interest in properties listed on the market for sale, in particular properties towards the upper end of the market value range from \$750,000 to \$1,500,000 in most market segments. The Real Estate Institute of Western Australia (REIWA) have reported that the number of rental properties listed on the market has increased and the median market rents have fallen.

The residential property market in the suburb of Spearwood is continuing to experience slowing but steady market conditions with slow to stable sales turnover.

At the 7 April 2015 meeting, the Reserve Bank of Australia (RBA) kept the cash rate unchanged at 2.25% for a second straight month, after reducing interest rates by 25 basis points from 2.5% in February 2015. The RBA Governor Glenn Stevens stated that *"Moderate growth in the global economy is expected in 2015, even as China's growth slows a little from last year's outcome."* Some key *"commodity prices declined, in some cases sharply"* and that *"the price of oil is much lower than it was a year ago and appears to reflect a combination of lower growth in demand and more importantly, significant increases in supply."*

Ref: 46346

"Liability limited by a scheme approved under Professional Standards Legislation."



MARKET COMMENTARY: Continued

Governor Stevens also stated *"In Australia the available information suggests that growth is continuing at a below-trend pace, with overall domestic demand growth quite weak as business capital expenditure falls"* while the *"unemployment rate has gradually moved higher over the past year."* The Governor concluded that *"further easing of (the cash rate) policy may be appropriate over the period ahead, in order to foster sustainable growth in demand and inflation consistent with the target."*

In some circumstances there are a limited number of recent comparable sales in the surrounding locality and those sales we have referred to are considered to be the most relevant. The most comparable sales evidence researched and analysed is as follows:

10.1 VACANT LAND SALES EVIDENCE

a) Lot 133 Arthur Road, Hamilton Hill

Sold: \$92,500

Date of Sale: June 2014

Comments: This property comprises a 282 square metre vacant lot also previously used as a drainage sump that has since filled, rezoned residential and sold by the City of Cockburn, reportedly to the adjoining owner. The lot does not have street access – reportedly, access is via an easement over the lot at the front and services are not available without an easement. The sale price equates to \$328 per square metre.

Comparison: This property is affected by similar factors to those pertaining to the subject where the lot was previously a sump with easement access only, however has a smaller land area. The sewer main is also located further from the lot at the street front of Arthur Street, approximately 45-50m from the boundary of the subject. We would expect a higher rate per square metre given the position of the sewer and a higher value overall to apply to the subject given the larger land area.

b) 34A Doolette Street, Spearwood

Sold: \$230,000

Date of Sale: February 2015

Comments: This property comprises a 294 square metre battleaxe shape vacant lot in a front and rear two lot subdivision in a similar location to the subject yet busier on a busier road. The sale price equates to \$782 per square metre.

Comparison: This sale is also a battleaxe lot, yet fully serviced with a smaller land area. We would expect a lower rate per square metre and lower value overall to apply to the subject given the larger land area and lack of services.

c) 133A Phoenix Road, Spearwood

Currently under offer for \$235,000

Date of Sale: Not yet settled

Comments: This property comprises a 254 square metre battleaxe shape vacant lot in a front and rear two lot subdivision. The proposed sale price equates to \$925 per square metre.

Comparison: This sale is also a battleaxe lot yet fully serviced and in busier location with a smaller land area. We would expect a lower rate per square metre and lower value overall to apply to the subject given the larger land area and lack of services.

VACANT LAND SALES EVIDENCE: Continued

- d) 13A Skeahan Street, Spearwood
Currently under offer for \$255,000
Date of Sale: Not yet settled
Comments: This property comprises a 300 square metre battleaxe shape vacant lot with a 76 square metre common property driveway in a front and rear two lot subdivision, located adjacent to the block in front of the subject on Skeahan Street. The proposed sale price equates to \$850 per square metre.
Comparison: This sale is also a battleaxe, yet fully serviced lot, in a comparable location to the subject with a smaller land area. We would expect a lower rate per square metre and a lower value overall to apply to the subject given the larger land area and lack of services.
- e) 7 Vernon Place, Spearwood
Currently under offer for \$264,000
Date of Sale: Not yet settled
Comments: This property comprises a 336 square metre battleaxe shape vacant lot with a 73 square metre common property driveway in a front and rear two lot subdivision in a similar location to the subject. The proposed sale price equates to \$785 per square metre.
Comparison: This sale is also a battleaxe shaped yet fully serviced lot and in a comparable location to the subject with a smaller land area. We would expect a lower rate per square metre and lower value overall to apply to the subject given the larger land area and lack of services.
- f) 300 Hamilton Road, Spearwood
Sold: \$330,000
Date of Sale: September 2014
Comments: This property comprises a 571 square metre regular shape vacant lot with street frontage and falls below the road grade. The sale price equates to \$577 per square metre.
Comparison: This sale is of a fully serviced, green title lot with street frontage in a slightly inferior location with a larger land area. We would expect a lower rate per square metre and lower value overall to apply to the subject given the lack of services and non-street front position.
- g) Lot 681 Buran Way, Spearwood
Sold: \$380,000
Date of Sale: February 2015
Comments: This property comprises a 344 square metre regular shape, level vacant lot with street frontage and also backing onto the park in the new Ocean Road Estate. The sale price equates to \$1,104 per square metre.
Comparison: This sale is of a fully serviced, green title lot with street frontage in a new subdivision with similar land area in a superior position backing onto parkland. We would expect a lower rate per square metre and lower value overall to apply to the subject given the larger land area, lack of services and park aspect and non-street front position.

VACANT LAND SALES EVIDENCE: Continued

- h) Lot 671 Nadilo Drive, Spearwood
Sold: \$440,000
Date of Sale: November 2014
Comments: This property comprises a 529 square metre regular shape, level vacant lot with street frontage in the new Ocean Road Estate. The sale price equates to \$831 per square metre.
Comparison: This sale is of a fully serviced, green title lot with street frontage in a new subdivision with similar land area. We would expect a lower rate per square metre and lower value overall to apply to the subject given the lack of services and non-street front position.

10.2 DEVELOPMENT SITE SALES EVIDENCE

- i) 46 Edeline Street, Spearwood
Sold: \$602,500
Date of Sale: November 2014
Comments: This property comprises a 911 square metre regular shape, level inside lot improved with a 3 bedroom, 1 bathroom single level residence with a below ground pool zoned Residential R30, allowing for 3 unit sites. After allowing circa \$50,000 for the added value of the improvements, the sale price equates to \$184,166 per lot on average or \$606 per square metre of land.
Comparison: This sale has a smaller area than that of the subject if amalgamated with Lot 271 and yields two less lots. We would expect a lower rate per lot to apply to the subject given the larger land area.
- j) 7 Bolingbroke Street, Spearwood
Sold: \$740,000
Date of Sale: September 2014
Comments: This property comprises a 966 square metre regular shape, corner lot improved with a 3 bedroom, 1 bathroom single level zoned Residential R40, allowing for 4 unit sites with an average of 241 square metres per lot or multiple dwelling development. The sale price equates to \$185,000 per lot on average or \$766 per square metre of land.
Comparison: This sale has a smaller area than that of the subject if amalgamated with Lot 271 and yields one less lot. We would expect a higher rate per lot to apply to the subject given the larger average lot size.

DEVELOPMENT SITE SALES EVIDENCE: Continued

- k) 5 Rigby Street, Spearwood
Sold: \$820,000
Date of Sale: August 2014
Comments: This property comprises a 1,416 square metre regular shape, corner lot improved with a 4 bedroom, 2 bathroom single level zoned Residential R30, allowing for 4 unit sites with an average of 354 square metres per lot. The sale price equates to \$205,000 per lot on average or \$579 per square metre improved.
Comparison: This sale has a smaller area than that of the subject if amalgamated with Lot 271 and yields one less lot. We would expect a higher rate per lot to apply to the subject given the larger average lot size.
- l) 12 Edeline Street, Spearwood
Sold: \$865,000
Date of Sale: November 2014
Comments: This property comprises a 1,290 square metre regular shape, level inside lot improved with a 3 bedroom, 1 bathroom single level residence zoned Residential R40, allowing for 5 unit sites with an average lot size of 258 square metres. The residence is deemed to add a holding income until the site is developed and after allowing circa \$20,000 for this, the sale price equates to \$169,000 per lot on average or \$655 per square metre improved.
Comparison: This sale has a smaller area than that of the subject if amalgamated with Lot 271 however would yield the same number of lots due to the higher R40 zoning. We would expect a slightly higher rate per lot to apply to the subject given the larger average lot size.
- m) 57 Edeline Street, Spearwood
Sold: \$1,080,000
Date of Sale: February 2014
Comments: This property comprises a 1,761 square metre regular shape, level inside lot improved with a basic single level residence zoned Residential R30, allowing for 5 unit sites with an average lot size of 352 square metres or multiple dwelling development. The sale price equates to \$216,000 per lot on average or \$613 per square metre improved. The property sold with a Development approval in place for 14 multiple dwellings.
Comparison: This sale has a similar area than that of the subject if amalgamated with Lot 271 and would yield the same number of lots. We would expect a similar rate per lot to apply to the subject given the similar post amalgamation parent lot size, smaller average lot size yet higher density zoning.

11.0 VALUATION AND COMMENTS

In determining the Market Value of the property we have considered the following method of valuation:

Comparable Sales Method: *Direct comparison of vacant sold.*

11.1 COMPARABLE SALES METHOD

In arriving at the market value of the subject property utilising the comparable sales method of valuation, we have analysed the sales listed above taking into account the size, shape and location of the land and the size, availability of services and have compared these on a rate per square metre to the subject.

As a check we have also analysed sales of development sites to determine a per lot value based on the zoning requirements to determine the added value of the extra lot.

11.2 GENERAL COMMENTS

The subject property comprises a 534 square metre lot that is currently owned by the City of Cockburn and previously used as a drainage sump. The sump has since been decommissioned, filled and levelled.

The subject lot is effectively land locked with access only possible via a Right of Carriageway Easement registered on the Certificate of Title of Lot 271 Skeahan Street, directly to the south of the new lot, with direct street access resulting in a battleaxe style lot for access purposes. The Right of Carriageway would transfer to the new purchaser if the lot was sold, guaranteeing access to the lot, however whilst there is a sewer line near the rear northern boundary that the subject could be connected to, no other services can be connected to the lot without an Easement/s over one of the adjoining lots, which would require agreement from the relevant adjoining owner. This said, the running of services through adjoining lots is not looked upon favourably by utility providers such as Western Power and the Water Corporation and agreement by adjoining owners for an Easement cannot be guaranteed.

When determining the market value for the site, it is important to understand who the most likely buyer is and their motivations for acquiring the land. In this case and taking into account these factors, the most probable purchaser for the subject lot would be an adjoining owner who would amalgamate the lot with their existing lot. Most prudent purchasers, who are not an adjoining owner, would most likely not buy a lot that they cannot have connected to services in order to construct a residence. There are 6 adjoining owners surrounding the lot which limits the number of prospective purchasers considerably and we are of the opinion the general market (aside from adjoining owners) are unlikely to perceive any benefit or value in acquiring the site.

We have given consideration to the sale of Lot 133 Arthur Street, Hamilton Hill which was also previously owned by the City of Cockburn and used as a sump that has since been filled and levelled and sold to the adjoining owner for \$92,500 (\$328 per square metre) in June 2014.

This lot has a smaller land area than the subject however has similar issues with regards to access and services, aside from the position of sewer line which is further from this lot than that of the subject. We would expect a higher rate per square metre to apply to the subject given the position of the sewer line to the rear.

GENERAL COMMENTS: Continued

Given the lack of sales of non-serviced lots aside from the abovementioned property, we have considered sales of fully serviced, battleaxe shaped lots which have indicated a rate per square metre of \$782-\$925 per square metre depending on size and location. The rear battleaxe lot at 13 Skeahan Street is currently under offer for \$255,000 (\$850 per square metre). Whilst the lot is in a comparable location, it is fully serviced however has a smaller than the subject. Given this, we would expect a lower rate to apply to the subject. The recent sale of a 336 square metre, fully serviced rear battleaxe lot at 7A Vernon Place indicates a rate of \$785 per square metre. We would expect a lower rate per square metre to apply to the subject given the smaller land area and lack of services.

Recent sales of green titled lots in new subdivisions such as Ocean Road Estate and Elisa Ponds indicate rates of \$730-\$1,104 depending on size and location within each subdivision and are considered far superior to the subject, all having street frontage and being fully serviced. We would expect a much lower rate to apply to the subject.

If the lot was fully serviced, having easement access via Skeahan Street, we would expect a rate of circa \$650 per square metre to apply, resulting in a value of \$350,000 rounded. We have estimated the cost service the lot if an easement was granted by an adjoining owner in the order of \$30,000-\$50,000. Deducting this cost from the value determined above, equates to a value range of \$300,000-\$320,000.

Given the lot cannot be serviced without the agreement of an adjoining owner for an Easement/s to be registered over an adjoining lot, aside from sewer and the limited number of potential buyers for the subject, we have discounted the value after costs by 30%, which results in a value range of \$210,000-\$224,000. We have adopted \$210,000 as the market value given current market conditions and the narrow access to the lot.

We have also considered the development potential of the proposed amalgamation of the subject lot with Lot 271 Skeahan Street which would result in a combined area of 1,720 square metres. We note that construction of 4 units is underway on Lot 271 at present at that this development approval was reportedly granted under the 5% variance allowance by the WAPC. The increased area only allows for one extra lot given the requirements of the R30 zoning which requires a minimum land area of 260 square metres per lot with an average of 300 square metres. As it stands, the subject lot is not suitable for subdivision given the size of 534 square metres.

We have enquired with Cottage and Engineering Surveys who has confirmed that if the two lots are amalgamated, the easement area currently providing access to the subject lot, would have to become part of the common property, resulting in Lot 2 on the Strata Plan becoming less than the required minimum size and the subject lot not having a large enough area to accommodate two lots plus the increased common area. He has advised it is highly unlikely the WAPC will apply the 5% variance rule twice given the other 4 units are under construction which could result in two lots being created to the rear based on the parent site land area.

GENERAL COMMENTS: Continued

Given the amalgamation of the subject lot with Lot 271 only allowing for one extra lot in the subdivision at this time, we are of the opinion the added value of the additional area will not add more than that of one extra lot when comparing the added value on a per lot basis. As a check method, we have also given consideration to development sites comparing them on their group dwelling lot yields for comparison purposes. 7 Bolingbroke Street sold in September 2014 with a land area of 966 square metres and Residential R40 zoning, this allows for the development of 4 units or multiple dwellings. The sale price equates to \$185,000 per lot with an average lot size of 241 square metres. We would expect a higher rate per lot to apply to the subject given the lower zoning and larger average lot size for the amalgamated site. 57 Edeline Street has land area of 1,761 square metres and sold in February 2015 for \$1,080,000 or \$216,000 per lot based on a group dwelling basis used for comparison purposes. We would expect a slightly lower rate per lot to apply to the subject given the similar land area and comparable lot yield if developed with group dwellings yet also considering the added value of the Development Approval. 12 Edeline Street sold in November 2014 for \$865,000 with a land area of 1,290 square metres, zoned R40 which allows for 5 units or multiple dwelling development. This equates to \$169,000 per unit site after allowing for the holding income of the existing residence in the short term. We would expect a higher rate per lot to apply to the subject given the larger average lot size yet lower zoning. Sales of these properties indicate rates of \$169,000-\$216,000 per lot which supports our adopted value of \$210,000.

11.3 MARKET MOVEMENT CLAUSE

This valuation is current as at the date of valuation only. Further, Garmony Property Consultants cannot extend liability, reissue or confirm initial valuation after a period of three (3) months from the date of valuation, without undertaking a re-inspection of the property and further investigation and analysis.

The value assessed herein may change significantly, un-expectantly over a relatively short period (including a result of a general market movements or facts specific to the particular property). We do not accept liability for losses arising from such a subsequent change in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where the valuation is relied upon after the expiration of 3 months from the date of valuation, or such earlier date if you become aware of any factors that may have any effect on the valuation.

11.4 GOODS AND SERVICES TAX

A Goods and Services Tax (GST) became effective on 1 July 2000.

If you believe that the subject property may be impacted on by the implementation of the GST, we recommend that you seek the advice of an appropriately qualified accountant.

Unless otherwise stated herein, the opinion of value expressed in this Report is exclusive of any GST which may be applicable.

11.5 ASSUMPTIONS, CONDITIONS & LIMITATIONS

1. We have assumed that the property being freehold is not subject to any Native Title claims. A search of the claims lodged with the Native Title Legislation has not been undertaken.
2. Our valuation is on the assumption that if there is a requirement to resume all or part of the land by a relevant authority, the owners will be fully compensated.
3. This valuation relies on information supplied to Garmony Property Consultants by the State Government's Landgate office through a private supplier and we reserve the right to amend our report should this information prove incorrect. In some instances we have not made a physical internal inspection and have had to rely on the information provided by the selling agent and/or Landgate's/RPdata's summary of property description.
4. The report is on the assumption that the property is free of actual or potential contamination and is not subject to flooding. We have not investigated the site beneath the surface or undertaken vegetation or soil sampling.
5. We have assumed that any asbestos products that may exist in the property do not represent a health hazard under the Occupational Health and Safety and Welfare Act. We have not been provided with an asbestos register.
6. We are not aware of any heritage issues and consider it unlikely there are any such issues which may affect the value of the subject property unless stated in the report and we advise we have not undertaken a search of any Heritage Register.
7. Whilst we have taken every reasonable care during our inspection of the property and in making relevant enquiries, we have not undertaken or requested a Written Flood Search, Written Town Planning Certificate, Special Inspection Search by the Local Authority Building Department, Structural Survey by an Architect or Engineer, or Identification Survey by a Licensed Surveyor. In the absence of these formal searches or enquiries, we have assumed that the results of any such searches would not disclose any matters significantly affecting the value of the property.
8. No allowance has been made in our valuation for realisation expenses.
9. Please note the photographs of the property were taken as at the date of inspection unless otherwise stated.

12.0 CERTIFICATE OF VALUATION

12.1 MARKET VALUE ON AN "AS IS" BASIS

Therefore after consideration of the above factors we assess the Market Value of the property known as Lot 282 Skeahan Street, Spearwood on an "As Is" basis subject to an unencumbered freehold title, vacant possession and the assumptions as contained within the body of the report as at 4 May 2015 in the sum of **\$210,000 (TWO HUNDRED AND TEN THOUSAND DOLLARS)** exclusive of GST.

Yours faithfully
for **GARMONY PROPERTY CONSULTANTS**



**SAMANTHA TITTERINGTON AAPI
CERTIFIED PRACTISING VALUER.
LICENSED VALUER NO. 4139 IN WA**



**MATTHEW J GARMONY, FAPI
CERTIFIED PRACTISING VALUER.
LICENSED VALUER NO. 41203 IN WA
MANAGING DIRECTOR**

I hereby certify that I, the inspecting valuer have personally inspected this property and have carried out the assessments above as at that date. The valuer authorising the report for issue may not have inspected the property, however has read through the report and has authorised the release of the report to the client on the basis the inspecting valuer has complied with the firms valuation standards.

13.0 ANNEXURES

- 13.1 CERTIFICATE OF TITLE
- 13.2 EASEMENT
- 13.3 INSTRUCTIONS

VALUATION:
LOT 282 SKEAHAN STREET
SPEARWOOD WA 6163

19

8 MAY 2015

CERTIFICATE OF TITLE

Ref: 46346

"Liability limited by a scheme approved under Professional Standards Legislation."



WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER 271/P8375	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

VOLUME
10 FOLIO
77A

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES**LAND DESCRIPTION:**

LOT 271 ON PLAN 8375

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOHN ROLAND TROWBRIDGE
CAROLYN EMMA PORTER
BOTH OF 7 SOUTH STREET, SOUTH FREMANTLE
AS JOINT TENANTS

(T M090498) REGISTERED 31 OCTOBER 2012

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. 44215/1965 EASEMENT TO SHIRE OF COCKBURN. SEE SKETCH ON VOL 10 FOL 77A. REGISTERED 1.1.1965.
2. 44217/1965 EASEMENT BURDEN SEE SKETCH ON VOL 10 FOL 77A. REGISTERED 24.6.1965.
3. *M090499 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 31.10.2012.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:


The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 10-77A (271/P8375).
PREVIOUS TITLE: 1300-146.
PROPERTY STREET ADDRESS: 11 SKEAHAN ST, SPEARWOOD.
LOCAL GOVERNMENT AREA: CITY OF COCKBURN.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M090499

LANDGATE COPY OF ORIGINAL NOT TO SCALE Thu Dec 13 10:16:46 2012 JOB 40702064

Superseded - Copy for Sketch Only

INDEXED *ST* **ORIGINAL**  CT 5015 0377A 1

Transfer 83679/86 WESTERN AUSTRALIA VOL 10 FOL 77A

Certificate of Title

UNDER THE TRANSFER OF LAND ACT, 1893 AS AMENDED

G.A. Investments Pty. Ltd., having its office at 340 Murray Street, Perth, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing one rood six and eight-tenths perch or thereabouts, being portion of Cockburn Sound Location 561 and being Lot 271 on Plan E375.

Dated the 28th day of November, 1966.

Registrar of Titles.

Transfer 83679/86 to Robert James Kelsey, Teacher and William Kelsey, his wife, both of Lot 271 Sheahan Street, Hamilton Heights, as joint tenants. Registered 11th November 1966 at 10.22 AM.



A 399311 - 14

For encumbrances and other matters affecting the land see back

LANDGATE COPY OF ORIGINAL NOT TO SCALE Thu Aug 30 14:50:28 2012 JOB 39935820

Superseded - Copy for Sketch Only

EASEMENTS AND ENCUMBRANCES REFERRED TO

	Transfer 46212/65 Grants to the heirs of Cochran the right to subdivide and upon lot 271 on Plan 8375 for the purpose of exercising certain drainage rights over the portion of the said lot 271 abutting the margin on the margin itself as set out in the said transfer.
	Transfer 46212/65 Grants to the proprietor or proprietors for the time being of lot 271 on Plan 8375 a right of carriage over the portion of the said land abutting the margin on the margin itself. Registered 24 June 1965 at 11 02 a.m.
	<i>Robert Lawrence</i> PROPRIETOR OF LOT 271
	Mortgage 83681/66 to Town & Country Permanent Building Society. Registered 28th November 1966 at 10 02 a.m.
	Mortgage 45663/67 to Finance Corporation of Australia Limited. Registered 2nd January 1967 at 12 34 a.m.
	Discharge 45663/67 of Mortgage 45663/67 Registered 2nd January 1967 at 12 34 a.m.
	Discharge 138941 of Mortgage 138942 Registered 8th April 1967 at 9 30 a.m.
	Discharge 138942 of Mortgage 45663/67 Registered 8th April 1967 at 9 30 a.m.
	Mortgage 138944 to Town & Country Permanent Building Society Registered 8th April 1967 at 9 30 a.m.
	Mortgage 138945 to Finance Corporation of Australia Limited Registered 8th April 1967 at 9 30 a.m.
	Discharge 138945 of Mortgage 138945 Registered 2nd March 1968 at 3 14 a.m.
	Discharge 138945 of Mortgage 138945 Registered 2nd March 1968 at 3 14 a.m.
	Mortgage 2459457 to The Commissioners of the Rural & Industries Bank of Western Australia. Registered 27th April 1967 at 9 30 a.m.
	Discharge 1102988 of Mortgage 2459457. Registered 15th May, 1969 at 5 03 hrs.

CERTIFICATE OF TITLE

VOL 10 FOL 77A

CT 0210 0077A 8



LANDGATE COPY OF ORIGINAL NOT TO SCALE Thu Aug 30 14:50:28 2012 JOB 39935820

VALUATION:
LOT 282 SKEAHAN STREET
SPEARWOOD WA 6163

20

8 MAY 2015

EASEMENT

Ref: 46346

"Liability limited by a scheme approved under Professional Standards Legislation."



WARNING

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AN AREA DEFINED BY COLOUR
ON A SKETCH.

44215/65

TO VERIFY AREA DEFINED BY
COLOUR A SEARCH OF THE
ORIGINAL DOCUMENT HELD IN
SECONDARY STORAGE IS
REQUIRED

44215

44215-65

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REGISTERED AT
24 JUN 1965
NO. 7804. *SW*

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House of
Commons for
EASEMENT: *prop.*

REGISTERED 1102 OXLOM THE
DAY OF *June* 1965



SOLOMON & CLARKE.
SOLICITORS.
FREMANTLE.

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44250k.

WESTERN AUSTRALIA
The Transfer of Land Act
EASEMENT

GRANHAM INVESTMENTS PTY. LTD. of 33 Colin Street West Perth in the State of Western Australia (hereinafter called "the Grantor" which expression shall where the context permits mean and include the said Grantor its transferees .. assigns and successors in title) being registered as the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT .. piece of land being portion of Cockburn Sound Location 561 and being Lot 271 on Plan 8375 and being part of the land comprised in Certificate of Title Volume .. 1227 Folio 16, ^{- NOW PART OF VOLUME 1300 FOLIO 146} IN CONSIDERATION of and pursuant to a direction by the Town Planning Board that as a condition of approval of the Grantor's application for subdivision a drainage easement over the undermentioned land be granted to the SHIRE OF COCKBURN ^{Rockingham Road} of Hamilton Hill in the said State a body corporate under the provisions of the Local Government Act 1960 and amendments (hereinafter called "the Grantee") and in order to give effect thereto DO HEREBY GRANT to the Grantee the said SHIRE OF COCKBURN or any other Local Authority for the time .. being lawfully constituted by Statute as having local governing powers over the said land full and free right and liberty at all times hereafter by its servants contractors and workmen and all persons authorised by the Grantee with all necessary machinery and apparatus to enter in and upon and leave the said land for the purpose of constructing maintaining inspecting and repairing as required by the said Local Authority a drain on so much of the said Lot 271 as is ... coloured brown on the plan annexed hereto and to use the same when constructed and for such purpose to pass and re-pass over the remainder of the said Lot ... 271 to hold the said drainage easement and all rights applicable thereto unto the Grantee its successors and assigns.

NOW IT IS FURTHER AGREED as follows:-

1. THE Grantee shall in the course of constructing maintaining inspecting or repairing any such drain do so in a proper workmanlike manner and shall repair at its own expense or compensate the Grantor for any damage resulting to any .. buildings or improvements on such portion of the said Lot 271 as is not included in this easement or to any chattels of the Grantor on such portion of the .. said Lot 271 not included in this easement.
2. IF any question or difference shall arise between the parties hereto as to the construction of these presents or as to any act matter or thing connected with the said drain or the construction maintenance inspection or repair

Ad.
Initial
Executive council
minute paper filed
with consent
lodged in
state house

thereof or in any other manner in connection therewith the same shall be referred to the arbitration of a competent engineer to be chosen by the parties or .. in default of agreement to be nominated by a Judge under the Arbitration Act .. 1895 and its amendments and such engineer shall be deemed to be a single arbitrator under that Act and shall have all powers and discretions accordingly.

3. ALL notices requiring to be served on either of the parties hereto shall be deemed to have been duly served on them if handed or delivered to the Secretary for the time being of the Grantor or the Shire Clerk for the time being of the .. Grantee or if sent to the parties by prepaid certified mail addressed to their .. respective addresses hereinbefore set forth and any such notice posted by mail .. shall be deemed to have been delivered fortyeight hours after the time when the .. same would normally have been delivered in the usual course of post.

4. SHOULD the Grantor at any time desire to fence off the easement area from ... the remainder of the said Lot 271 the same is hereby permitted but shall be carried out by the Grantor at its own expense.

5. THAT if the said easement area is not fenced off as aforesaid the Grantee shall not be liable for any injury sustained by any person using the residue of .. the said Lot 271 which is not included in this easement by reason of such person whether a person authorised by the Grantor or not to be in on or about the said land receiving any injury during such time as the Shire or its servants may be .. constructing maintaining inspecting or repairing the said drain on the land the subject of this easement or by reason of any such person receiving any injury by reason of the existence of any such drain.

6. SHOULD any underground pipe or drain be constructed by the Grantee through .. the easement area the Grantor shall not permit the passage of any heavy vehicle or the deposit or passage of any heavy material over such portion of its land .. where any such pipe or drain may be in existence whereby the pipe or drain may .. be damaged and should the Grantor permit any such passage of any heavy vehicle .. or article whereby the said pipe or drain may be damaged the same shall be ... repaired by the Grantee at the expense of the Grantor.

7. THE Grantor shall not have any right to erect any improvements or structures on that portion of the said Lot 271 which is the subject of this easement.

DATED the 4th day of June One thousand nine hundred and .. sixtyfive.

THE Common Seal of GRAHAM INVESTMENTS
PTY. LTD. was hereunto affixed by
 authority of the Directors in the
 presence of:-



John L. Graham
 DIRECTOR

Henry Hand *and 3770 ✓*
 SECRETARY

THE Common Seal of the SHIRE OF COCKBURN
 was hereunto affixed in the presence of:-

John Cooper ✓
 PRESIDENT

[Signature]
 SHIRE CLERK

*Finance Corporation of Australia Limited being the mortgagee referred to
 in Mortgage No. 27054/65 hereby assents to the above grant.*

ENCUMBRANCES:

N I L. Mortgage 27054/65

PART OF THE LAND COMPRISED IN CERTIFICATE
OF TITLE VOLUME 1227 FOLIO 16.

THIS is the plan referred to in the
annexed Easement granted by GRAHAM
INVESTMENTS PTY. LTD. to the SHIRE
OF COCKBURN dated the 4th ..
day of June 1965.

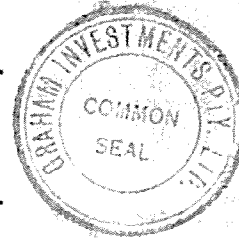
For Graham Investments Pty. Ltd.



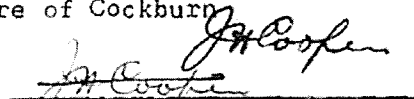
DIRECTOR




SECRETARY



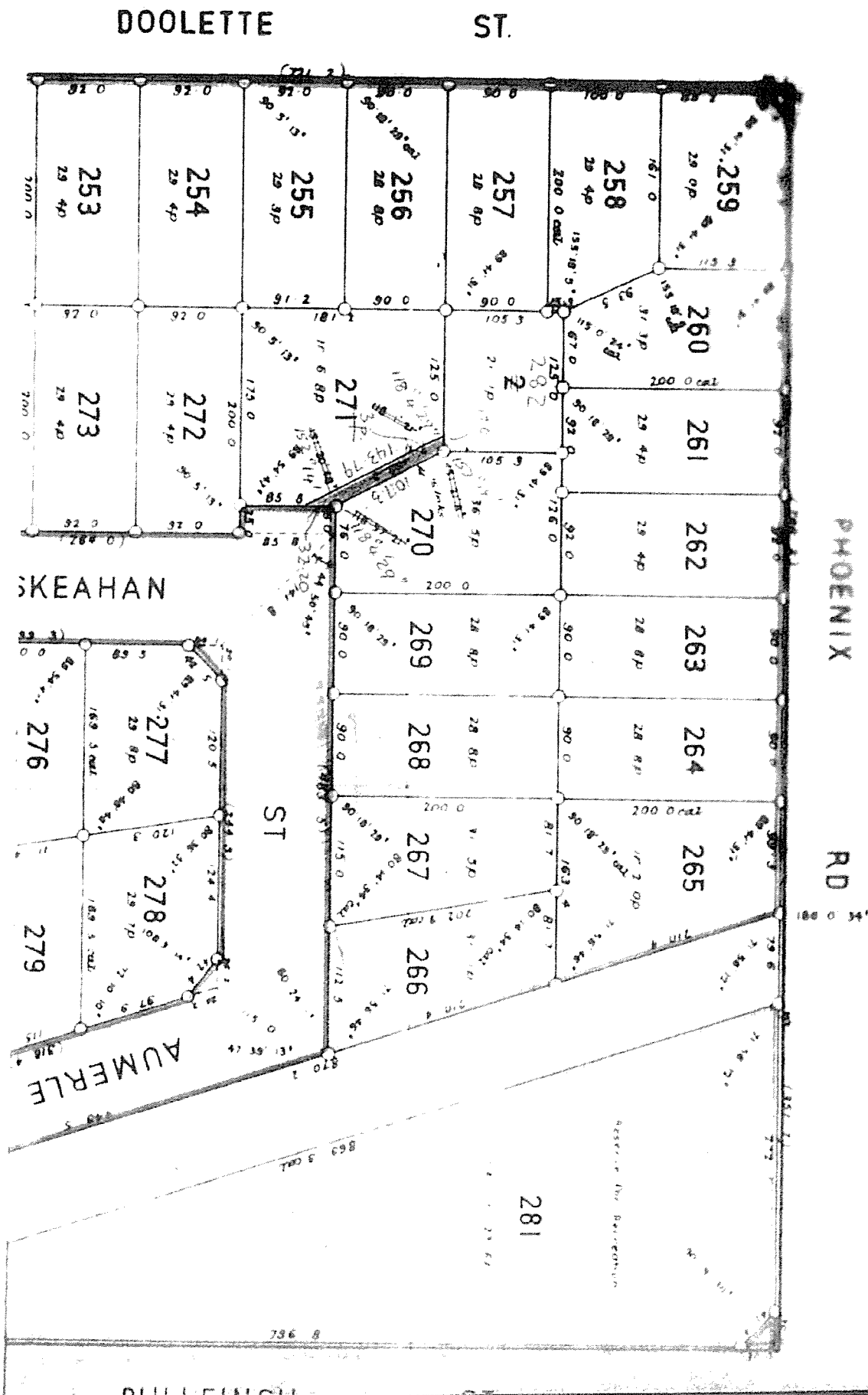
For Shire of Cockburn



PRESIDENT

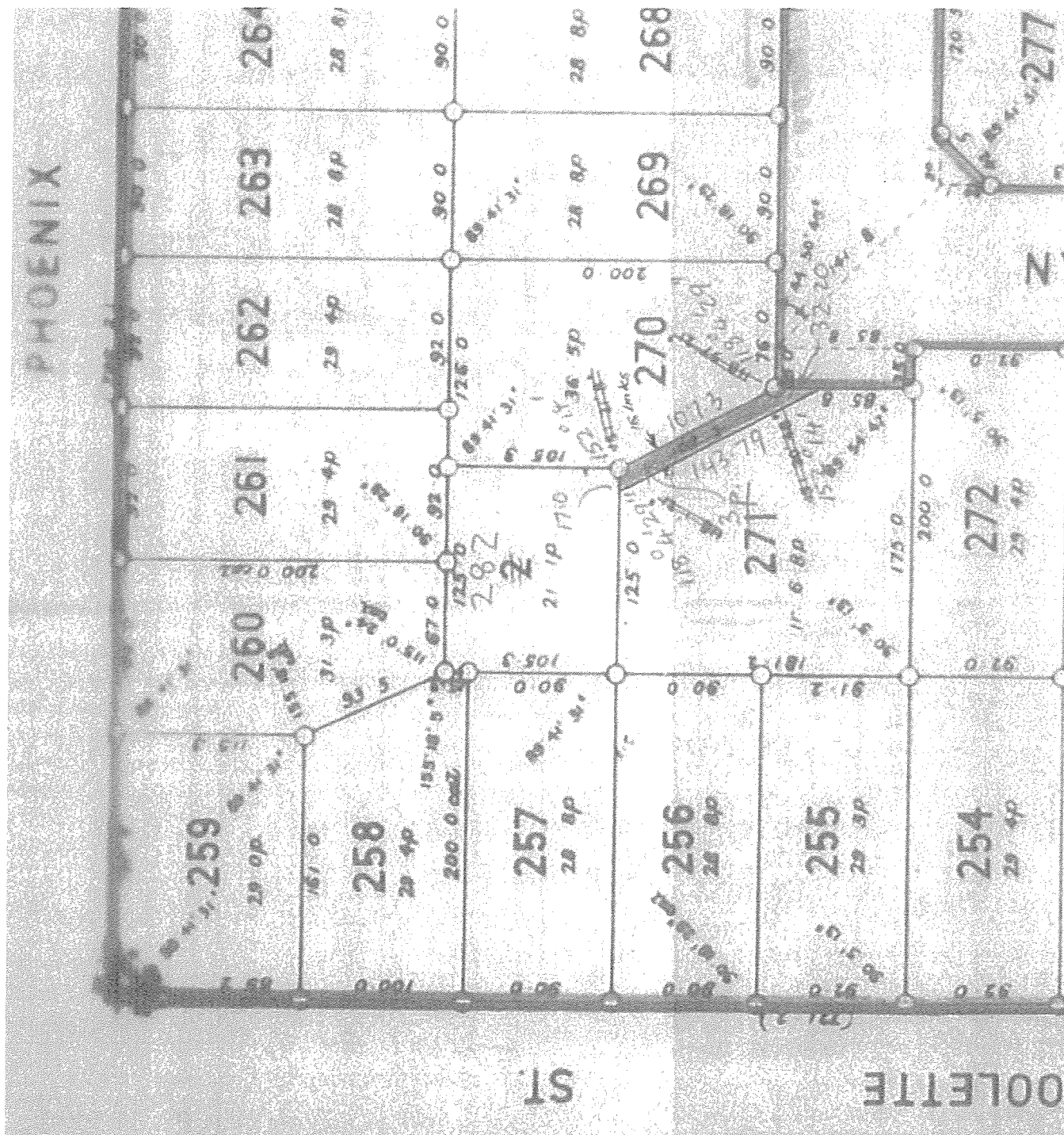


SHIRE CLERK



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Landgate
www.landgate.wa.gov.au



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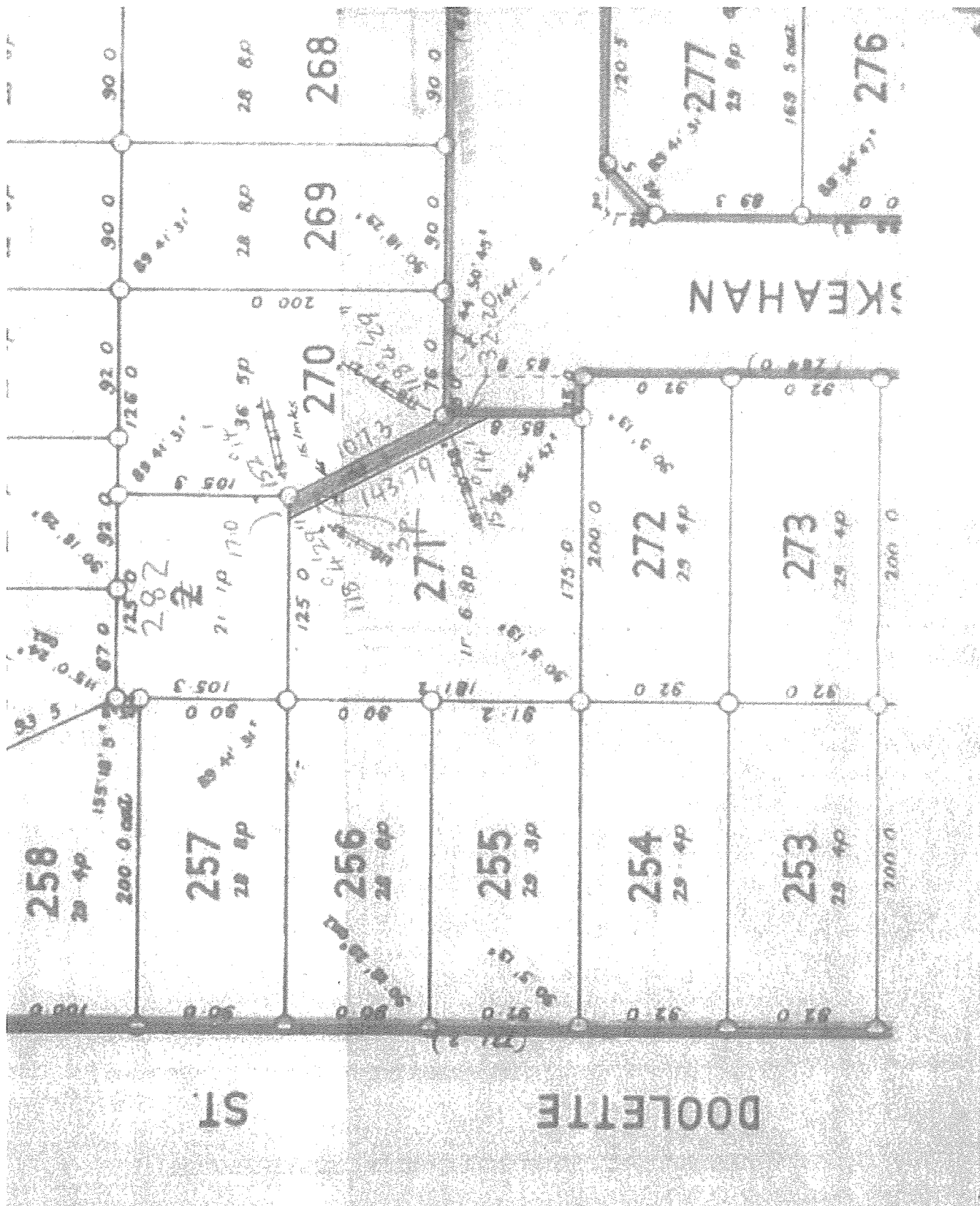
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JOB 47615153



Landgate

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ON A SKETCH.

44217/65

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COLOUR A SEARCH OF THE
ORIGINAL DOCUMENT HELD IN
SECONDARY STORAGE IS
REQUIRED

44217-65

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OFFICE OF TITLES.
REGISTERED AT 11.02
24 JUN 1985
NO. 7963. ASSESSOR

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148
JUN 24 AM 11:02

SHEETS TYPED

TRANSFER:

REGISTERED 11.02 - 12.00 THIS

24th DAY OF JUNE 1985

SOLICITOR-CLERK.
SOLICITOR.
FREMANTLE.

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47. 50 3887.

Andrew Lott & Lott

90105

44217

17550 Index Advised
Tax Sheet Written

~~DUTY 2~~ 24-2-6

ASSISTANT COMMISSIONER OF STAMPS



4217

WESTERN AUSTRALIA

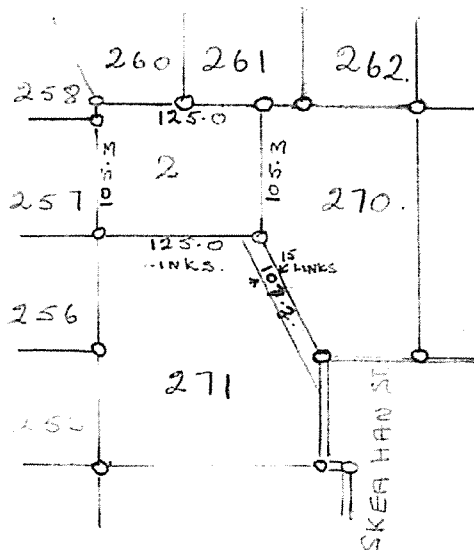
The Transfer of Land Act

TRANSFER

GRAHAM INVESTMENTS PTY. LTD. of 33 Colin Street West Perth in the State of Western Australia being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of and pursuant to one of the conditions of approval imposed by the Town Planning Board on an application for the sub-division of inter alia the land hereinafter described and the provisions of the Shire of Cockburn's Gerald Road Town Planning Scheme and in order to give effect thereto and IN FURTHER CONSIDERATION of the sum of THREE HUNDRED AND THIRTYTHREE POUNDS FIFTEEN SHILLINGS (£333.15. 0.) paid to is by the said Shire of Cockburn of ^{ROCKINGHAM ROAD.} Hamilton Hill in the said State a body corporate under the provisions of the Local Government Act 1960 and amendments DOES HEREBY TRANSFER to the said Shire of Cockburn ALL THAT piece of land being :

Portion of Cockburn Sound Location 561 and being Lot ~~2~~ ²⁸² on Plan ~~8575~~ and being part of the .. land comprised in Certificate of Title Volume 1227 Folio 16, ^{now part of Vol 1300 folio 146.} together with a right of carriage way over so much of Lot 271 on the said plan as is coloured brown on the plan drawn hereon.

but 2 acres
to 282 to
comply with
municipal
regulation



VOL
1300
148
For Graham Investments
Pty. Ltd.

For Graham Investments
Pty. Ltd.

[Signature]
DIRECTOR

[Signature]
ROCKINGHAM ROAD.
DIRECTOR

For Shire of Cockburn

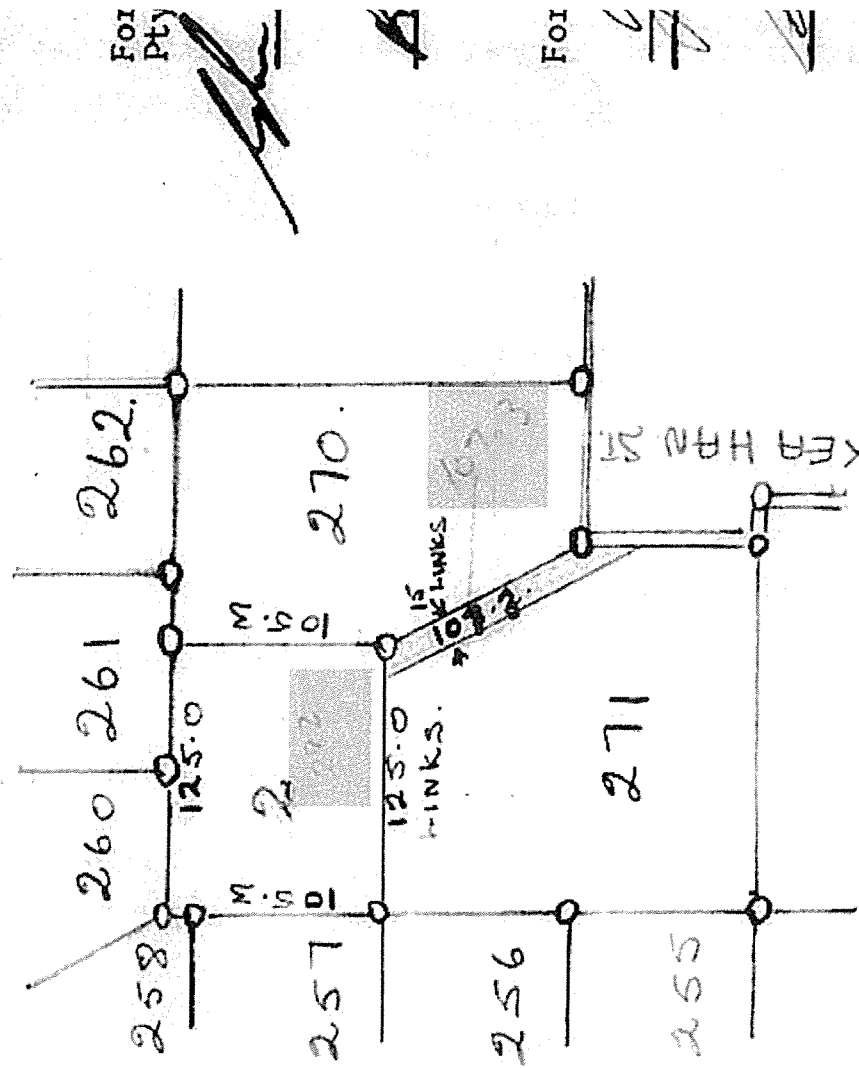
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PRESIDENT

[Signature]
SHIRE CLERK

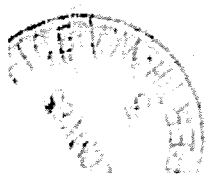
DATED the .. day of ..
hundred and sixtyfive.

One thousand nine

way over so much of Lot 271 on the said
is coloured brown on the plan drawn her(



DATED the day of
hundred and sixtyfive.



-2-

THE Common Seal of GRAHAM INVESTMENTS
PTY. LTD. was hereunto affixed by ...
authority of the Directors in the ..
presence of :-

John R. O'Hara
DIRECTOR



ant 3770

Kenneth R. O'Hara
Secretary

THE Common Seal of the SHIRE OF ..
COCKBURN was hereunto affixed in the }
presence of :-

John R. O'Hara
PRESIDENT

John R. O'Hara
SHIRE CLERK

ENCUMBRANCES:

N I L.

INSTRUCTIONS

Carolyn Trowbridge

By Email: carolyntrowbridge1@gmail.com

Quote No.: Q98351

30/04/2015

Garmony Property Consultants
9 Hardy Street
SOUTH PERTH WA 6151
Email: valuations@garmony.com.au

Dear Sirs

VALUATION INSTRUCTION – LOT 282 SKEAHAN STREET, SPEARWOOD WA 6163

I Carolyn Trowbridge hereby instruct Garmony Property Consultants to undertake a valuation of Lot 282 Skeahan Street, Spearwood as at the current date for Pre-Purchase purposes as discussed subject to the following terms and conditions.

I acknowledge your fees of \$1,650.00 inclusive of GST plus any encumbrances listed on the title which may affect the market value. I acknowledge your company's policy to receive payment prior to releasing your valuation and report.


If I require you to provide further or supplementary advice / information or attend any meeting or hearing after the completion of the report, I acknowledge further charges of \$385 per hour inclusive of GST may be payable.

I understand payment of your fees is via Cash, Cheque or Direct Deposit and that a Tax Invoice will be issued once the inspection has been carried out.

I hereby accept your above terms and instruct you to proceed with your enquiries and I look forward to receiving your valuation report in due course.

Yours faithfully,

Name: Carolyn Trowbridge

Signature: 

Postal Address (If different to the above): 1 BAILEY ST HAMILTON HILL 6163

Hard copy required ☐

☐

YES

NO

VALUATION REPORT

Lot 282 Skeahan Street,
Spearwood, Western Australia



Prepared For: City of Cockburn

19 March 2015

Liability limited by a scheme approved under Professional Standards Legislation

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Appendices

1	Certificate of Title
2	Letter of Instruction

Executive Summary

Instructing Party	City of Cockburn
Property Address	Lot 282 Skeahan Street, Spearwood, Western Australia
Certificate of Title	Volume 1300 Folio 148; Lot 282; Plan 8375
Registered Owner	'City of Cockburn'
Encumbrances	The encumbrances are provided within the body of the report. None of these are considered to affect the firm's valuation amount.
Last Sale	No sale in the last three years
Land Area	534 square metres
Zoning	'R30' – City of Cockburn, under Town Planning Scheme No. 3, gazetted 20 December 2002
Description of Property 'As Is'	The subject property comprises a former sump which has recently been filled and levelled to suitable standard for residential construction. This is a battle axe lot with access to Skeahan Street provided by an Easement across the adjoining Lot 271. The property is located within the established southern suburb of Spearwood.
Interest Valued	An estate in fee simple subject to the encumbrances noted within section 2.3
	Land Area Rate (\$ / sqm) \$712
Critical Assumptions, Conditions and Limitations	1. We have valued the subject property utilising the Direct Comparison method.

Executive Summary

Valuation Certificate

Date of Valuation	19 March 2015
Date of Inspection	19 March 2015
Date of Report Issue	27 March 2015

"This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the date of the valuation".

Market Value - As Is	THREE HUNDRED AND EIGHTY THOUSAND DOLLARS (\$380,000)
	SUBJECT TO: UNENCUMBERED FREEHOLD TITLE, VACANT POSSESSION, THE ASSUMPTIONS AS CONTAINED WITHIN THE BODY OF THE REPORT AND INCLUSIVE OF GST.



Signatories	Tim Hammond Associate of Australian Property Institute Certified Practising Valuer Licensed Valuer No. 44608 in WA	Steve Kish Director Associate of Australian Property Institute Certified Practising Valuer Licensed Valuer No. 498 in WA
	Tim Hammond has personally inspected the property being valued and the investigations and report are the responsibility of him. The report is signed by Steve Kish as a check of company procedures and has not inspected the property.	

Disclaimers

No Liability To Other Parties

We state that this valuation report is addressed to the instructing parties for internal purposes and is only for their use, and for no other purpose, and we disclaim responsibility and liability to any other party who might use or rely on the whole or any part of this report. Any such use by other parties is expressly forbidden. Neither the whole nor part of this report shall be printed or published in any circular, document or publication without first obtaining our approval of the form and context in which it is to appear.

Market Movement Clause

"This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the date of the valuation. Without limiting the generality of the above comment, we do not assume responsibility or accept liability where the valuation is relied upon after the expiration of 90 days from the date of the valuation or such earlier date if you become or ought reasonably to have become aware of any factors that have an effect on the valuation".

Lenders Endorsement (not applicable to Banks)

"This valuation is prepared on the assumption that the lender as referred to in the valuation report or another party to whom the valuation may be validly assigned, 'confirmed or reissued' (and no other) and who relies on the valuation for mortgage finance purposes has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risks for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that any such lender is providing mortgage financing at a conservative and prudent loan to value ratio. No liability whatsoever will be accepted if prudent lending practices fail to be strictly observed and/or if the lender relies solely on this valuation, and no other criteria, to advance loan funds. (This clause only applies if the lender is not a lender regulated by the Banking Act 1959 (Cth))"

Non First Mortgages

"This valuation is provided on the basis that it may be used for assessing and providing first mortgage over the property. This valuation cannot be relied upon by any party for losses arising from the assessment and/or provision of non-first mortgages".

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

This valuation summary forms a part of and should not be used or read independently from the completed report. Particular attention is drawn to qualifications and disclaimers included in this report.

1. Introduction

1.1 Under Instructions From

Bank / Client:	City of Cockburn
Address:	PO Box 1215, Bibra Lake DC WA 6965
Attention:	Mr Kevin Sim - Land and Property Officer
Email:	kevin@cockburn.wa.gov.au
Purpose:	To assess the market value of the subject property for acquisition purposes
Interest Valued:	An estate in fee simple subject to the encumbrances noted within section 2.3
Client Reference:	Purchase order no. 071442
Pecuniary Interest	To the best of our knowledge, we do not believe that Burgess Rawson (WA) Pty Ltd and the individual Valuers involved in the preparation of this valuation have pecuniary interests in the subject property that would conflict with the valuation of the property.

1.2 Basis of Valuation

Burgess Rawson confirms the basis of valuation adopted is in accordance with Australian Property Institute guidelines, and we have inspected the property and considered all relevant information available.

1.3 Market Valuation

Market Value as defined by the International Valuation Standards Committee and as adopted by the Australian Property Institute, is as follows:

'Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion.'

Market Rental Value as defined by the International Valuation Standards Committee, and as adopted by the Australian Property Institute, is as follows:-

'The estimated amount for which an asset should rent, as at the relevant date, between a willing Lessor and a willing Lessee in an arms length transaction, where in the parties have acted knowledgeably, prudently and without compulsion, and having regard to the usual terms and conditions for leases of similar assets'

It should also be noted this assessment of value is based on the facts and evidence as they existed as at the date of valuation and no warranty can be given to the maintenance of this value into the future.

1.4 Definitions

'As If Complete' valuation means a valuation that assumes the proposed development to be in a completed state as at the date of valuation and reflects current market conditions at the date of valuation.

'As Is' valuation means a valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development.

'Proposed Development' means any planned development or redevelopment of a property, including building improvements or modifications, which are proposed, approved or under construction on the property (but does not include a planned development or redevelopment of a single dwelling residential property for residential use) where the value of the proposed or planned development is estimated to be \$50,000 or more when complete.

2. Legal Details

2.1 Title Details

The land is described as being an estate in fee simple and being Lot 282 on Plan 8375, and being the whole of the land described by Certificate of Title Volume 1300 Folio 148.

2.2 Registered Proprietor

A search of the title by Burgess Rawson (WA) Pty Ltd indicates 'City of Cockburn' is the registered proprietor of an estate in fee simple, registered 24 June 1965.

Legal Details Cont'd

2.3 Easements and Encumbrances

1. Easement Benefit 44217/1965 See Sketch On Vol 1300 Fol 148 Registered 24 June 1965.

We have conducted a title search. We have assumed that there are no further easements or encumbrances not disclosed by this brief title search which may affect market value. However, in the event that a comprehensive title search is undertaken which reveals further easements or encumbrances; we should be consulted to reassess any affect on the value stated herein.

3. Planning

Burgess Rawson are verbally advised the land is zoned 'R30' by the City of Cockburn, under Town Planning Scheme No. 3, gazetted 20 December 2002.

Under this zoning the subject property presents has a single dwelling site with the R Codes providing for minimum average land areas of 300 square metres per grouped dwelling.

Under the Metropolitan Region Scheme the land is zoned 'Urban'.

Discussions with the Local Authority indicate there are no current resumption or acquisition requirements for the site.

Our valuation is on the assumption there are no requirements, and if this proves to be otherwise, our valuation assumes the owners will be fully compensated by the relevant Authority.

4. Situation and Services

4.1 Situation, Access and Surrounding Development

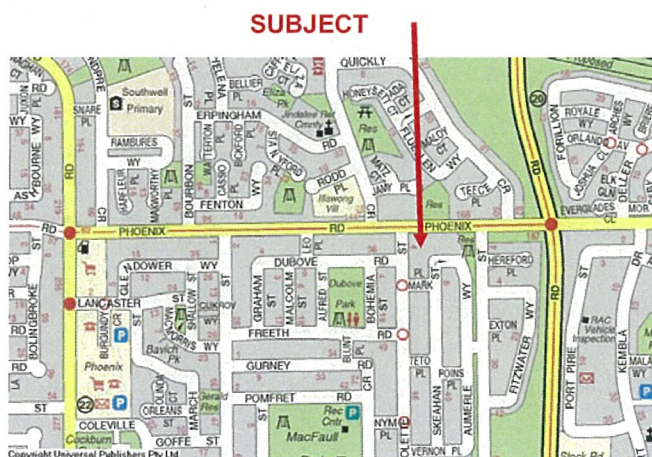
- The subject property is located in the suburb of Spearwood which is situated approximately 19 kilometres south west of the Perth Central Business District. More specifically the subject property comprises a battle-axe located approximately 25 metres north west of the right angle turn in Skeahan Street.
- Surrounding development is primarily residential and generally comprising single dwellings with constructions dating back to the 1960's through to the 1980's and some more recent grouped dwellings, generally of a villa design.
- Spearwood is well serviced by schools, parks, recreation reserves and shopping facilities including the Phoenix Shopping Centre
- The subject is close proximity to major roads including Stock Road, Spearwood Drive and Phoenix Road which connect to the major road network in the southern corridor.

4.2 Services

All normal services provided with the exception of scheme water and deep sewer

4.3 Location Map

Aerial Photograph



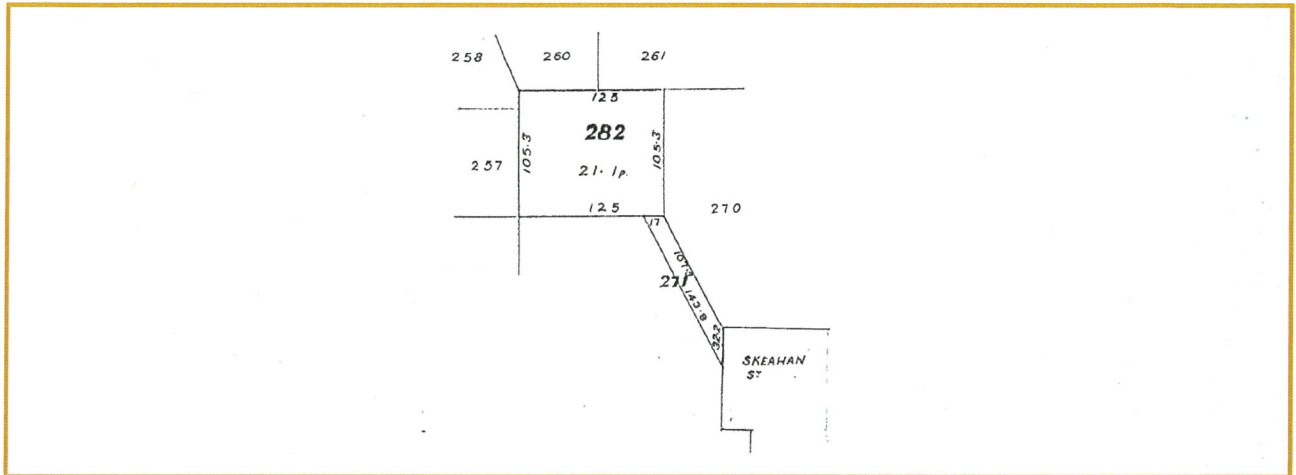
5. Site Details

5.1 Dimensions

- Northern and Southern Boundaries • 25.46 metres
- Eastern and Western Boundaries • 21.18 metres
- Land Area • 534 square metres

5.2 Topography

- Regular shape
- Cross fall west to east
- Site situated generally level with the road grade



5.3 Environmental

As a result of the proclamation of the Contaminated Sites Act 2003 effective 1 December 2006, a Public Register is now kept in Western Australia with all sites known or suspected of contamination including asbestos classified under the Act as one of the following categories:- Report not substantiated; Possibly contaminated – investigation required; Not contaminated – unrestricted use; Contaminated – restricted use; Contaminated – remediation required; Remediated for restricted use; Decontaminated. As part of our procedures for assessing the value of the property, a search of the Register (Contaminated Sites Database) by computer web-page has been undertaken which disclosed the land is not classified. If the record in the Public Register proves inaccurate, we do not accept any responsibility or liability whatsoever for this inaccuracy. As a result of our inspection and our search of the Public Register, no obvious environmental issues were identified.

However, no soil tests or environmental studies or reports have been released to the Valuer. Accordingly, this valuation is made on the assumption there are no environmental problems including flooding in any way affecting the property, including but not limited to surface or below ground conditions, toxins or hazardous wastes or building materials (i.e. asbestos etc).

Our visual inspections of the subject property and immediately surrounding properties revealed no obvious signs of site contamination. We have made no allowance in our valuation for site remediation works that may be required if the site is confirmed to be contamination. However, it is important to point out that our visual inspection is an inconclusive indicator of the actual condition of the site.

Site Summary & Title Details

A current survey has not been provided. This valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by obtaining a current survey report and / or advice from a registered surveyor. If any encroachments are noted by the survey report, we should be consulted to reassess any affect on the value stated herein.

Heritage & Native Title

Enquiries to the Heritage Council of WA, National Trust and the Local Authority indicate the subject property is not listed or considered to have any historical significance.

For the purpose of this valuation, we have assumed the property is not subject to any Native title claims. A search of claims lodged under the Native Title legislation has not been undertaken.

We have assumed that the property being freehold is not subject to any Native Title Claims. A search of claims lodged with the Native Title Legislation has not been undertaken.

Site Details Cont'd

5.4 Description of Property

The subject property comprises a former sump which has recently been filled and levelled to suitable standard for residential construction. This is a battle axe lot with access to Skeahan Street provided by an Easement across the adjoining Lot 271. The property is located within the established southern suburb of Spearwood.

5.5 Photos



Subject Site



Site Access

6. Market Commentary

6.1 Local Market

Consideration has been given to:-





- Property transactions in the area and enquiries directed to active real estate agents.
- Current demand for similar properties compared to properties for sale.
- General economic conditions, including current interest rates effecting market trends.

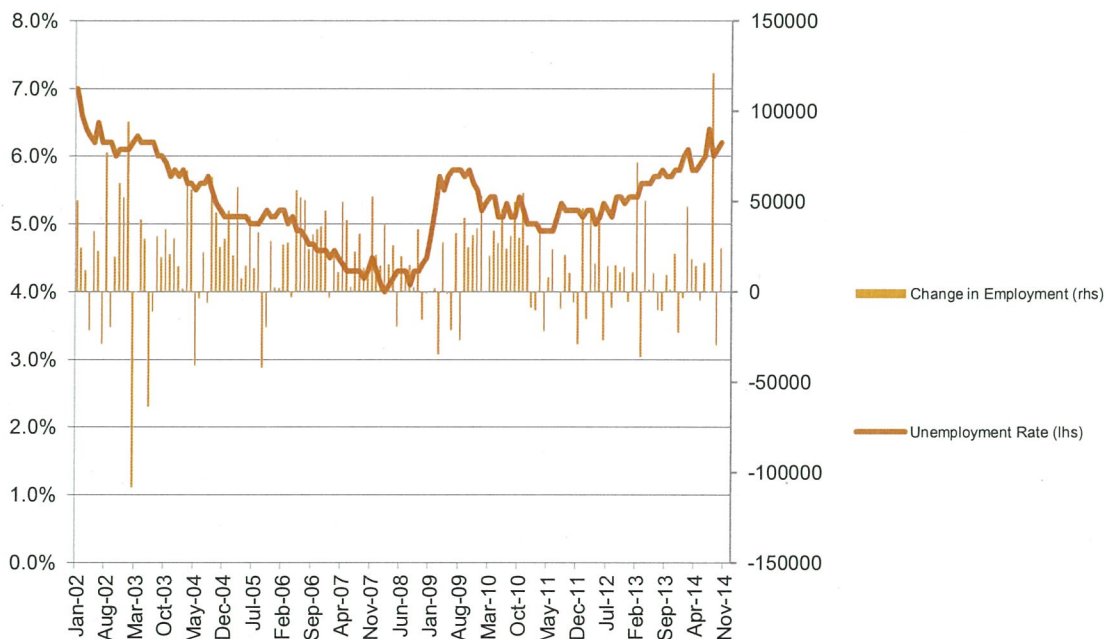
6.2 Market Overview

General Market Activity – December Quarter 2014

Employment Growth

Employment Information relating to the end of October 2014 quarter:




-  The unemployment rate increased to 6.2% as of October 2014. This has increased 0.2% from June of the year. In between we have witnessed some anomalies within the data especially August 2014
-  People employed increased in month of October 2014 by 24,100 to 11,592,200. Full-time employment increased (33,400) and part-time employment decreased (9,400)
-  Participation rate remained relatively steady at 64.6% from the June quarter.
-  Aggregate monthly hours worked decreased by 14.7 million hours to 1,614.4 million hours.

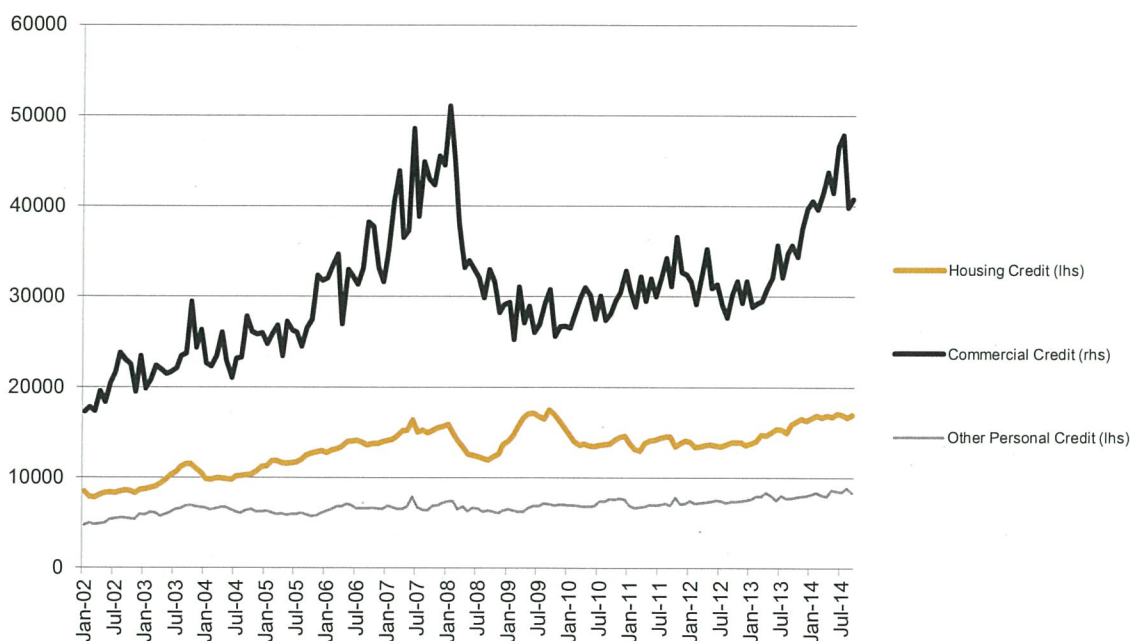


Market Commentary Cont'd

Business & Consumer Lending Activity

Financial lending activity information relating up to the month of September 2014:




-  Owner occupied housing commitments excluding alterations and additions increased 0.1% over September 2014 and is up 0.4% since April of this year reflecting a stagnating residential loan market.
-  Total personal financial commitments decreased 1.6%. Revolving credit commitments decreased 4.3% and fixed lending commitments decreased 0.5%. This reflects a decrease of 7.6% since the April of this year after an anomaly in June and July 2014.
-  Total commercial financial commitments increased 0.4%, with an increased in fixed lending commitments of 0.9% and a decrease in revolving credit commitments of 0.3%. Overall an increase of 4.9% since April of this year. This is a sign of household budgets starting to be stretched along with the data reflecting a decrease in the savings rate from 11% to 9%.

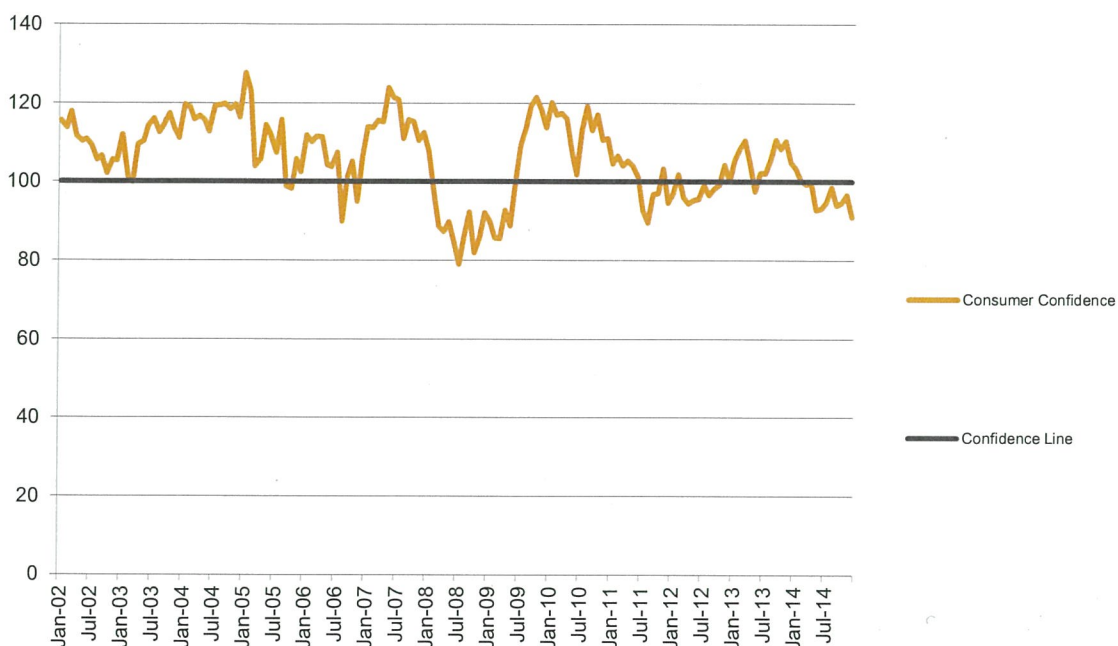


Market Commentary Cont'd

Consumer Confidence

Consumer confidence information relating to the quarter of December 2014

-  Australian consumer confidence decreased to 91.1 points as of December 2014, being a decrease of 13.4% since the beginning of the year and its lowest level since August 2011.
-  Overall indication reflects a negative sentiment given the government's hardline budget reviews and slowing economic activity i.e. Employment data and retail spending activity.
-  The Reserve Bank of Australia has held interest rates at an all time low of 2.5%.



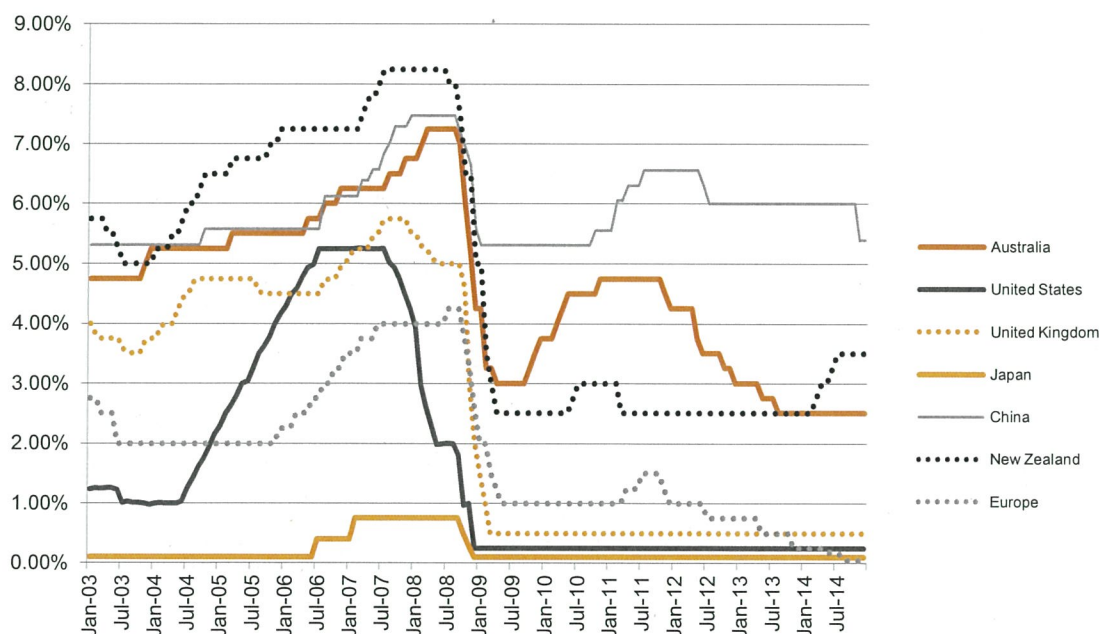
Market Commentary Cont'd

Central Bank Cash Rates

International cash rate information relating to the quarter of December 2014:

The Reserve Bank of Australia remained steady at 2.5%. Markets originally were pricing in a further 0.25% decrease as of end of 2013 given the persistently high \$AUD and lethargic retail economic performance however consumer confidence is lower leading with increases in unemployment and decreases in retail spending leading to rates being held steady. We also note that the RBA Governor has signaled that the \$AUD now trending at more market rates circa 82 US cents, the potential for a future rate decrease in 2015 is a possibility.

Globally sentiment is mixed with the New Zealand government showing signs of improved economic data. New Zealand has increased rates as of March, April, June and July of 2014. All other countries including Europe and China are showing signs of trying to stabilize their governments by decreasing rates. The European Union has decreased rates as of May and September 2014 to 0.05% (an all time low) while China decreased as of November to 5.4%



Market Commentary Cont'd

Interest Rate Spreads

10 Year Treasury Yields up to the end of November 2014:



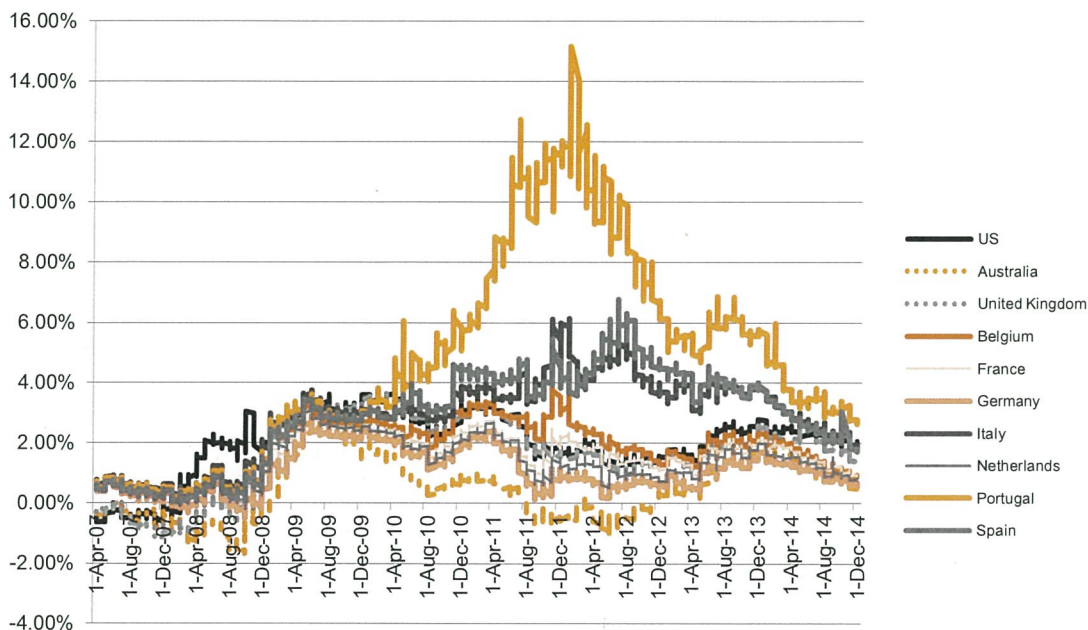
At the beginning of the year movements from the main 'risk-free' bond markets such as the US, Australia, Germany etc slowly rose to reflect similar returns for Government 10 Year Debt spreads. The tapering of the US' bond purchasing program has seen a slow exit out of the 'risk-free' bond market into riskier bonds/ shares. This quarter we have noticed a significant decrease for bonds across all countries showing a flight to safety assets again.



Spain, Portugal and Italy providing riskier yet more stable governments have seen their bond yields lower to more 'normalised levels' as more investors seek higher yielding/ higher risk returns. Spreads are continuing to be squeezed.



Australia's 10 Year Yield versus the current RBA cash rate has continued to return positive real returns since December 2012's interest rate cut and subsequent further cuts. Returns however are decreasing further as investors return to safer risk free assets.



6.3 Residential Market Commentary

The suburb of Spearwood has shown a 6.4% increase in the median house price for the 12 month period to 31 December 2014 which is 1.6% above the average for the Perth Metropolitan area over the same period.

Average annual growth for the suburb of Spearwood over the previous 5 years was 4.0% and over the previous 10 years was 7.7%. The suburb of Spearwood has a median house price of \$545,000 as at 31 December 2015.

7. Risk Assessment

7.1 SWOT

Strengths	<ul style="list-style-type: none"> Established location R30 zoning
Weaknesses	<ul style="list-style-type: none"> Battle axe lot
Opportunities	<ul style="list-style-type: none"> Development of the site
Threats	<ul style="list-style-type: none"> Prevailing uncertain Global economic conditions leading to further reduction in consumer / business confidence, increased credit funding costs restricting access to finance, dampening demand for real estate and / or increased supply

8. Valuation Methodology

8.1 Comparable Sales Method

Direct comparison of similar properties sold / leased

Burgess Rawson have analysed sales of similar vacant lots and redevelopment sites in Spearwood taking into account the location, size and shape of the site to determine a rate per square metre of land area.

Sales we have considered the most relevant are summarised in the following table.

Sales Evidence

Property	Sale Price	Sale Date	Land Area (sqm)	Imp. Area (sqm)	Zoning	\$/sqm LA
206 Hamilton Road, Spearwood	\$390,000	Mar 14	500	N/A	R25	\$780
208 Hamilton Road, Spearwood	\$405,000	Feb 14	550	N/A	R25	\$736
Comments:	Vacant lots located on a thoroughfare road on the periphery of Spearwood and Coogee as part of the Eliza Ponds Estate. Corner sites and generally level.					
Comparison:	Superior location. Inferior busy road. Similar size land area. Overall the subject will reflect a slightly lower rate per square metre.					
Lot 442 Marchesi Loop, Spearwood	\$422,000	Feb 14	480	N/A	R25	\$879
Lot 444 Marchesi Loop, Spearwood	\$425,000	Apr 14	480	N/A	R25	\$885
Lot 445 Marchesi Loop, Spearwood	\$426,000	Jun 14	480	N/A	R25	\$888
Comments:	Vacant lots situated on a local road in the Eliza Ponds Estate. Regular shape and generally level sites.					
Comparison:	Superior location. Slightly smaller land area. The subject will reflect a lower rate per square metre.					
Lot 574 Yakas Chase, Spearwood	\$415,000	Jun 14	538	N/A	R20	\$771
Lot 575 Yakas Chase, Spearwood	\$410,000	May 14	525	N/A	R20	\$781
Comments:	Vacant sites located in the Ocean Road estate on cul-de-sac. Lot 575 has an irregular site shape and Lot 574 is a battle axe lot.					
Comparison:	Superior location. Similar size land area. The subject will reflect a lower rate per square metre.					
21 Cottage Parade, Spearwood	\$455,000	Oct 14	447	N/A	R25	\$1,018
Comments:	A vacant cleared and level site corner site. Enjoys parkland and lake views. Located in the Eliza Ponds Estate.					
Comparison:	Superior location. Superior views. Smaller land area. The subject will reflect a lower rate per square metre.					
37 Crystalline Road, Spearwood	\$420,000	Jul 14	462	N/A	R30/R40	\$909
Comments:	A vacant cleared and level corner site situated at slightly above road level. Located in the Eliza Ponds Estate. Zoned R30/R40 allowing for duplex potential.					
Comparison:	Superior location. Superior development potential. The subject will reflect a lower rate per square metre.					
300 Hamilton Road, Spearwood	\$330,000	Sep 14	571	N/A	R30	\$578
Comments:	A vacant cleared lot located on a thoroughfare road. Site falls to the rear boundary at medium gradient at an approximate depth of 1.5 to 2 metres.					
Comparison:	Slightly inferior busy road location. Inferior site contour. The subject will reflect a higher rate per square metre.					

The sales evidence summarised above reflects a range from \$578 up to \$699 per square metre of land area. We point out that generally, due to economies of scale, larger land areas tend to influence the rates per square metre downwards and vice versa. The upper end of the range is reflective of a smaller 447 square metre regular shape and generally level lot located in a new estate with parkland and lake views. The lower end of the range is reflective of a slightly larger 571 square metre lot located on a thoroughfare road and having a reverse slope to an approximate depth of 1.5 to 2 metres.

Therefore, having regard to the above and the subject property providing:

- Site area 534 square metres
- Regular shape and generally level site
- Battle axe site
- Local road in an established location towards the eastern periphery of Spearwood

We have adopted \$715 per square metre of land area. Our calculations are as follows:

Land Area	534 sqm @	\$715 psm	\$381,810
		Adopt	\$380,000

Valuation Methodology Cont'd

8.2 Valuation Summary

Comparable Sales	\$380,000
Adopted for Valuation Purposes	\$380,000

9. Assumptions, Conditions & Limitations

General Limitations

Information provided by the managing agents, the client and consultants with respect to tenancy details, outgoings, building areas and any offer to lease, development costs, subdivision works, planning and lot yield is assumed to be true and correct, should this vary, we reserve the right to amend our valuation accordingly.

Plans, costings, specification and areas that have been provided by the client or consultants would appear to be supported by quantity surveyors journals. However, should these costings, plans, specifications and areas vary significantly from the final Building Licence, Development Approvals and completed project; we reserve the right to reassess our valuation figure.

Any areas mentioned in this report are approximate only and should not be relied upon for any other purpose other than this valuation. If utilised for any other purpose than this valuation, the areas should be verified by a licensed surveyor.

Our valuation is on the assumption that if there is a requirement to resume or acquire the land buy a relevant authority, the owners will be fully compensated.

Valuation Methodology

The valuation methodology used by Burgess Rawson is the best estimate of value Burgess Rawson can produce, but is an estimate and not a prediction or guarantee of value. This methodology uses market derived assumptions obtained from analysed transactions. A cross-section of transactions is detailed in this report. We do not represent ourselves as experts for data, such as economic, demographic or construction costs, which has been obtained from external sources.

Insurance

Our estimate of insurance replacement is an indication only and should a precise estimate be required, we would strongly recommend this to be provided by a suitably qualified Quantity Surveyor, Builder or Architect. In respect to replacement / reinstatement cost assessments, we advise that we are not Quantity Surveyors, and confirm that our estimates are broadly based upon published authorities guides and our own general information. The insurance estimate has not been prepared by a Quantity Surveyor and has been based on figures obtained from a leading authority in the construction industry. The insurance estimate excludes GST. In addition, we note as follows:-

We have not sighted a copy of the insurance policy or any special conditions and have assumed no special conditions apply.

The insurance estimate excludes items which are deemed to be lessees fixtures, fittings, plants and equipment.

The insurance estimate does not take into account removal of asbestos or other toxic materials or difficulty in constructing the property

The insurance estimate assumes the size, form and position of building can be rebuilt on the land under current building and planning regulations, and in current equivalent materials.

The insurance estimate is an indication of estimated construction cost for guidance only. As building costs vary with location, construction method, standards of finish and materials the owner should obtain an accurate estimate of the rebuild cost for this particular property from a suitably qualified person.

Directors Clause

Under required circumstances, this report may have been co-signed by a Director of Burgess Rawson. Where this is the case, the Director may not have inspected the property, the Director certifies that he has discussed the valuation methodology with the Valuer, and checked the valuation calculations.

Payment

Liability to the parties in the report is subject to settlement of account for service rendered.

GST

In analysing the sales and / or leasing evidence we have provided, it is noted we have attempted to ascertain if the sale price / rental is inclusive or exclusive of Goods and Services Tax (GST). With regard to sales evidence, it is emphasised the Land Titles Office in Western Australia does not differentiate between or record, if the sale price is inclusive or exclusive of GST. Where we have not been able to verify if GST is included in the sale price or rental, we have assumed the Land Titles Office record of sales price or the rental is inclusive of GST. Should this not be the case for any particular sale or letting used as evidence, we reserve the right to reconsider our valuation.

It is accepted not all properties are directly comparable, however, a range of evidence has been provided to suggest the best evidence for our purposes.

There are several exclusions affecting the payment of GST on a sales transaction after 1st July 2000 e.g., property sold as going concern and existing residential real estate. As we have not been informed of any particular arrangements whereby sales transactions of the property will not attract GST, we have assumed the Market Value stated in the Certificate of Valuation is exclusive of GST. For newly created residential real estate, we have assumed the market value to be inclusive of GST. Should it eventuate the assumptions we have made regarding GST are not correct, we reserve the right to reassess any effect on the value stated in this report.

10. Enclosures

Certificate of Title

Letter of Instruction

Annexure 1

Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER
282/P8375DUPLICATE
EDITION
N/ADATE DUPLICATE ISSUED
N/A**RECORD OF CERTIFICATE OF TITLE**
UNDER THE TRANSFER OF LAND ACT 1893VOLUME
1300FOLIO
148

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 282 ON PLAN 8375

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)CITY OF COCKBURN OF 9 COLEVILLE CRESCENT, SPEARWOOD
(T 44217/1965) REGISTERED 24 JUNE 1965**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**
(SECOND SCHEDULE)

1. 44217/1965 EASEMENT BENEFIT SEE SKETCH ON VOL 1300 FOL 148. REGISTERED 24.6.1965.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1300-148 (282/P8375).
PREVIOUS TITLE: 1300-146.
PROPERTY STREET ADDRESS: LOT 282 SKEAHAN ST, SPEARWOOD.
LOCAL GOVERNMENT AREA: CITY OF COCKBURN.

Transfer 44217/65 (90105)
Volume 1300 Folio 146

JT



WESTERN AUSTRALIA.

ORIGINAL
REGISTER BOOK.

INDEXED

Vol. 1300 Fol. N° 148

CT 1300 0148 F



Certificate of Title

Application A510717

under "The Transfer of Land Act, 1893" (56 Vic., 14, Sch. 2).

~~Town of Cockburn of Corner of Rockingham and Forrest Roads,~~
~~Shire of Cockburn of Rockingham Road,~~ Hamilton Hill, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing twenty-one and one-tenth perches or thereabouts, being portion of Cockburn Sound Location 561 and being Lot 282 on Plan 8375.

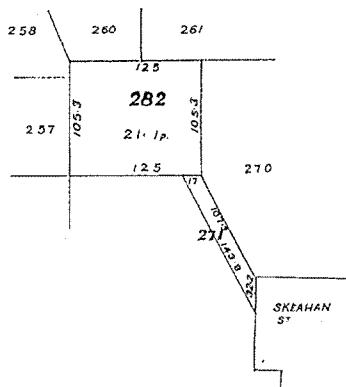
Transfer together with a right of carriageway over the portion of Lot 271 on the said plan coloured 44217/65 brown on the said map hereon.



17th April 1972



Scale: 1 chain to an inch



Dated the twenty-fourth day of June One thousand nine hundred and sixty-five.

M. Blackmore
Registrar of Titles.

Application C813409. The correct name and address of the proprietor is City of Cockburn of 9 Coleville Crescent,
Spearwood.

13th July 1984



8625017/64-48,500-11/C

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO

Superseded - Copy for Sketch Only

CT 1300 0148 B



CERTIFICATE OF TITLE

Vol. 1300

FoL N^o 148

Annexure 2

Letter of Instruction

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

OCM 11/6/2015 - Item 15.1

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF084611	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	2,575.00
EF084612	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	11,158.33
EF084613	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	4,398.96
EF084614	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	2,575.00
EF084615	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	2,575.00
EF084616	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	2,575.00
EF084617	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	2,575.00
EF084618	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	2,575.00
EF084619	25352	LYNDSEY WETTON MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	2,575.00
EF084620	25353	PHILIP EVA MONTHLY COUNCILLOR ALLOWANCE	2/04/2015	2,575.00
EF084621	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	13/04/2015	317,472.00
EF084622	10888	LJ CATERERS CATERING SERVICES	13/04/2015	7,277.05
EF084623	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	13/04/2015	12,260.52
EF084624	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	13/04/2015	567.62
EF084625	26110	DASH CIVIL CONTRACTING CONCRETING SERVICES	13/04/2015	38,606.43
EF084626	26499	ELITE TRAVEL SOLUTIONS PTY LTD TRAVEL AGENT SERVICES	13/04/2015	60,530.76
EF084627	99997	ANTONIO CARVAJAL RATES REFUND	13/04/2015	744.63
EF084628	99997	UNIVERSITY OF WESTERN AUSTRALIA STUDY CONTRIBUTION - UNIVERSITY FEES	13/04/2015	3,990.00
EF084629	99997	JANET WELLS VOLUNTEER MILEAGE CLAIM REIMBURSEMENT	13/04/2015	84.75
EF084630	99997	LAWRENCE THOMPSON REPAYMENT OF FEES	13/04/2015	12.00
EF084631	99997	WALTER BATTEL INSURANCE CLAIM 0601	13/04/2015	265.81
EF084632	99997	COCKBURN NETBALL CLUB MINOR CAPITAL WORKS GRANT	13/04/2015	1,222.72
EF084633	99997	CLIFFORD AHRENS CERTIFICATE III CONSERVATION & LAND MANAGEMENT	13/04/2015	490.96
EF084634	99997	INSPIRATIONAL TEENS INC FREMANTLE PORTS COMMUNITY PROJECT	13/04/2015	4,509.00
EF084635	99997	COOLBELLUP COMMUNITY ASSOCIATION FREMANTLE PORTS COMMUNITY PROJECT	13/04/2015	4,706.00
EF084636	99997	ZURICH INSURANCE INSURANCE EXCESS CLAIM 633423037	13/04/2015	1,000.00
EF084637	99997	ZURICH INSURANCE INSURANCE EXCESS CLAIM 63000565F	13/04/2015	1,000.00
EF084638	99997	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSES REIMBURSEMENT	13/04/2015	540.50

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF084639	99997	EXTRA STEP PROPERTY INSURANCE CLAIM 0592	13/04/2015	550.00
EF084640	99997	DOLLY HOCHKIRCHUR VOLUNTEER MILEAGE CLAIM REIMBURSEMENT	13/04/2015	18.00
EF084641	99997	MINESH THAKOR INSURANCE CLAIM 0596	13/04/2015	250.00
EF084642	99997	JUAN CARPIO REIMBURSEMENT OF EXAM PAYMENT	13/04/2015	240.00
EF084643	99997	SIDS AND KIDS WA CHARITY FUNDRAISER	13/04/2015	1,292.30
EF084644	99997	ROBERTA BUNCE VOLUNTEER EXPENSE CLAIM REIMBURSEMENT	13/04/2015	81.95
EF084645	99997	S & L COLLIER REIMBURSEMENT OF WEIGHBRIDGE FEES	13/04/2015	55.00
EF084646	99997	COCKBURN MASTERS SWIMMING CLUB INC SPORTING EQUIPMENT GRANT	13/04/2015	1,000.00
EF084647	99997	COCKBURN BMX STADIUM REIMBURSEMENT OF ELECTRICITY COSTS	13/04/2015	1,237.89
EF084648	99997	COCKBURN BMX STADIUM MINOR CAPITAL WORKS GRANT	13/04/2015	4,000.00
EF084649	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	13/04/2015	3,352.70
EF084650	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	13/04/2015	1,118.10
EF084651	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	13/04/2015	659.60
EF084652	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	13/04/2015	334,899.18
EF084653	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	13/04/2015	1,112.21
EF084654	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	13/04/2015	50.60
EF084655	11860	45S CLUB PAYROLL DEDUCTIONS	13/04/2015	44.00
EF084656	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	13/04/2015	401.15
EF084657	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	13/04/2015	319.83
EF084658	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	13/04/2015	4,027.82
EF084659	18718	FIRST STATE SUPER PAYROLL DEDUCTIONS	13/04/2015	1,129.58
EF084660	19010	SUMMIT PERSONAL SUPER PLAN PASQUALE CARREL PAYROLL DEDUCTIONS	13/04/2015	459.21
EF084661	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	13/04/2015	470.56
EF084662	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	13/04/2015	2,608.20
EF084663	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	13/04/2015	405.72
EF084664	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	13/04/2015	26,325.59
EF084665	20056	CBUS PAYROLL DEDUCTIONS	13/04/2015	1,916.89
EF084666	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	13/04/2015	2,972.39

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF084667	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	13/04/2015	902.88
EF084668	20406	HOSTPLUS SUPERANNUATION FUND PAYROLL DEDUCTIONS	13/04/2015	1,030.08
EF084669	20755	COLONIAL FIRST STATE - ROBERT GRAEME WATSON PAYROLL DEDUCTIONS	13/04/2015	29.64
EF084670	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	13/04/2015	116.43
EF084671	21921	MAURICIO FAMILY PAYROLL DEDUCTIONS	13/04/2015	1,947.14
EF084672	22067	STEPHENS SUPERANNUATION FUND PAYROLL DEDUCTIONS	13/04/2015	664.66
EF084673	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	13/04/2015	1,313.20
EF084674	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	13/04/2015	620.36
EF084675	24620	E & B PINTO SUPERANNUATION FUND PAYROLL DEDUCTIONS	13/04/2015	1,165.36
EF084676	24642	TWUSUPER PAYROLL DEDUCTIONS	13/04/2015	687.04
EF084677	24813	KINETIC SUPER PAYROLL DEDUCTIONS	13/04/2015	708.73
EF084678	25043	COLONIAL FIRST STATE - KERRY MARGARET ROBE PAYROLL DEDUCTIONS	13/04/2015	163.45
EF084679	25051	ANZ SMART CHOICE SUPER ROAN BARRETT PAYROLL DEDUCTIONS	13/04/2015	1,242.22
EF084680	25394	CONCEPT ONE THE PAYROLL DEDUCTIONS	13/04/2015	51.32
EF084681	25495	ONEPATH CUSTODI PAYROLL DEDUCTIONS	13/04/2015	487.02
EF084682	25538	NORTH PERSONAL SUPERANNUATION PLAN PAYROLL DEDUCTIONS	13/04/2015	393.01
EF084683	25590	FIRST CHOICE WHOLESALE - MATHEW SAPSWORTH PAYROLL DEDUCTIONS	13/04/2015	775.55
EF084684	25649	COMMONWEALTH BANK GROUP SUPER PAYROLL DEDUCTIONS	13/04/2015	449.92
EF084685	25950	BT LIFETIME SUPER - EMPLOYER PLAN PAYROLL DEDUCTIONS	13/04/2015	525.12
EF084686	25956	COLONIAL FIRST STATE - KHRISTINE ANNE RYAN PAYROLL DEDUCTIONS	13/04/2015	136.43
EF084687	25963	ONEPATH SUPER - RACHEL PLEASANT PAYROLL DEDUCTIONS	13/04/2015	611.34
EF084688	26071	NORTH PERSONAL SUPERANNUATION PLAN SUPERANNUATION FUND	13/04/2015	209.14
EF084689	26089	ESSENTIAL SUPPERANNUATION FUND SUPPERANNUATION	13/04/2015	1,242.22
EF084690	26144	COLONIAL FIRST STATE - GLENN PETHICK PAYROLL DEDUCTIONS	13/04/2015	598.74
EF084691	26154	AMP FLEXIBLE LIFETIME SUPER RAYMOND DOREY PAYROLL DEDUCTIONS	13/04/2015	466.20
EF084692	26161	THE TRUSTEE FOR ELDER CLAN SUPERANNUATION I SUPERANNUATION FUND	13/04/2015	518.12
EF084693	26311	SUNSUPER PTY LTD PAYROLL DEDUCTIONS	13/04/2015	1,024.26
EF084694	26373	ONE PATH MASTERFUND - ERIN MAE RUKMINI KERS PAYROLL DEDUCTIONS	13/04/2015	454.51

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF084695	26374	IOOF SUPERANNUATION FUND - IOOF SUPERANNUAT PAYROLL DEDUCTIONS	13/04/2015	930.87
EF084696	26405	ANZ SMART CHOICE SUPER RUTH ANNE GATLAND PAYROLL DEDUCTIONS	13/04/2015	314.05
EF084697	26445	ANZ SMART CHOICE SUPER CHRISTOPHER NORMAN PAYROLL DEDUCTIONS	13/04/2015	451.64
EF084698	26468	SULLIVAN SUPER FUND PTY LTD PAYROLL DEDUCTIONS	13/04/2015	3,440.59
EF084699	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	28/04/2015	316,446.00
EF084700	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	28/04/2015	6,852.14
EF084701	11753	WASTE MANAGEMENT & RECYCLING FUND QUARTERLY LANDFILL LEVY PAYMENT	28/04/2015	946,351.35
EF084702	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	28/04/2015	12,600.52
EF084703	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	28/04/2015	567.62
EF084704	26425	GAP FREELANCE PARKS & GARDENS TECHNICAL SERVICES	28/04/2015	4,707.90
EF084705	26513	CLAREMONT FINANCE CORPORATION (AUSTRALASIA FINANCIAL SERVICES - XCELLERATE LEASE	28/04/2015	25,446.26
EF084706	10009	AAA PRODUCTION SERVICES AUDIO EQUIPMENT HIRE	30/04/2015	69,035.44
EF084707	10032	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD CONTROLLERS AND SIGNS	30/04/2015	10,086.73
EF084708	10035	ADVENTURE WORLD WA PTY LTD ENTERTAINMENT SERVICES	30/04/2015	750.00
EF084709	10043	AKN LOCK SERVICE SECURITY SERVICES	30/04/2015	176.00
EF084710	10048	ALL EARTH CONTRACTING EQUIPMENT HIRE	30/04/2015	35,461.18
EF084711	10051	ALL LINES LINE MARKING SERVICES	30/04/2015	770.00
EF084712	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	30/04/2015	2,242.81
EF084713	10071	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD LICENCE - PERFORMING RIGHTS	30/04/2015	1,988.89
EF084714	10086	ARTEIL WA PTY LTD ERGONOMIC CHAIRS	30/04/2015	22.00
EF084715	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	30/04/2015	14,167.91
EF084716	10118	AUSTRALIA POST POSTAGE CHARGES	30/04/2015	21,109.56
EF084717	10145	AUST MAYORAL AVIATION COUNCIL AMAC FEES	30/04/2015	1,397.00
EF084718	10160	DORMA AUSTRALIA PTY LTD AUTOMATIC DOOR SERVICES	30/04/2015	451.00
EF084719	10184	BENARA NURSERIES PLANTS	30/04/2015	14,466.14
EF084720	10190	BETTA TURF TURFING SERVICES	30/04/2015	17,940.00
EF084721	10206	BOB COOPER OUTB REPAIRS/MAINTENANCE SERVICES	30/04/2015	171.60
EF084722	10207	BOC GASES GAS SUPPLIES	30/04/2015	1,799.33

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EF084723	10212	BOSS BOLLARDS	30/04/2015	654.50
		SECURITY PRODUCTS		
EF084724	10220	BOYA EQUIPMENT	30/04/2015	149.99
		EQUIPMENT SUPPLIES		
EF084725	10221	BP AUSTRALIA LIMITED	30/04/2015	10,446.83
		DIESEL/PETROL SUPPLIES		
EF084726	10226	BRIDGESTONE AUSTRALIA LTD	30/04/2015	32,633.62
		TYRE SERVICES		
EF084727	10239	BUDGET RENT A CAR - PERTH	30/04/2015	290.02
		MOTOR VEHICLE HIRE		
EF084728	10246	BUNNINGS BUILDING SUPPLIES PTY LTD	30/04/2015	1,153.97
		HARDWARE SUPPLIES		
EF084729	10247	BUNZL AUSTRALIA LTD	30/04/2015	607.11
		PAPER/PLASTIC/CLEANING SUPPLIES		
EF084730	10255	CABCHARGE AUSTRALIA PTY LTD	30/04/2015	705.22
		CABCHARGES		
EF084731	10256	CABLE LOCATES & CONSULTING	30/04/2015	850.03
		LOCATING SERVICES		
EF084732	10279	CASTROL AUSTRALIA PTY LTD	30/04/2015	3,352.99
		GREASE/LUBRICANTS		
EF084733	10283	CENTRAL INSTITUTE OF TECHNOLOGY	30/04/2015	517.58
		TRAINING SERVICES		
EF084734	10292	CHADSON ENGINEERING PTY LTD	30/04/2015	161.17
		MEDICAL SUPPLIES		
EF084735	10295	CHALLENGER INSTITUTE OF TECHNOLOGY - BEACON	30/04/2015	1,313.25
		TRAINING SERVICES		
EF084736	10346	COATES HIRE OPERATIONS PTY LTD	30/04/2015	1,463.66
		EQUIPMENT HIRING SERVICES		
EF084737	10348	COCA COLA AMATIL	30/04/2015	3,314.00
		SOFT DRINK SUPPLIES		
EF084738	10349	COCKBURN BASKETBALL ASSOC INC	30/04/2015	660.00
		ELECTRICITY REIMBURSEMENTS		
EF084739	10351	COCKBURN BMX STADIUM	30/04/2015	134.00
		SPORTING EQUIPT GRANT/REGISTRATION FEES		
EF084740	10358	COCKBURN LIQUOR CENTRE	30/04/2015	503.28
		LIQUOR SUPPLIES		
EF084741	10359	COCKBURN PAINTING SERVICE	30/04/2015	1,474.00
		PAINTING SUPPLIES/SERVICES		
EF084742	10360	COCKBURN PARTY	30/04/2015	11,371.75
		HIRE OF PARTY EQUIPMENT		
EF084743	10368	COCKBURN WETLANDS EDUCATION CENTRE	30/04/2015	305.18
		COMMUNITY GRANT		
EF084744	10371	COLIN LOCKLEY	30/04/2015	4,675.00
		TRANSPORT SERVICES		
EF084745	10375	VEOLIA ENVIRONMENTAL SERVICES	30/04/2015	8,015.39
		WASTE SERVICES		
EF084746	10384	PROGILITY PTY LTD COMMUNICATIONS AUSTRALIA	30/04/2015	6,522.65
		COMMUNICATION SERVICES		
EF084747	10386	COMMUNITY NEWSPAPER GROUP	30/04/2015	14,982.71
		ADVERTISING SERVICES		
EF084748	10394	CD'S CONFECTIONERY WHOLESALEERS	30/04/2015	514.89
		CONFECTIONERY		
EF084749	10483	LANDGATE	30/04/2015	6,413.78
		MAPPING/LAND TITLE SEARCHES		
EF084750	10512	DOMUS NURSERY	30/04/2015	316.37
		VARIOUS PLANTS		

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EF084751	10526	E & MJ ROSHER PTY LTD MOWER PARTS	30/04/2015	11,213.75
EF084752	10535	ECOSYSTEM MANAGEMENT SERVICES EMPLOYMENT SERVICES - PLANTING	30/04/2015	1,128.60
EF084753	10550	EMERALD PEST CONTROL PEST CONTROL SERVICES	30/04/2015	880.00
EF084754	10573	FAIRBRIDGE WESTERN AUSTRALIA INC OUTDOOR RECREATION SERVICES	30/04/2015	2,066.00
EF084755	10580	FC COURIERS COURIER SERVICES	30/04/2015	1,985.16
EF084756	10609	FORESTVALE TREES P/L PLANTS - TREES/SHRUBS	30/04/2015	9,146.50
EF084757	10611	FORPARK AUSTRALIA PLAYGROUND EQUIPMENT	30/04/2015	111,756.70
EF084758	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	30/04/2015	3,007.19
EF084759	10641	GALVINS PLUMBING SUPPLIES PLUMBING SERVICES	30/04/2015	2,710.80
EF084760	10655	GHD PTY LTD CONSULTANCY SERVICES	30/04/2015	11,297.00
EF084761	10692	AECOM AUSTRALIA PTY LTD CONSULTANCY SERVICES	30/04/2015	48,559.50
EF084762	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	30/04/2015	7,191.80
EF084763	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	30/04/2015	2,439.80
EF084764	10726	HOLTON CONNOR ARCHITECTS & PLANNERS ARCHITECTURAL SERVICES	30/04/2015	9,020.00
EF084765	10743	ICON-SEPTECH PTY LTD DRAINAGE PRODUCTS	30/04/2015	17,160.00
EF084766	10768	INST OF PUBLIC WORKS ENG AUST - WA MEMBERSHIP FEES	30/04/2015	2,847.50
EF084767	10771	INTERLEC PTY LTD STREET LIGHT INSTALLATION & RELOCATION	30/04/2015	299,522.97
EF084768	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	30/04/2015	47,404.57
EF084769	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	30/04/2015	2,923.18
EF084770	10794	JASON SIGNMAKERS SIGNS	30/04/2015	682.00
EF084771	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	30/04/2015	391.38
EF084772	10836	KERB DOCTOR CONCRETE KERBING - SUPPLY & LAYING	30/04/2015	13,074.60
EF084773	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	30/04/2015	1,105.38
EF084774	10884	WSP BUILDINGS PTY LTD CONSULTANCY SERVICES	30/04/2015	12,100.00
EF084775	10888	LJ CATERERS CATERING SERVICES	30/04/2015	4,625.50
EF084776	10912	M2 TECHNOLOGY PTY LTD MESSAGING SERVICES	30/04/2015	396.00
EF084777	10913	BUCHER MUNICIPAL PTY LTD PURCHASE OF NEW PLANT / REPAIR SERVICES	30/04/2015	21,503.91
EF084778	10917	MAGIC NISSAN PURCHASE OF VEHICLES, PARTS & REPAIRS	30/04/2015	26,394.45

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EF084779	10918	MAIN ROADS WA REPAIRS/MAINTENANCE SERVICES	30/04/2015	50,606.37
EF084780	10931	MARLBROH BINGO ENTERPRISES BINGO EQUIPMENT	30/04/2015	61.75
EF084781	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	30/04/2015	1,705.35
EF084782	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	30/04/2015	5,225.00
EF084783	10944	MCLEODS LEGAL SERVICES	30/04/2015	13,606.02
EF084784	10968	MINIQUIP HIRING SERVICES	30/04/2015	6,745.20
EF084785	10973	MIRCO BROS PTY LTD FERTILISER SUPPLIES	30/04/2015	3,250.00
EF084786	10981	MOBILE MASTERS COMMUNICATIONS EQUIPMENT/SERVICES	30/04/2015	480.70
EF084787	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	30/04/2015	3,930.60
EF084788	10991	BEACON EQUIPMENT MOWING EQUIPMENT	30/04/2015	1,838.00
EF084789	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	30/04/2015	400.20
EF084790	11028	NEVERFAIL SPRINGWATER LTD BOTTLED WATER SUPPLIES	30/04/2015	649.80
EF084791	11036	NORTHLAKE ELECTRICAL ELECTRICAL SERVICES	30/04/2015	51,039.98
EF084792	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	30/04/2015	2,233.00
EF084793	11136	DONEGAN ENTERPRISES FENCING REPAIRS/MAINTENANCE	30/04/2015	86,668.45
EF084794	11178	ERIK POSTMUS CONSULTANCY SERVICES - QUANTITY SURVEY	30/04/2015	660.00
EF084795	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	30/04/2015	4,885.10
EF084796	11205	QUALITY TRAFFIC MANAGEMENT PTY LTD TRAFFIC CONTROL SERVICES	30/04/2015	133,168.81
EF084797	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	30/04/2015	4,583.94
EF084798	11210	SOUNDPACK SOLUTIONS AUDIO SUPPLIES/SERVICES	30/04/2015	763.41
EF084799	11214	RAECO INTERNATIONAL PTY LTD STATIONERY SUPPLIES	30/04/2015	960.01
EF084800	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	30/04/2015	14,641.44
EF084801	11243	REPCO AUTO PARTS AUTO SUPPLIES	30/04/2015	71.76
EF084802	11244	RESEARCH SOLUTIONS PTY LTD RESEARCH SERVICES	30/04/2015	1,927.75
EF084803	11264	ROCLA PIPELINE PRODUCTS CONCRETE LINER SUPPLIES	30/04/2015	28,604.92
EF084804	11284	ROYAL LIFE SAVING SOCIETY AUSTRALIA TRAINING SERVICES	30/04/2015	695.00
EF084805	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	30/04/2015	717.81
EF084806	11304	SANAX MEDICAL & FIRST AID SUPPLIES MEDICAL SUPPLIES	30/04/2015	212.96

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EF084807	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	30/04/2015	7,428.60
EF084808	11308	SBA SUPPLIES HARDWARE SUPPLIES	30/04/2015	4,997.43
EF084809	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	30/04/2015	1,505.00
EF084810	11328	SHACKS HOLDEN VEHICLE PURCHASES	30/04/2015	451.00
EF084811	11331	SHAWMAC PTY LTD CONSULTANCY SERVICES - CIVIL	30/04/2015	9,289.50
EF084812	11337	SHERIDANS FOR BADGES NAME BADGES & ENGRAVING	30/04/2015	43.15
EF084813	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	30/04/2015	1,047.86
EF084814	11373	SKIPPER TRUCK PARTS SPARE PARTS & MAINTENANCE SERVICES	30/04/2015	1,049.20
EF084815	11375	SLATER-GARTRELL SPORTS SPORT SUPPLIES	30/04/2015	303.60
EF084816	11380	SNAP PRINTING FREMANTLE PRINTING SERVICES	30/04/2015	1,392.00
EF084817	11387	BIBRA LAKE SOILS SOIL & LIMESTONE SUPPLIES	30/04/2015	464.00
EF084818	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	30/04/2015	437,144.33
EF084819	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	30/04/2015	1,558.03
EF084820	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	30/04/2015	1,660.00
EF084821	11469	SPORTS TURF TECHNOLOGY TURF CONSULTANCY SERVICES	30/04/2015	1,584.00
EF084822	11470	SPORTSWORLD OF WA SPORT SUPPLIES	30/04/2015	726.00
EF084823	11483	ST JOHN AMBULANCE AUST WA OPERATIONS FIRST AID COURSES	30/04/2015	1,931.02
EF084824	11505	STATE LIBRARY OF WESTERN AUSTRALIA BOOK SUPPLIES	30/04/2015	4,965.40
EF084825	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	30/04/2015	4,873.00
EF084826	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	30/04/2015	6,468.00
EF084827	11619	TITAN FORD PURCHASE OF VEHICLES & SERVICING	30/04/2015	3,775.20
EF084828	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	30/04/2015	18,142.77
EF084829	11642	TRAILER PARTS PTY LTD TRAILER PARTS	30/04/2015	237.28
EF084830	11651	TREE WATERING SERVICES TREE WATERING SERVICES	30/04/2015	87,648.00
EF084831	11652	TRENCHBUSTERS HIRING SERVICES	30/04/2015	1,070.85
EF084832	11655	TRISLEYS HYDRAULIC SERVICES PTY LTD POOL EQUIPMENT/REPAIRS	30/04/2015	2,266.82
EF084833	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	30/04/2015	2,291.38
EF084834	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	30/04/2015	912.20

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EF084835	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	30/04/2015	2,420.00
EF084836	11701	VIBRA INDUSTRIA FILTER SUPPLIES	30/04/2015	1,149.50
EF084837	11708	VITAL PACKAGING PTY LTD PACKAGING SUPPLIES	30/04/2015	2,931.50
EF084838	11715	WA BLUEMETAL ROADBASE SUPPLIES	30/04/2015	77,767.55
EF084839	11722	WA HINO SALES & SERVICE PURCHASE OF NEW TRUCKS / MAINTENANCE	30/04/2015	1,860.66
EF084840	11726	WA LIMESTONE LIMESTONE SUPPLIES	30/04/2015	15,229.88
EF084841	11739	WA SPIT ROAST COMPANY CATERING SERVICES	30/04/2015	1,961.95
EF084842	11749	WARRENS EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	30/04/2015	3,300.00
EF084843	11773	WESFARMERS LANDMARK LIMITED CHEMICAL SUPPLIES	30/04/2015	1,161.60
EF084844	11789	WALGA ADVERTISING/TRAINING SERVICES	30/04/2015	19,033.73
EF084845	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	30/04/2015	16,399.85
EF084846	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	30/04/2015	197.27
EF084847	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	30/04/2015	4,466.74
EF084848	11835	WURTH AUSTRALIA PTY LTD HARDWARE SUPPLIES	30/04/2015	1,716.48
EF084849	11854	ZIPFORM PRINTING SERVICES	30/04/2015	1,603.14
EF084850	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	30/04/2015	39,907.82
EF084851	11974	GREENWASTE SERVICES MULCHING/SHREDDING SERVICES	30/04/2015	6,200.00
EF084852	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	30/04/2015	39.55
EF084853	11990	EARTHCARE (AUSTRALIA) P/L LANDSCAPING SERVICES	30/04/2015	7,642.80
EF084854	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	30/04/2015	17,655.00
EF084855	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD EXCAVATING/EARTHMOVING EQUIPMENT	30/04/2015	3,394.08
EF084856	12101	THE GREAT ESCAPE ENTRY FEES	30/04/2015	867.50
EF084857	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	30/04/2015	7,226.02
EF084858	12207	CIVICA PTY LTD SOFTWARE SUPPORT/LICENCE FEES	30/04/2015	645.57
EF084859	12388	ELITE POOL COVERS POOL COVERS	30/04/2015	148.50
EF084860	12415	FACE PAINTING FUN AND GAMES ENTERTAINMENT SERVICES	30/04/2015	3,515.00
EF084861	12458	KITE KINETICS ENTERTAINMENT SERVICES	30/04/2015	400.00
EF084862	12497	TROPHY CHOICE TROPHY SUPPLIES	30/04/2015	124.15

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EF084863	12542	SEALIN GARLETT CEREMONIAL SERVICES	30/04/2015	400.00
EF084864	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	30/04/2015	385.00
EF084865	12672	NORMAN DISNEY & YOUNG CONSULTANCY SERVICES	30/04/2015	32,648.99
EF084866	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	30/04/2015	1,509.28
EF084867	12787	KARATE UNION OF AUSTRALIA KIDSPORT REGISTRATION FEES	30/04/2015	400.00
EF084868	12796	ISENTIA PTY LIMITED MEDIA MONITORING SERVICES	30/04/2015	731.14
EF084869	12883	CONSERVATION VOLUNTEERS AUSTRALIA ENVIRONMENTAL SERVICES	30/04/2015	1,650.00
EF084870	13074	DEPT OF AGRICULTURE, FISHERIES & FORESTRY QUARANTINE/AUDITING SERVICES	30/04/2015	660.00
EF084871	13102	MICHAEL PAGE INTERNATIONAL EMPLOYMENT SERVICES	30/04/2015	14,226.41
EF084872	13325	MARTINS ENVIRONMENTAL SERVICES WEED SPRAYING SERVICES	30/04/2015	17,072.00
EF084873	13344	INCREDIBLE CREATURES MOBILE ANIMAL FARM ENTERTAINMENT SERVICES	30/04/2015	850.00
EF084874	13409	KLEENIT CLEANING SERVICES	30/04/2015	20,047.50
EF084875	13462	ATI-MIRAGE PTY LTD TRAINING SERVICES	30/04/2015	944.00
EF084876	13475	BURGESS RAWSON (WA) PTY LTD RENT	30/04/2015	990.00
EF084877	13563	GREEN SKILLS INC ECOJOBS ENVIRONMENTAL PERS EMPLOYMENT SERVICES	30/04/2015	12,241.22
EF084878	13670	HISCO PTY LTD HOSPITALITY SUPPLIES	30/04/2015	842.41
EF084879	13671	STAPLES AUSTRALIA PTY LTD OFFICE/STATIONERY SUPPLIES	30/04/2015	278.34
EF084880	13767	ELLIOTTS IRRIGATION PTY LTD IRRIGATION SERVICES	30/04/2015	216.70
EF084881	13772	HARVEY NORMAN AV/IT SUPERSTORE O'CONNOR ELECTRICAL GOODS	30/04/2015	888.00
EF084882	13779	PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES	30/04/2015	16,225.00
EF084883	13825	JACKSON MCDONALD LEGAL SERVICES	30/04/2015	10,375.57
EF084884	13832	INSIGHT CALL CENTRE SERVICES COMMUNICATION SERVICES	30/04/2015	6,378.30
EF084885	13860	KRS CONTRACTING WASTE COLLECTION SERVICES	30/04/2015	53,708.16
EF084886	13959	PERTH CADCENTRE COMPUTER SOFTWARE/HARDWARE	30/04/2015	1,443.75
EF084887	13998	AIR & POWER PTY LTD MECHANICAL PARTS	30/04/2015	428.56
EF084888	14118	AGED & COMMUNITY SERVICES WA WORKSHOPS	30/04/2015	550.00
EF084889	14258	WARP GROUP PTY LTD ROAD CONSTRUCTION MATERIALS	30/04/2015	11,489.92
EF084890	14300	A & G CARPET CLEANING CARPET CLEANING SERVICES	30/04/2015	539.00

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EF084891	14350	BAILEYS FERTILISERS FERTILISER SUPPLIES	30/04/2015	2,805.00
EF084892	14459	BIDVEST (WA) FOOD/CATERING SUPPLIES	30/04/2015	502.52
EF084893	14593	AUSTREND INTERNATIONAL PTY LTD ALUMINIUM SUPPLIES	30/04/2015	5,385.60
EF084894	14632	UHY HAINES NORTON ACCOUNTANCY SERVICES/PRODUCTS	30/04/2015	203.50
EF084895	14667	APPEALING SIGNS SIGNS	30/04/2015	709.50
EF084896	15283	LASER CORPS WA AMUSEMENT PARK/CENTRE	30/04/2015	990.00
EF084897	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	30/04/2015	4,510.51
EF084898	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	30/04/2015	399.88
EF084899	15571	ADASOUND PUBLIC ADDRESS PA REPAIRS	30/04/2015	1,830.00
EF084900	15609	CATALYSE PTY LTD CONSULTANCY SERVICES	30/04/2015	4,268.00
EF084901	15678	A2Z PEST CONTROL PEST CONTROL	30/04/2015	465.00
EF084902	15786	AD ENGINEERING INTERNATIONAL PTY LTD SIGNS - ELECTRONIC	30/04/2015	132.00
EF084903	15859	WESTATE HOSE SUPPLIES GARDEN EQUIPMENT SUPPLIES	30/04/2015	439.07
EF084904	15914	T-QUIP MOWING EQUIPMENT	30/04/2015	991.35
EF084905	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	30/04/2015	30,172.32
EF084906	16108	ALTIFORM PTY LTD OUTDOOR FURNITURE	30/04/2015	2,863.30
EF084907	16124	CRIMSON WOLF FINE ART ART SERVICES	30/04/2015	1,250.00
EF084908	16396	MAYDAY EARTHMOVING ROAD CONSTRUCTION MACHINE HIRE	30/04/2015	122,611.43
EF084909	16675	FREMANTLE PLUMBING SERVICE PTY LTD PLUMBING SERVICES	30/04/2015	2,202.20
EF084910	16704	ACCIDENTAL FIRST AID SUPPLIES - PERTH SOUTH MEDICAL SUPPLIES	30/04/2015	519.35
EF084911	16985	WA PREMIX CONCRETE SUPPLIES	30/04/2015	14,055.80
EF084912	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	30/04/2015	500.00
EF084913	17097	VALUE TISSUE PAPER PRODUCTS	30/04/2015	457.60
EF084914	17178	THE CLEAN UP COMPANY WASTE DISPOSAL SERVICES	30/04/2015	4,900.50
EF084915	17213	COCKBURN CITY SOCCER CLUB INC SPORT EQUIPMENT GRANT	30/04/2015	3,800.00
EF084916	17279	AUSSIE COOL SHADES SHADE SAILS & AWNINGS	30/04/2015	6,261.09
EF084917	17345	KENNARDS HIRE - MYAREE EQUIPMENT HIRE	30/04/2015	356.45
EF084918	17362	JOHN EARLEY TRAINING	30/04/2015	250.00

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EF084919	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	30/04/2015	590.70
EF084920	17608	NU-TRAC RURAL CONTRACTING BEACH CLEANING/FIREBREAK CONSTRUCTION	30/04/2015	9,104.65
EF084921	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	30/04/2015	1,485.00
EF084922	17930	SBN BUILDING CONTRACTORS PTY LTD BUILDING MAINTENANCE	30/04/2015	792.00
EF084923	17942	MRS MAC'S FOOD SUPPLIES	30/04/2015	581.65
EF084924	17949	ANIMAL CARE EQUIPMENT & SERVICES PTY LTD ANIMAL/PET PRODUCTS	30/04/2015	595.79
EF084925	17951	DEVELOPING SKILLS TRAINING SERVICES -	30/04/2015	1,287.00
EF084926	18008	MANDURAH SAFETY & TRAINING SERV PTY LTD TRAINING SERVICES	30/04/2015	3,679.50
EF084927	18017	INSTANT PRODUCTS GROUP HIRE OF PORTABLE TOILETS	30/04/2015	7,016.01
EF084928	18019	INSTITUTE OF PUBLIC ADMINISTRATION AUST SUBSCRIPTION	30/04/2015	650.00
EF084929	18038	COCKBURN NETBALL CLUB REGISTRATION FEES	30/04/2015	1,600.00
EF084930	18126	DELL AUSTRALIA PTY LTD COMPUTER HARDWARE	30/04/2015	849.20
EF084931	18217	METROPOLITAN OMNIBUS COMPANY BUS HIRE	30/04/2015	396.00
EF084932	18244	MELVILLE LAKERS NETBALL CLUB NETBALL CLUB	30/04/2015	400.00
EF084933	18249	LASSO MEDIA ADVERTISING	30/04/2015	913.00
EF084934	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	30/04/2015	49.46
EF084935	18295	FREMANTLE UNITED SOCCER & RECREATIONAL CLUB REGISTRATION FEES	30/04/2015	200.00
EF084936	18333	APPLECROSS CALISTHENICS CLUB REGISTRATION FEES	30/04/2015	600.00
EF084937	18496	LAKESIDE JUNIOR BASKETBALL CLUB SPORTING ORGANISATION	30/04/2015	200.00
EF084938	18508	JOHN TURNER BRICK LAYING SERVICES	30/04/2015	14,633.00
EF084939	18533	FRIENDS OF THE COMMUNITY INC. DONATION	30/04/2015	802.00
EF084940	18613	ECO-HIRE EQUIPMENT HIRE	30/04/2015	10,833.33
EF084941	18639	HAMILTON HILL DELIVERY ROUND NEWSPAPER DELIVERY SERVICE	30/04/2015	51.80
EF084942	18734	P & R EDWARDS ENTERTAINMENT SERVICES	30/04/2015	900.00
EF084943	18799	DOWN TO EARTH TRAINING & ASSESSING TRAINING SERVICES	30/04/2015	498.00
EF084944	18801	FREMANTLE BIN HIRE BIN HIRE - SKIP BINS	30/04/2015	2,200.00
EF084945	18962	SEALANES (1985) P/L CATERING SUPPLIES	30/04/2015	2,896.85
EF084946	19107	FOREVER SHINING MONUMENT	30/04/2015	10,654.82

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EF084947	19288	ROTARY CLUB OF COCKBURN INC DONATION	30/04/2015	2,500.00
EF084948	19303	JIM'S FENCING FENCING SERVICES	30/04/2015	5,487.90
EF084949	19436	WHITCHURCH REFRIGERATION & AIRCONDITIONING AIR CONDITIONING SERVICES	30/04/2015	348.28
EF084950	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	30/04/2015	300.00
EF084951	19533	WOOLWORTHS LTD GROCERIES	30/04/2015	3,158.85
EF084952	19540	THE CANCER COUNCIL WA DONATION - BIGGEST MORNING TEA	30/04/2015	750.00
EF084953	19541	TURF CARE WA PTY LTD TURF SERVICES	30/04/2015	24,090.00
EF084954	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	30/04/2015	2,625.00
EF084955	19652	TMS SERVICES TAPPS MOBILE SECURITY SECURITY SERVICES	30/04/2015	8,698.96
EF084956	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	30/04/2015	3,572.80
EF084957	19718	SIFTING SANDS CLEANING SERVICES - SAND	30/04/2015	200.00
EF084958	19794	THE SOUTHERN LIONS RUGBY UNION CLUB GRANTS & DONATIONS	30/04/2015	1,200.00
EF084959	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	30/04/2015	1,744.65
EF084960	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	30/04/2015	22,491.88
EF084961	20146	DATA#3 LIMITED CONTRACT IT PERSONNEL & SOFTWARE	30/04/2015	16,842.52
EF084962	20215	POWERVAC CLEANING EQUIPMENT	30/04/2015	175.95
EF084963	20307	OCTAGON-BKG LIFTS MAINTENANCE SERVICES	30/04/2015	1,386.60
EF084964	20321	RIVERJET P/L EDUCTING-CLEANING SERVICES	30/04/2015	55,745.25
EF084965	20322	PLANTRITE PLANT SUPPLIES	30/04/2015	511.50
EF084966	20341	WILHELMINA MARIA HOUWEN GARDENING SERVICES	30/04/2015	2,310.00
EF084967	20439	ONYA INNOVATIONS ENVIRONMENTALLY FRIENDLY BAGS	30/04/2015	1,684.25
EF084968	20546	PACIFIC BIOLOGICS PTY LTD INSECTICIDES/PESTICIDES-MOSQUITO CONTROL	30/04/2015	5,159.28
EF084969	20549	A1 CARPET, TILE & GROUT CLEANING CLEANING SERVICES - TILES/CARPET	30/04/2015	440.00
EF084970	20556	DVG MOUNTWAY MELVILLE PURCHASE OF NEW VEHICLES	30/04/2015	17,341.85
EF084971	20584	UNITED STATES OF MUSIC WORKSHOP - HIP HOP	30/04/2015	550.00
EF084972	20763	JECODA CONCRETE CONCRETE SUPPLY	30/04/2015	17,242.50
EF084973	20786	THE BUTCHER SHOP ARTISTIC SUPPLIES	30/04/2015	1,099.40
EF084974	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	30/04/2015	1,402.36

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EF084975	21005	BRAIN TEASERS OZ PTY LTD EDUCATIONAL PRODUCTS	30/04/2015	132.00
EF084976	21120	SHOREWATER MARINE PTY LTD MARINE CONSTRUCTION SERVICES	30/04/2015	6,803.50
EF084977	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	30/04/2015	600.00
EF084978	21131	STATE WIDE TURF SERVICES TURF RENOVATION	30/04/2015	4,915.62
EF084979	21139	AUSTRAFFIC WA PTY LTD TRAFFIC SURVEYS	30/04/2015	5,324.00
EF084980	21193	SPM CONSULTANTS PTY LTD CONSULTANCY SERVICES	30/04/2015	1,980.00
EF084981	21236	SANDCARDS ENTERTAINMENT SERVICES	30/04/2015	650.00
EF084982	21287	T.J.DEPIAZZI & SONS SOIL & MULCH SUPPLIES	30/04/2015	60,083.10
EF084983	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	30/04/2015	132.00
EF084984	21294	CAT HAVEN ANIMAL SERVICES	30/04/2015	1,001.00
EF084985	21371	LD TOTAL SANPOINT PTY LTD LANDSCAPING WORKS/SERVICES	30/04/2015	51,398.92
EF084986	21463	CAPITAL FINANCE FINANCIAL SERVICES - LEASE FINANCES	30/04/2015	30,358.93
EF084987	21594	GREENSENSE PTY LTD CONSULTANCY - CLIMATE	30/04/2015	7,370.00
EF084988	21627	MANHEIM PTY LTD IMPOUNDED VEHICLES	30/04/2015	2,824.80
EF084989	21665	MMJ REAL ESTATE (WA) PTY LTD PROPERTY MANAGEMENT SERVICES	30/04/2015	20,192.41
EF084990	21666	ENVIROLAB SERVICES (WA) PTY LTD ANALYTICAL SERVICES	30/04/2015	5,670.50
EF084991	21678	IANNELLO DESIGNS GRAPHIC DESIGN	30/04/2015	2,420.00
EF084992	21747	UNICARE HEALTH WHEELCHAIR HIRE	30/04/2015	640.00
EF084993	21779	KANYANA WILDLIFE REHABILITATION CENTRE (INC.) EDUCATIONAL SERVICES	30/04/2015	374.00
EF084994	21782	WEST COAST TIMBER FLOORING FLOORING SUPPLIES	30/04/2015	3,960.00
EF084995	21844	DRAIN PAVE REFER TO 21371 ASPHALT STAMPING SERVICES	30/04/2015	4,024.31
EF084996	21879	SPOTLESS SERVICES AUSTRALIA LTD (CLEANING) CLEANING SERVICES	30/04/2015	164,742.91
EF084997	21915	ECOWATER SERVICES PTY LTD MAINTENANCE SERVICES - WASTE SYSTEMS	30/04/2015	1,011.00
EF084998	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	30/04/2015	1,062.59
EF084999	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	30/04/2015	1,135.09
EF085000	22133	AIR BORN AMUSEMENTS AMUSEMENT SERVICES	30/04/2015	8,560.00
EF085001	22182	KALAMUNDA FENCING & GATEMAKERS FENCING SERVICES	30/04/2015	10,801.62
EF085002	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	30/04/2015	90,987.30

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EF085003	22307	CREATIVE SPACES GRAPHIC DESIGN	30/04/2015	7,090.29
EF085004	22448	CAKES WEST PTY LTD CATERING	30/04/2015	86.21
EF085005	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	30/04/2015	1,226.67
EF085006	22568	SUCCESS NETBALL ASSOCIATION INCORPORATED SPORTS SERVICES - NETBALL	30/04/2015	94.00
EF085007	22569	SONIC HEALTH PLUS PTY LTD MEDICAL SERVICES	30/04/2015	748.00
EF085008	22589	JB HI FI - COCKBURN ELECTRICAL EQUIPMENT	30/04/2015	335.58
EF085009	22619	KSC TRAINING TRAINING SERVICES	30/04/2015	1,318.00
EF085010	22624	AUSSIE EARTHWORKS PTY LTD EARTHWORKS	30/04/2015	61,006.00
EF085011	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	30/04/2015	800.00
EF085012	22653	PCYC FREMANTLE SPONSORSHIP	30/04/2015	3,310.00
EF085013	22680	LEONARD THORN CULTURAL PRESENTATION SERVICES	30/04/2015	200.00
EF085014	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	30/04/2015	108,962.68
EF085015	22751	WORKFORCE CLOTHING PTY LTD CLOTHING - INDUSTRIAL	30/04/2015	589.60
EF085016	22805	COVS PARTS PTY LTD MOTOR PARTS	30/04/2015	1,827.11
EF085017	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	30/04/2015	101,904.44
EF085018	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	30/04/2015	422.40
EF085019	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	30/04/2015	921.05
EF085020	22953	EAST FREMANTLE TRICOLORE SOCCER CLUB INC. TRAINING SERVICES - SOCCER	30/04/2015	200.00
EF085021	22970	WASHPOD CONSOLIDATED PTY LTD CLEANING - EQUIPMENT	30/04/2015	2,114.75
EF085022	23213	SPOTLESS FACILITY SERVICES PTY LTD (LAUNDRY) LAUNDRY SERVICES	30/04/2015	300.80
EF085023	23253	KOTT GUNNING LEGAL SERVICES	30/04/2015	3,621.20
EF085024	23288	ARIANE ROEMMELE AMUSEMENT - CHILDREN'S ACTIVITIES	30/04/2015	675.00
EF085025	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	30/04/2015	1,045.00
EF085026	23348	ZUMBA WITH HONEY FITNESS CLASSES	30/04/2015	704.00
EF085027	23351	COCKBURN INTEGRATED HEALTH T/A COCKBURN G OPERATING FUNDS	30/04/2015	10,188.38
EF085028	23457	TOTALLY WORK WEAR FREMANTLE CLOTHING - UNIFORMS	30/04/2015	398.74
EF085029	23549	WEST OZ WILDLIFE AMUSEMENT PARK ENTRY FEES	30/04/2015	462.00
EF085030	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	30/04/2015	99,699.14

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EF085031	23670	LIEBHERR AUSTRALIA PTY LTD SPARE PARTS	30/04/2015	1,000.00
EF085032	23685	ASTRO SYNTHETIC TURF PTY LTD SITE INSPECTIONS	30/04/2015	9,350.00
EF085033	23755	IAP2 AUSTRALASIA TRAINING SERVICES	30/04/2015	1,375.00
EF085034	23770	HEWSHOTT INTERNATIONAL NIOSE ASSESSMENTS	30/04/2015	3,437.50
EF085035	23818	AM & IE MUTCH ENGINEERING CONSULTANTS CONSULTANCY SERVICES	30/04/2015	26,579.88
EF085036	23858	SPECIALISED SECURITY SHREDDING DOCUMENT DESTRUCTION SERVICES	30/04/2015	32.51
EF085037	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	30/04/2015	2,280.30
EF085038	23985	WINNACOTT KATS JUNIOR FOOTBALL CLUB INC REGISTRATION FEES-KIDSPORT	30/04/2015	974.00
EF085039	24126	WA TEMPORARY FENCING SUPPLIES FENCING SERVICES	30/04/2015	495.00
EF085040	24155	DS AGENCIES PTY LTD IRRIGATION SUPPLIES	30/04/2015	3,327.50
EF085041	24160	WILDTHINGS ANIMAL CONTROL SOLUTIONS FERAL ANIMAL CONTROL SERVICES	30/04/2015	10,092.50
EF085042	24171	KARDINYA NETBALL CLUB REGISTRATION FEES	30/04/2015	800.00
EF085043	24183	WELLARD GLASS GLASS REPAIR SERVICES	30/04/2015	1,331.00
EF085044	24185	HIPPY BELLY DANCE TRAINING SERVICES - DANCE CLASSES	30/04/2015	585.00
EF085045	24195	PAYNE'S WINDOW CLEANING AND SERVICES WINDOW CLEANING SERVICES	30/04/2015	8,656.92
EF085046	24298	TANKS FOR HIRE EQUIPMENT HIRE	30/04/2015	512.60
EF085047	24430	DOCTOR HOME CAR DOCTOR CARE	30/04/2015	240.00
EF085048	24506	AMARANTI'S PERSONAL TRAINING PERSONAL TRAINING SERVICES	30/04/2015	300.00
EF085049	24508	REBECCA FLANAGAN EDUCATIONAL MUSICAL LESSONS	30/04/2015	600.00
EF085050	24524	CALO HEALTH HEARTMOVE CLASSES	30/04/2015	2,145.00
EF085051	24594	THE GREEN ROOM CREATIVE PTY LTD GRAPHIC DESIGN SERVICES	30/04/2015	946.00
EF085052	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD PHOTOGRAPHY SERVICES	30/04/2015	3,091.00
EF085053	24599	POOLWERX SPEARWOOD ANALYTICAL SERVICES	30/04/2015	3,423.55
EF085054	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	30/04/2015	3,504.00
EF085055	24720	CAVALIERS NETBALL CLUB SPORTING EQUIPMENT GRANT	30/04/2015	400.00
EF085056	24734	MYRIAD IMAGES PHOTOGRAPHY SERVICES	30/04/2015	137.50
EF085057	24736	ZENIEN CCTV CAMERA LICENCES	30/04/2015	20,889.76
EF085058	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P ELECTRICAL SERVICES	30/04/2015	65,831.33

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EF085059	24805	KAREN WOOLHEAD DANCING CLASSES	30/04/2015	1,120.00
EF085060	24816	CONSOLIDATED TRAINING SERVICES TRAINING SERVICES	30/04/2015	1,560.00
EF085061	24860	BREAKERS NETBALL CLUB REGISTRATION FEES	30/04/2015	400.00
EF085062	24861	MELVILLE CITY FOOTBALL CLUB SPORTS FEES	30/04/2015	220.00
EF085063	24862	BEARDS SECURITY SECURITY SERVICES	30/04/2015	200.00
EF085064	24869	LIBERTY NETBALL CLUB SPORTING EQUIPMENT GRANT	30/04/2015	600.00
EF085065	24886	A NATURAL SELF ENTERTAINMENT SUPPLIES	30/04/2015	384.00
EF085066	24945	NS PROJECTS PTY LTD PROJECT MANAGEMENT SERVICES	30/04/2015	22,000.00
EF085067	24946	WT PARTNERSHIP QUANTITY SURVEYING SERVICES	30/04/2015	48,730.00
EF085068	24949	BITUMEN SURFACING BITUMEN SUPPLIES	30/04/2015	8,802.75
EF085069	24959	PERTH TEMPORARY AIRBRUSH TATTOOS ENTERTAINMENT SERVICES	30/04/2015	1,000.00
EF085070	24973	BLUESTONE RECRUITMENT TEMPORARY PERSONNEL SERVICES	30/04/2015	483.58
EF085071	24974	SCOTT PRINT PRINTING SERVICES	30/04/2015	16,738.70
EF085072	24976	SNAP PRINTING - COCKBURN CENTRAL PRINTING SERVICES	30/04/2015	1,077.90
EF085073	24981	DALMATINAC NETBALL CLUB REGISTRATION FEES	30/04/2015	400.00
EF085074	25002	BRAIN AMBULANCE MENTAL HEALTH EDUCATION EDUCATION SERVICES	30/04/2015	1,194.00
EF085075	25060	DFP RECRUTIMENT SERVICES EMPLOYMENT SERVICES	30/04/2015	27,700.53
EF085076	25063	SUPERIOR PAK PTY LTD VEHICLE MAINTENANCE	30/04/2015	330.25
EF085077	25115	FIIG INVESTMENT MANAGEMENT SERVICES	30/04/2015	2,750.00
EF085078	25121	IMAGESOURCE DIGITAL SOLUTIONS BILLBOARDS	30/04/2015	4,303.20
EF085079	25128	HORIZON WEST LANDSCAPE & IRRIGATION P/L LANDSCAPING SERVICES	30/04/2015	7,809.35
EF085080	25158	MPIRE SECURITY SECURITY SERVICES	30/04/2015	23,923.64
EF085081	25262	SANDOVER PINDER ARCHITECTS ARCHITECTURAL SERVICES	30/04/2015	200,632.08
EF085082	25289	PHOEBE KINGSTON DISABILITY AWARENESS TRAINING SERVICES	30/04/2015	300.00
EF085083	25291	STARWEST PARTY HIRE PARTY HIRE	30/04/2015	210.00
EF085084	25372	WEST CYCLE BIKE SKILLS	30/04/2015	990.00
EF085085	25418	CS LEGAL LEGAL SERVICES	30/04/2015	5,508.75
EF085086	25456	KOK HUI CHEE ART PROJECTS	30/04/2015	1,500.00

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EF085087	25477	SPOTLESS FACILITY SERVICES (PAINTING DIVISION) PAINTING SERVICES	30/04/2015	45,067.00
EF085088	25540	JOHN MASSEY GROUP PTY LTD BUILDING SURVEYING SERVICES	30/04/2015	1,650.00
EF085089	25586	ENVIROVAP PTY LTD HIRE OF LEACHATE UNITS	30/04/2015	5,197.50
EF085090	25588	CIVCO MINING SERVICES PTY LTD PLANT / EQUIPMENT HIRE	30/04/2015	11,599.50
EF085091	25609	NEXXIAL ECOLOGY WEED CONTROL SERVICES	30/04/2015	5,247.00
EF085092	25644	DYMOCKS GARDEN CITY PURCHASE OF BOOKS	30/04/2015	2,891.00
EF085093	25645	YELAKITJ MOORT NYUNGAR ASSOCIATION INC WELCOME TO THE COUNTRY PERFORMANCES	30/04/2015	300.00
EF085094	25646	THE GREEN MO CATERING SERVICES	30/04/2015	75.00
EF085095	25648	NANKIVELL, MATTHEW LEE MN CREATIVE PHOTOGRAPHY SERVICES	30/04/2015	304.00
EF085096	25654	WINDOW SHIELD AUSTRALIA CLEAR STEEL SECURIT GLASS CLEANING SERVICES	30/04/2015	500.01
EF085097	25658	GUNDI CORPORATION PTY LTD ABORIGINAL REFERENCE GROUPS	30/04/2015	3,300.00
EF085098	25707	MY GYM WESTERN AUSTRALIA FITNESS CLASSES	30/04/2015	200.00
EF085099	25708	AMGROW PTY LTD HERBICIDES	30/04/2015	1,023.00
EF085100	25713	DISCUS ON DEMAND PRINTING SERVICES	30/04/2015	1,284.80
EF085101	25733	MIRACLE RECREATION EQUIPMENT PLAYGROUND INSTALLATION / REPAIRS	30/04/2015	3,597.00
EF085102	25736	BLUE TANG (WA) PTY LTD - EMERGE ASSOCIATES CONSULTANCY SERVICES	30/04/2015	7,095.00
EF085103	25738	THRIFTY CAR RENTAL VEHICLE HIRE	30/04/2015	5,384.28
EF085104	25771	INTEGRAL DEVELOPMENT ASSOCIATES PTY LTD TRAINING COURSES	30/04/2015	12,157.95
EF085105	25796	DISTRICT AUSTRALIA PTY LTD FURNITURE SUPPLIES	30/04/2015	1,659.90
EF085106	25813	LGCONNECT PTY LTD DEVELOPMENT CONSULTANCY	30/04/2015	18,700.00
EF085107	25832	EXTERIA ENGINEERING & DESIGN SERVICES	30/04/2015	12,714.13
EF085108	25875	COOGEE PLUMBING SERVICES PLUMBING SERVICES	30/04/2015	18,308.40
EF085109	25897	COMMON GROUND TRAILS PTY LTD CONSULTANCY SERVICES	30/04/2015	4,510.00
EF085110	25940	LEAF BEAN MACHINE COFFEE BEAN SUPPLY	30/04/2015	800.00
EF085111	26029	AUTOSWEEP WA SWEEPING SERVICES	30/04/2015	6,974.00
EF085112	26067	SPRAYKING WA PTY LTD CHEMICAL WEED CONTROL SERVICES	30/04/2015	9,308.48
EF085113	26090	FREMANTLE MILK DISTRIBUTORS MILK DISTRIBUTORS	30/04/2015	145.90
EF085114	26098	VERTEL COMMUNICATION SERVICES	30/04/2015	146.80

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MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF085115	26110	DASH CIVIL CONTRACTING CONCRETING SERVICES	30/04/2015	163,109.24
EF085116	26112	BROOKE BOBRIDGE GRAPHIC DESIGN SERVICES	30/04/2015	1,080.00
EF085117	26114	GRACE RECORDS MANAGEMENT RECORDS MANAGEMENT SERVICES	30/04/2015	1,191.14
EF085118	26116	CAMPBELLS CASH AND CARRY CATERING SUPPLIES	30/04/2015	813.11
EF085119	26162	RANDSTAD PTY LTD EMPLOYMENT SERVICES	30/04/2015	2,986.15
EF085120	26173	SOUTHSIDE PLUMBING PLUMBING SERVICES	30/04/2015	1,211.10
EF085121	26179	LIQUID LEARNING GROUP PTY LTD CONFERENCES	30/04/2015	2,634.50
EF085122	26189	J. P. BENNETT PTY LTD CONSULTANCY SERVICES	30/04/2015	2,200.00
EF085123	26211	AMCOM PTY LTD INTERNET/DATA SERVICES	30/04/2015	6,070.00
EF085124	26254	PERTH MOBILE EXERCISE PHYSIOLOGY EXERCISE PROGRAMS	30/04/2015	2,475.00
EF085125	26257	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	30/04/2015	505.00
EF085126	26275	SHEFA CORPORATION PAINTING SERVICES	30/04/2015	2,750.00
EF085127	26303	GECKO CONTRACTING TURF & LANDSCAPE MAINTENANCE TURF & LANDSCAPE MAINTENANCE	30/04/2015	71,078.10
EF085128	26314	CPE GROUP TEMPORARY EMPLOYMENT SERVICES	30/04/2015	913.91
EF085129	26320	LEASE EQUITY PROPERTY CONSULTANCY SERVICES	30/04/2015	5,500.00
EF085130	26321	SKATEBOARDING WA SKATEBOARDING CLINICS	30/04/2015	8,680.00
EF085131	26323	AT THE KITCHEN CATERING SERVICES	30/04/2015	1,205.00
EF085132	26330	KENNARDS HIRE - BIBRA LAKE EQUIPMENT HIRE	30/04/2015	4,288.90
EF085133	26359	WILSON SECURITY SECURITY SERVICES	30/04/2015	159,505.60
EF085134	26370	ESTRAT CONSULTANCY SERVICES - IT	30/04/2015	4,675.00
EF085135	26382	RANGS GRAPHICS AND DESIGN SOFTWARE LICENCES	30/04/2015	33.00
EF085136	26383	PERK UP WITH ME KAREN JENSEN CATERING SERVICES - MOBILE COFFEE	30/04/2015	72.00
EF085137	26386	AIRMASTER AUSTRALIA PTY LTD AIRCONDITIONING MAINTENANCE SERVICES	30/04/2015	3,718.90
EF085138	26391	ANDOVER DETAILERS GOLDFINCH NOMINEES PTY LTD DETAILING SERVICES	30/04/2015	2,469.80
EF085139	26416	COOLBELLUP NEWSAGENCY NEWSPAPER DELIVERY SERVICES	30/04/2015	195.30
EF085140	26418	INTEGRANET TECHNOLOGY GROUP PTY LTD ICT CONSULTANCY SERVICES	30/04/2015	11,000.00
EF085141	26438	TERRA PERMA DESIGN KITCHEN GARDEN WORKSHOP	30/04/2015	600.00
EF085142	26442	BULLANT SECURITY PTY LTD KEY WEST LOCK SERVICE LOCKSMITH & SECURITY SERVICES	30/04/2015	9,343.81

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF085143	26446	JEMMA ELIZABETH ARMSTRONG - LITTLE JEM PROD MUSICAL STORYTELLING SERVICES	30/04/2015	750.00
EF085144	26448	WINTHROP NETBALL CLUB INC KIDSPORT REGISTRATION FEES	30/04/2015	200.00
EF085145	26449	ECO SHARK BARRIER PTY LTD LEASING FEE FOR SHARK BARRIER	30/04/2015	42,500.00
EF085146	26459	AMA MEDIA PTY LTD (SOCIAL PLAYGROUND) HIRE SERVICES	30/04/2015	2,046.00
EF085147	26461	777 MAINTENANCE PTY LTD MAINTENANCE SERVICES	30/04/2015	2,520.00
EF085148	26463	BOLLYGOOD FOODS PTY LTD CATERING SERVICES - FOOD VENDOR	30/04/2015	200.00
EF085149	26465	HUMPY CAMELS KRAMER, KEVIN JON ENTERTAINMENT SERVICES	30/04/2015	800.00
EF085150	26466	LUISA REALE KRANK THE BAND ENTERTAINMENT SERVICES	30/04/2015	1,800.00
EF085151	26470	SCP CONSERVATION AND LAND MANAGEMENT FENCING SERVICES	30/04/2015	14,430.00
EF085152	26475	QUANTUM BUILDING SERVICES CARPENTRY SERVICES	30/04/2015	2,696.75
EF085153	26478	WEST COAST WATERFILTER MAN PURCHASE OF BUBBLER FOUNTAIN	30/04/2015	1,228.00
EF085154	26479	ACTION ASBESTOS REMOVALS ASBESTOS REMOVAL	30/04/2015	7,752.80
EF085155	26480	MATTRESS REMOVAL WA MATTRESS REMOVAL SERVICES	30/04/2015	1,380.00
EF085156	26482	NATIONAL STORAGE (OPERATIONS) PTY LTD STORAGE HIRE SERVICES	30/04/2015	1,650.00
EF085157	26486	BIBRA LAKE FABRICATORS PTY LTD METAL FABRICATION SERVICES	30/04/2015	2,420.00
EF085158	26500	MINERAL HAULAGE & EARTHMOVING EARTHMOVING SERVICES	30/04/2015	136,376.81
EF085159	26501	PEEL HONDA AND PEEL SUBARU PURCHASE OF NEW VEHICLE - 1ETB402	30/04/2015	17,659.04
EF085160	26502	TERRESTRIAL ECOSYSTEMS ANIMAL HANDLING SERVICES	30/04/2015	1,127.50
EF085161	26510	LOCAL BMX PTY LTD AMUSEMENT SERVICES	30/04/2015	500.00
EF085162	26514	US 2 U PLUMBING PLUMBING SERVICES	30/04/2015	2,420.00
EF085163	26518	BLUE TURTLE CONSULTING PTY LTD CONSULTANCY SERVICES	30/04/2015	1,204.50
EF085164	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	30/04/2015	310,570.26
EF085165	12025	TELSTRA CORPORATION COMMUNICATIONS SERVICES	30/04/2015	20,819.06
EF085166	24558	MACQUARIE BANK LIMITED LEASE REPAYMENT	30/04/2015	1,615.13
EF085167	25823	ENIGIN WESTERN AUSTRALIA ELECTRICITY USAGE/SUPPLIES	30/04/2015	15,010.50
EF085168	99996	NELIA DA SILVA RATES REFUND	30/04/2015	680.02
EF085169	99996	S & N RIFICI TRUST RATES REFUND	30/04/2015	697.71
EF085170	99996	RAZIJA RAMIC RATES REFUND	30/04/2015	484.45

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF085171	99996	ROSA JENKINSON RATES REFUND	30/04/2015	326.00
EF085172	99996	MS M L THORBURN RATES REFUND	30/04/2015	258.83
EF085173	99996	RACHEL PERCIVAL RATES REFUND	30/04/2015	1,216.50
EF085174	99996	DIVERSIFIED SERVICES RATES REFUND	30/04/2015	2,405.35
EF085175	99996	NC RODRIGUES RATES REFUND	30/04/2015	2,105.50
EF085176	99996	BE COATES RATES REFUND	30/04/2015	1,200.00
EF085177	10352	COCKBURN BOWLING & RECREATION CLUB GRANTS & DONATIONS	30/04/2015	1,700.00
EF085178	10363	COCKBURN SENIOR CITIZENS ASSOCIATION GRANTS/DONATIONS	30/04/2015	300.00
EF085179	11841	YANGEBUP FAMILY CENTRE INC VENUE HIRE / GRANTS & DONATIONS	30/04/2015	1,637.00
EF085180	23250	DEPARTMENT OF PLANNING DAP APPLICATIONS & DAP FEES	30/04/2015	6,035.00
EF085181	99997	HAMMOND PARK ESTATES PTY LTD HAMMOND PARK CASH IN LIEU POS REFUND	30/04/2015	61,990.00
EF085182	99997	WA MEDIA GROUP PTY LIMITED REIMBURSEMENT OF SEWER OBSTRUCTION WORKS	30/04/2015	1,243.00
EF085183	99997	KADANCE TAHANA COCKBURN IDOL WINNER	30/04/2015	1,000.00
EF085184	99997	ELIZA LEWIS COCKBURN IDOL WINNER	30/04/2015	500.00
EF085185	99997	MADELINE SOLTOGGIO COCKBURN IDOL WINNER	30/04/2015	250.00
EF085186	99997	KEISHA KLASSEN COCKBURN IDOL WINNER	30/04/2015	1,000.00
EF085187	99997	MORGANNE EBSARY COCKBURN IDOL WINNER	30/04/2015	500.00
EF085188	99997	MELISSA MCBRIDE GRANTS, DONATIONS & REFUNDS	30/04/2015	250.00
EF085189	99997	MRS GE CLARKSON DOG STERILISATION REFUND	30/04/2015	150.00
EF085190	99997	DAVID BECHES DOG STERILISATION REFUND	30/04/2015	30.00
EF085191	99997	LINTILLA HIPPER DOG STERILISATION REFUND	30/04/2015	30.00
EF085192	99997	AM CANNON & JD CANNON BIRD BATH REBATE	30/04/2015	32.50
EF085193	99997	HAYLEY MCWILLIAMS DOG STERILISATION REFUND	30/04/2015	150.00
EF085194	99997	PAUL ANTHONY DE MOUILPIED REGISTRATION REFUND	30/04/2015	70.00
EF085195	99997	JACQUELINE AGUIAR FEE REFUND	30/04/2015	110.00
EF085196	99997	JE & VL DUTTON CROSSOVER CONTRIBUTION	30/04/2015	300.00
EF085197	99997	CYNTHIA LYE SIOK CHIN CROSSOVER CONTRIBUTION	30/04/2015	300.00
EF085198	99997	PECK YEOW ALAN ONG CROSSOVER CONTRIBUTION	30/04/2015	300.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF085199	99997	LIAM BLAIR CROSSOVER CONTRIBUTION	30/04/2015	300.00
EF085200	99997	CHRISTOPHER ELIAS CROSSOVER CONTRIBUTION	30/04/2015	300.00
EF085201	99997	DANIEL LESLIE CROSSOVER CONTRIBUTION	30/04/2015	300.00
EF085202	99997	KATHARINE E HOUSE COMPOST BIN REBATE	30/04/2015	33.90
EF085203	99997	MARIEKE D LEDINGHAM COMPOST BIN REBATE	30/04/2015	50.00
EF085204	99997	MJ & JD HEAVENS COMPOST BIN REBATE	30/04/2015	50.00
026275	13932	ARMAGUARD BANKING SERVICES	2/04/2015	3,792.70
026276	99999	PHOI C NG REFUND OF DUPLICATE PAYMENT	2/04/2015	448.00
026277	99999	LOTS 3 & 4 WEST CHURCHILL AVENUE PTY LTD BOND REFUND - LOTS 3 & 4 WEST CHURCHILL AVE	2/04/2015	5,359.01
026278	13932	ARMAGUARD BANKING SERVICES	9/04/2015	1,627.70
026279	13932	ARMAGUARD BANKING SERVICES	16/04/2015	1,486.85
026280	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	17/04/2015	7,735.60
026281	13932	ARMAGUARD BANKING SERVICES	23/04/2015	2,013.45
026282	13932	ARMAGUARD BANKING SERVICES	30/04/2015	1,900.75
026283	10479	DEPT OF HEALTH WA WORKSHOP ATTENDANCES	30/04/2015	9.85
026284	11348	SHIRE OF KALAMUNDA ENTRY FEES	30/04/2015	4.40
026285	11760	WATER CORPORATION SEWER EASEMENT	30/04/2015	19,275.76
026286	11795	WESTERN POWER ELECTRICAL SERVICES	30/04/2015	70,690.99
026287	24015	PORT CATHERINE DEVELOPMENT P/L RATES REFUND	30/04/2015	1,328.32
026288	26529	MS & LG BLADES RATES REFUND	30/04/2015	1,324.81
026289	10047	ALINTA ENERGY GAS SUPPLIES	30/04/2015	681.55
026290	11758	WATER CORP WATER USAGE SUPPLIES ADD RETENTION HELD NIL LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS	30/04/2015	19,021.36
EF084534	26425	GAP FREELANCE	28/04/2015	4,707.90
CHEQUE LIST TOTAL				8,070,161.60
TOTAL AS PER AP SOURCE 14GLACT9991000				8,070,161.60
TOTAL AS PER TR SOURCE 14GLACT9991000				8,070,161.60

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
		ADDITIONAL DIRECT PAYMENTS		
		BANK FEES		
		MERCHANT FEES COC		2,354.52
		MERCHANT FEES SLLC		1,745.94
		MERCHANT FEES VARIOUS OUT CENTRES		240.80
		NATIONAL BPAY CHARGE		1,835.09
		RTGS/ACLR FEE		14.00
		NAB TRANSACT FEE		4,666.95
		MERCHANDISE / STATIONERY FEE		-
				10,857.30
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		
		FDC PAYMENTS		50,132.80
		IHC PAYMENTS		83,714.49
				133,847.29
		PAYROLL TRANSACTIONS		
		COC 02/04/15 CITY OF COCKBURN 042958		10,886.48
		COC 07/04/15 CITY OF COCKBURN 042958		1,032,841.83
		COC 08/04/15 CITY OF COCKBURN 042958		2,247.65
		COC 21/04/15 CITY OF COCKBURN 042958		1,043,465.73
		COC 23/04/15 CITY OF COCKBURN 042958		1,116.21
				2,090,557.90
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		60,343.23
				60,343.23
		TOTAL PAYMENTS FOR APRIL		10,365,767.32

PAYMENT SUMMARY

CHEQUE PAYMENTS

026275 -026290

CANCELLED PAYMENTS

Nil.

ELECTRONIC FUNDS TRANSFER PAYMENT

EF084611 – EF085204

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 April 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	73,615,755	71,503,518	3%	2,112,237 ✓	73,638,927	74,022,182
Financial Services	806,020	734,772	10%	71,248	789,050	657,050
Information Services	240	1,500	-84%	(1,260)	1,500	1,500
Human Resource Management	371,977	238,327	56%	133,651	286,000	86,000
Library Services	36,405	44,455	-18%	(8,050)	53,346	53,346
Community Services	6,951,034	6,618,309	5%	332,725 ✓	7,224,112	7,338,204
Human Services	6,186,527	5,673,634	9%	512,893 ✓	6,396,392	6,459,383
Corporate Communications	9,678	11,450	-15%	(1,772)	12,500	12,500
Statutory Planning	1,446,350	1,394,179	4%	52,171	1,713,015	1,613,015
Strategic Planning	2,025,826	1,676,813	21%	349,012 ✓	2,291,943	1,471,943
Building Services	1,417,951	1,395,950	2%	22,001	1,645,700	1,535,700
Environmental Health	229,225	231,083	-1%	(1,858)	255,500	225,500
Waste Services	26,911,535	27,585,062	-2%	(673,527) X	29,438,023	29,143,124
Parks & Environmental Services	70,316	49,583	42%	20,732	49,900	1,900
Engineering Services	291,287	244,469	19%	46,817	303,363	293,363
Infrastructure Services	96,172	2,748	3400%	93,424	3,297	3,297
	120,466,298	117,405,853	3%	3,060,445	124,102,568	122,918,007
Total Operating Revenue	120,466,298	117,405,853	3%	3,060,445	124,102,568	122,918,007
Operating Expenditure						
Governance	(3,597,221)	(3,911,367)	-8%	314,146 ✓	(5,054,182)	(4,633,859)
Financial Services	(4,609,001)	(4,726,576)	-2%	117,575	(5,420,104)	(5,464,284)
Information Services	(3,654,823)	(3,859,595)	-5%	204,772 ✓	(4,655,285)	(4,385,908)
Human Resource Management	(2,028,970)	(2,074,892)	-2%	45,923	(2,643,028)	(2,302,028)
Library Services	(2,477,468)	(2,592,603)	-4%	115,136	(3,201,689)	(3,168,305)
Community Services	(7,241,510)	(7,774,273)	-7%	532,763 ✓	(9,512,455)	(9,490,807)
Human Services	(6,522,976)	(6,423,672)	2%	(99,304)	(7,899,026)	(7,729,708)
Corporate Communications	(2,054,848)	(2,303,804)	-11%	248,956 ✓	(2,791,953)	(2,682,290)
Statutory Planning	(983,648)	(1,029,159)	-4%	45,511	(1,286,082)	(1,286,082)
Strategic Planning	(1,373,162)	(1,200,997)	14%	(172,165)	(1,670,975)	(1,566,420)
Building Services	(1,197,961)	(1,249,613)	-4%	51,651	(1,564,494)	(1,564,494)
Environmental Health	(1,277,710)	(1,510,085)	-15%	232,375 ✓	(1,887,046)	(1,773,929)
Waste Services	(14,912,753)	(15,177,579)	-2%	264,827 ✓	(20,096,655)	(20,076,655)
Parks & Environmental Services	(9,391,525)	(9,494,195)	-1%	102,670	(11,586,867)	(11,330,867)
Engineering Services	(6,355,653)	(6,521,295)	-3%	165,642	(7,997,243)	(7,985,243)
Infrastructure Services	(6,879,338)	(6,827,404)	1%	(51,934)	(8,281,370)	(8,195,699)
	(74,558,567)	(76,677,108)	-3%	2,118,542	(95,548,453)	(93,636,577)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 April 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	2,291,211	2,746,666	-17%	(455,455) X	3,246,783	3,243,783
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(81,344)	(78,700)	3%	(2,644)	(94,440)	(94,440)
Furniture & Equipment	(128,318)	(130,344)	-2%	2,027	(156,413)	(156,413)
Plant & Machinery	(2,336,727)	(2,474,390)	-6%	137,663	(2,969,268)	(2,969,268)
Buildings	(3,715,141)	(3,551,380)	5%	(163,761)	(4,261,656)	(4,261,656)
Roads	(8,466,554)	(8,539,960)	-1%	73,406	(10,247,952)	(9,467,952)
Drainage	(1,911,233)	(1,908,390)	0%	(2,843)	(2,290,068)	(2,290,068)
Footpaths	(909,588)	(967,790)	-6%	58,202	(1,161,348)	(1,161,348)
Parks Equipment	(2,286,252)	(2,303,340)	-1%	17,088	(2,764,012)	(3,354,012)
Landfill	(943,737)	(962,360)	-2%	18,623	(1,154,832)	-
	(20,778,894)	(20,916,654)	-1%	137,760	(25,099,989)	(23,755,157)
Total Operating Expenditure	(93,046,249)	(94,847,096)	-2%	1,800,848	(117,401,659)	(114,147,951)
Change in Net Assets Resulting from Operations	27,420,049	22,558,756	22%	4,861,292	6,700,909	8,770,056
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	294,497	(26,147)	-1226%	320,644 ✓	(217,704)	(582,947)
Freehold Land	2,050,673	6,220,611	-67%	(4,169,938) X	7,921,068	1,150,000
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	(30,944)	157,795	-120%	(188,739)	157,795	-
	2,314,226	6,352,259	-64%	(4,038,033)	7,861,159	567,053
Less: Underground Power Infrastructure Contribution	-	(574)	-100%	574	(574)	-
Asset Acquisitions						
Land and Buildings	(11,496,958)	(21,993,812)	-48%	10,496,854 ✓	(34,844,947)	(24,387,000)
Infrastructure Assets	(12,878,113)	(17,183,564)	-25%	4,305,452 ✓	(29,733,694)	(17,116,028)
Plant and Machinery	(3,233,668)	(4,123,133)	-22%	889,466 ✓	(5,518,133)	(4,007,500)
Furniture and Equipment	(9,847)	(11,000)	-10%	1,153	(11,000)	(206,000)
Computer Equipment	(553,512)	(1,067,294)	-48%	513,783 ✓	(1,189,468)	(434,000)
Note 1.	(28,172,097)	(44,378,804)	-37%	16,206,707	(71,297,242)	(46,150,528)
Add: Transfer to Reserves	(15,901,482)	(22,579,285)	-30%	6,677,803 ✓	(49,517,259)	(35,534,109)
	(14,339,304)	(38,047,648)	-62%	23,708,344	(106,253,008)	(72,347,529)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 April 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
Add Funding from							
Grants & Contributions - Asset Development	13,664,862	12,190,107	12%	1,474,755 ✓		16,082,755	6,726,309
Less: held in restricted funds from prior years	-	-	0%	-		-	-
Proceeds on Sale of Assets	3,897,839	7,541,774	-48%	(3,643,935) ✗		9,819,231	2,525,125
Reserves	13,507,260	17,967,279	-25%	(4,460,019) ✗		31,127,471	18,281,347
Loan Funds Raised	-	-	0%	-		20,000,000	20,000,000
Contributed Developer Assets	1,458,317	-	0%	1,458,317 ✓		-	-
	18,188,974	(348,488)	-5319%	18,537,462		(29,223,551)	(24,814,748)
Non-Cash/Non-Current Item Adjustments							
Depreciation on Assets	20,778,894	20,916,654	-1%	(137,760)		25,099,989	23,755,157
Profit/(Loss) on Assets Disposal	(2,314,226)	(6,352,259)	-64%	4,038,033 ✓		(7,861,159)	(567,053)
Loan Repayments	(680,544)	(686,677)	-1%	6,133		(1,373,356)	(1,373,356)
Non-Current Leave Provisions	128,319	-	0%	128,319		-	-
	36,101,416	13,529,230	167%	22,572,186		(13,358,076)	(3,000,000)
Opening Funds	13,175,076	13,175,076	0%	(0)		13,175,076	3,000,000
Closing Funds	49,276,492	26,704,306	85%	22,572,186		(183,000)	-
	-	-		-		-	-

Note 2, 3.

Notes to Statement of Financial Activity

Note 1.

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

	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
Assets Classification	\$	\$			\$	\$
Land and Buildings	(11,496,958)	(3,317,563)	(14,814,521)	(21,993,812)	(34,844,947)	20,030,427
Infrastructure Assets	(12,878,113)	(3,730,555)	(16,608,668)	(17,183,564)	(29,733,694)	13,125,026
Plant and Machinery	(3,233,668)	(1,266,883)	(4,500,551)	(4,123,133)	(5,518,133)	1,017,582
Furniture and Equipment	(9,847)	-	(9,847)	(11,000)	(11,000)	1,153
Computer Equipment	(553,512)	(80,603)	(634,114)	(1,067,294)	(1,189,468)	555,354
	(28,172,097)	(8,395,604)	(36,567,701)	(44,378,804)	(71,297,242)	34,729,542

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	144,840,710	113,233,345	104,729,550	86,462,923
Rates Outstanding	854,465	1,761,987	900,000	900,000
Rubbish Charges Outstanding	306,223	383,208	300,000	300,000
Sundry Debtors	2,656,273	1,886,824	2,700,000	2,700,000
GST Receivable	513,264	-	-	-
Prepayments	426	350,000	350,000	350,000
Accrued Debtors	323,074	-	-	-
Stock on Hand	9,371	20,000	20,000	20,000
	149,503,806	117,635,364	108,999,550	90,732,923
Current Liabilities				
Creditors	(4,915,376)	(637,179)	(5,000,496)	(5,000,496)
Income Received in Advance	-	52,856	52,856	52,856
GST Payable	(303,323)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,737,025)	(2,000,000)	(2,000,000)	(2,000,000)
Provision for Long Service Leave	(1,950,770)	(2,485,586)	(2,595,980)	(2,595,980)
	(9,906,494)	(5,069,909)	(9,543,620)	(9,543,620)
Net Current Assets	139,597,312	112,565,455	99,455,930	81,189,303
Add: Non Current Investments	4,486,005	4,339,420	4,339,420	4,339,420
	144,083,318	116,904,875	103,795,350	85,528,723
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(87,982,786)	(90,200,569)	(103,978,350)	(85,528,723)
Deposits & Bonds Liability *	(6,824,040)	(2,789,342)	(2,789,342)	(2,789,342)
Grants & Contributions Unspent *	-	2,789,343	2,789,343	2,789,343
	49,276,492	26,704,306	(183,000)	-
Closing Funds (as per Financial Activity Statement)	49,276,492	26,704,306	(183,000)	-

See attached Reserve Fund Statement

* See attached Restricted Funds Analysis

Note 3.

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

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
	Budget Adoption			Closing Funds Surplus(Deficit)				0
GL	830	Increase conference budget	OCM 11/9/14 #5370	Operating Expenditure			2,000	(2,000)
GL	594	Salary reduction due to system error	OCM 11/9/14 #5370	Operating Expenditure		18,369		16,369
GL	105	Increase in FAGS grant	OCM 11/9/14 #5370	Operating Income		86,745		103,114
GL	161, 162, 175	Reallocating FESA grants and expenditure	OCM 11/9/14 #5370	Operating Income		4,498		107,612
GL	137	Allocating telecommunication expenses budget which was missed out during annual budget process	OCM 13/11/14 #5408	Operating Expenditure			65,000	42,612
OP	6245	Carried forward unspent fund in Coastal Monitoring project which was missed out during carry forward process	OCM 13/11/14 #5408	Operating Expenditure			20,687	21,925
GL	310, 350,	Adjustments to Financial Counselling budgets as 2 staff now relocated to Cockburn Super Clinic and also receiving reduced grant funding	OCM 11/12/14 #5429	Operating Expenditure			15,482	6,443
OP	7696	Rent income received from DFES for occupying CVES building		Operating Income		4,000		10,443
Various		Mid-year budget review	OCM 12/02/15 #5456	Various			10,443	0
OP	8291	Allocating internal administration charge	OCM 09/04/15 #5489	Operating Income		8,500		8,500
OP	8276	Coolbellup security guard	OCM May	Operating Expenditure			8,500	0
CW	1359	Transfer Reserve funding back as project is no longer active	OCM June	Operating Income			93,000	(93,000)
OP	8260	Cash in lieu from FY13/14 was not accounted correctly	OCM June	Operating Income			90,000	(183,000)
				Closing Funds Surplus (Deficit)	0	122,112	305,112	(183,000)

Statement of Comprehensive Income *by Nature and Type*

for the period ended 30 April 2015

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	63,508,874	62,653,333	855,541	63,735,541	62,880,000	62,880,000
02 Specified Area Rates	306,148	270,000	36,148	306,148	270,000	270,000
05 Fees and Charges	Note 1 36,989,060	37,112,193	(123,133)	40,826,955	40,950,088	39,708,911
06 Service Charges	3,988,670	3,991,718	(3,048)	3,988,670	4,000,000	4,000,000
10 Grants and Subsidies	9,865,359	7,951,043	1,914,316	11,331,466	9,417,149	9,325,765
15 Contributions, Donations and Reimbursements	956,606	583,977	372,629	1,051,469	678,840	356,840
20 Interest Earnings	4,835,299	4,837,672	(2,374)	5,897,017	5,899,391	6,369,391
25 Other revenue and Income	16,281	5,917	10,365	17,465	7,100	7,100
Total Operating Revenue	120,466,298	117,405,853	3,060,445	127,154,731	124,102,568	122,918,007
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	Note 2 (34,989,724)	(35,383,826)	394,102	(43,400,464)	(43,794,567)	(42,697,487)
51 Employee Costs - Indirect Oncosts	(607,291)	(782,940)	175,649	(1,149,698)	(1,325,346)	(898,966)
55 Materials and Contracts	Note 3 (28,531,610)	(29,593,543)	1,061,933	(34,868,997)	(35,930,930)	(35,548,621)
65 Utilities	(3,486,171)	(3,866,015)	379,844	(4,242,595)	(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	(4,923,396)	(4,858,500)	(64,896)	(7,599,267)	(7,534,371)	(7,514,698)
85 Depreciation on Non Current Assets	(20,778,894)	(20,916,654)	137,760	(24,962,229)	(25,099,989)	(23,755,157)
Add Back: Indirect Costs Allocated to Capital Works	2,291,211	2,746,666	(455,455)	2,791,328	3,246,783	3,243,783
Total Operating Expenditure	(93,046,249)	(94,847,096)	1,800,848	(115,600,812)	(117,401,659)	(114,147,951)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES						
	27,420,049	22,558,756	4,861,292	11,553,920	6,700,909	8,770,056
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	3,264,007	2,966,579	297,428	5,828,662	5,531,234	2,361,387
16 Contributions - Asset Development	10,400,855	9,223,528	1,177,327	11,728,848	10,551,521	4,364,922
95 Profit/(Loss) on Sale of Assets	2,314,226	6,352,259	(4,038,033)	3,823,126	7,861,159	567,053
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	(574)	574	-	(574)	-
Total Non-Operating Activities	15,979,088	18,541,792	(2,562,704)	21,380,636	23,943,340	7,293,362
NET RESULT						
	43,399,137	41,100,548	2,298,588	32,934,555	30,644,249	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	448,401	445,267	534,320	534,320
South Lake Leisure Centre	2,446,170	2,484,172	2,856,666	2,988,286
Law and Public Safety	730,441	323,747	388,496	388,496
	3,635,512	3,259,185	3,789,482	3,911,102
<u>Waste Services:</u>				
Waste Collection Services	18,981,622	18,926,707	19,050,000	18,695,101
Waste Disposal Services	7,923,210	8,648,356	10,378,023	10,448,023
	26,904,832	27,575,062	29,428,023	29,143,124
	30,540,343	30,834,248	33,217,505	33,054,226

Note 2.

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

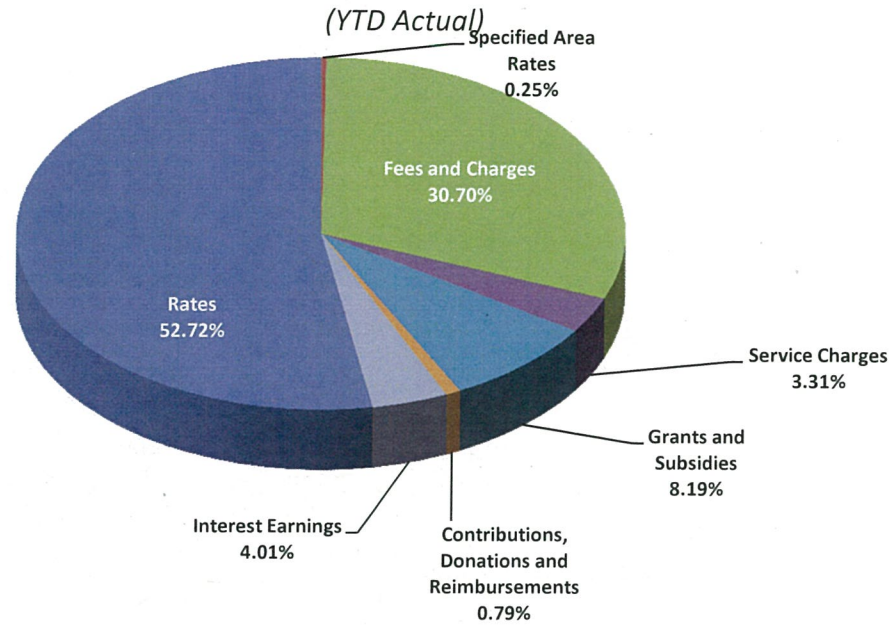
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,680,746)	(1,622,799)	(1,995,589)	(1,919,506)
Finance & Corporate Services Division	(5,595,563)	(5,581,300)	(6,950,330)	(6,145,420)
Community Services Division	(10,817,743)	(10,858,101)	(13,379,724)	(13,196,817)
Planning & Development Division	(4,025,027)	(4,050,752)	(5,024,097)	(5,024,097)
Engineering & Works Division	(12,870,644)	(13,270,874)	(16,444,827)	(16,411,647)
	(34,989,724)	(35,383,826)	(43,794,567)	(42,697,487)

Note 3

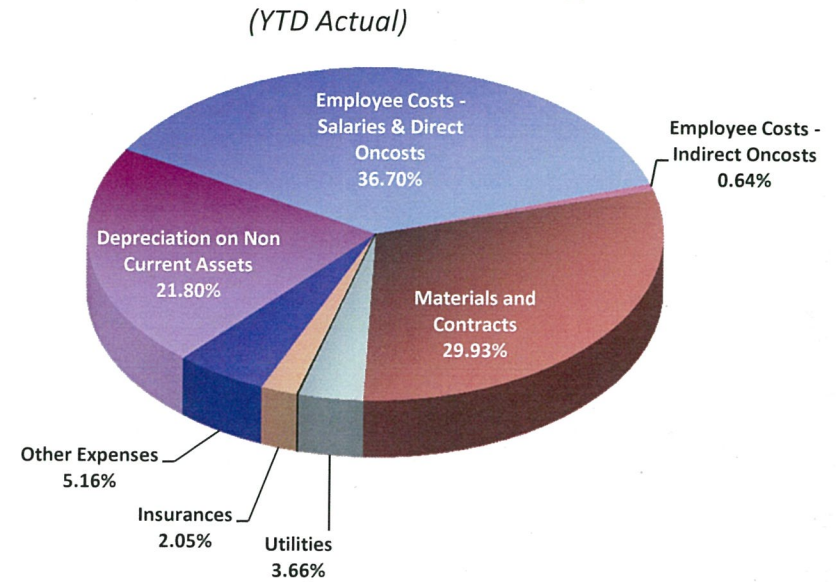
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,461,429)	(1,761,445)	(2,337,355)	(2,087,788)
Finance & Corporate Services Division	(2,172,649)	(2,330,896)	(2,727,612)	(3,269,713)
Community Services Division	(5,990,306)	(6,526,878)	(7,767,814)	(7,649,134)
Planning & Development Division	(777,373)	(903,627)	(1,283,567)	(1,065,895)
Engineering & Works Division	(18,129,853)	(18,070,697)	(21,814,582)	(21,476,091)
Not Applicable	0	0	0	0
	(28,531,610)	(29,593,543)	(35,930,930)	(35,548,621)

Operating Income by Nature and Type

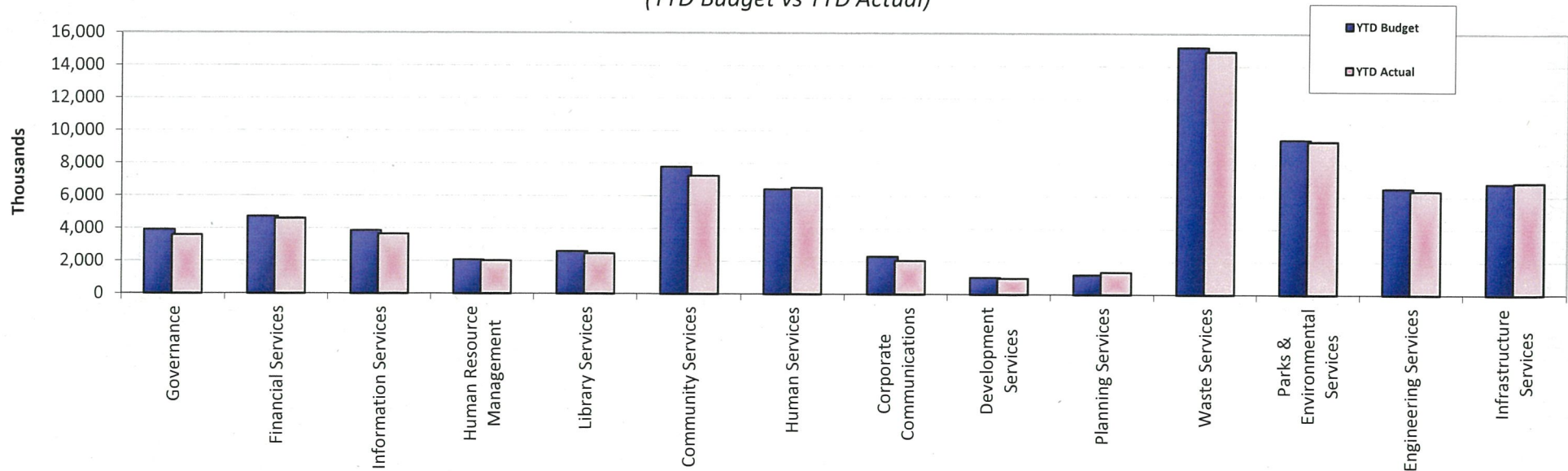


Operating Expenditure by Nature and Type

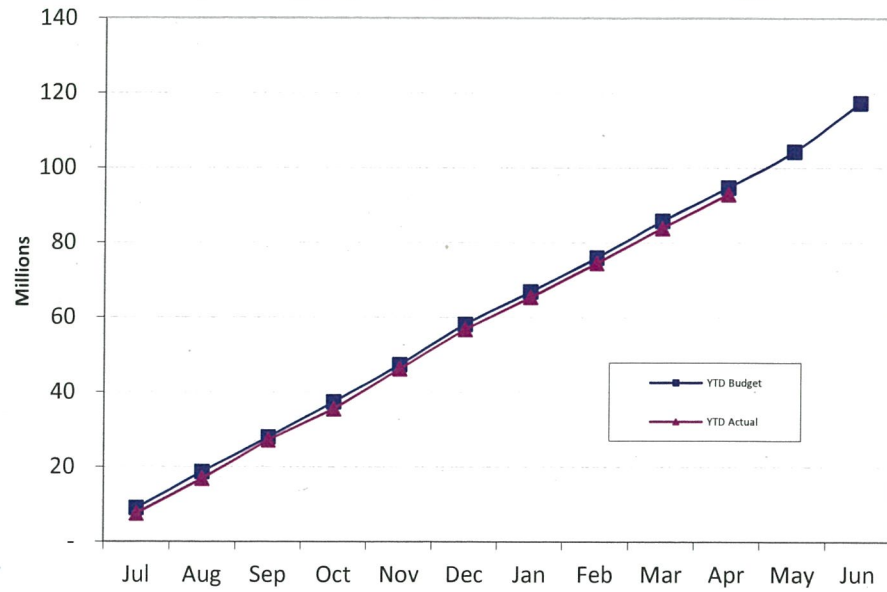


Operating Expenditure by Business Unit

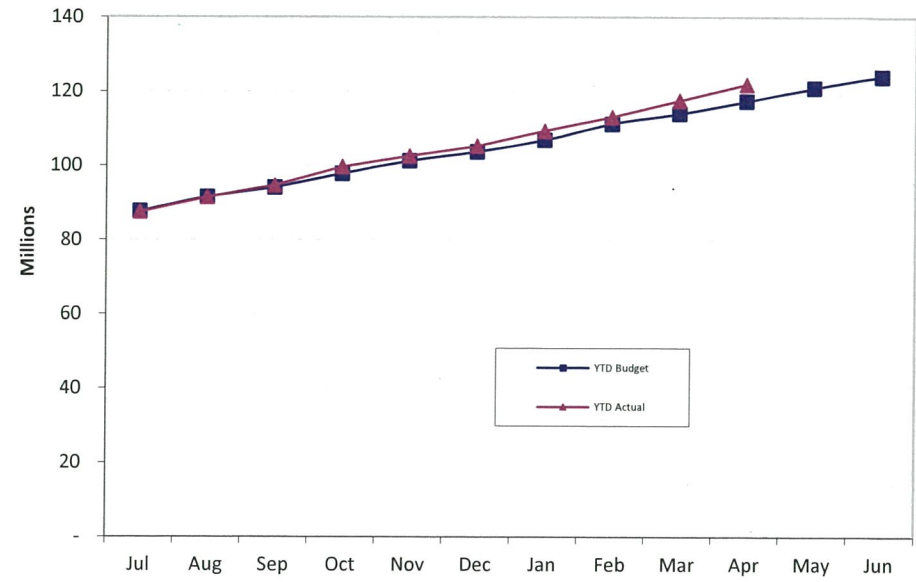
(YTD Budget vs YTD Actual)



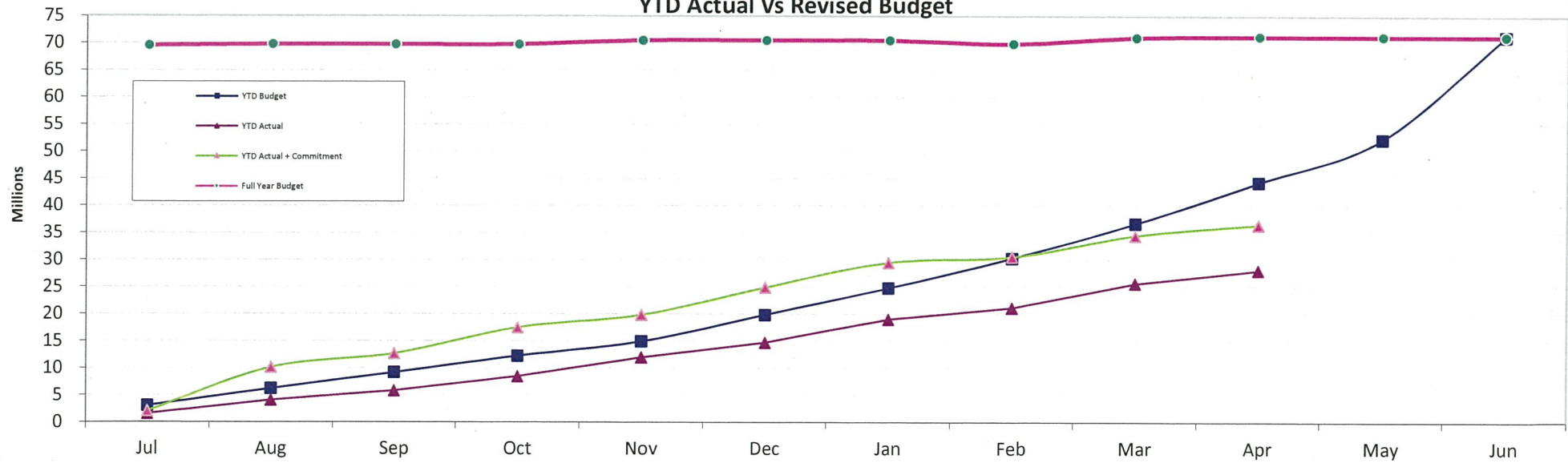
YTD Operating Expenditure Vs YTD Revised Budget



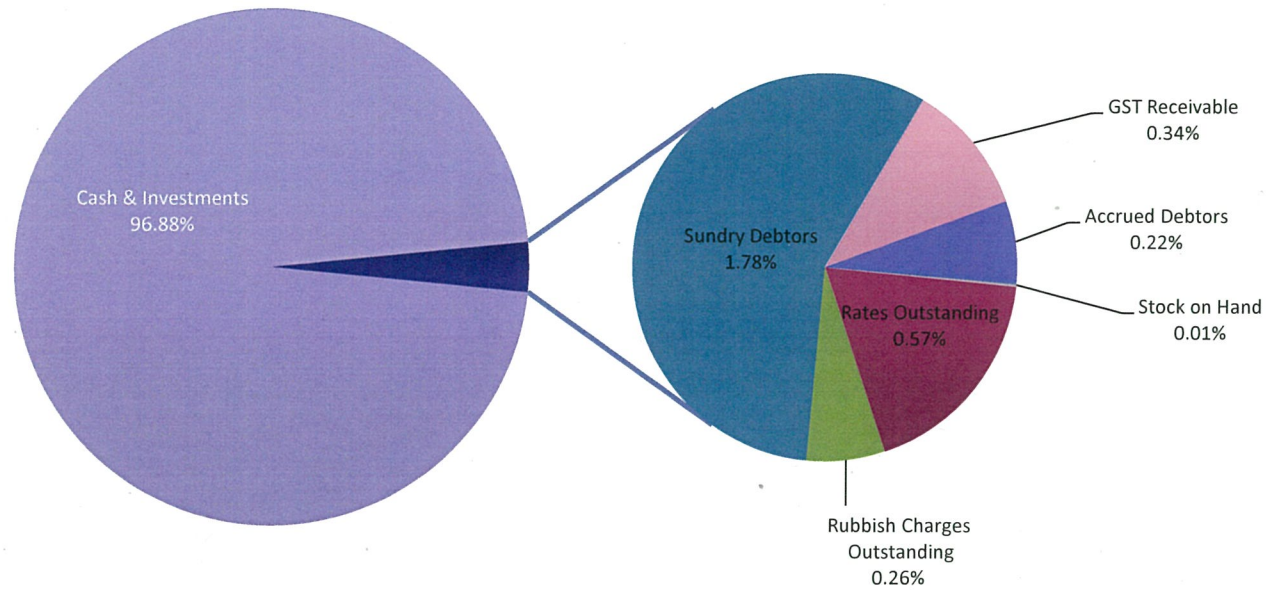
YTD Operating Income Vs YTD Revised Budget



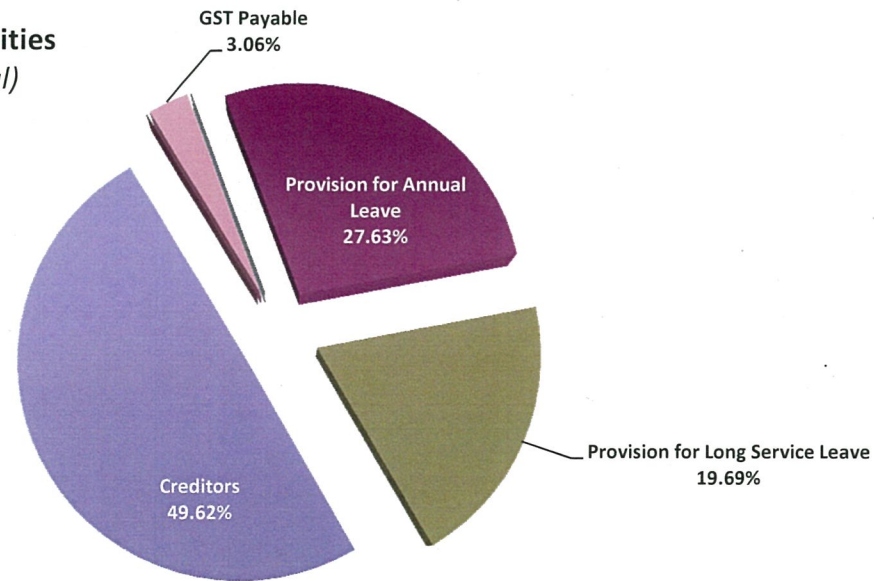
**Capital Expenditure
YTD Actual Vs Revised Budget**



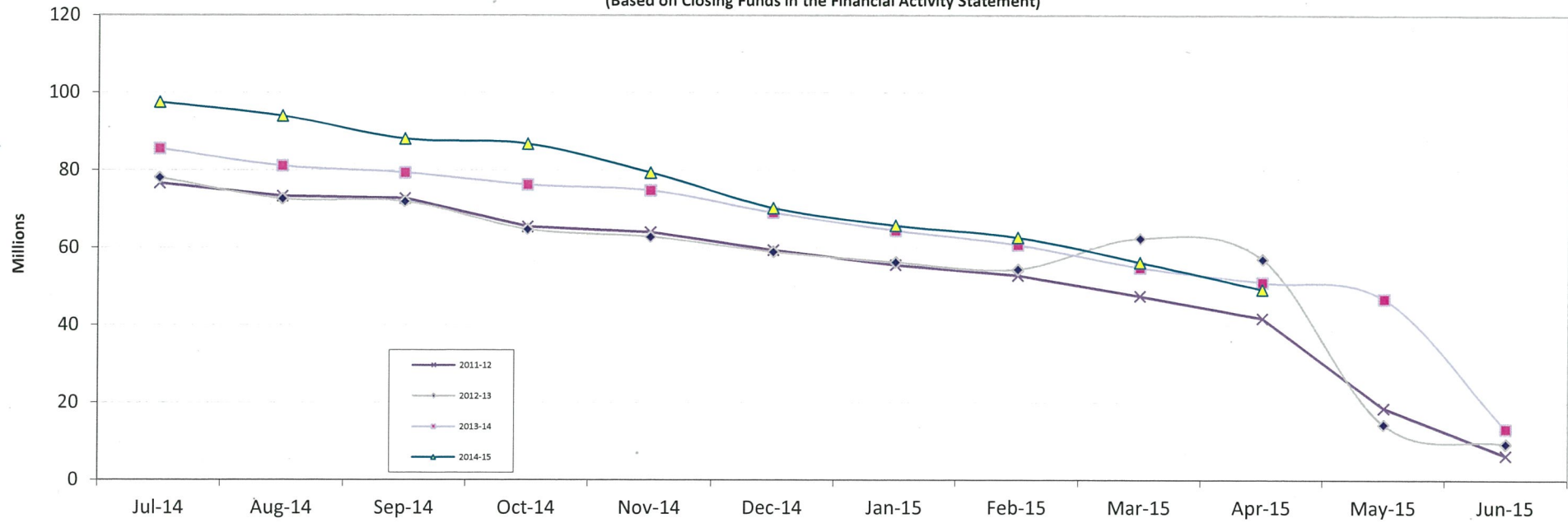
Current Assets (YTD Actual)



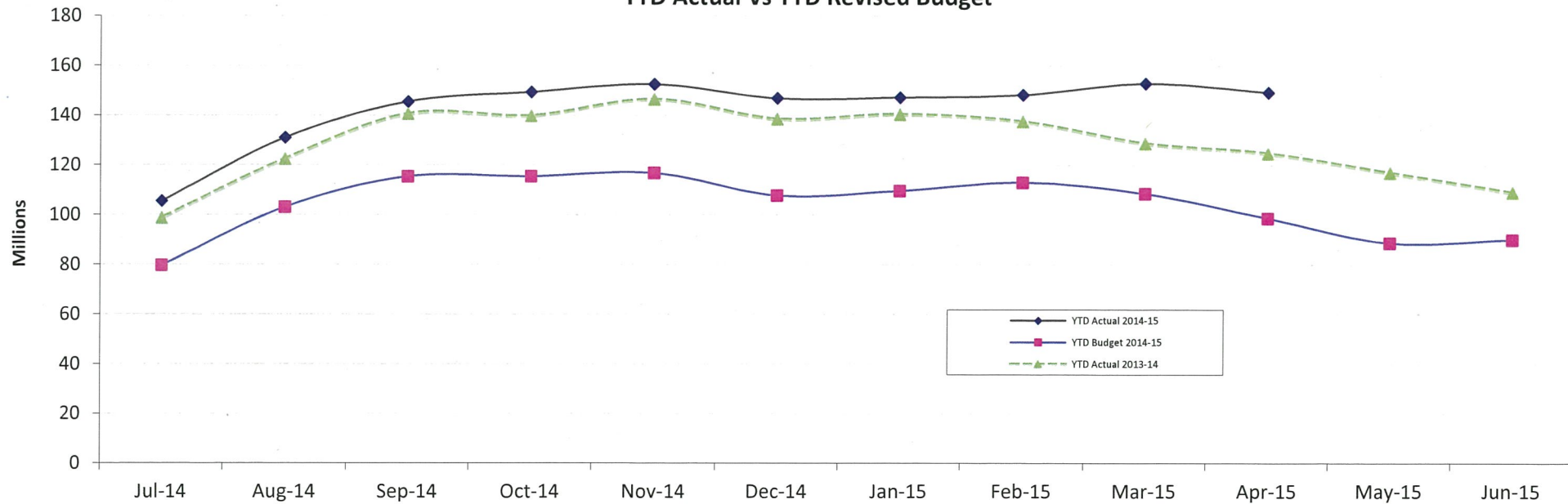
Current Liabilities (YTD Actual)



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 30 April 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)	18,410	-	-	(120,000)	(86,277)	718,699	779,953
Bibra Lake Nutrient Managment	313,447	313,447	12,230	7,032	-	-	-	-	325,677	320,479
CCW Development Fund	-	-	-	-	12,491,292	-	-	-	12,491,292	-
Community Infrastructure	9,830,572	9,830,572	200,590	219,105	4,484,735	-	(8,481,224)	(411,024)	6,034,674	9,638,653
Community Surveillance Levy Reserve	653,841	653,841	29,690	11,985	643,918	-	(267,898)	(146,867)	1,059,551	518,958
Contaminated Sites	2,518,882	2,518,882	51,520	55,684	-	-	(100,000)	(60,490)	2,470,402	2,514,077
DCD Redundancies Reserve	2,991	2,991	-	55	-	-	(2,900)	(2,900)	91	146
Environmental Offset Reserve	277,367	277,368	(3,110)	6,223	-	-	-	-	274,257	283,591
Green House Emissions Reductions	652,516	652,516	13,880	14,315	200,000	-	(762,000)	(46,195)	104,396	620,636
Information Technology	261,600	261,600	37,220	4,763	100,000	-	(99,361)	(87,175)	299,459	179,188
Land Development & Investment Fund Reserve	4,719,455	4,719,455	283,600	86,696	8,458,553	3,117,138	(4,047,508)	(1,882,338)	9,414,100	6,040,950
Major Buildings Refurbishment	5,439,366	5,439,366	25,930	121,946	-	-	(252,412)	(34,200)	5,212,884	5,527,112
Mobile Rubbish Bins	63,279	63,279	24,440	(390)	-	-	(170,000)	(168,736)	(82,281)	(105,847)
Municipal Elections	49,722	49,721	13,270	1,116	-	-	-	-	62,992	50,837
Naval Base Shacks	766,920	766,921	16,420	17,168	151,413	-	(769,428)	(10,512)	165,325	773,577
Plant & Vehicle Replacement	5,930,546	5,930,546	76,610	112,728	3,527,151	-	(3,525,233)	(1,985,435)	6,009,074	4,057,840
Port Coogee Special Maintenance Reserve	1,005,467	1,005,468	23,060	20,754	270,000	306,148	(117,925)	(117,925)	1,180,602	1,214,445
Roads & Drainage Infrastructure	2,026,150	2,026,150	101,580	34,571	1,406,584	156,584	(1,762,755)	(455,429)	1,771,560	1,761,877
Staff Payments & Entitlements	2,271,100	2,271,100	157,540	48,224	110,000	-	(356,471)	(348,772)	2,182,169	1,970,551
Waste & Recycling	18,659,246	18,659,246	626,270	408,507	3,472,157	-	(1,875,359)	(1,110,956)	20,882,314	17,956,798
Waste Collection Levy	264,697	264,697	1,540	5,515	545,854	-	(217,500)	(217,500)	594,591	52,712
Workers Compensation	379,495	379,495	15,480	8,514	-	-	-	-	394,975	388,009
POS Cash in Lieu (Restricted Funds)	4,240,467	4,240,466	132,710	106,322	1,113,748	1,601,101	(888,000)	(319,361)	4,598,925	5,628,529
	61,174,947	61,174,947	1,831,350	1,309,244	36,975,406	5,180,971	(23,815,974)	(7,492,091)	76,165,729	60,173,072
Grant Funded										
Aged & Disabled Vehicle Expenses	322,162	322,162	9,855	6,657	62,625	-	(148,499)	(29,368)	246,144	299,451
CIHF Building Maintenance Resrv	-	-	-	-	2,414,548	2,021,872	-	-	2,414,548	2,021,872
Cockburn Super Clinic Reserve	1,936,374	1,936,374	169,220	30,974	-	-	(1,985,154)	(1,970,405)	120,440	(3,056)
Family Day Care Accumulation Fund	22,384	22,383	3,000	61	-	-	(24,314)	(24,314)	1,070	(1,870)
Naval Base Shack Removal Reserve	333,944	333,945	4,270	7,492	54,693	-	-	-	392,907	341,437
Restricted Grants & Contributions Reserv	5,923,657	5,923,657	-	966	-	-	(3,113,747)	(3,802,885)	2,809,910	2,121,738
UNDERGROUND POWER	754,224	754,224	(11,570)	16,921	1,200,000	-	(1,372,637)	-	570,016	771,145
Welfare Projects Employee Entitlements	444,423	444,422	12,452	10,209	10,513	37,479	(72,373)	(61,313)	395,015	430,797
	9,737,168	9,737,168	187,227	73,281	3,742,380	2,059,351	(6,716,724)	(5,888,285)	6,950,050	5,981,514
Development Cont. Plans										
Aubin Grove DCP	170,698	170,698	4,705	3,829	-	-	(887)	(233)	174,516	174,294
Community Infrastructure DCA 13	10,029,345	10,029,345	140,180	283,431	5,000,000	5,487,416	(484,789)	(124,790)	14,684,736	15,675,402
Gaebler Rd Development Cont. Plans	984,238	984,238	18,924	22,081	-	-	(3,474)	(233)	999,687	1,006,087
Hammond Park DCP	(14,180)	(14,180)	9,354	1,126	396,000	479,022	(13,595)	-	377,579	465,969
Munster Development	432,526	432,526	18,147	12,303	443,798	231,605	(17,871)	-	876,600	676,434
Muriel Court Development Contribution	(48,104)	(48,104)	-	(1,080)	-	-	(19,092)	(233)	(67,196)	(49,417)
Packham North - DCP 12	(105,792)	(105,792)	10,529	(1,414)	434,388	121,324	(19,192)	(233)	319,933	13,886
Solomon Road DCP	360,190	360,190	8,493	8,429	120,000	57,454	(7,721)	(233)	480,962	425,840
Success Lakes Development	887,990	887,991	3,817	19,922	-	-	(3,474)	(233)	888,333	907,680
Success Nth Development Cont. Plans	1,185,551	1,185,550	15,311	32,247	11,700	311,129	(5,611)	(233)	1,206,951	1,528,693
Thomas St Development Cont. Plans	12,079	12,079	294	271	-	-	-	-	12,373	12,350
Wattleup DCP 10	(9,363)	(9,363)	-	(122)	-	21,468	(12,695)	-	(22,058)	11,983
Yangebup East Development Cont. Plans	436,865	436,865	6,026	11,894	130,036	168,347	(3,748)	(233)	569,179	616,874
Yangebup West Development Cont. Plans	354,406	354,406	9,195	7,951	-	-	(2,624)	(233)	360,977	362,124
	14,676,448	14,676,448	244,975	400,869	6,535,922	6,877,766	(594,773)	(126,884)	20,862,572	21,828,199
	85,588,562	85,588,563	2,263,552	1,783,394	47,253,707	14,118,088	(31,127,471)	(13,507,260)	103,978,350	87,982,786

Variance Analysis					
Municipal Financial Activity Statement for the period ended 30 April 2015					
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	✓ = Favourable ✗ = Unfavourable
	\$	\$	\$	\$	Apr-15
OPERATING REVENUE					
Governance	73,615,755	71,503,518	73,638,927	2,112,237	✓ GRV Industrial Rates and GRV Residential Rates received are \$224k and \$118k under ytd budget respectively. GRV Commercial Rates and GRV Part Year Rates received are \$320k and \$821k over ytd budget respectively. Interest Earnings from Municipal are ahead of ytd budget by \$176k. Interest Earnings from Reserve are under ytd budget by \$301k. Income received for New Cockburn Central Aquatic Recreation Centre Grants are ahead of its ytd budget, resulting in favourable variance of \$1.5m.
Community Services	6,951,034	6,618,309	7,224,112	332,725	✓ Grants for Kidsports operating projects not received yet, resulting in unfavourable variance of \$150k. Income received from Parking Infringements & Penalties and Dog Registration are \$299k and \$120k over ytd budget respectively.
Human Services	6,186,527	5,673,634	6,396,392	512,893	✓ Income received from IHC Subsidies are \$371k over ytd budget.
Strategic Planning	2,025,826	1,676,813	2,291,943	349,012	✓ Lease Revenue received from Cockburn Integrated Health Facility are \$298k ahead of its ytd budget. Interest Earnings from reserve of Community Infrastructure DCA13 are ahead of its budget by \$172k.
Waste Services	26,911,535	27,585,062	29,438,023	(673,527)	✗ Income received from Landfill Fees and Sale of Gas are under ytd budget by \$623k and \$109k respectively.
OPERATING EXPENDITURE					
Governance	3,597,221	3,911,367	5,054,182	314,146	✓ 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 have not come in yet, resulting in favourable variance of \$181k. Contract Expenses of LG Reform Provision are \$196k overspent. Salaries of Senior Management Group are \$107k over ytd budget. Operating Expenditure in Executive Support Services are under ytd budget by \$107k.
Information Services	3,654,823	3,859,595	4,655,285	204,772	✓ Material & Contracts Expenditures of Information Services are \$156k under ytd budget.
Community Services	7,241,510	7,774,273	9,512,455	532,763	✓ Salaries Expenses of Law Public Safety are \$154k over ytd budget. Services & Contracts Expenses of Co-safe and Operating Expenses of SLLC are under ytd budget by \$189k and \$185k respectively.
Waste Services	14,912,753	15,177,579	20,096,655	264,827	✓ Expenses in Entry Fees for Recyclables and Entry Fees Rrrc are under ytd budget by \$102k and \$308k respectively. The Employees Costs-Salaries & Direct Oncosts of Waste Collection O/H are over ytd budget by \$115k.
ADDITIONAL FUNDING RECEIVED					
Grants & Contributions - Asset Development	13,664,862	12,190,107	16,082,755	1,474,755	✓ Owner Contribution received for DCP1,DCP9 and DCP13 are ahead of its ytd budget by \$299k,\$479k,and \$649k respectively. Owner Contribution received for DCP12 are under ytd budget by \$157k. Developer Contributions received for Asset Dev are under of its ytd budget by \$109k. 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.

Variance Analysis					
Municipal Financial Activity Statement for the period ended 30 April 2015					
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	v = Favourable x = Unfavourable
	\$	\$	\$	\$	Apr-15
Proceeds on Sale of Assets	3,897,839	7,541,774	9,819,231	(3,643,935)	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, \$1.2m, \$833k and \$750k respectively.

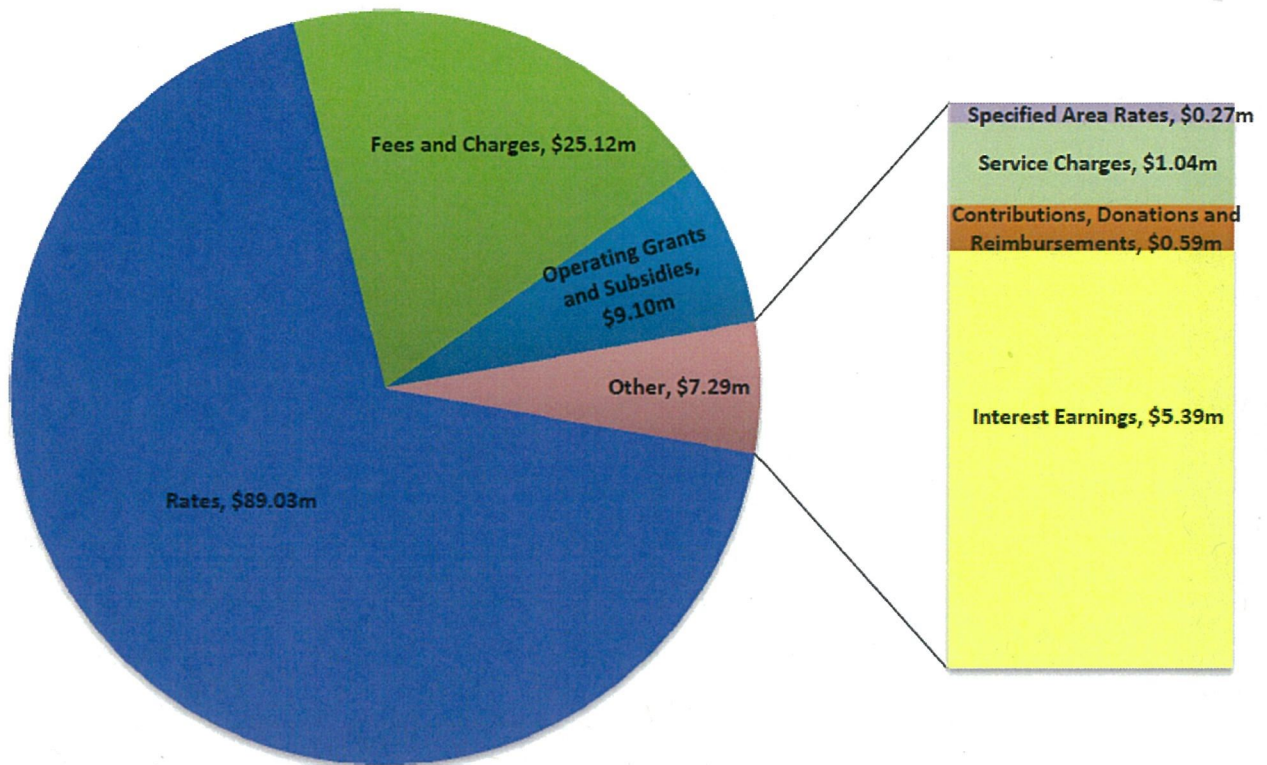
Capital Expenditure

for the period ended 30 April 2015

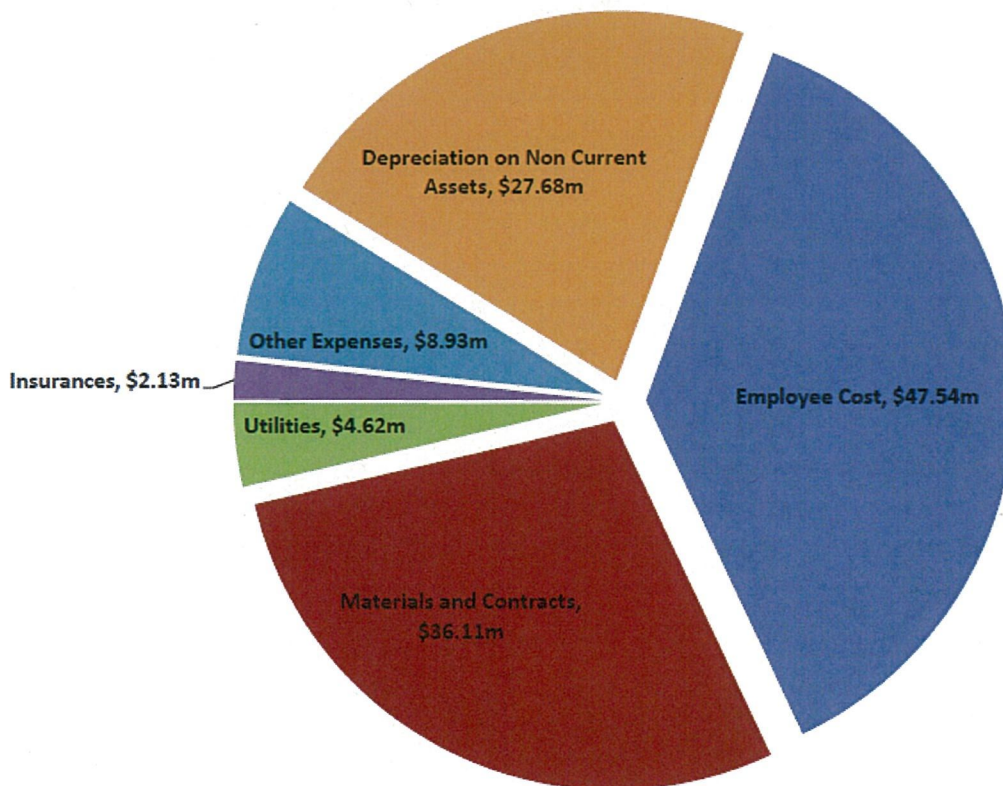
	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	√ = Favourable X = Unfavourable	Explanation
\$	\$	\$	\$	\$		
SUMMARY						
Purchase of Land and Buildings	11,496,958	21,993,812	44,042,673	10,496,854	√	
Acquisition & Development of Infrastructure Assets	12,878,113	17,183,564	23,558,540	4,305,452	√	
Purchase of Plant and Machinery	3,233,668	4,123,133	5,543,561	889,466	√	
Purchase of Furniture and Equipment	9,847	11,000	11,736	1,153	√	
Purchase of Computer Equipment	553,512	1,067,294	2,974,879	513,783	√	
	28,172,097	44,378,804	76,131,390	16,206,707		
Material Variances Identified:						
<u>Works in Progress - Roads Infrastructure</u>						
3545 - Beeliar Drive Hammond Road North and South	1,342,431	1,000,000	0	(342,431)	X	Project completed earlier then the cashflow suggested. Western Power works completed 8/03/2015.
2375 - TRAFFIC SAFETY MANAGEMENT - Traffic calming & minor works	19,665	230,504	150,000	210,839	√	The project was delayed due to amalgamations. Expected to spend another \$60k before end of financial year. Approximately \$220k to be carried forward.
2474 - North Lake Road Osprey Drive Signal mast extend turn pockets	24,600	260,000	0	235,400	√	Blackspot project. Funded over 2 years. Lack of resources has ceased the project. Approximately \$233k to be carried forward.
3544 - North Lake Road (Hammond to Kentucky)	3,025,550	3,363,875	0	338,325	√	Street Lighting commenced February. \$553k in committed orders. Projected carry forward of \$600k.
Sub Total	4,412,246	4,854,379	150,000	442,133		
<u>Works in Progress - Parks Hard Infrastuc</u>						
5443 - Formalise path to lookout from Manning Carpark. (Wooden Step	1,025	300,239	119,603	299,214	√	Tender has been awarded. Design concepts is being negotiated. No carry forward expected at this stage. Funds to be spent in May and June.
Sub Total	1,025	300,239	119,603	299,214		
<u>Works in Progress - Landfill Site Infr</u>						
1954 - Household Hazardous Waste Shed	8,742	279,936	0	271,194	√	Initial held up due to one of the responsible officers taking leave. Committed order of \$317k to be paid before financial year end. No carry forward expected.
Sub Total	8,742	279,936	0	271,194		
<u>Works in Progress - Buildings</u>						
005 - Cockburn Integrated Health Facilities	3,277,795	3,794,050	29,269,466	516,255	√	Committed order of \$684k. Initial delay due to change of construction methodology. Library systems charge from Bibliotheca of \$179k.
026 - Cockburn Central Aquatic Recreation Ctr	3,979,866	12,572,406	0	8,592,540	√	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.
4584 - Coogee B Caravan Holiday Units	467,499	0	0	(467,499)	X	Gifted Asset. The City of Cockburn did not build or maintain assets. The Journal entry was debited against this account to register the buildings value.
4579 - Coogee B Caravan Ablution Block 1	234,232	0	0	(234,232)	X	Gifted Asset. The City of Cockburn did not build or maintain assets. The Journal entry was debited against this account to register the buildings value.
4472 - Naval Base Reserve Improvements (drainage, lighting, beach a	6,595	209,428	100,000	202,833	√	Projected carry forward of \$130k for the hydraulics and water main installation. Awaiting design and costing from consultant.
4471 - Civic Bldg Energy Reduction Initiative	7,200	218,330	1,106,900	211,130	√	Insufficient funds this financial year. Project to begin major works next financial year with the remaining \$211k budget to be carried forward.
4485 - Atwell Clubrooms & Playing Surfaces - Upgrades	40,145	331,510	0	291,365	√	Tender needs to be prepared by procurement. The design has been completed. Carry Forward of the remaining full year budget \$700k.
4540 - Coleville Cres Carpark Expansion	20,798	390,000	0	369,203	√	Design nearing completion. Currently the project is held up by specifications. Full budget of \$542k. With \$522k to be carried forward.
Sub Total	8,034,129	17,515,724	30,476,366	9,481,595		

BUDGET AT A GLANCE

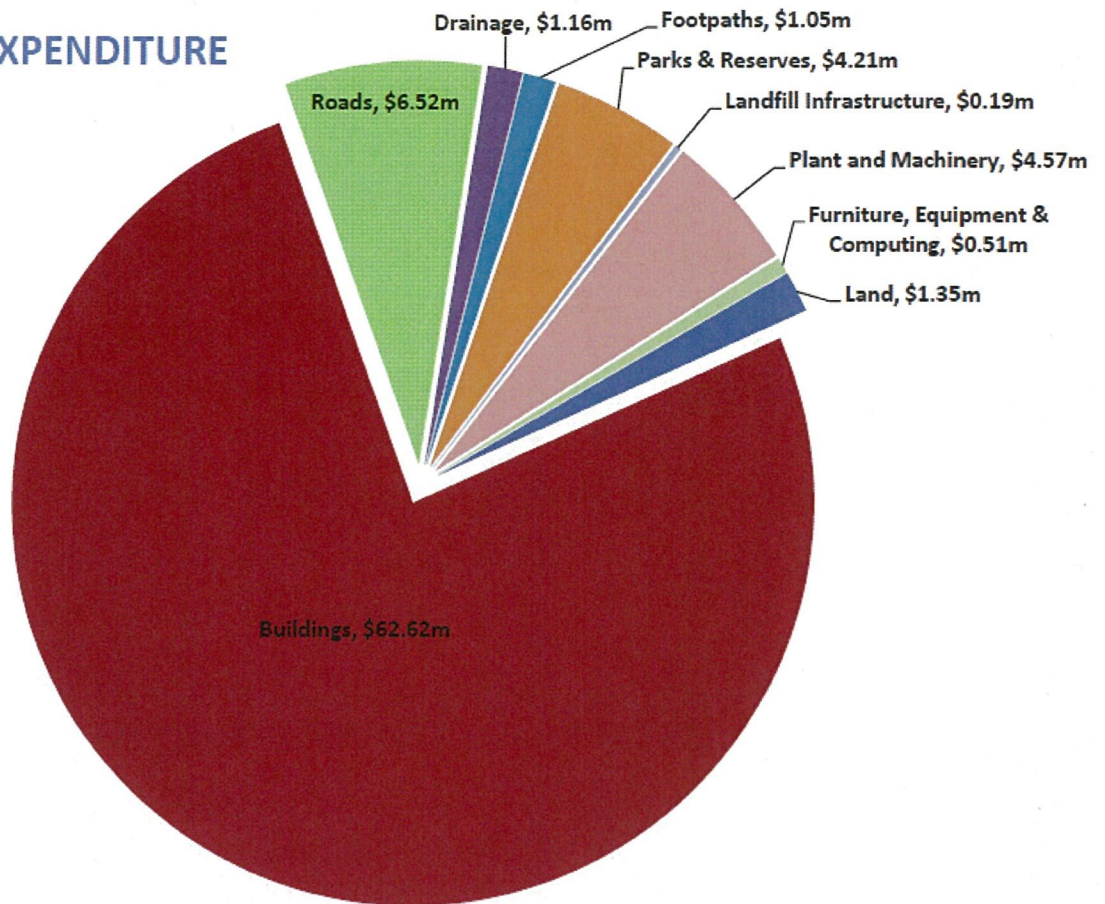
OPERATING REVENUES



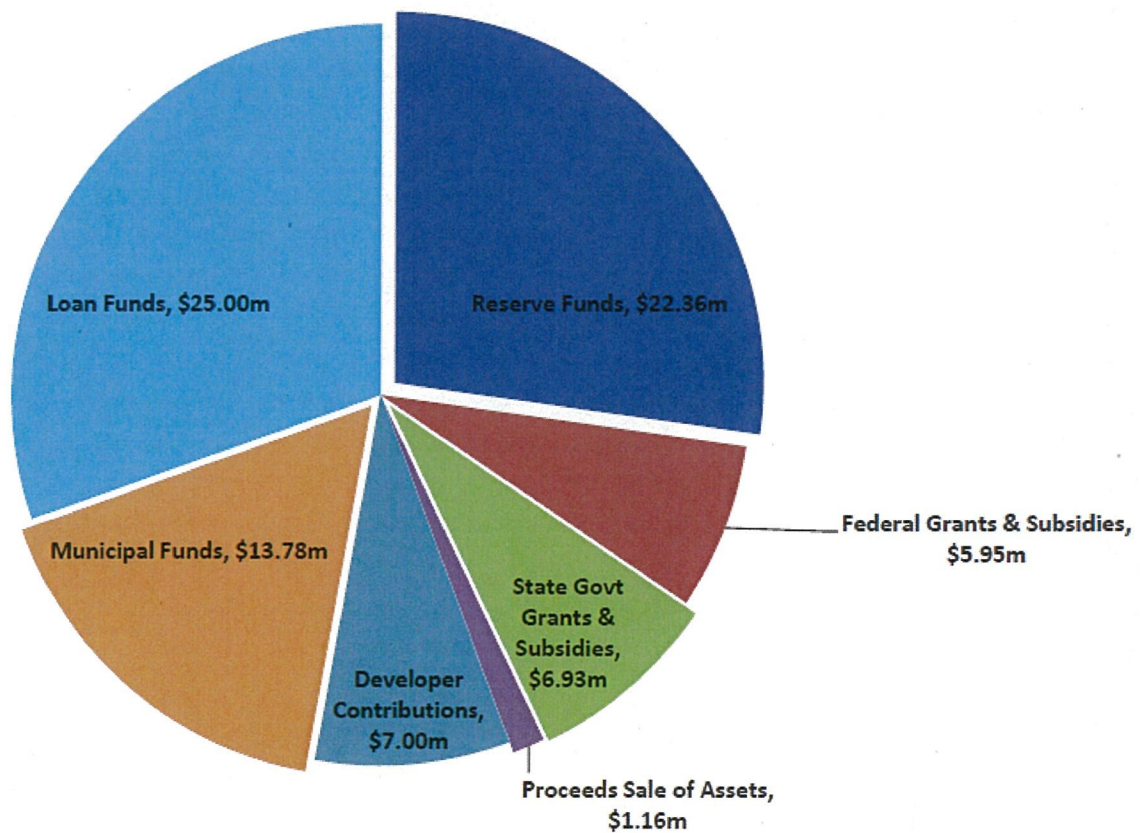
OPERATING EXPENSES



CAPITAL EXPENDITURE



CAPITAL FUNDING SOURCES (Internal & External)



2015/16

SOURCE & APPLICATION OF FUNDS

	Budget 2015/16
Application of Funds	\$
Operating Expenditure	124,073,032
Less: Depreciation	(27,681,784)
Cash used for Operating Expenses	96,391,248
Loan Repayments	1,423,320
Capital Expenditure	
Land	1,350,000
Buildings	62,618,000
Infrastructure Assets - Roads	6,523,701
Infrastructure Assets - Drainage	1,155,000
Infrastructure Assets - Footpaths	1,053,000
Infrastructure Assets - Parks & Reserves	4,209,875
Landfill Infrastructure	194,000
Plant and Machinery	4,568,000
Furniture, Equipment & Computing	509,800
Cash used for Asset Acquisitions	82,181,376
Total Cash Expenditure	179,995,943
Transfer to Reserves	63,087,125
Total Budgeted Cash Commitments	243,083,068
Funding Sources	
Rates	89,031,014
Specified Area Rates	274,438
Fees and Charges	25,121,953
Service Charges	1,037,370
Operating Grants, Subsidies and Contributions	9,700,626
Proceeds from Sale of Assets	16,051,000
Capital Grant and Contributions	26,705,947
Interest Earnings	5,385,532
Transfer from Reserves	31,635,188
Loan Borrowings	25,000,000
Funding Sources Total	229,943,068
Movement in Net Current Assets (adjusted for Restricted Assets)	
Opening Funds (as per Rate Setting Statement)	13,500,000
Closing Funds (as per Rate Setting Statement)	360,000
Net Movement in Current Assets	13,140,000
Total Funding for Cash Commitments	243,083,068

RATE SETTING STATEMENT
Adopted Budget for the Year Ending 30 June 2015

	Budget 2015/16	Budget 2014/15	Actual Apr 15
Notes	\$	\$	\$
Operating Revenue			
Specified Area Rates	274,438	270,000	306,148
Fees & Charges	25,121,953	39,708,911	36,989,060
Service Charges	1,037,370	4,000,000	3,988,670
Operating Grants & Subsidies	9,098,273	9,325,765	9,865,359
Contributions, Donations, Reimb	592,253	356,840	956,606
Contributed Developer Assets	-	-	1,458,317
Interest Earnings	5,385,532	6,369,391	4,835,299
Other Revenue / Income	10,100	7,100	16,281
Profit/Loss on Sale of Assets	8,171,209	567,053	2,314,226
Total Operating Revenue	49,691,129	60,605,060	60,729,967
Operating Expenditure			
Employee Cost	(47,543,019)	(43,596,453)	(35,597,015)
Materials and Contracts	(36,109,194)	(35,548,621)	(28,531,610)
Utilities	(4,622,148)	(4,513,005)	(3,486,171)
Interest Expenses	(73,336)	(123,300)	(67,784)
Insurances	(2,134,448)	(2,340,500)	(1,952,591)
Other Expenses	(8,933,563)	(7,514,698)	(4,923,396)
Depreciation on Non Current Assets	(27,681,784)	(23,755,157)	(20,778,894)
Less: Indirect Charges to Capital	3,024,460	3,243,783	2,291,211
Total Operating Expenditure	(124,073,032)	(114,147,951)	(93,046,249)
Change in Net Assets Resulting from Operations before Rates	(74,381,903)	(53,542,892)	(32,316,282)
Add Back: non-cash expenses and income			
Profit/(Loss) on Assets Disposals	8,171,209	567,053	2,314,226
Depreciation on Assets	(27,681,784)	(23,755,157)	(20,778,894)
	(54,871,328)	(30,354,787)	(13,851,615)
Less Loan Repayments	(1,423,320)	(1,373,356)	(680,544)
	(56,294,648)	(31,728,143)	(14,532,159)
Less Capital Expenses			
Purchase of Land and Buildings	(63,968,000)	(24,387,000)	(11,496,958)
Purchase of Infrastructure Assets	(13,135,576)	(17,116,028)	(12,878,113)
Purchase of Plant and Machinery	(4,568,000)	(4,007,500)	(3,233,668)
Purchase of Furniture and Equipment	(6,000)	(206,000)	(9,847)
Purchase of Computer Equipment	(503,800)	(434,000)	(553,512)
Transfer to Reserves	(63,087,125)	(35,534,109)	(15,901,482)
	(201,563,149)	(113,412,781)	(58,605,738)
Add Funding from			
Contributions/Grants for the development of Assets	26,705,947	6,726,309	13,664,862
Proceeds on Sale of Assets	16,051,000	2,525,125	3,897,839
Reserves	31,635,188	18,281,347	13,507,260
Proceeds from New Loans	25,000,000	20,000,000	-
(Increase)/Decrease in Bonds & Deposits Held	-	-	4,021,749
	(102,171,014)	(65,880,000)	(23,514,028)
Add: Opening Funds	13,500,000	3,000,000	15,977,367
Less: Closing Funds	360,000	-	56,100,532
Amount Required to be Raised from Rates	(89,031,014)	(62,880,000)	(63,637,193)

The Rate Setting Statement should be read in conjunction with the accompanying notes.

Statement of Comprehensive Income

BY NATURE OR TYPE

Adopted Budget for the Year Ending 30 June 2016

	Notes	Budget 2015/16 \$	Budget 2014/15 \$	Actual Apr-15 \$
OPERATING REVENUES				
Rates		89,031,014	62,880,000	63,508,874
Specified Area Rates		274,438	270,000	306,148
Fees and Charges		25,121,953	39,708,911	36,989,060
Service Charges		1,037,370	4,000,000	3,988,670
Operating Grants and Subsidies		9,098,273	9,325,765	9,865,359
Contributions, Donations and Reimbursements		592,253	356,840	956,606
Interest Earnings		5,385,532	6,369,391	4,835,299
Other revenue and Income		10,100	7,100	16,281
Total Operating Revenues		130,550,933	122,918,007	120,466,298
OPERATING EXPENSES				
Employee Cost		(47,543,019)	(43,596,453)	(35,597,015)
Materials and Contracts		(36,109,194)	(35,548,621)	(28,531,610)
Utilities		(4,622,148)	(4,513,005)	(3,486,171)
Interest Expenses		(73,336)	(123,300)	(67,784)
Insurances		(2,134,448)	(2,340,500)	(1,952,591)
Other Expenses		(8,933,563)	(7,514,698)	(4,923,396)
Depreciation on Non Current Assets		(27,681,784)	(23,755,157)	(20,778,894)
Less: Indirect Charges to Capital		3,024,460	3,243,783	2,291,211
Total Operating Expenses		(124,073,032)	(114,147,951)	(93,046,249)
Change in Net Assets Resulting from Operating Activities		6,477,902	8,770,056	27,420,049
NON-OPERATING ACTIVITIES				
Capital Grants & Subsidies		12,964,025	2,361,387	3,264,007
Non-Govt Capital Contributions		13,741,922	4,364,922	10,400,855
Gifted Assets		-	-	1,458,317
Profit/(Loss) on Sale of Assets		8,171,209	567,053	2,314,226
Total Non-Operating Activities		34,877,156	7,293,362	17,437,405
Net Result		41,355,058	16,063,417	44,857,454
Other Comprehensive Income		-	-	-
TOTAL COMPREHENSIVE INCOME		41,355,058	16,063,417	44,857,454

Statement of Comprehensive Income

BY PROGRAM

Adopted Budget for the Year Ending 30 June 2016

	Notes	Budget 2015/16 \$	Budget 2014/15 \$	Actual Apr-15 \$
OPERATING REVENUES				
General Purpose Funding		99,709,479	74,617,282	72,754,659
Governance		125,550	118,550	1,672,799
Law Order & Public Safety		806,461	3,473,890	3,880,483
Health		225,500	225,500	229,225
Education & Welfare		6,230,253	6,456,183	6,182,245
Community Amenities		15,050,847	30,944,885	28,533,865
Recreation & Culture		3,948,928	3,923,060	3,142,110
Transport		285,200	285,200	271,411
Economic Services		2,338,578	2,250,864	2,067,442
Other Property & Services		1,830,137	622,593	1,732,057
Total Operating Revenue		130,550,933	122,918,007	120,466,298
OPERATING EXPENSES				
General Purpose Funding		(723,675)	(772,762)	(656,316)
Governance		(11,068,513)	(9,633,833)	(7,383,290)
Law Order & Public Safety		(5,455,161)	(5,370,859)	(4,325,119)
Health		(2,384,409)	(2,446,898)	(1,838,177)
Education & Welfare		(13,086,595)	(11,476,920)	(10,319,176)
Community Amenities		(34,066,623)	(30,626,704)	(24,007,652)
Recreation & Culture		(27,391,070)	(27,098,500)	(21,103,170)
Transport		(25,927,976)	(23,443,879)	(20,113,348)
Economic Services		(2,635,548)	(2,457,921)	(1,949,416)
Other Property & Services		(1,333,463)	(819,677)	(1,350,585)
Total Operating Expenditure		(124,073,032)	(114,147,951)	(93,046,249)
Change in Net Assets Resulting from Operating Activities		6,477,902	8,770,056	27,420,049
NON-OPERATING REVENUES				
Grants/Contributions/Gifted Assets				
General Purpose Funding		85,557	85,557	42,325
Governance		18,050,000	-	3,110,376
Community Amenities		-	100,000	1,023,748
Recreation & Culture		400,000	-	1,485,590
Transport		1,363,468	2,210,830	2,573,383
Other Property & Services		6,806,922	4,329,922	6,887,757
		26,705,947	6,726,309	15,123,179
Profit/(loss) on Disposal of Assets				
Education & Welfare		30,000	30,000	-
Recreation & Culture		-	-	(30,944)
Transport		(206,540)	(387,287)	522,955
Other Property & Services		8,347,750	924,339	1,822,215
		8,171,209	567,053	2,314,226
Net Result		41,355,058	16,063,417	44,857,454
Other Comprehensive Income		-	-	-
TOTAL COMPREHENSIVE INCOME		41,355,058	16,063,417	44,857,454

This statement should be read in conjunction with the accompanying notes.

STATEMENT of Cash Flows
Adopted Budget for the year ending 30 June 2016

		Budget 2015/16	Budget 2014/15	Actual Apr 15
	Notes	\$	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES				
Payments				
Employee Cost		(46,947,039)	(43,000,473)	(35,333,536)
Materials and Contracts		(40,084,733)	(39,292,834)	(36,317,008)
Utilities		(4,622,148)	(4,513,005)	(3,486,171)
Interest Paid		(73,336)	(123,300)	(67,784)
Insurances		(2,134,448)	(2,340,500)	(1,952,591)
Other Expenses		(8,933,563)	(7,526,702)	(4,923,396)
		(102,795,268)	(96,796,815)	(79,379,769)
Receipts				
Rates & Specified Area Rates		89,305,452	63,150,000	63,145,303
Fees and Charges		29,121,953	43,708,911	41,329,170
Service Charges		1,037,370	4,000,000	3,988,670
Contributions, Donations and Reimbursements		592,253	356,840	956,606
Grants & Subsidies - Operating		9,598,273	9,825,765	10,365,359
Interest Received		5,385,532	6,369,391	4,835,299
GST Refunded by ATO		2,500,000	2,500,000	3,389,337
Other Revenue/Income		10,100	7,100	16,281
		137,550,933	129,918,007	128,026,025
NET CASH FLOWS FROM OPERATING ACTIVITIES	8a	34,755,666	33,121,192	48,646,256
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from Sale on Non Current Assets	3d	16,051,000	2,525,125	3,897,839
Grants/Contributions for Asset Development		26,705,947	6,726,309	15,123,179
Purchase Furniture and Equipment		(6,000)	(206,000)	(9,847)
Purchase Computer Equipment		(503,800)	(434,000)	(556,280)
Purchase Infrastructure Assets		(13,135,576)	(17,116,028)	(12,878,113)
Purchase Plant and Equipment		(4,568,000)	(4,007,500)	(3,307,684)
Purchase of Land		(1,350,000)	(50,000)	(2,771,016)
Purchase of Buildings		(62,618,000)	(24,337,000)	(11,349,874)
NET CASH FLOWS FROM INVESTING		(39,424,429)	(36,899,094)	(11,851,795)
CASH FLOWS FROM FINANCING ACTIVITIES				
Increase/Decrease in Bonds Held		-	-	4,021,749
Proceeds from New Borrowings		23,576,680	18,626,644	(680,544)
NET CASH FLOWS FROM FINANCING ACTIVITIES		23,576,680	18,626,644	3,341,205
NET INCREASE/DECREASE IN CASH HELD		18,907,917	14,848,742	40,135,665
CASH AT BEGINNING OF REPORTING PERIOD		101,348,197	67,064,180	104,834,013
CASH and CASH EQUIVALENTS AT END OF REPORTING PERIOD	8b	120,256,114	81,912,923	144,969,679

The Statement of Cash Flows should be read in conjunction with the accompanying notes.

Statement of Financial Position
Adopted Budget for the Year Ending 30 June 2016

	Notes	Budget 2015/16 \$	Budget 2014/15 \$	Actual Apr-15 \$
CURRENT ASSETS				
Investments		-	4,550,000	(715,343)
Cash and Cash Equivalents		120,256,114	81,912,923	145,556,054
Trade & Other Receivables		4,070,000	4,250,000	4,653,724
Inventories		80,000	20,000	9,371
Total Current Assets		124,406,114	90,732,923	149,503,806
CURRENT LIABILITIES				
Interest Bearing Liabilities		-	(1,373,356)	692,812
Trade & Other Payables		5,935,000	4,947,640	5,218,698
Provisions		5,595,980	4,595,980	4,687,795
Total Current Liabilities		11,530,980	8,170,264	10,599,306
NET CURRENT ASSETS		112,875,134	82,562,659	138,904,500
NON CURRENT ASSETS				
Investments		26,262,041	10,432,740	26,206,285
Other Receivables		580,000	570,000	586,747
Property, Plant, & Infrastructure		989,437,111	821,210,680	940,075,335
Total Non Current Assets		1,016,279,152	832,213,420	966,868,368
NON CURRENT LIABILITIES				
Interest Bearing Liabilities		25,743,174	23,457,847	2,166,493
Other Payables		6,802,184	2,789,342	6,824,040
Provisions		(2,180,000)	(2,273,408)	1,715,997
Total Non Current Liabilities		30,365,358	23,973,781	10,706,531
NET ASSETS		1,098,788,929	890,802,298	1,095,066,337
EQUITY				
Accumulated Surplus		571,783,784	395,325,325	475,495,890
Reserves - Cash/Investment Backed		117,056,895	85,528,723	87,982,786
Asset Revaluation Surplus		409,948,250	409,948,250	531,587,662
TOTAL EQUITY		1,098,788,929	890,802,298	1,095,066,337

STATEMENT of changes in equity
Adopted Budget for the Year Ending 30 June 2015

	Notes	Budget 2015/16 \$	Budget 2014/15 \$	Actual Apr-15 \$
RESERVES CASH BACKED				
Balance at beginning of year		85,604,958	68,275,960	85,588,563
Transfer from accumulated surplus		63,087,125	35,534,109	15,901,482
Transfer to accumulated surplus		(31,635,188)	(18,281,347)	(13,507,260)
Balance at end of reporting period		117,056,895	85,528,723	87,982,786
RESERVES OTHER				
Asset Revaluation Reserve				
Balance at beginning of year		409,948,250	409,948,250	531,587,662
Revaluation of assets during year		-	-	-
Balance at end of reporting period		409,948,250	409,948,250	531,587,662
TOTAL RESERVES		527,005,145	495,476,973	619,570,447
ACCUMULATED SURPLUS				
Balance at beginning of year		561,880,663	407,378,560	433,032,659
Change in net results		41,355,058	16,063,417	44,857,454
Transfer from reserves		31,635,188	28,562,694	13,507,260
Transfer to reserves		(63,087,125)	(56,679,346)	(15,901,482)
Balance at end of reporting period		571,783,784	395,325,325	475,495,890
TOTAL EQUITY		1,098,788,929	890,802,298	1,095,066,337

The Statement of Changes in Equity should be read in conjunction with the accompanying notes.

NOTES to and forming part of the Budget 2015/16

NOTE 1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies that have been adopted in the preparation of this budget are:

(a) **Basis of Accounting**

The budget has been prepared in accordance with applicable Australian Accounting Standards (as they apply to local government and not-for-profit entities), other mandatory professional reporting requirements, the Local Government Act 1995 (as amended) and accompanying regulations (as amended). The budget has also been prepared on the accrual basis under the convention of historical cost accounting.

(b) **The Local Government Reporting Entity**

All Funds through which the Council controls resources to carry on its functions have been included in the financial statements forming part of this budget.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

(c) **2014/15 Actual Balances**

Balances shown in this budget as 'Estimated Actual 2014/15, are those available at the time of budget preparation and are subject to final adjustments.

(d) **Rounding Off Figures**

All figures shown in this budget, other than a rate in the dollar, are rounded to the nearest dollar for display purposes only.

(e) **Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions.

Control over assets acquired from rates is obtained on the date rates are levied. As outstanding rates are a charge against the land and will ultimately be collected, provision for doubtful rate debts will not be made.

Control over granted assets is normally obtained upon their receipt. Where contributions are only secured in arrears on satisfaction of specific conditions, control is deemed to occur upon satisfaction of the grant conditions.

(f) **Goods and Services Tax**

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(g) **Cash and Cash Equivalents**

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of any outstanding bank overdrafts. Any bank overdrafts are included as short-term borrowings in current liabilities.

(h) **Trade and Other Receivables**

Trade receivables, which generally have 30 - 90 day terms, are recognised at fair value and interest is not charged on overdue amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is only raised when there is objective evidence that they will not be collectible and the value concerned is materially significant.

The credit terms relating to rate debtors are in accordance with the legislative requirements of the Local Government Act 1995 and are detailed separately at note 11.

(i) **Inventories**

General

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the Income Statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(j) **Fixed Assets**

Initial Recognition

All non-current assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed includes the cost of all materials, direct labour and variable and fixed overheads.

The following categories are used to classify non-current assets owned or controlled by the City. The following capitalisation threshold levels have been applied to the recognition of non-current assets. Where a quantity of assets is purchased and they are under the threshold limit, aggregation of these assets may apply and be capitalised accordingly.

	\$
Land & Buildings	0
Furniture and Equipment and Computer Equipment	5,000
Plant, Machinery and Equipment	5,000
Infrastructure Assets	5,000
Software	100,000

Revaluation

Effective from 1 July 2012, the Local Government (Financial Management) Regulations were amended and the measurement of non-current assets at Fair Value became mandatory.

The amendments allow for a phasing in of fair value in relation to fixed assets over three years as follows:

- for the financial year ending on 30 June 2014, the fair value of all of the assets of the local government that are plant and equipment; and

- for the financial year ending on 30 June 2014, the fair value of all of the assets of the local government –
 - o that are plant and equipment and
 - o that are –
 - land and buildings; or
 - infrastructure;
- and
- for a financial year ending on or after 30 June 2015, the fair value of all of the assets of the local government.

Council has completed the process of adopting Fair Value for all asset categories ahead from the Regulation requirements.

Subsequent to initial recognition of assets, non-current assets are measured at fair value, being the amount for which the assets could be exchanged between knowledgeable willing parties in an arm's length transaction. For those assets carried at revalued amount, revaluations are made with sufficient regularity to ensure that the carrying amount of each class of non-current asset does not differ materially from its fair value at the reporting date. Annual assessments of fair value are made by Council, supplemented by independent assessments where required.

For infrastructure and other asset classes where no active market exists, fair value is determined to be the current replacement cost of an asset less, where applicable, accumulated depreciation calculated on a basis to reflect the already consumed or expired future economic benefits.

Land Under Control

In accordance with Local Government (Financial Management) Regulation 16(a), the Council is required to include as an asset (by 30 June 2014), Crown Land operated by the local government as a golf course, showground, racecourse or other sporting or recreational facility of state or regional significance.

Council does not control any land being used for these purposes.

Land Under Roads

In Western Australia, all land under roads is Crown Land, the responsibility for managing which, is vested in the local government.

Effective as at 1 July 2008, Council elects not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in Australian Accounting Standard AASB 1051 Land Under Roads and the fact Local Government (Financial Management) Regulation 16(a)(i) prohibits local governments from recognising such land as an asset.

In respect of land under roads acquired on or after 1 July 2008, as detailed above, Local Government (Financial Management) Regulation 16(a)(i) prohibits local governments from recognising such land as an asset.

Whilst this treatment is inconsistent with the requirements of AASB 1051, Local Government (Financial Management) Regulation 4(2) provides, in the event of such an inconsistency, for the Local Government (Financial Management) Regulations to prevail.

Consequently, any land under roads acquired on or after 1 July 2008 is not included as an asset of the Council.

(k) Depreciation of Non-Current Assets

Non current assets (excluding infrastructure) are depreciated over their useful lives on a straight-line basis.

Infrastructure assets are depreciated on a basis that reflects their consumed economic benefit, which is reviewed each reporting period. Assets are depreciated from the date of acquisition, or in respect of internally constructed assets, from the time an asset is completed and held ready for use.

Depreciation is recognised, as follows:

Property, Plant and Equipment

Buildings	30-50 years
Furniture and Equipment	3-10 Years
Computer & Electronic Equipment	3-5 years
Plant & Machinery	3-10 years

Infrastructure Assets

Infrastructure – Footpaths	20-50 years
Infrastructure – Drainage	30-100 years
Infrastructure – Roads: Surface	15-25 years
Infrastructure – Roads: Base	50-80 years
Infrastructure – Roads: Sub-Base	80-100 years
Infrastructure – Roads: Kerbing	20-50 years
Infrastructure – Bridges	30-50 years
Infrastructure – Parks Equipment & Furnishings	10-30 years
Bus Shelters	15-40 Years

(I) Investments and Other Financial Assets**Classification**

Council classifies its investments in the following categories:

- Financial assets at fair value through profit or loss,
- Loans and receivables,
- Held-to-maturity investments; and
- Available-for-sale financial assets.

The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit and loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Derivatives are classified as held for trading unless they are designated as hedges. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the balance sheet date, which are classified as non-current assets. Loans and receivables are included in trade and other receivables in the balance sheet.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Council's management has the positive intention and ability to hold to maturity. If Council were to sell other than an insignificant amount of held-to-maturity financial assets, the whole category would be tainted and reclassified as available-for-sale. Held-to-maturity financial assets are included in non-current assets, except for those with maturities less than 12 months from the reporting date, which are classified as current assets.

(iv) Available-for-sale financial assets

Available-for-sale financial assets, comprising principally marketable equity securities, are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date. Investments are designated as available-for-sale if they do not have fixed maturities and fixed or determinable payments and management intends to hold them for the medium to long term.

Recognition and derecognition

Regular purchases and sales of financial assets are recognised on trade date, being the date on which Council commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the income statement. Financial assets are derecognised when the rights

to receive cash flows from the financial assets have expired or have been transferred and Council has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the income statement as gains and losses from investment securities.

Subsequent measurement

Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

Available-for-sale financial assets and financial assets at fair value through profit and loss are subsequently carried at fair value. Gains or losses arising from changes in the fair value of the financial assets at fair value through profit or loss category are presented in the income statement within other income or other expenses in the period in which they arise. Dividend income from financial assets at fair value through profit and loss is recognised in the income statement as part of revenue from continuing operations when Council's right to receive payments is established. Changes in the fair value of other monetary and non-monetary securities classified as available-for-sale are recognised in equity.

Impairment

Council assesses at each balance date whether there is objective evidence that a financial asset or group of financial assets is impaired. In the case of equity securities classified as available-for-sale, a significant or prolonged decline in the fair value of a security below its cost is considered as an indicator that the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss-measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss – is removed from equity and recognised in the income statement. Impairment losses recognised in the income statement on equity instruments classified as available-for-sale are not reversed through the income statement.

(m) Estimation of Fair Value

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Council uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. These include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and option pricing models making maximum use of market inputs and relying as little as possible on entity-specific inputs.

Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Council for similar financial instruments.

(n) Impairment

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 "Impairment of Assets" and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

At the time of adopting the budget, it is not possible to estimate the amount of impairment losses (if any) as at 30 June 2011.

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on this budget document.

(o) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Municipality prior to the end of the financial year that are unpaid and arise when the Municipality becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(p) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave & Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the municipality has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

(ii) Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

(q) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(r) Provisions

Provisions are recognised when:

- the council has a present legal or constructive obligation as a result of past events;
- it is more likely than not that an outflow of resources will be required to settle the obligation; and
- the amount has been reliably estimated.

Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

(s) Superannuation

The Council is a member of the Western Australian Local Government Superannuation Plan (LGSP) and contributes 9% on behalf of employees for the Superannuation Guarantee Charge, plus matching contributions of up to 4% where employees also contribute. LGSP is a defined contribution plan.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent a cash refund or a reduction in the future payments is available.

(t) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled.

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave and annual leave, the liability is classified as current even if not expected to be settled within the next 12 months.

Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on Council's intentions to release for sale.

(u) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the company, are classified as finance leases. Finance leases are capitalised recording an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual value. Leased assets are amortised over their estimated useful lives. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

(v) Comparative Figures

Comparative figures have been adjusted to conform to changes in presentation for the current financial year where required.

NOTES to and forming part of the Budget 2015/16

NOTE 2. STATEMENT OF OBJECTIVE

MISSION STATEMENT

Our mission is to make the district of the City of Cockburn the most attractive place to live, work and visit in the Perth metropolitan area.

The City of Cockburn has adopted the program/activity structure outlined in Schedule 1 of the Local Government (Financial Management) Regulations. The City has incorporated the allocation of internal service provision costs throughout the various programs/activities.

Council operations as disclosed in this budget encompass the following service orientated programs/activities:

General Purpose Funding

The collection of general-purpose revenue including rates and penalties, general-purpose grants and interest on investments. This provides the funding for much of the City's programs/activities.

Governance

The administration and operation of facilities and services to the elected members of Council. Also includes other corporate type costs that are not related to the specific service areas covered under the other programs.

Law, Order And Public Safety

Provision of community safety services including supervision of various by-laws, animal and dog control, a security patrol service, fire prevention and voluntary emergency services.

Health

The provision of community health services including the regulation and monitoring of food premises, pollution and noise complaints, pest control and managing contaminated sites.

Education and Welfare

The provision of support services to families and children, the aged and disabled and senior citizens. The provision of pre- schools and services and facilities for the youth.

Community Amenities

The provision of a waste and recyclables collection service and disposal and waste recovery services at the Waste Recovery Park. Providing services for the protection and management of the natural environment. The administration of the Town Planning Scheme and all associated land use planning issues.

Recreation and Culture

The provision and operation of community halls and recreation centres, parks and ovals, beach reserves and swimming areas and library facilities. The development and provision of arts and cultural events.

Transport

All activities relating to road, drainage and footpath construction and maintenance. The creation and maintenance of streetscapes. Provision of and operating the council works depot.

Economic Services

Activities associated with the control of building activity within the city and the provision of facilities and services that encourage tourism.

Other Property and Services

Includes private works and engineering overheads and plant operating costs (both of which are allocated to the City's works program). Includes all other unclassified activities.

NOTES to and forming part of the Budget 2015/16

3a. Change in Net Assets

	Budget 2015/16	Budget 2014/15	Actual Apr 15
The change in net assets resulting from Operations was arrived at after charging/crediting the following items:	\$	\$	\$
AFTER CHARGING			
Depreciation			
By ASSET CLASS			
Buildings	5,382,841	4,261,656	3,715,141
Plant and Equipment	2,949,690	2,969,268	2,336,727
Furniture and Equipment	175,809	250,853	209,662
Infrastructure - Roads	11,181,984	9,467,952	8,466,554
Infrastructure - Drainage	2,524,212	2,290,068	1,911,233
Infrastructure - Footpaths	1,201,320	1,161,348	909,588
Infrastructure - Parks Equipment	3,019,512	3,354,012	2,286,252
Infrastructure - Landfill	1,246,416	-	943,737
	27,681,784	23,755,157	20,778,894
By PROGRAM			
Governance	40,516	101,921	87,049
Law Order & Public Safety	180,580	177,493	141,851
Health	4,526	4,526	3,769
Education & Welfare	17,001	19,792	17,101
Community Amenities	1,280,199	8,736	969,312
Recreation & Culture	4,241,901	4,387,635	3,215,091
Transport	14,910,831	12,923,722	11,291,134
Economic Services	58,013	2,073	6,773
Other Property & Services	6,948,217	6,129,259	5,046,815
	27,681,784	23,755,157	20,778,894
Interest on Borrowings	73,336	123,300	67,784
Profit/(Loss) on Sale of Assets			
Proceeds from Disposal of Non Current Assets	16,051,000	2,525,125	3,897,839
Carrying Amount of Non Current Assets	7,879,791	1,958,072	1,583,613
	8,171,209	567,053	2,314,226
AFTER CREDITING			
Interest Earnings			
Interest received on Reserve Funds	2,059,692	2,263,551	1,783,394
Interest received on Other Funds	3,325,840	4,105,840	3,051,905
	5,385,532	6,369,391	4,835,299

NOTES to and forming part of the Budget 2015/16

3b. Acquisition of Assets

The following assets are budgeted to be acquired during the year:

BY PROGRAM

	Budget 2015/16	Budget 2014/15	Actual Apr 15
<u>Governance</u>			
Computers	470,000	310,000	293,338
Plant & Machinery	185,000	284,000	255,748
Buildings	1,318,000	100,000	191,587
<u>Law Order & Public Safety</u>			
Computers	-	24,000	185,715
Plant & Machinery	166,000	182,500	129,208
Parks Hard Infrastructure	-	-	62,792
<u>Health</u>			
Plant & Machinery	138,000	-	-
<u>Education & Welfare</u>			
Plant & Machinery	416,000	225,000	67,456
<u>Community Amenities</u>			
Computers	-	50,000	-
Plant & Machinery	55,000	1,119,000	706,830
Buildings	50,000	50,000	1,070
Landfill Infrastructure	194,000	1,030,000	92,306
Parks Hard Infrastructure	285,000	570,500	179,175
Parks Soft Infrastructure	225,000	40,000	70,626
Roads Infrastructure	30,000	-	-
<u>Recreation & Culture</u>			
Computers	33,800	15,000	17,150
Furniture & Equipment	6,000	11,000	9,847
Plant & Machinery	60,000	150,000	98,660
Buildings	61,235,000	24,132,000	10,150,775
Parks Hard Infrastructure	2,763,000	4,613,600	2,556,766
Parks Soft Infrastructure	936,875	820,000	555,677
<u>Transport</u>			
Furniture & Equipment	-	195,000	-
Plant & Machinery	3,234,000	1,783,000	1,707,217
Drainage	1,155,000	1,178,000	572,274
Footpaths	1,053,000	563,605	728,960
Roads Infrastructure	6,493,701	8,300,323	8,059,538
<u>Economic Services</u>			
Plant & Machinery	87,000	34,000	30,757
Buildings	15,000	20,000	3,507
<u>Other Property & Services</u>			
Computers	-	35,000	57,308
Freehold Land	1,350,000	50,000	1,146,434
Plant & Machinery	227,000	230,000	237,790
Buildings	-	35,000	3,586
Total	82,181,376	46,150,528	28,172,097

BY ASSET CLASS

Computers	503,800	434,000	553,512
Freehold Land	1,350,000	50,000	1,146,434
Furniture & Equipment	6,000	206,000	9,847
Plant & Machinery	4,568,000	4,007,500	3,233,668
Buildings	62,618,000	24,337,000	10,350,524
Drainage	1,155,000	1,178,000	572,274
Footpaths	1,053,000	563,605	728,960
Landfill Infrastructure	194,000	1,030,000	92,306
Parks Hard Infrastructure	3,048,000	5,184,100	2,798,732
Parks Soft Infrastructure	1,161,875	860,000	626,303
Roads Infrastructure	6,523,701	8,300,323	8,059,538
Total	82,181,376	46,150,528	28,172,097

NOTES to and forming part of the Budget 2015/16

3c. Analysis of Asset Spending

	Renewal / Rehabilitation	Upgrade / Improvements	New Infrastructure	Total Spending
	\$	\$	\$	\$
<u>Infrastructure</u>				
Council Owned Buildings	983,000	230,000	61,405,000	62,618,000
Landfill Site	108,000	10,000	76,000	194,000
Parks Hard Infrastructure	804,000	335,000	1,909,000	3,048,000
Parks Soft Infrastructure	344,000	45,000	772,875	1,161,875
Roads	1,744,701	2,095,000	2,684,000	6,523,701
Footpaths	341,000	-	712,000	1,053,000
Drainage	120,000	125,000	910,000	1,155,000
Total Infrastructure Spending	4,444,701	2,840,000	68,468,875	75,753,576
<u>Other Assets</u>				
Freehold Land	-	1,150,000	200,000	1,350,000
Plant & Machinery	4,143,000	-	425,000	4,568,000
Computing Equipment	-	33,800	470,000	503,800
Furniture & Equipment	6,000	-	-	6,000
Total Asset Spending	8,593,701	4,023,800	69,563,875	82,181,376

NOTES to and forming part of the Budget 2015/16

3d. Disposal of Assets

	NET BOOK VALUE			SALE PRICE			PROFIT/(LOSS)		
	Budget 2015/16	Budget 2014/15	Actual Apr 15	Budget 2015/16	Budget 2014/15	Actual Apr 15	Budget 2015/16	Budget 2014/15	Actual Apr 15
BY FUNCTION	\$	\$	\$	\$	\$	\$	\$	\$	\$
Education and Welfare	-	-	-	30,000	30,000	-	30,000	30,000	-
Recreation and Culture	-	-	188,762	-	-	157,818	-	-	(30,944)
Transport	884,540	1,015,912	-	678,000	628,625	522,955	(206,540)	(387,287)	522,955
Other Property and Services	6,995,250	942,161	1,394,851	15,343,000	1,866,500	3,217,066	8,347,750	924,339	1,822,215
Total	7,879,791	1,958,072	1,583,613	16,051,000	2,525,125	3,897,839	8,171,209	567,053	2,314,226
BY ASSET CLASSIFICATION									
Land	6,452,062	150,000	708,554	14,890,000	1,300,000	2,759,227	8,437,938	1,150,000	2,050,673
Buildings	-	-	188,762	-	-	157,818	-	-	(30,944)
Plant and Equipment	1,427,729	1,808,072	686,297	1,161,000	1,225,125	980,794	(266,729)	(582,947)	294,497
Total	7,879,791	1,958,072	1,583,613	16,051,000	2,525,125	3,897,839	8,171,209	567,053	2,314,226

4. Long-Term Borrowings

	Budget 2015/16	Budget 2014/15	Actual Apr 15
NON-CURRENT	\$	\$	\$
Secured by Floating Charge:			
Debenture	25,743,174	23,457,847	2,166,493
	25,743,174	23,457,847	2,166,493

NOTES to and forming part of the Budget 2015/16

5. Reserves

	Budget 2015/16	Budget 2014/15	Actual May 15
	\$	\$	\$
CASH BACKED RESERVES			
Staff Payments & Entitlements			
Opening Balance	1,988,978	2,314,621	2,271,100
Transfer from Accumulated Surplus - Interest	154,552	157,540	48,224
Transfer from Accumulated Surplus	110,000	110,000	-
Transfer to Accumulated Surplus	(180,000)	(180,000)	(348,772)
	2,073,530	2,402,161	1,970,551

This Reserve provides for payment of staff entitlements including leave, separation, bonus, awards and other payments made to Staff either through contractual or statutory entitlement. The purpose of this Reserve was broadened during the reporting year from it's previous purpose of providing only for Leave Liability.

Plant & Vehicle Replacement

Opening Balance	4,214,532	4,369,651	5,930,546
Transfer from Accumulated Surplus - Interest	77,520	76,610	112,728
Transfer from Accumulated Surplus	2,800,000	3,450,000	-
Transfer to Accumulated Surplus	(2,797,000)	(2,373,375)	(1,985,435)
	4,295,052	5,522,886	4,057,840

This Reserve provides for the orderly replacement of plant and vehicles. Annual transfers into this Reserve are equivalent to the depreciation charge for plant each year. Funds are drawn as required to meet annual plant replacement costs.

Information Technology

Opening Balance	178,840	96,922	261,600
Transfer from Accumulated Surplus - Interest	36,514	37,220	4,763
Transfer from Accumulated Surplus	100,000	100,000	-
Transfer to Accumulated Surplus	(100,000)	-	(87,175)
	215,354	234,142	179,188

This Reserve Fund was set up to provide for the upgrading/replacement of Council's computer hardware and software depreciated over five years. An amount equivalent to the annual depreciation charge for computers is transferred to the Reserve each year. Funds are drawn as required to cover capital computer replacement costs.

Major Building Refurbishment

Opening Balance	5,524,551	5,399,865	5,439,366
Transfer from Accumulated Surplus - Interest	25,439	25,930	121,946
Transfer from Accumulated Surplus	4,928,686	-	-
Transfer to Accumulated Surplus	-	-	(34,200)
	10,478,676	5,425,795	5,527,112

This Reserve Fund was set up to provide funds for future major refurbishment requirements for Council buildings as they become necessary. The identified target balance for this Reserve is 10% of the insured value of buildings (\$7.5M). Annual transfers will be made to this Reserve (as able to be accommodated within any end of year surplus) in order to reach this target.

Waste & Recycling

Opening Balance	17,940,198	18,077,935	18,659,246
Transfer from Accumulated Surplus - Interest	614,391	626,270	408,507
Transfer from Accumulated Surplus	2,703,369	3,518,824	-
Transfer to Accumulated Surplus	(324,000)	(1,110,000)	(1,279,691)
	20,933,958	21,113,029	17,788,062

This Reserve Fund was initially set up for the funding of capital costs associated with the development of a rubbish disposal site. It was recognised that land would be expensive to purchase and the stringent environmental standards required would result in high development costs. Transfers to this Reserve are made based on planned future capital funding requirements.

Land Development and Investment Fund Reserve

Opening Balance	5,738,759	4,351,747	4,719,455
Transfer from Accumulated Surplus - Interest	278,221	283,600	86,696
Transfer from Accumulated Surplus	15,125,432	1,529,690	3,117,138
Transfer to Accumulated Surplus	(10,350,000)	(225,000)	(1,882,338)
	10,792,412	5,940,037	6,040,950

This Reserve Fund is to accommodate and facilitate the purchase, development and disposal of land under the Council's land development strategies with the ability to loan funds on an interest payable basis to other reserve funds of the City.

Roads & Drainage Infrastructure

Opening Balance	1,758,452	439,415	2,026,150
Transfer from Accumulated Surplus - Interest	99,653	101,580	34,571
Transfer from Accumulated Surplus	-	1,250,000	156,584
Transfer to Accumulated Surplus	-	(1,570,000)	(455,429)
	1,858,105	220,995	1,761,877

The purpose of this Reserve Fund is to provide for the renewal and refurbishment of roads and drainage infrastructure and for the provision of matching funds for Federal & State Government road grants.

Naval Base Shacks

Opening Balance	772,223	549,020	766,921
Transfer from Accumulated Surplus - Interest	16,109	16,420	17,168
Transfer from Accumulated Surplus	158,497	151,413	-
Transfer to Accumulated Surplus	(17,875)	(550,000)	(10,512)
	928,954	166,853	773,577

This Reserve Fund was initially set up to provide funds for the development & refurbishment of the Naval Base Chalet Resort. It is envisaged that it will also fund rehabilitation costs required to be incurred when the Park reverts back to the State Government. Annual transfers to this Reserve are fully funded by part of the lease income derived from the chalet sites.

Mobile Rubbish Bins

Opening Balance	-	145,560	63,279
Transfer from Accumulated Surplus - Interest	-	24,440	(390)
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	(170,000)	-
	-	-	62,889

In 1989 Council introduced the use of Mobile Rubbish Bins for its waste collection service. In 1992, this reserve was established to provide for the replacement of the bins in due course. Based on current pricing for the bins, no additional transfers to this Reserve are required. Future interest earnings will maintain an adequate balance in this Reserve.

Community Infrastructure

Opening Balance	9,775,774	8,422,143	9,830,572
Transfer from Accumulated Surplus - Interest	198,992	200,590	219,105
Transfer from Accumulated Surplus	5,300,000	4,508,068	-
Transfer to Accumulated Surplus	-	(8,070,000)	(411,024)
	15,274,766	5,060,801	9,638,653

This Reserve Fund was set up to fund the provision of community and recreation facilities within the City as the need arises. The requirement for these facilities over the next five to ten years is significant due to the rapid rate of development within the city and the associated population growth. A transfer of \$8.0m is made from this Reserve into the Cockburn Central West Recreation Facility Reserve in the 2014/15 budget.

Workers Compensation

Opening Balance	387,255	382,655	379,495
Transfer from Accumulated Surplus - Interest	15,187	15,480	8,514
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	-	-
	402,442	398,135	388,009

Council's Workers Compensation cover is provided by Municipal Workcare, which is a self-insurance scheme. If at a future date claims exceed income, then Council will be required to contribute further funds towards any deficit. These funds are held so that any additional contribution that may be called for would not impact on the annual budget.

Greenhouse Action Fund

Opening Balance	627,838	286,120	652,516
Transfer from Accumulated Surplus - Interest	13,617	13,880	14,315
Transfer from Accumulated Surplus	200,000	200,000	-
Transfer to Accumulated Surplus	(80,000)	(500,000)	(46,195)
	761,455	-	620,636

This Reserve will be used to purchase carbon offsets and fund projects to support energy efficiency, waste management and renewable energy installations.

Development Contribution Plans

Opening Balance	6,140,836	4,174,064	4,647,104
Transfer from Accumulated Surplus - Interest	104,795	(101,205)	117,438
Transfer from Accumulated Surplus	1,741,922	1,535,922	1,390,350
Transfer to Accumulated Surplus	(116,723)	(109,985)	(2,095)
	7,870,830	5,498,796	6,152,797

This Reserve was established for the management of contributions and costs with respect to Development Contribution Areas as established by and in accordance with Town Planning Scheme 3.

Family Day Care Accumulation Fund

Opening Balance	-	63,933	22,383
Transfer from Accumulated Surplus - Interest	-	3,000	61
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	(30,000)	(24,314)
	-	36,933	(1,870)

This is a Reserve Fund that applies to grant funded welfare services. It is fully funded from the operating grants received by the service and thus has no effect on the Municipal Fund.

Aged and Disabled Asset Replacement Reserve

Opening Balance	298,869	430,614	322,162
Transfer from Accumulated Surplus - Interest	10,728	9,855	6,657
Transfer from Accumulated Surplus	60,317	62,625	-
Transfer to Accumulated Surplus	(165,000)	(145,000)	(29,368)
	204,914	358,095	299,451

This is a Reserve Fund that applies to grant funded welfare services. It is fully funded from the operating grants received by the service and thus has no effect on the Municipal Fund.

Welfare Projects Employee Entitlements

Opening Balance	429,960	385,135	444,422
Transfer from Accumulated Surplus - Interest	10,719	12,452	10,209
Transfer from Accumulated Surplus	-	-	37,479
Transfer to Accumulated Surplus	-	-	(61,313)
	440,679	397,587	430,797

This is a Reserve Fund that applies to grant funded welfare services. It is fully funded from the operating grants received by the service and thus has no effect on the Municipal Fund.

Bibra Lake Nutrient Management

Opening Balance	319,856	316,020	313,447
Transfer from Accumulated Surplus - Interest	11,999	12,230	7,032
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	-	-
	331,855	328,250	320,479

This Reserve Fund was established in 2002/03 to provide funds to manage the nutrients in Bibra Lake once an acceptable solution to the problem is found. An annual allocation of \$25,000 is made.

Contaminated Sites

Opening Balance	2,512,485	2,343,639	2,518,882
Transfer from Accumulated Surplus - Interest	50,542	51,520	55,684
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	(100,000)	(100,000)	(60,490)
	2,463,027	2,295,159	2,514,077

This Reserve is required to cover any costs associated with clean-up & remediation works at contaminated sites within the district as enforced by the Contaminated Sites Act.

Municipal Elections

Opening Balance	50,738	14,559	49,721
Transfer from Accumulated Surplus - Interest	13,018	13,270	1,116
Transfer from Accumulated Surplus	150,000	-	-
Transfer to Accumulated Surplus	(200,000)	-	-
	13,756	27,829	50,837

This Reserve has been established to provide funding to cover election expenses during election years. An amount will be transferred into this reserve in non-election years.

DCD Redundancies Reserve

Opening Balance	146	2,916	2,991
Transfer from Accumulated Surplus - Interest	-	-	55
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	-	(2,900)
	146	2,916	146

This Reserve was created for the purpose of covering potential future redundancy costs for DCD funded services, as the funding agreement does not allow for these costs.

Port Coogee Special Maintenance - SAR

Opening Balance	906,531	966,771	1,005,468
Transfer from Accumulated Surplus - Interest	22,623	23,060	20,754
Transfer from Accumulated Surplus	274,438	270,000	306,148
Transfer to Accumulated Surplus	(132,305)	(117,925)	(117,925)
	1,071,287	1,141,906	1,214,445

This Reserve was established to manage the funds raised through the specified area rate for the Port Coogee development. These funds are required for the specialised maintenance requirements of the development. The City commenced rating issued lots in 2008/09.

Port Coogee Waterways Reserve

Opening Balance	-	-	-
Transfer from Accumulated Surplus - Interest	-	-	-
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	-	-
	-	-	-

This Reserve was established this year to manage the funds paid by the developer of the Port Coogee marina development in accordance with the Waterways Environmental Management Plan (WEMP). The funds will be used to maintain and manage the marina when it comes under the City's control.

Public Open Space (POS) Cash in Lieu Trust

Opening Balance	5,675,824	3,708,119	4,240,466
Transfer from Accumulated Surplus - Interest	130,194	132,710	106,322
Transfer from Accumulated Surplus	-	-	1,601,101
Transfer to Accumulated Surplus	(527,000)	(888,000)	(319,361)
	5,279,018	2,952,829	5,628,529

This Reserve was established in 2009/10 for holding Council's public open space cash in lieu trust funds.

Community Surveillance Levy Reserve

Opening Balance	518,798	462,822	653,841
Transfer from Accumulated Surplus - Interest	29,127	29,690	11,985
Transfer from Accumulated Surplus	-	503,160	-
Transfer to Accumulated Surplus	(220,000)	(90,000)	(146,867)
	327,925	905,672	518,958

This Reserve was established this year to fund activities in relation to Community Surveillance.

Carbon Pollution Reduction Scheme Reserve (CPRS)

Opening Balance	-	-	-
Transfer from Accumulated Surplus - Interest	-	-	-
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	-	-
	-	-	-

This reserve will contain funds that are levied for the purpose of CPRS including payments to the Federal Government.

Community Infrastructure – Development Contributions Reserve

Opening Balance	15,494,450	5,338,005	10,029,345
Transfer from Accumulated Surplus - Interest	140,052	140,180	283,431
Transfer from Accumulated Surplus	5,000,000	3,000,000	5,487,416
Transfer to Accumulated Surplus	(6,783,463)	(359,999)	(124,790)
	13,851,039	8,118,186	15,675,402

This reserve has been established to account for the funds generated from the proposed Community Infrastructure Developer Contributions Scheme. Subject to ministerial approval, funds could commence flowing during 2011/12.

Waste Collection Levy Surplus

Opening Balance	52,610	444,110	264,697
Transfer from Accumulated Surplus - Interest	1,511	1,540	5,515
Transfer from Accumulated Surplus	1,090,079	190,955	-
Transfer to Accumulated Surplus	(580,000)	(200,000)	(217,500)
	564,200	436,605	52,712

This Reserve is used to manage any surplus' generated from the annual waste collection levy versus the service costs.

Cockburn Super Clinic

Opening Balance	-	15,000	1,936,374
Transfer from Accumulated Surplus - Interest	-	169,220	30,974
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	-	(1,967,349)
	-	184,220	(0)

This reserve was established for the purpose of managing and meeting the accountability requirements for the federal grant funds towards the construction of the GP super clinic on Wentworth Pde, Success.

Naval Base Leaseholder Dwelling Removal

Opening Balance	340,773	330,032	333,945
Transfer from Accumulated Surplus - Interest	4,189	4,270	7,492
Transfer from Accumulated Surplus	54,693	54,693	-
Transfer to Accumulated Surplus	-	-	-
	399,655	388,995	341,437

Established for the purposes of the future removal of leasehold dwellings at Reserve 24308, Naval Base. All funds raised are to be accounted for on a property lease by lease basis, and not on who paid the actual payment at the time of the payment. Funds raised will be reimbursed to leaseholders when dwelling is removed and the site rehabilitated to its prior state.

Underground Power - SAR

Opening Balance	769,646	524,840	754,224
Transfer from Accumulated Surplus - Interest	-	(11,570)	16,921
Transfer from Accumulated Surplus	1,030,000	1,200,000	-
Transfer to Accumulated Surplus	(1,372,063)	(1,372,063)	-
	427,583	341,207	771,145

This Reserve is being established to account for and manage the funds raised through the specified area rate for the undergrounding of power in East Coolbellup. The funds are completely restricted to this purpose.

Environmental Offset

Opening Balance	283,039	216,136	277,368
Transfer from Accumulated Surplus - Interest	-	(3,110)	6,223
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	-	-	-
	283,039	213,026	283,591

Purpose of the reserve is to receive funds so as to undertake environmental rehabilitation of land associated with road construction as approved by the relevant government agency.

Bibra Lake Management Plan Reserve

Opening Balance	794,506	814,892	847,819
Transfer from Accumulated Surplus - Interest	-	(9,120)	18,410
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	(600,000)	(120,000)	(86,277)
	194,506	685,772	779,953

Purpose of the reserve is to receive funds so as to implement the Bibra Lake Management Plan as adopted by Council.

Restricted Grants & Contributions Reserve

Opening Balance	2,108,490	2,888,699	5,923,657
Transfer from Accumulated Surplus - Interest	-	-	966
Transfer from Accumulated Surplus	-	-	-
Transfer to Accumulated Surplus	(39,759)	-	(3,802,885)
	2,068,732	2,888,699	2,121,738

Purpose of the reserve is to quarantine monies received for restricted purposes across financial years

CIHF Building Maintenance Reserve

Opening Balance	-	-	-
Transfer from Accumulated Surplus - Interest	-	-	-
Transfer from Accumulated Surplus	1,000,000	600,000	2,021,872
Transfer to Accumulated Surplus	-	-	-
	1,000,000	600,000	2,021,872

Purpose of the reserve is to provide funding for major building maintenance of the Cockburn Integrated Health Facility at Cockburn Central.

Cockburn Central West Recreation Facility Reserve

Opening Balance	-	-	-
Transfer from Accumulated Surplus - Interest	-	-	-
Transfer from Accumulated Surplus	8,700,000	11,241,207	-
Transfer to Accumulated Surplus	(6,950,000)	-	-
	1,750,000	11,241,207	-

Purpose of the reserve is to manage funds for the development of the Cockburn Central West Recreation Facility.

NEW - Carry Forward Projects Reserve

Opening Balance	-	-	-
Transfer from Accumulated Surplus - Interest	-	-	-
Transfer from Accumulated Surplus	10,500,000	-	-
Transfer to Accumulated Surplus	-	-	-
	10,500,000	-	-

This reserve is to manage funds for on-going projects which are carried forward to the following financial year.

SUMMARY CASH BACKED RESERVES

Opening Balance	85,604,958	68,275,960	85,588,563
Transfer from Accumulated Surplus - Interest	2,059,692	2,057,552	1,783,394
Transfer from Accumulated Surplus	61,027,433	33,476,557	14,118,088
Transfer to Accumulated Surplus	(31,635,188)	(18,281,347)	(13,504,204)

TOTAL CASH BACKED RESERVES	117,056,895	85,528,723	87,985,842
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RESERVES OTHER**Asset Revaluation Reserve**

Opening Balance	409,948,250	409,948,250	531,587,662
Revaluation net increments made during the year	-	-	-

TOTAL RESERVES OTHER	409,948,250	409,948,250	531,587,662
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TOTAL RESERVES	527,005,145	495,476,973	619,573,503
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NOTES to and forming part of the Budget 2015/16

6. Fees and Charges

	Budget 2015/16	Budget 2014/15	Actual Apr 15
	\$	\$	\$
General Purpose Funding			
Administration Fees	250,000	250,000	238,739
Rate Search Fees	70,000	70,000	85,360
Admin Fee - FESA	85,000	85,000	86,150
Other Fees & Charges	100,000	100,000	95,405
	505,000	505,000	505,655
Governance			
Administration Service Charges	-	-	300
Other Fees & Charges	14,000	7,000	10,877
	14,000	7,000	11,177
Law, Order and Public Safety			
Dog & Cat Registration Fees	100,000	100,000	203,370
Licences	12,911	12,911	737
Impounding Fees	45,000	45,000	41,438
Fines, Infringements & Penalties	324,145	194,145	456,845
Other Fees & Charges	36,440	36,440	38,551
	518,496	388,496	740,941
Health			
Administration, Application & Inspection Fees	32,000	32,000	17,498
Administration Fees & Licences	168,000	168,000	193,500
Fines & Penalties	15,000	15,000	515
Other Fees & Charges	500	500	65
	215,500	215,500	211,578
Education and Welfare			
Client Fees	220,273	325,526	234,712
Lease / Rental Income	67,435	64,435	36,402
Other Fees & Charges	1,000,415	863,155	695,400
	1,288,123	1,253,116	966,514
Community Amenities			
Planning Fees & Charges	1,731,600	1,686,600	1,473,908
Rubbish Removal Charges	2,350,222	18,695,101	18,981,398
Rubbish Tipping Fees	9,991,546	9,513,023	7,304,147
Other Fees & Charges	973,064	1,045,746	698,073
	15,046,432	30,940,470	28,457,527
Recreation and Culture			
Client Fees	-	-	38
Hall Hires	277,250	277,250	215,031
Reserve Hires	157,800	157,800	146,036
Leasehold Rentals	50,720	50,720	40,149
Recreation Centre Charges	3,016,711	2,984,596	2,443,591
Other Fees & Charges	99,286	91,586	77,461
	3,601,767	3,561,952	2,922,306
Transport			
Supervision Fees	200,000	200,000	194,583
Other Fees & Charges	61,200	61,200	64,494
	261,200	261,200	259,077
Economic Services			
Building Licences	1,267,500	1,207,500	1,091,504
Caravan Park Leases / Licences	235,432	715,164	210,187
Assessment & Application Fees	3,000	3,000	2,505
Swimming Pool Inspection Fees	244,463	232,200	227,561
Fines & Penalties	21,000	21,000	29,584
Other Fees & Charges	565,183	70,000	499,227
	2,336,578	2,248,864	2,060,568
Other Property and Services			
Private Works Revenue	3,757	3,425	11,759
Other Fees & Charges	1,331,100	323,888	841,960
	1,334,857	327,313	853,719
TOTAL	25,121,953	39,708,911	36,989,060

NOTES to and forming part of the Budget 2015/16

7. Other Expenses

	Budget 2015/16	Budget 2014/15	Actual Apr 15
	\$	\$	\$
Councillor's Remuneration			
The following fees, expenses and allowances are budgeted for councillors and the mayor:			
Meeting Fees	335,806	324,450	243,338
Members Vehicle Allowances	20,000	30,000	7,181
Mayoral/Deputy Mayoral Allowances	113,268	109,438	82,078
Communication Expenses	45,000	36,050	42,842
	514,074	499,938	375,438

8. Notes to Statement of Cash Flows

	Budget 2015/16	Budget 2014/15	Actual Apr-15
	\$	\$	\$
8a			
Reconciliation of Net Cash Used in Operating Activities to Change in Net			
Change in net assets	41,355,058	16,063,417	51,754,920
Add (Less) non-cash items:			
Depreciation	27,681,784	23,755,157	20,778,894
(Profit)/Loss on Sale of Assets	(8,171,209)	(567,053)	(2,314,226)
Amounts set aside to provisions	595,980	595,980	(6,365,682)
Less: Grants/Contributions for Asset Development	(26,705,947)	(6,726,309)	(17,576,124)
Change in Assets and Liabilities:			
[Increase)/Decrease in Rates Debtors & Deferred Rates	-	-	(370,736)
(Increase)/Decrease in Sundry Debtors	-	-	1,925,585
(Increase)/Decrease in Stock on Hand	-	-	30,050
Increase/(Decrease) in Creditors & Accruals	-	-	(4,034,852)
(Increase)/Decrease in Rubbish Debtors	-	-	(32,696)
Increase/(Decrease) on Income Received in Advance	-	-	-
(Increase)/Decrease in Prepayments	-	-	551,975
NET CASH USED IN OPERATING ACTIVITIES	34,755,666	33,121,193	44,347,107

8b

Reconciliation of Cash

For the purpose of Statement of Cash Flows, the entity considers cash to include Cash on Hand and in Banks and investments in Money Market Instruments. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows: -

Cash at Bank	28,297,245	17,868,830	2,238,668
Term Deposits	91,958,869	64,044,092	143,996,512
	120,256,114	81,912,923	146,235,180

NOTES to and forming part of the Budget 2015/16

	Budget 2015/16
	\$
9a. Determination of Opening Funds	
Net Current Assets	93,139,877
Less: Reserve funds	(85,604,958)
Add back: Reserve funds held in Non Current Investments	4,541,761
Loan Repayments	1,423,320
Opening Funds in Rate Setting Statement	13,500,000
<u>Opening Funds Comprised Of:</u>	
Budgeted Surplus (brought forward from 2014/15)	13,500,000
	13,500,000
9b. Determination of Closing Funds	
Net Current Assets	112,875,134
Less: Reserve funds	(117,056,895)
Add back: Reserve funds held in Non Current Investments	4,541,761
Closing Funds in Rate Setting Statement	360,000

NOTES to and forming part of the Budget 2014/15

10. Information on Borrowings

Debenture Repayments

Particulars/Purpose	New Loans	Principal 1 July 2015	Interest Rate	Maturity Date	Principal Repayments		Principal		Interest Repayments	
					2015/16 Budget	2014/15 Actual	30/06/16 Budget	30/06/15 Actual	2015/16 Budget	2014/15 Actual
					\$	\$	\$	\$	\$	\$
Recreation & Culture										
To assist fund the Cockburn Central West development	15,900,000	0	TBA	TBA	0	0	15,900,000	0	0	0
To repay municipal pre-funding of Bibra Lake Management Plan capital works, to be funded from future community infrastructure developer contributions.	5,600,000	0	TBA	TBA	0	0	5,600,000	0	0	0
To repay municipal pre-funding of the construction of the Coogee Beach Surf Club and Community Facility, to be funded from future community infrastructure developer contributions.	3,500,000	0	TBA	TBA	0	0	3,500,000	0	0	0
Law Order & Public Safety										
To assist fund the Emergency Services Head Quarters in Cockburn Central (FESA Funded)		832,441	4.29%	4 June 2023	89,267	42,325	743,174	875,673	35,325	19,971
Other Property & Services										
Loan to assist fund the costs associated with the undergrounding of power in Coolbellup East and Hamilton Hill (repayment to be funded from the applicable Specified Area Rate).		1,334,052	3.56%	4 June 2016	1,334,052	638,219	0	1,983,632	38,012	47,813
Total	25,000,000	2,166,493			1,423,320	680,544	25,743,174	2,859,305	73,336	67,784

NOTES to and forming part of the Budget 2015/16

NOTE 11. RATES INFORMATION

In accordance with Sections 6.33 and 6.36 of the Local Government Act 1995 and Council's intention to continue levying differential general rates for the 2015/16 Financial Year on rateable properties within the City, the City is required to publish its Objects and Reasons for implementing differential general rates.

OVERALL OBJECTIVE

The overall objective of the proposed rates and charges in the 2015/16 Budget is to provide for the net funding requirement of the Council's Operational and Capital program of \$243.08M. These are based on an overall increase of 3.5% in the rates for all improved and vacant properties, both for those rated under the Gross Rental Value (GRV) method (apart from large commercial/industrial improved properties and two commercial caravan parks) and those under the Unimproved Value (UV) method, apart from the Residential Improved Minimum Payment which will rise by 5.6%.

The impact of such an increase for an average residential improved property in the City will be \$31 per annum or 60¢ per week and those on the minimum payment rate the increase will be \$38 per annum or 73¢ per week.

The table below substantiates the reasons why the City is proposing an increase in rates by 3.5% as legislation requires it to fund the budget deficit after accounting for all income and expenditure (net of rates):

All Dollars are \$M	Prospective Budget 2015/16
Operating Revenue	\$49.61M
Plus Capital Revenue	\$42.75m
Plus Operating Adjustments for Depreciation	\$27.68M
Plus/(Less) Net Loans	\$25.00M
Plus/ Reserve transfers to Municipal Fund	\$31.63M
Less Reserves transfers from Municipal Fund	\$63.08M
(Less) Operating Expenditure	\$124.07M
(Less) Capital Expenditure	\$82.15M
(Less) Loan Repayments	\$1.42M
Plus Surplus Brought Forward Estimate	\$13.50M
(Less) Surplus Carried Forward	\$0.36M
Rate Setting Statement Deficit from Rates	\$89.03M

This year, the City will combine, for Residential Improved properties, rates with the waste management service charge and the community surveillance levy and issue a consolidated rates charge. This will enable the City's more than 6,000 registered pensioners to obtain a rebate on 100% of the

rates charges issued by the City. For all other rating categories, a separate waste management service charge and community surveillance levy will be applied, (where applicable).

All GRV and UV property values are provided by the independent State Government authority, the Valuer General of WA. The Council pays a fee for this service but has no role in determining the value for any property nor does Council have the ability to appeal a value provided by the Valuer General

DIFFERENTIAL GENERAL RATING

The purpose of imposing a differential general rate between improved and vacant properties in the residential, commercial and industrial areas (all rated on GRV valuations) is to obtain fair income from unimproved land within the municipal district. Utilisation of GRV values for vacant land means that the revenue generated is vastly different to that which would be applicable under the UV system.

Council believes that the commercial and industrial sectors generate high traffic volumes with heavy loads and therefore should contribute at a higher level than residential for road construction, maintenance and refurbishment including road drainage systems.

The rural/urban farmland areas are rated based on the updated UV valuations issued by the Valuer General of WA every year.

Under the Local Government Act, Section 6.33 - Differential general rates, the Council can introduce differential rates as follows:

A local government may impose differential general rates according to any, or a combination, of the following characteristics —

- (a) the purpose for which the land is zoned under a local planning scheme in force under the planning and Development Act 2005;*
- (b) the predominant purpose for which the land is held or used as determined by the local government;*
- (c) whether or not the land is vacant land; or*
- (d) any other characteristic or combination of characteristics prescribed.*

DIFFERENTIAL RATING CATEGORIES

Relevant characteristics for each rating category:

GENERAL RATES

Residential Improved (GRV basis)

- Any land zoned, or held or used for residential purposes and having improvements erected on it.

Residential Vacant Land (GRV basis)

- Any land zoned or held for residential purposes and being vacant land.

Commercial and Industrial Improved (GRV basis)

- Any land zoned, or held or used for commercial or industrial purposes and having improvements erected on it.

Commercial and Industrial Vacant Land (GRV basis)

- Any land zoned or held for industrial or commercial purposes and being vacant land.

Large Commercial and Industrial Improved (GRV basis)

- Any land zoned, or held or used for defined large commercial or industrial purposes and having improvements erected on it.

Rural General Improved (UV basis)

- Any land zoned, or held or used for rural general or rural general urban farm land purposes and having relevant buildings erected on it including those being used for commercial or industrial purposes.

Rural Vacant Land (UV basis)

- Any land zoned, or held or used for rural purposes and being vacant land.

Commercial Caravan Park (GRV basis)

- Any land zoned, or held or used for the purpose of a commercial caravan park and catering for permanent trailer homes and non-permanent caravans.

SPECIFIED AREA RATES (SAR)

Specified Area Rate - Port Coogee Special Maintenance (GRV basis)

- All land located within the Port Coogee precinct.
(Although not required to be published by current legislation covering the imposition of differential rates, as a SAR is not a general rate, it is included in this document to allow affected ratepayers to make submissions on its imposition.)

Specified Area Rate – Cockburn Coast Special Maintenance (GRV basis)

- All land located within the Cockburn Coast precinct.
(Although not required to be published by current legislation covering the imposition of differential rates, as a SAR is not a general rate, it is included in this document to allow affected ratepayers to make submissions on its imposition.)

Land definitions are informed by the provisions of the City of Cockburn Town Planning Scheme (TPS3). Section 6.33(1) of the Local Government Act sets out characteristics for categories of differential general rates, and each of the differential general rates referred to above has been categorised accordingly. So far as the 'Commercial Caravan Park' category is concerned, the predominant land use has been taken for the title of the category.

PROPOSED RATES & MINIMUM CHARGES FOR 2015/16

Proposed rates in the dollar and minimum rates for each rating category are shown below for the 2015/16 financial year:

Rate Category	Rate in \$	Min. Payment	Rate in \$	Min. Payment
	2014/2015		2015/16	
General Rates				
Residential Improved (GRV)	4.303/6.834	\$683/\$1,183	7.074c	\$1,250
Residential Vacant Land (GRV)	8.600	\$683	9.117c	\$722
Commercial & Industrial Improved (GRV)	6.994	\$683	7.33c	\$722
Commercial & Industrial Vacant Land (GRV)	8.600	\$683	9.117c	\$722
Large Commercial & Industrial Improved (GRV)	8.058	\$683	8.058c	\$710
Rural General Improved (UV)	0.235	\$1030	0.246c	\$880
Rural Vacant Land (UV)	0.362	\$1030	0.380c	\$880
Commercial Caravan Park (GRV)	8.058	\$683	8.163c	\$722
Specified Area Rates				
Specified Area Rate - Port Coogee Special Maintenance (GRV)	1.389		1.40c	N/A
Specified Area Rate – Cockburn Coast Special Maintenance (GRV)			1.40c	N/A

RESIDENTIAL IMPROVED (GRV)

The proposed rate in the dollar is 7.074¢ of GRV value. The increase is 3.5% for the average property after allowing for the waste management service charge and the community surveillance levy to be added into general rates. The comparison rate if this incorporation had occurred in 2014/15 would be 6.834 cents in the dollar. The rates revenue generated by this category, including from the minimum payment rate amount of \$1,250 (an increase of 5.6% over the equivalent 2014/15 Minimum Payment of \$1,183 where the Minimum Payment, Waste Management service charge and community surveillance levy is added together), is approximately 64.1% of the total rates requirement of Council. The rate in the dollar has been increased to reflect the increase in rates required to meet the City's increased costs in providing services at the current level.

COMMERCIAL & INDUSTRIAL IMPROVED (GRV)

The proposed rate in the dollar is 7.33¢ of GRV value. The rates revenue generated by this category, including from the minimum payment rate amount of \$722 is approximately 15.8% of the total rates requirement of Council. The increased rate in the dollar by 3.5% reflects the continuing high level of funding being allocated towards roads and drainage, a key service consumed by the commercial and industrial ratepayers of the City.

RESIDENTIAL VACANT LAND (GRV)

The proposed rate in the dollar is 9.117¢ of GRV value. Rates provided by this category, including from the minimum payment rate amount of \$722, are approximately 4.0% of the total rates requirement of Council. The City continues to set vacant land rates in the dollar higher than the improved land rates in the dollar as an incentive to promote land development rather than land banking. The shortage of both residential and commercial/industrial land is a priority for both the State and Federal Governments and this initiative is aimed at promoting development by making it relatively cheaper to develop the land, as against holding the land vacant.

COMMERCIAL & INDUSTRIAL VACANT LAND (GRV)

The proposed rate in the dollar is 9.117¢ of GRV value. This is a 4.6% increase over 2014/15. Rates provided by these categories, including from the minimum payment rate amount of \$722, is approximately 1.7% of the total rates requirement of Council. The City continues to set vacant land rates in the dollar higher than the improved land rates in the dollar as an incentive to promote land development rather than land banking. The shortage of both residential and commercial/industrial land is a priority for both the State and Federal Governments and this initiative is aimed at promoting development by making it relatively cheaper to develop the land, as against holding the land vacant.

LARGE COMMERCIAL & INDUSTRIAL IMPROVED (GRV)

The proposed rate in the dollar is 8.058¢ of GRV value, being no increase over the 2014/15 rates. Rates provided by this category are approximately 10.7% of the total rates requirement of Council. This rate provides for additional infrastructure refurbishment costs of Council assets heavily utilised by large commercial and industrial properties, defined as those with a gross rental value of over \$0.8m. The minimum payment rate will be set at \$710,

RURAL GENERAL IMPROVED (UV)

The proposed rate in the dollar is 0.246¢ of the UV value of the land. The minimum payment amount proposed is \$880 also up by 3.5%. UV values are updated annually as provided to Council by the Valuer General of Western Australia. Rates from this category make up less than 1% of the total rates requirement of Council. This is land zoned Rural in the Town Planning Scheme and consists of land with small landholdings with commercial/industrial use on the land and in some cases including private dwellings. Much of the land in this category is future urban land and a number of property owners have already lodged structure plans. The Town Planning Scheme has a full list of allowable activities.

RURAL VACANT LAND (UV)

This category of rate targets those parcels of land being left vacant in the

expectation of imminent future development. The proposed rate in the dollar is 0.380¢ of the UV value of the land, being a proposed net increase of 3.5%. The minimum payment amount proposed is \$880 also up 3.5%. This is land where there are no dwellings, no business run from the property, the land is subject to development plans or the predominant use of the land is vacant land for future small lot urban development.

COMMERCIAL CARAVAN PARK (GRV)

The proposed rate in the dollar is 8.163¢ of GRV value, being no increase over the 2014/15 rates. This rate was introduced to provide for equity with other small land holders/strata lots in the district. An increasing number of permanent residents use caravan parks as well as casual renters. Each user of a bay/cabin in a caravan park consumes similar services to any other residential rate payer but to date, has been charged a nominal rate equivalent to 50% of the Council current minimum rate. The aim of this rate is to ensure rating equity with the current minimum equivalent being paid by approximately 6,000 residential ratepayers.

SPECIFIED AREA RATE – PORT COOGEE (GRV)

This rate is for the provision of a special maintenance service in the Port Coogee area. This service is provided at a level higher than the City provides to the other parts of its district. The City adopts a standard cost for parks, roads and other services provided as part of the rates paid by ratepayers. Where the city inherits areas requiring a more intense management program, the City will provide that special service at the marginal cost. It is considered that the ratepayers and residents of the area benefit from the additional works and have access to the facilities affected. The additional cost is to be met by this SAR on all landholders in the Port Coogee area. The new rate in the dollar is 1.40¢ of GRV value, reflecting a 3.0% increase over 2014/15.

SPECIFIED AREA RATE – COCKBURN COAST (GRV)

This rate is for the provision of a special maintenance service in the Cockburn Coast precinct. This service is provided at a level higher than the City provides to the other parts of its district. The City adopts a standard cost for parks, roads and other services provided as part of the rates paid by ratepayers. Where the city inherits areas requiring a more intense management program, the City will provide that special service at the marginal cost. It is considered that the ratepayers and residents of the area benefit from the additional works and have access to the facilities affected. The additional cost is to be met by this SAR on all landholders of Residential Improved land in the Cockburn Coast precinct. The new rate in the dollar is 1.40¢ of GRV value.

OTHER CHARGES

The annual charge for Non-Residential Improved rateable land provided with a Rubbish Collection and Recycling Service is estimated to be \$450, an

increase of 3.44% from \$435 per 240 litre bin. Exempt Property Rubbish Services is also set to increase to \$500. The \$450 service charge will be incorporated into the rate in the dollar and minimum payment charged.

The Community Surveillance Levy (to fund the Co-Safe program) is proposed to be \$67, an increase of 3.0% from \$65 per property in 2014/15. This will be incorporated into the rate in the dollar and minimum payment.

The Swimming Pool Levy for 2015/16 will remain at \$36 per swimming pool. This levy works on a full cost recovery basis and all funds raised by this levy will go to the inspection of swimming pools as required by legislation.

Overall Impact of rates and related charges

For an average household, the proposed increase in rates, waste and the community surveillance levy will total \$48.08 per annum (92c per week). For properties on a minimum payment rate the impact will be \$67 per annum (\$1.28 per week). Whilst the minimum payment has increased more than the average, the large proportion of ratepayers on the minimum payment that are pensioners will enjoy a substantial increase on their rates rebate.

OTHER CHARGES – UNDERGROUND POWER

The City has implemented five year underground power charge schemes for parts of Coolbellup and Hamilton Hill. Underground power charges will continue to apply for the next two years for Hamilton Hill and this year for Coolbellup. Affected dwellings will pay \$610 pa or \$510 pa where a green dome is located at the front of the property. A rebate will apply to the charge where a property owner qualifies under the existing pensioner/seniors rebate scheme. When a property is sold in the affected area, the vendor will be required to pay the remaining balance as a charge against the property at settlement, like all other rates and charges.

PAYMENT OPTIONS

Payment options will again include either payment in full within 35 days of issue or payment over four instalments. The instalment method attracts an administration charge of \$5.00 per instalment (excluding the first instalment) and interest charges at the rate of 4% on outstanding instalment amounts not yet due.

The administration charge is made to cover the additional costs involved in administering the instalment scheme and interest is charged to cover the cost of the lost investment opportunity due to the extended period over which payment is received.

Interest will be levied at a higher penalty rate where payment in full or instalment payments are not received within their respective due dates at the rate of 8% per annum. The interest rates charged on instalments and overdue payments are well below those currently allowed for within Local Government legislation at 5.5% and 11% respectively.

The City recovers credit card merchant fees charged by the bank at the equivalent rate paid by the City to the relevant financial institution.

SUBMISSIONS

Section 6.36 (3)(b)(ii) of the Local Government Act 1995 requires Council to invite submissions from electors and ratepayers in respect of the rates and minimum payments proposed for the differential general rating categories. Although not required to, Council is also willing to accept submissions on any specified area rate proposed.

All submissions are required to be made in writing to the City of Cockburn by 12 noon on Monday, 8 June 2015. A report will be prepared on submissions, if any, and presented to the Ordinary Council Meeting to be held on 11 June 2015.

NOTES to and forming part of the Budget 2015/16

Note 12 STATEMENT OF RATING INFORMATION FOR YEAR ENDED 30TH JUNE 2016

NON-MINIMUM					MINIMUMS				TOTALS			
GENERAL RATES	Qty	Rateable value	Rate in	Yield	Qty	Rateable Value	Amount	Yield	Qty	Rateable Value	Yield	% of
		\$	\$	\$		\$	\$	\$		\$	\$	Ratebase
GRV												
(CaravanPks) Commercial Caravan Park	2	1,778,244	0.081630	145,158		0	722	0	2	1,778,244	145,158	0.17%
(ImpCom) Improved Commercial	494	35,669,391	0.073300	2,614,566	62	340,999	722	44,764	556	36,010,390	2,659,330	3.07%
(ImpComLrge) Improved Commercial - Large	13	50,240,218	0.081630	4,101,109		0	722	0	13	50,240,218	4,101,109	4.73%
(ImpInd) Improved Industrial	1,838	151,449,482	0.073300	11,101,247	109	915,668	722	78,698	1,947	152,365,150	11,179,945	12.90%
(ImpIndLrge) Improved Industrial - Large	38	63,986,911	0.080580	5,156,065		0	710	0	38	63,986,911	5,156,065	5.95%
(ImpRes) Improved Residential	25,521	578,780,660	0.070740	40,942,944	11,578	179,624,918	1,250	14,472,500	37,099	758,405,578	55,415,444	63.94%
(JanktCity) Jandakot City - Airport	2	30,514,797	0.072390	2,208,966		0	710	0	2	30,514,797	2,208,966	2.55%
(VacCom) Vacant Commercial	28	3,569,727	0.091170	325,452	5	13,850	722	3,610	33	3,583,577	329,062	0.38%
(VacInd) Vacant Industrial	201	12,421,720	0.091170	1,132,488	1	2,300	722	722	202	12,424,020	1,133,210	1.31%
(VacRes) Vacant Residential	1,548	29,500,010	0.091170	2,689,516	1,127	7,035,046	722	813,694	2,675	36,535,056	3,503,210	4.04%
Total GRV	29,685	957,911,159		70,417,511	12,882	187,932,781		15,413,988	42,567	1,145,843,940	85,831,499	90.75%
UV												
(VacUV) Vacant UV	68	65,824,000	0.003800	250,131	1	13,000	880	880	69	65,837,000	251,011	0.29%
(VacImp) Vacant Improved	282	226,190,000	0.002460	556,427	35	7,736,438	880	30,800	317	233,926,438	587,227	0.68%
Total UV	350	292,014,000		806,558	36	7,749,438		31,680	386	299,763,438	838,238	0.97%
Total Rates Levied											86,669,737	
Part Year Rating - GRV & UV											2,361,277	2.7%
Total General Rates	30,035	1,249,925,159		71,224,069	12,918	195,682,219		15,445,668	42,953	1,445,607,378	89,031,014	92%
Specified Area Rates (Note 13)											274,438	
Total Rates											89,305,452	
RATING RELATED CHARGES												
Rate Interest (4% p.a.)											320,000	
Rate Penalty (8% p.a.)											250,000	
Administration Charge (\$5/instalment)											250,000	
Total Rating Related Charges											820,000	

NOTES to and forming part of the Budget 2015/16

13. Specified Area Rate

Port Coogee Development

	Rate in	Rateable Value (GRV)	2015/16 Budgeted Revenue	2015/16 Budget Applied to Costs	2014/15 Cost Est Actuals
	\$	\$	\$	\$	\$
Specified Area Rate - Port Coogee Maintenance	0.014	19,757,955	274,438	132,305	117,925

The specified area rate for the Port Coogee development is for those properties in the Port Coogee locality which are connected to the scheme. The proceeds of the rate will be applied in full to the specialised maintenance of the scheme. Transfers to or from the Reserve Fund will occur based on the amount raised and the expenditure within each year.

14. Prescribed Service Charges

Underground Power Service Charges - Coolbellup East & Hamilton Hill

	Amount of Charge	2015/16 Budgeted Revenue	2015/16 Budget Applied to Costs	2014/15 Cost Est Actuals
	\$	\$	\$	\$
Infrastructure and Connection Fees	610.00	1,030,000	1,030,000	802

An underground power scheme will continue for Coolbellup East and Hamilton Hill in 2013/14. This involves an annual service charge of \$510 for infrastructure costs and \$100 for the connection fee. These charges apply over a five year period for each project. This is the third year for Coolbellup East and second year for Hamilton Hill.

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
<u>FINANCE & CORPORATE SERVICES</u>				
<u>FINANCE</u>				
<u>Property, Rating & Revenue Services</u>				
• Rate Account Search	C	No	30.00	30.00
• Rates Instalment Fee (per instalment)	C	No	5.00	5.00
• Administration Fee Special Payment Arrangements	C	No	20.00	20.00
• Rate Notice Reprint (previous years) per notice up to max \$100 per property	C	No	20.00	20.00
• Transaction Information Search/Rates Certificate	C	No	20.00	20.00
• Processing Fee - refund of rates paid in error	C	No	20.00	20.00
• Merchant Credit/Debit Card Surcharge Fee (The fee or charge has the same GST treatment as the fee or charge to which it relates)	C	Yes/No	0.50%	0.50%
• Dishonoured Cheque Processing Fee	C	No	35.00	35.00
• BCITF Admin. Fee	S	No	8.25	8.25
• BRB Admin. Fee	S	No	5.50	5.50
• Direct Debit Admin Fee (The fee or charge has the same GST treatment as the fee or charge to which it relates)	C	Yes/No	20.00	20.00
• Direct Debit Default Fee	C	No	15.00	15.00
• Rates Settlement Statement Reprint/Resend Fee	C	No	20.00	20.00
<u>FREEDOM OF INFORMATION (FOI) FEES</u>				
Application Fee	S	No	30.00	30.00
<u>Charges</u>				
Charge for time dealing with application (per hour, or pro-rata for a part of an hour)	S	No	30.00	30.00
Charge for access time supervised by staff (per hour, or pro-rata for a part of an hour)	S	No	30.00	30.00
Charges for photocopying				
• per hour, or pro-rata for a part of an hour of staff time	S	No	30.00	30.00
• per copy	S	No	0.20	0.20
Charge for time taken by staff transcribing information from a tape or other device (per hour, or pro-rata for part of an hour)	S	No	30.00	30.00
Charge for duplicating a tape, film or computer information	S	No	Actual Cost	Actual Cost
<u>Advance Deposit</u>				
• Advance deposit which may be required by agency under Section 18(1) of the Act, as a percentage of the estimated charges which will be payable in excess of the application fee.	S	No	25%	25%
• Further advance deposit which may be required on agency under Section 18(40) of the Act, expressed as a percentage of the estimated charges will be payable in excess of the application fee.	S	No	75%	75%
<u>COMMUNITY SERVICES</u>				
<u>ADMINISTRATION</u>				
Sale of Publications				
Agenda Subscription (per copy)	C	Yes	13.99	13.99
<u>ANIMAL CONTROL</u>				

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
Kennel Licences (p.a.)	S	No	15.00 (per dog)	15.00 (per dog)
Impounding Livestock (any age or type)				
Ranger	S	No	-	-
Impounding	S	No	60.00	60.00
Sustenance (per day of part thereof)	S	No	20.00	20.00
Impounded after the hours of 7pm - 7am	S	No	90.00	90.00
Impounding Signs	S	No	30.00	30.00
Impounding Dogs				
• Impounding Dog	S	No	80.00	80.00
• Sustenance (per day or part thereof)	S	No	20.00	20.00
Impounding Cats				
• Impounding Cat (from 1 Nov 2013)	S	No	35.00	35.00
• Sustenance (per day or part thereof) - from 1 Nov 2013	S	No	10.00	10.00
• Euthanasia (Where this fee is purely for the service of euthanising an animal at the request of the owner, the fee is taxable. If this fee is a fee for voluntarily surrendering an animal to council's impound, where the animal may be euthanised if not adopted out, the fee will be exempt as an impounding fee)				
• Cats (from 1 Nov 2013)	S	Yes/No	40.00	40.00
• Dogs	S	Yes/No	90.00	90.00
• Pups	S	Yes/No	25.00	25.00
• Pension Cardholders	S	Yes/No	45.00	45.00
• Dangerous Dog - Inspection of property	S	No	50.00	50.00
• Sale of Dog - (add \$60 microchipping costs if the dog is not microchipped yet)	S	Yes	40.00	40.00
• Sale of Cat - from 1 Nov 2013 (Will be conducted by Cat Haven under MOU)- otherwise the following cost applies in addition to registration, sterilisation, microchipping costs	S	Yes	20.00	20.00
OTHER LAW, ORDER & PUBLIC SAFETY				
Impounding Fees Vehicles				
• Towing Fee	C	No	110.00	110.00
• Holding fee (per day)	C	No	20.00	20.00
• Impounded Trolley	C	No	25.00	25.00
FIRE PREVENTION				
Administration Fee	C	No	30.00	30.00
Fire Break Inspection Fee for repeat offenders:				
• 2nd visit	C	No	70.00	70.00
• 3rd visit	C	No	100.00	100.00
Title Search and 4th visit	C	No	110.00	110.00
SECURITY				

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
Security Levy	C	No	65.00	65.00
FAMILY SERVICES				
Atwell Playclub (fees reviewed every Calendar year) - July to Dec 2015	S	Yes	100.00	103.00
Atwell Playclub (fees reviewed every Calendar year) Jan to June 2016	S	Yes	103.00	105.00
COCKBURN FAMILY DAY CARE				
The Family Day Care (FDC) Service required Policy establishes a Fee Statement Guideline within which Service Registered FDC Educators set their Fee Schedule (or provide written justification for approval outside these guidelines). The fees listed below are the Fees charged by Council for coordinating, supporting and resourcing the FDC Service.				
FDC Service Educator Levy	S	No	\$6 per week worked per FDC Educator	FDC Service Educator Levy 90 cents per child per hour plus \$6 per week per educator. Educator may add this Levy to their Fee Schedule in part or in full. Educator fees must be Service Approved. NO CAPPING
FDC Service Family Levy	S	No	\$10 PLUS 50 cents per booked childcare hour per week per child.	FDC Service Family Levy - \$10 per week per child booked in care regardless of the enrolment contract.
FDC Service Educator Application Fee - GST Applicable	S	Yes		220.00
Transport Fee	S	No	\$8 per round trip to and from Play Session for Educator and children in care	\$10 per round trip to and from Play Session for Educator and children in care
Training Fee per Program	S	No	\$20 - Child Protection On Line Training organised through FDC Service	\$20 - Child Protection On Line Training organised through FDC Service

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
<p><i>The above Service Fees are fees charged by Council to either the FDC Educator or the parent who is enrolled in the FDC Service. All other fees are negotiated and agreed between the FDC Service and the Educator as per Commonwealth requirements</i></p>				
HOME & COMMUNITY CARE PROGRAM				
<p>HACC Fees are prescribed by the WA Dept of Health. Fees are means tested to two levels. Most clients pay the level 1 fee. The level 2 fee is full unit cost recovery per service but the weekly total is capped. The total level 1 fee for multiple services is capped at \$64.00 pw in and the total level 2 fee is capped at \$154.00 pw. There has been no indication of an increase in 2015/2016 but higher fees have been entered "to max" to allow a buffer for prescribed increases if necessary. Private clients are charged at a unit cost calculated to cover costs on top of the block funding. It is generally less than the "full unit cost" and never more.</p>				
Sundry Income				
• Centre-Based Day Care Level 2 or Private (max fee per day)	S	No	300.00	154.00
• Centre-Based Day Car level 1 fee per day to max	S	No	9.00	9.00
Centre-Based Day Care Transport Level 2 or Private	S	No	30.00	30.00
Centre-Based Day Care Transport (level 1 fee per trip)	S	No	3.00	3.00
• Kwobarup Level 2 or Private (max fee per day)	S	No	300.00	154.00
• Kwobarup (level 1 fee per day)	S	No	9.00	9.00
• Kwobarup transport Level 2 or Private (max fee per trip)	S	No	30.00	30.00
• Kwobarup transport (level 1 fee per trip)	S	No	3.00	3.00
• Respite Care Level 2 or Private max per hour	S	No	60.00	60.00
• Respite Care (fee level 1 per hour)	S	No	9.00	9.00
• Domestic Assistance Level 2 or Private max per hour	S	No	60.00	60.00
• Domestic Assistance level 1	S	No	9.00	9.00
• Home Maintenance Level 2 or Private max per hour	S	No	60.00	60.00
• Home Maintenance (fee per hour level 1)	S	No	9.00	9.00
• Meals for Centre Based Respite (to maximum)	S	No	12.00	12.00
Transport 0-10km level 2 or private max (0 - 30km)	S	No	40.00	40.00
Transport 0-10km level 1 (0-30km)	S	No	7.00	7.00
Transport 11-30km level 2 or private max (0-30km)	S	No	40.00	40.00
Transport 11-30km level 1 (0-30 km)	S	No	10.00	10.00
Transport 31-60km level 2 or private max per trip	S	No	45.00	45.00
Transport 31-60km level 1 per trip	S	No	12.00	12.00
Transport 61km or more level 2 or private max per trip	S	No	50.00	50.00
Transport 61km or more level 1 per trip	S	No	17.00	17.00
Social Support Outing per occasion level 2 or private max	S	No	60.00	60.00
Social Support Outing per occasion level 1	S	No	9.00	9.00
• Personal Care (per hour) level 2 or private max	S	No	62.00	62.00
• Personal Care (per hour) level 1	S	No	9.00	9.00

Home Care Packages.

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
<p>As of 1/7/2014 clients will be asked to pay a basic daily fee and income-tested care fee for their Home Care Package . The basic care fee is up to 17.5% of the single full rate pension and the income-tested care fees will be strengthened so that clients who have financial capacity to pay will be asked to contribute to the costs of their care. The maximum basic daily fee is 17.5% of the Single person rate and this works out to be \$133.98 per client, per fortnight. The rates increase twice a year 20 March and 20 September in line with the changes to the Aged Pension. This applies to each client receiving a Home Care Package even if they are a couple. Depending on the clients income they may be asked to contribute more to the cost of their care. This extra amount is known as an 'income-tested care fee'. The client cannot be asked to pay an income-tested care fee if they have a yearly income below; Individual person-\$24,731.20, member of a couple who are separated due to illness \$24,263.20, member of a couple living together with a combined income of \$38,344.80. The Department of Human Services (Centrelink) works out the income-tested care fee based on an assessment of the clients financial information. There is a limit/cap to how much the client will have to pay in income-tested care fees. For part pensioners, this is \$5,000. per year, for self-funded retirees this is \$10,000. per year. Once the client has reached this cap the Australian Government will pay the clients share of the fees to be paid. There is a \$60,000. lifetime limit on income-tested care fees the client will have to pay. If the client believes they will face financial hardship in paying the costs for the Home Care Package and income-tested care they can ask to be considered for financial hardship assistance. If they apply for financial hardship assistance the value of the clients assets will be taken into account as part of the application process. The client will never be denied care that they need because they cannot afford to pay. Clients can also purchase extra services to "top-up" their package. These are charged on a cost recovery basis.</p>				
Basic Fee per week (to maximum of 17.5% of single pension)	S	No	66.00	72.36
Annual Maximum Income Tested Fee	S	No		10,000.00
Lifetime Maximum Income Tested Fee	S	No		60,000.00
Extra services per hour (to max)	S	No	34.00	60.00
IN HOME CARE PROGRAM				
IHC Service Educator Levy	S	No	Educator Levy to be charged on wkly basis on receipt of at least 1 child's Time Sheet for the CCMS process.	Service Educator Levy \$10 per week charged on a fortnightly basis on receipt of at least 1 child's Time Sheet for the CCMS process
• IHC Service Family Levy	S	No	30 cents per hour remains unchanged. Weekly Fee increased to \$8 per week with capping as above	Service Family Levy -\$10 per week plus 50 cents per child per booked hour of care. Capped at \$30 1st child, \$40 per family for 2 or more chn in care.
IHC Service Educator Application Fee - GST Applicable	S	Yes		110.00
Training Fee per Program	S	No	\$20 - Child Protection On Line Training organised through IHC Service	\$20 - Child Protection On Line Training organised through IHC Service
COMMUNITY BUS HIRE				
<u>Bonds</u>				
• Promo 33 Seater	S	No	200.00	200.00
• Rosa 24 Seater	S	No	150.00	150.00

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
• Hi Ace 12 seater	S	No	150.00	150.00
• Hi Ace (Seniors) 10 seater plus wheelchair access	S	No	150.00	150.00
Hire Charges:				
• Half day (6 hrs or less) - Promo 33 Seater	S	Yes	65.00	70.00
• Half day (6 hrs or less) - Rosa 24 Seater	S	Yes	49.00	53.00
• Half day (6 hrs or less) - Hi Ace 12 seater	S	Yes	32.50	35.00
• Half day (6 hrs or less) - Hi Ace 10 seater plus wheelchair access	S	Yes	32.50	35.00
• Full day - Promo 33 Seater	S	Yes	130.00	140.00
• Full day - Rosa 24 Seater	S	Yes	97.50	106.00
• Full day - Hi Ace 12 seater	S	Yes	65.00	70.00
• Full day - Hi Ace 10 seater plus wheelchair access	S	Yes	65.00	70.00
Teen Vacation Programs				
• Activity, cost recovery to a maximum	S	Yes	27.00	30.00
Cockburn Youth Centre				
Main Hall - off peak time, per hour (8 am – 4 pm)	S	Yes	43.90	45.65
Main Hall - peak time, per hour (4 pm – 9 pm)	S	Yes	52.80	54.90
BOND	S	No	1,000.00	1,000.00
Activity/Creche, per hour (8 am – 4 pm)	S	Yes	24.70	25.70
Activity/Creche, per hour (4 pm – 9 pm)	S	Yes	33.00	34.30
BOND	S	No	500.00	500.00
Computer/Training Room, per hour (8 am – 4 pm)	S	Yes	26.20	27.25
Computer/Training Room, per hour (4 pm – 9 pm)	S	Yes	35.20	35.20
BOND	S	No	500.00	500.00
Blender Activity Room available for hire outside normal operating hours including all equipment, per hour	S	Yes	49.50	51.50
Minor Equipment Hire per item	S	Yes	3.60	3.75
Kitchen all hours, per hour	S	Yes	19.70	20.50
BOND	S	No	50.00	50.00
Music Room, per 5 hour block (rate for bands & group rehearsal only)	S	Yes	27.50	28.60
BOND	S	No	100.00	100.00
Foyer/Exhibition Space				
Fee per day (+ \$50 bond)	S	Yes	55.00	57.20
Fee per week (+ \$50 bond)	S	Yes	220.00	228.80
<i>All of the above less 20% for community groups, "Out of hours and weekend groups may attract additional costs for staff attendance"</i>				
Program Fees				
(maximum fee charged)	S	Yes	20.60	30.00
Holiday Activity Fees				

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
(maximum fee charged)	S	Yes	20.60	30.00
Event Entry Fees				
(maximum fee charged)	S	Yes	30.90	32.15
<i>Fees will be waived by the Coordinator for young people who are assessed as "at risk" by one of the City's Youth Workers</i>				
Seniors Centre - NEW				
Membership (Annually)	S	Yes	39.00	45.00
Casual Attendance (Daily)	S	Yes	3.00	4.00
Commercial Room Main Hall Hire (Hourly)	S	Yes	27.50	31.00
Dining Room	S	Yes	23.50	25.00
Activity Room	S	Yes	17.00	22.00
Lounge	S	Yes	12.00	12.50
Community Group Main Hall Hire (Hourly)	S	Yes	23.50	25.00
Dining Room	S	Yes	17.00	17.70
Activity Room	S	Yes	12.00	12.50
Lounge	S	Yes	7.00	7.50
Rent for Hairdresser/Podiatrist (daily)	S	Yes	33.50	35.00
Rent for Hairdresser/Podiatrist (half daily)	S	Yes	17.00	17.50
Meals 2 Courses	S	Yes	9.00	9.50
Meals 3 Courses Special events with tea and coffee (to maximum)	S	Yes	25.00	30.00
Main meal only including Take Away (to maximum)	S	Yes	6.50	6.75
Lemon, Lime Bitters	S	Yes	3.50	3.00
Can/ stubbie of light or mid strength beer	S	Yes	3.50	4.00
Can/ stubbie of full strength beer	S	Yes	4.50	5.00
Soft drink	S	Yes	1.50	1.50
Glass of wine	S	Yes	4.50	5.00
Cakes and desserts (max)	S	Yes	5.00	6.00
Tea, coffee, milo with packet of biscuits	S	Yes	0.50	0.60
Endless tea Coffee, Milo	S	Yes	1.00	1.00
Round of Sandwiches (max)	S	Yes	6.00	6.00
Activity (Cost recovery to maximum)	S	Yes	10.00	12.00
Outing (Cost recovery to daily maximum)	S	Yes	150.00	150.00
Centre Transport (per trip) per person	S	Yes	2.50	3.00
Centre Transport (per trip) per couple	S	Yes	3.50	4.00
Bus Fare for Outing Less than 40km round trip (per outing every passenger)	S	Yes	6.00	6.50
Bus Fare for Outing greater than 40km round trip (per outing every passenger)	S	Yes	11.00	12.00
HOURLY HALL HIRE CHARGES				
Small Room - Commercial Rate p/h	C	Yes	22.00	23.00
Small Rooms - Not for Profit Rate p/h	C	Yes	13.00	14.00
• Atwell Activity Area				
• Atwell Multi-purpose (Rooms 1 or 2)				

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
• Bibra Lake Activity Room				
• Centenary Hall - Supper Room				
• Harvest Lakes Activity Area				
• Harvest Lakes Child Activity Room				
• Harvest Lakes Environmental Room				
• Joe Cooper Meeting Rooms				
• Memorial Hall				
• Yangebup Activity Room				
• Len Packham Meeting Room				
Medium Room - Commercial Rate p/h	C	Yes	25.00	26.00
Medium Room - Not for Profit Rate p/h	C	Yes	15.00	16.00
• Atwell Main hall				
• Atwell Multi-purpose combined				
• Banjup Hall				
• Bibra Lake Hall				
• East Beeliar Comm. Centre Meeting Room				
• Harvest Lakes Community Room				
• Jandakot Hall				
• Joe Cooper Dance Room				
• Joe Cooper Undercroft				
• South Coogee				
Large Room - Commercial Rate p/h	C	Yes	31.00	32.00
Large Room - Not for Profit Rate p/h	C	Yes	18.00	19.00
• Coogee Community Hall				
• East Beeliar Comm. Centre Main Hall				
• Joe Cooper Main Hall				
• Memorial Hall				
• Yangebup Community Centre				
• Len Packham Main Hall				
• Coolbellup Community Hub - Activity Room				
HALL HIRE-FUNCTION CHARGES (Booked from 2 pm-1 am)				
Small Halls (0-50 people)	C	Yes	200.00	210.00
• Atwell Activity Area				
• Atwell Activity Room 1 and 2				
• Bibra Lake Activity Room				
• Coolbellup Community Hub - Public Meeting Room				
• Harvest Lakes Activity Area				
• Harvest Lakes Child Activity Room				
• Harvest Lakes Environmental Room				
• Joe Cooper Meeting Rooms				
• Memorial Hall				
• Yangebup Activity Room				
• Len Packham Meeting Room				
Medium Halls (50-150 people)	C	Yes	350.00	385.00
• Aubin Grove Community Room				

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
• Atwell Main Hall				
• Atwell Multipurpose Room 1 & 2 combined				
• Banjup Hall				
• Bibra Lake Hall				
• East Beeliar Comm. Centre Meeting Room				
• Harvest Lakes Community Room				
• Jandakot Hall				
• Joe Cooper Dance Room				
• Joe Cooper Undercroft				
• South Coogee				
• Success Community Room				
Large Halls (150+ people)	C	Yes	500.00	550.00
• Coogee Community Hall				
• East Beeliar Comm. Centre Main Hall				
• Joe Cooper Main Hall				
• Memorial Hall				
• Yangebup Community Centre				
• Len Pakham Main Hall				
Success Function Room Hire	C	Yes		650.00
Theatre Group/Exhibition Hire (per week)				
Community/Amateur				
Main Hall	C	Yes	500.00	500.00
Lesser Hall	C	Yes	350.00	350.00
Professional Hire				
Main Hall	C	Yes	750.00	750.00
Lesser Hall	C	Yes	550.00	550.00
Key Charge (New)				
- Additional Abby key	C	Yes	50.00	50.00
- Additional Swipe card	C	Yes	50.00	25.00
Security Call Out Fee (New)				
- Casual hirer	C	Yes	80.00	80.00
- Regular hirer	C	Yes	50.00	50.00
TENNIS COURTS				
All Tennis Courts				
• Tennis Courts with lights (per hour)	C	Yes	15.00	15.00
RESERVE HIRE				
• Active Reserve Hire per day (Sports Only)	C	Yes	90.00	90.00
• Active Reserve Hire per hour (Sports Only)	C	Yes	25.00	25.00
• Active Reserve Hire with Lights per hour (Sports Only)	C	Yes	27.00	27.00
• Changeroom Hire per hour	C	Yes	30.00	30.00
• Toilet Block Hire per hour	C	Yes	20.00	20.00
• Passive Reserve Hire	C	Yes	-	-
• Reserve Hire - Weddings	C	Yes	50.00	50.00

City of Cockburn
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	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
•Reserve Power Charge per day	C	Yes	100.00	100.00
SCHOOL CARNIVAL (NEW)				
•Full Day Reserve Hire (Over 5hrs)	C	Yes	55.00	55.00
•Half Day Reserve Hire	C	Yes	35.00	35.00
•Toilet/Changerooms - Full Day	C	Yes	30.00	30.00
•Toilet/Changerooms - Half Day	C	Yes	15.00	15.00
•Changeroom Hire per hour	C	Yes	25.00	25.00
• Toilet Block Hire	C	Yes	15.00	15.00
Reserve Power (if power required a call out fee of \$50.00 is charged)	C	Yes	50.00	50.00
SPORTS GROUND SEASONAL HIRE				
<u>Seasonal Hire (per player per season)</u>				
Juniors Fees (per player)				
Grass Fees	C	Yes	4.00	4.00
Changerooms	C	Yes	4.00	4.50
Clubrooms	C	Yes	4.00	4.50
Seniors Fees (per player)				
Grass Fees (Training and Match)	C	Yes	48.00	48.00
Grass Fees (Training)	C	Yes	28.00	28.00
Grass Fees (Match)	C	Yes	26.00	26.00
Hard Court Fees (Training and Match)	C	Yes	35.00	35.00
Hard Court Fees (Training)	C	Yes	21.00	21.00
Hard Court fees (Match)	C	Yes	19.00	19.00
Changerooms	C	Yes	6.00	6.00
Clubrooms	C	Yes	6.00	6.00
(All fees for seasonal hire are attributed to the appropriate ground Account No.)				
Recreation Traders License				
1 session (up to 5 hrs)	C	Yes	20.00	20.00
Monthly License Fee (3 sessions per week)	C	Yes	216.00	216.00
Yearly License Fee	C	Yes	1,500.00	1,500.00
Application Fee	C	Yes	50.00	150.00
Events Application				
Application Fee - Private/Commercial Events	C	No	150.00	150.00
Facility/Park Clean per hour	C	Yes	50.00	50.00
Bin Hire for events - Cost/Bin	C	Yes	10.00	10.00
Event Reserve Hire	C	Yes		150.00
Cockburn Integrated Health Clinic Room Hire				
Community Rooms 1 & 2	C	Yes		50.00
Conference Room	C	Yes		100.00

SOUTH LAKE LEISURE CENTRE

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
Creche/Studio 2	C	Yes	23.00	24.00
Youth Room Day	C	Yes	31.50	33.00
Youth Room Evening (after 5 pm)	C	Yes	31.50	33.00
<u>Room Hire</u>				
<u>Recreation Room</u> (per hour)				
• Day (until 5 pm)	C	Yes	31.50	33.00
• Evening (after 5 pm)	C	Yes	36.50	38.00
• Bond	C	No	300.00	300.00
<u>Sports Stadium</u> (per hour)				
• Day	C	Yes	41.00	43.00
• Evening (after 5 pm)	C	Yes	44.50	46.50
• Bond	C	No	620.00	620.00
Equipment Hire per item (tables, chairs(10), sporting equipment)	C	Yes	5.00	5.00
<u>Swimming Lessons</u>				
• Adult Swimming Lessons (up-front)	C	Yes	190.00	198.00
• Pre-School Swimming Lesson (up front)	C	No	145.00	151.00
• School age (up front)	C	No	145.00	151.00
• Parent/Child Lessons	C	Yes	145.00	151.00
• Individual Lesson - 15 minute (up front)	C	Yes	240.00	250.00
• Casual Lesson	C	Yes	36.50	38.00
<u>Fitness</u>				
• Casual Gymnasium and Swim	C	Yes	20.00	20.00
• Casual Aerobic/Aquarobic	C	Yes	12.50	13.50
• Over 50	C	Yes	8.20	8.50
• Club 50 Voucher x 10	C	Yes	73.80	76.50
• Aerobic/Aquarobics Voucher x 10	C	Yes	112.50	121.50
• 1 Option x 1 month	C		110.00	Discontinue
• 1 Option x 3 months	C	Yes	255.00	265.00
• 1 Option x 6 months	C		440.00	Discontinue
• 1 Option x 12 months	C	Yes	648.00	680.00
• 1 Option Direct Debit	C	Yes	60.00	62.00
• 2 Options x 1 month	C		130.00	Discontinue
• 2 Options x 3 months	C	Yes	285.00	295.00
• 2 Options x 6 months	C		495.00	Discontinue
• 2 Options x 12 months	C	Yes	748.00	770.00
• 2 Options Direct Debit	C	Yes	65.00	67.00
• 3 Options x 1 month	C		145.00	Discontinue
• 3 Options x 3 months	C	Yes	315.00	325.00
• 3 Options x 6 months	C		540.00	Discontinue
• 3 Options x 12 months	C	Yes	828.00	840.00
• 3 Options Direct Debit	C	Yes	70.00	72.00
• 4 Options x 1 month	C		160.00	Discontinue
• 4 Options x 3 months	C	Yes	345.00	355.00
• 4 Options x 6 months	C		575.00	Discontinue
• 4 Options x 12 months	C	Yes	888.00	900.00
• 4 Options Direct Debit	C	Yes	74.00	77.00

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	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
• Off peak 1 month (Gym & Aquatics only)	C		100.00	Discontinue
• Off peak 3 months (Gym & Aquatics only)	C	Yes	215.00	225.00
• Off peak 6 months (Gym & Aquatics only)	C		365.00	Discontinue
• Off peak 12 months (Gym & Aquatics only)	C	Yes	578.00	600.00
• Off peak Direct Debit (Gym & Aquatics only)	C	Yes	53.00	55.00
• Joining Fee (Varies/membership options)	C	Yes	Varies	Varies
• Direct Debit Cancellation Fee	C	Yes	145.00	150.00
• Membership Suspension Fee	C	Yes	15.00	16.00
<u>Aquatics</u>				
• Adult Entry	C	Yes	5.80	6.00
• Adult Combined	C	Yes	9.50	9.90
• Student Entry	C	Yes	4.80	5.00
• Student Combined	C	Yes	7.60	7.90
• Pensioner Entry	C	Yes	4.80	5.00
• Spectator Entry	C	Yes	2.40	2.40
• School Entry	C	Yes	3.60	3.60
<u>Vacation</u>				
• One Child	C	Yes	65.00	68.00
• Two Children	C	Yes	107.00	111.00
• Three Children	C	Yes	149.00	155.00
• Four Children	C	Yes	191.00	199.00
• Five Children	C	Yes	234.00	243.00
• Six Children	C	Yes	276.00	287.00
• Adult Vouchers x 10	C	Yes	52.20	54.00
• Adult Vouchers x 20	C	Yes	104.40	108.00
• Adult Vouchers x 50	C	Yes	261.00	270.00
• Student Vouchers x 10	C	Yes	43.20	45.00
• Student Vouchers x 20	C	Yes	86.40	90.00
• Student Vouchers x 50	C	Yes	216.00	225.00
• Pensioner Vouchers x 10	C	Yes	43.20	45.00
• Pensioner Vouchers x 20	C	Yes	86.40	90.00
• Pensioner Vouchers x 50	C	Yes	216.00	225.00
• Spa/Sauna/Steam	C	Yes	10.50	11.00
• Pensioner – Spa/Sauna/Steam	C	Yes	9.00	9.40
• Lane Hire	C	Yes	19.00	20.00
• Dolphin 60	C	Yes	222.00	232.00
• Dolphin 200	C	Yes	645.00	672.00
• Family Swim (2 adults and 2 children)	C	Yes	17.80	18.50
<u>Creche</u>				
• 1 st child (1.5 hours)	C	No	4.20	4.40
• Additional child (1.5 hours)	C	No	3.20	3.40
• 1 st child (2.5 hours)	C	No	6.30	6.60
• Additional child (2.5 hours)	C	No	5.30	5.60
• 1 st child Voucher x 10 (1.5 hours)	C	No	37.80	39.60
• 1 st child Voucher x 10 (2.5 hours)	C	No	56.70	59.40

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
• 0.5 hour upgrade	C	No	1.20	1.30
Childcare facilities are for South Lake Leisure Centre patrons only.				
<u>Hours:</u>				
Monday to Friday - 8.45 am to 1.00 pm				
<u>Programs</u>				
• Senior Team Registration (AM)	C	Yes	98.00	98.00
• Senior Team Registration (PM)	C	Yes	115.00	115.00
• Weekly Team Fees (AM)	C	Yes	52.00	55.00
• Weekly Team Fees (PM)	C	Yes	63.00	66.00
• Weekly Team Fees (Soccer)	C	Yes	56.00	58.00
• Weekly Team Fees (Hockey)	C	Yes	56.00	58.00
• Junior Team Registration (per player)	C	Yes	16.00	16.00
• Junior Team Competition	C	Yes	45.00	47.00
• Adult Courses/Term (excl. Yoga/Pilates & Craft Classes)	C	Yes	126.00	130.00
• Junior Courses/Term (excluding Ballet and Art)	C	Yes	90.00	94.00
LIBRARY SERVICE ADMINISTRATION				
Overdue Book Fine	C	No	5.00	5.00
Lost and damaged items are charged for at replacement cost				
<u>Sundry Minor Revenue</u>				
• Replacement plastic readers' ticket	C	No	2.00	2.00
• Readers' tickets lost through theft or misadventure, eg. house fire, flood	C	N/A	-	-
<u>Basic Facsimile Charges</u>				
• Metropolitan Area – up to 100kms.				
* 1st page	C	Yes	1.00	1.00
* Subsequent	C	Yes	0.60	0.60
• Rest of Australia, NZ & PG				
* 1st page	C	Yes	3.00	3.00
* Subsequent	C	Yes	1.00	1.00
• Rest of the World				
* 1st page	C	Yes	7.00	7.00
* Subsequent	C	Yes	1.50	1.50
Earbuds for public access computers	C	Yes		2.00
USB Sticks for public access computers	C	Yes		5.00
SPEARWOOD LIBRARY				
<u>Printing & Photocopying</u>				
• A4 and A3 monochrome	C	Yes	0.20	0.20
• A4 and A3 colour	C	Yes	1.00	1.00
• A4 computer print (monochrome)	C	Yes	0.20	0.20
• A4 computer print (colour)	C	Yes	1.00	1.00
<u>Document Laminating</u>				
• A4	C	Yes	2.00	2.00
• A3	C	Yes	4.00	4.00
• Business Card	C	Yes	0.50	0.50
COOLBELLUP LIBRARY				
<u>Printing & Photocopying</u>				

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• A4 and A3 monochrome	C	Yes	0.20	0.20
• A4 and A3 colour	C	Yes	1.00	1.00
• A4 computer print (monochrome)	C	Yes	0.20	0.20
• A4 computer print (colour)	C	Yes	1.00	1.00
<u>Document Laminating</u>				
• A4	C	Yes	2.00	2.00
• A3	C	Yes	4.00	4.00
• Business Card	C	Yes	0.50	0.50
SUCCESS LIBRARY				
<u>Printing & Photocopying</u>				
• A4 and A3 monochrome	C	Yes	0.20	0.20
• A4 and A3 colour	C	Yes	1.00	1.00
• A4 computer print (monochrome)	C	Yes	0.20	0.20
• A4 computer print (colour)	C	Yes	1.00	1.00
• A4	C	Yes	2.00	2.00
• Business Card	C	Yes	0.50	0.50
<u>PLANNING & DEVELOPMENT</u>				
LICENCE/REGISTRATION FEES				
Transfer of Licence Fee	S	No	41.00	41.00
Application for consent to establish an Offensive Trade	S	No	277.00	277.00
Offensive Trade Licence				
• Slaughterhouses (per year)	S	No	285.00	298.00
• Piggeries	S	No	285.00	289.00
• Artificial Manure Depots	S	No	202.00	211.00
• Bone Mills	S	No	163.00	171.00
• Places for Storing, Drying or Preserving Bones	S	No	163.00	171.00
• Fat Melting, Fat Extracting or Tallow Melting Establishment				
* Butcher Shops and similar	S	No	163.00	171.00
* Larger Establishments	S	No	285.00	298.00
• Blood Drying	S	No	163.00	171.00
• Gut Scrapping, preparation of sausage skins	S	No	163.00	171.00
• Fellmongeries	S	No	163.00	171.00
• Manure Works	S	No	202.00	211.00
• Fish Curing Establishment	S	No	202.00	211.00
• Laundries, Dry Cleaning Establishments	S	No	139.00	147.00
• Bone Merchant Premises	S	No	163.00	171.00
• Flock Factories	S	No	163.00	171.00
• Knackeries	S	No	285.00	298.00
• Poultry Processing Establishments	S	No	285.00	298.00
• Poultry Farming	S	No	285.00	298.00
• Rabbit Farming	S	No	285.00	298.00
• Any other Offensive Trade not specified	S	No	285.00	298.00
• Fish processing establishments in which whole fish is cleaned and prepared	S	No	285.00	298.00

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• Shellfish and Crustacean Processing	S	No	285.00	298.00
CARAVAN PARKS (Sch 3)				
• Licence/Renewal	S	No	200.00	200.00
• Long stay sites	S	No	6.00	6.00
• Short stay sites and sites in transit camps	S	No	6.00	6.00
• Camp site	S	No	3.00	3.00
• Overflow site (per site)	S	No	1.50	1.50
• Renewal after expiry	S	No	20.00	20.00
• Temporary Licence - pro-rata amount of the fee payable for the period of time for which the licence is to be in force (per minute)	S	No	100.00	100.00
• Transfer of Licence	S	No	100.00	100.00
ONSITE WASTE WATER DISPOSAL				
• Septic Tank Application Fee	S	No	113.00	116.00
• Issuing a permit to use an apparatus	S	No	113.00	116.00
HAWKER AND STALLHOLDERS AND TRADERS LICENSES				
Licence Fee (Initial & Renewal. This fee is not applicable to Food Operators)	C	No	74.00	76.00
Additional charge for weekend and public holidays only - per year	C	No	527.00	542.00
Additional charge for other than the weekend operators:				
• Per day	C	No	20.00	20.00
• Per week	C	No	95.00	98.00
• Per month	C	No	223.00	229.00
• Per year	C	No	2,029.00	2,089.00
LODGING HOUSES				
• Initial application	C	No	460.00	473.00
• Annual registration	C	No	160.00	165.00
KEEPING OF ANIMALS				
Registration of miniature horse and miniature pig (one-off application)	C	No	110.00	113.00
Approval to keep more than 50 poultry in a rural area	C	No	110.00	113.00
Annual registration of a cattery	C	No	110.00	113.00
Annual registration to keep more than 20 pigeons	C	No	110.00	113.00
• Approval to keep a beehive in a residential or Special Rural Zone	C	No	110.00	113.00
• Approval to keep more than 2 beehives on a non-residential lot	C	No	110.00	113.00
Stable Registration				
• Min. charge	C	No	133.00	137.00
• Min. per stall	C	No	16.00	16.50
ADMINISTRATION FEES				
Provision of Section 39 Certificate (Liquor Act), Section 55 Certificate (Gaming Act) or Written Report to Settlement Agent				
• No inspection required	C	No	84.00	86.00
• Inspection required				

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• Min. charge	C	No	170.00	175.00
• Hourly rate > 1 hour	C	No	84.00	86.00
Approval of Dust Management Plan, Noise Management Plan (other than Reg 18 approval) or similar				
Min Charge				
• Min. charge	C	No	170.00	175.00
• Hourly rate > 2 hours	C	No	84.00	86.00
Completion of a Historical File Search for Contaminated Sites Survey; Property Search or similar				
Min Charge				
• Min. charge	C	No	170.00	175.00
• Hourly rate > 2 hours	C	No	84.00	86.00
Other Inspections, monitoring or reporting by EHO's on request (subject to approval by MHS)				
• Min. charge (being for 2 hours per officer)	C	No	170.00	175.00
• Hourly rate > 2 hours	C	No	84.00	86.00
Expedited Approval/Service Fee				
• Minimum (or 25% of normal fee whichever is the greater)	C	No	170.00	175.00
FOOD PREMISES FEES AND CHARGES				
Food ACT 2008				
- Notification Fee	C	No	55.00	56.00
Annual Risk Assessment/Inspection Fee				
- Primary Classification				
- High Risk	C	Yes	448.00	461.00
- Medium Risk	C	Yes	448.00	461.00
- Low Risk	C	Yes	223.00	230.00
- Very Low Risk	C	Yes	-	-
- Additional Classification				
- High Risk	C	Yes	223.00	230.00
- Medium Risk	C	Yes	223.00	230.00
- Low Risk	C	Yes	111.00	114.00
- Very Low Risk	C	Yes	-	-
Application fee construction and establishment of food premises (includes a one off notification fee)				
• High, Medium Risk	C	No	485.00	500.00
• Low Risk	C	No	259.00	266.00
• Very Low Risk	C	No	55.00	56.00
Application Fee - Amended or Refurbished Food Premises				
• Minor	C	No	170.00	175.00
• Major	C	No	329.00	339.00
SAFE FOOD HANDLER TRAINING SESSIONS				
Safe Food Handler Training Sessions.				
Scheduled session per person (work in food premises in the City)	C	Yes	13.00	14.00
Scheduled session per person (do not work in food premises in the City)	C	Yes	76.00	78.00
. Training session on request outside of business hours (within the City) additional to per person fee	C	Yes	195.00	200.00
. Training session on request (business not within the City) additional to per person fee	C	Yes	701.00	722.00

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Overtime surcharge (for outside of the City)	C	Yes	125.00	129.00
PUBLIC BUILDINGS				
Application for approval to construct, extend or alter a public building				
• Maximum	S	No	856.00	881.00
• Minimum (non-community and charitable)	C	No	170.00	175.00
• Minimum (community and charitable)	C	No	84.00	86.00
• Hourly rate	C	No	84.00	86.00
NOISE				
• Fee for approval of Noise Management Plan for out of hours construction work (Reg. 13)	S	No	170.00	175.00
• Application fee for approval of a non-complying event (Reg.18). The fee is set under Reg 18 at \$500.00.	S	No	500.00	515.00
Noise Monitoring Fee:	C			
• Minimum Charge 2 hours	C	No	170.00	175.00
• Hours in excess of the minimum charge of 2 hours shall be charge at a flat rate per hour	C	No	84.00	86.00
TOWN PLANNING				
Developments Applications (including applications for which discretions under the R codes is required) where the estimated cost of development is :				
• (a) <\$50,000	S	No	147.00	147.00
• (b) >\$50,000 - \$500,000	S	No	0.32% of estimated development cost	0.32% of estimated development cost
• (c) >\$500,000 - \$2.5M	S	No	\$1,700+0.257% for every \$1 in excess of \$500,000	\$1,700+0.257% for every \$1 in excess of \$500,000
• (d) >\$2.5M - \$5M	S	No	\$7,161+0.206% for every \$1 in excess of \$2.5 million	\$7,161+0.206% for every \$1 in excess of \$2.5 million
• (e) >\$5M - \$21.5M	S	No	\$12,633+0.123% for every \$1 in excess of \$5 million	\$12,633+0.123% for every \$1 in excess of \$5 million
• (f) More than \$21.5M	S	No	\$34,196	34,196.00
If the development has commenced or been carried out, an additional amount, by way of penalty, that is twice the amount of the maximum fee payable for the determination of the application under paragraph (a), (b), (c), (d), (e) or (f) applies.	S			
• Renewal and Modifications to Development Approvals	S	No	50% of applicable Development Application fee	50% of applicable Development Application fee
Change of Use	S	No	295.00	295.00
Extractive Industry	S	No	739.00	739.00
If the development has commenced or been carried out, the following additional fee amount by way of penalty applies.	S	No	1,478.00	1,478.00

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Home Occupations-Initial fee	S	No	222.00	222.00
<i>If the home occupation has commenced, the following additional fee amount by way of penalty applies.</i>	S	No	444.00	444.00
Home Occupations-Renewal fee	S	No	73.00	73.00
<i>If the approval to be renewed has expired, the following additional fee amount by way of penalty applies</i>	S	No	219.00	219.00
Application for change of use or for alteration or extension or change of a non conforming use	S	No	295.00	295.00
<i>If the change of use or the alteration or extension or change of non conforming use has commenced, the following additional fee amount by way of penalty applies</i>	S	No	590.00	590.00
Advertising of development application				
0-9 Letters	C	No	220.00	220.00
10-50 Letters	C	No	330.00	330.00
51-500 Letters	C	No	550.00	550.00
501+ Letters	C	No	1,110.00	1,110.00
Built Strata Fees				
• Not more than 5 lots	C	No	\$65.00 per lot + base rate	\$65.00 per lot + base rate
• More than 5 lots but not more than 100 lots	C	No	\$43.50 per lot for lot no. 6 to 100 + base rate \$981.00	\$43.50 per lot for lot no. 6 to 100 + base rate \$981.00
• More than 100 lots	C	No	5,113.50	5,113.50
Subdivision clearances				
• Not more than 5 lots	C	No	73.00	73.00
• More than 5 lots but not more than 195 lots	C	No	\$73.00 per lot for first 5 lots & \$35.00 per lot thereafter	\$73.00 per lot for first 5 lots & \$35.00 per lot thereafter
• More than 195 lots	C	No	7,393.00	7,393.00
Section 40 Liquor Licencing Certificate	C	No	200.00	200.00
Zoning Certificates/Statements	S	No	73.00	73.00
Written Planning Advice that a proposal complies with the R codes, TPS no. 3, and/or council policies, and does not require Planning approval	S	No	73.00	73.00
Written Planning Advice where the advice sought is less specific and warrants more detailed response. (Refer to WAPC Schedule of Fees part 2). Minimum fees of \$66 applies.	S	Yes	(Refer to WAPC Schedule of Fees part 2). Minimum fees of \$66 applies.	(Refer to WAPC Schedule of Fees part 2). Minimum fees of \$66 applies.
<u>Detailed Area Plan</u>				
Detailed Area Plan	C	No	1,500.00	1,500.00
Modification to Detailed Area Plan	C	No	750.00	750.00
<u>Reports</u>				
• Scheme Text	C	Yes	50.00	50.00
• Other (per page)	C	Yes	0.35	0.35
<u>Maps (per sheet)</u>				
• A3	C	Yes	15.00	15.00
• A2	C	Yes	20.00	20.00
• A1	C	Yes	30.00	30.00
• A0	C	Yes	60.00	60.00
Scheme Amendments/Structure Plans				
• Major Amendments	S	Yes		

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• General Amendments	S	Yes	Fees calculated in accordance with the Planning and Development Regulations 2009. As per Regulation 48(5), the City of Cockburn decides on the following hourly rates - (a) for the person in charge of planning at the local government, \$88.00 per hour; (b) for a senior planner or manager, \$66.00 per hour; (c) for a planning officer, environmental health officer or other officer with qualifications relevant to the request, \$36.86 per hour; (d) for a secretary or administrative officer, \$30.20 per hour.	Fees calculated in accordance with the Planning and Development Regulations 2009. As per Regulation 48(5), the City of Cockburn decides on the following hourly rates - (a) for the person in charge of planning at the local government, \$88.00 per hour; (b) for a senior planner or manager, \$66.00 per hour; (c) for a planning officer, environmental health officer or other officer with qualifications relevant to the request, \$36.86 per hour; (d) for a secretary or administrative officer, \$30.20 per hour.
• Minor Amendments	S	Yes		
(Excludes sign and advertising costs.)				
<u>Information Research</u>				
• Planning enquiries-Reply to Property Settlement Questionnaire [2]	S	No	73.00	73.00
Rural Street Numbering Signs	S	Yes	30.00	30.00
<u>Pedestrian Access Way and Road Closure</u>				
• Administration Fee	C	No	750.00	750.00
+ advertising fee (additional \$500 to \$750 per application, to be invoiced separately)				
<u>Licence Agreement for the management of illuminated street signs (per licence agreement), per annum</u>	C	Yes	1,500.00	1,500.00
NAVAL BASE CARAVAN PARK				
• Lease Fee	C	No	2,120	2,162.40
• Rubbish Fee	C	No	-	-
• FESA Levy Fee	S	No	-	-
• Security Levy Fee	C	No	-	-
• Shack Removal Levy	C	No	309.00	309.00
Total Lease	C	No	2,120	2,162.40
Payment Plan Administration Fee	C	Yes	20.00	20.00
Penalty Interest for overdue payments	C	No	In accordance with Rates panalty interest amounts	In accordance with Rates panalty interest amounts

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BUILDING PERMITS				
Uncertified Building Permits Application - Class 1 & 10 Buildings s. 16 (l)	S	No	0.32% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$92.	0.32% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$92.
Certified Building Permits Application - Class 1 & 10 Buildings s. 16 (l)	S	No	0.19% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$92.	0.19% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$92.
Certified Building Permit Application Class 2 to 9 building or incidental structure – s.16 (l)	S	No	0.09% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$92.	0.09% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$92.
Application to extend the time during which a Building Permit has effect, (s. 32 (3) (f))	S	No	92.00	92.00
OCCUPANCY PERMITS - CLASS 2 -9 BUILDINGS				
Application for an Occupancy Permit for a completed Class 2-9 Building (s.46)	S	No	92.00	92.00
Application for a temporary Occupancy Permit for a incomplete building – Class 2 – 9 (s.4)	S	No	92.00	92.00
Application for modification of Occupancy Permit for additional use of a building on a temporary basis – Class 2 - 9 Building (s.48).	S	No	92.00	92.00
Application for replacement Occupancy Permit for permanent change of building's use - Class 2-9 Building (s.49)	S	No	92.00	92.00
Application for Occupancy Permit for a building in respect of which unauthorised work has been done (s.51 (2))	S	No	92.00	92.00
Application to replace an Occupancy Permit for an existing building, Class 2 - 9 Buildings (s. 52 (1))	S	No	92.00	92.00
Application to extend the time during which as Occupancy Permit has affect (s.65 (3)(a)) Class 2 - 9 Buildings	S	No	92.00	92.00
BUILDING APPROVAL CERTIFICATES - CLASS 1 & 10 BUILDINGS				
Application for a Building Approval Certificate for a building in respect of which <u>unauthorised work has been done</u> (s.51 (3)) - Class 1 & 10 Buildings	S	No	0.38% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$92.	0.38% of the estimated value of the building work as determined by the relevant permit authority, but not less than \$92.
Application for a Building Approval Certificate for an existing building where unauthorised work <u>has not been done</u> . Class 1 & 10 Buildings – (s. 52 (2))	S		92.00	92.00
Application to extend the time during which a Building Approval Certificate has effect (s. 65(3)(a))	S	No	92.00	92.00
STRATA TITLES				
Application for an Occupancy Permit - Strata (Class 2 - 9 Buildings) or plan of strata re-subdivision (s.50(1) and (2))	S	No	\$10.25 for each strata unit covered by the application, but not less than \$102.	\$10.25 for each strata unit covered by the application, but not less than \$102.

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Building Approval Certificate – Strata, <u>(Class 1 & 10 Buildings)</u> for registration of strata scheme, or plan of strata re-subdivision (s.50(1) and (2))	S	No	\$10 for each strata unit covered by the application, but not less than \$102.	\$10 for each strata unit covered by the application, but not less than \$102.
DEMOLITION PERMITS				
Demolition Permit Application for the issue of permit for demolition work of Class 1 & 10 Buildings (S 16(1)).	S	No	92	92.00
Demolition Permit Application for the issue of permit for demolition work of Class 2 & 9 Buildings (S 16(1)).	S	No	\$92 for each storey of the building	\$92 for each storey of the building
Application to extend the time during which a Demolition Permit has effect, (s. 32 (3) (f)).	S	No	92	92.00
LEVIES				
<u>Building Construction Industry Training Levy, Work Value > \$20, 000</u>	S	No	0.2% of value of work	0.2% of value of work
<u>Building Services Levy - Authorised Works</u>				
Building Permit - Value \$45000 or less	S	No	40.50	40.50
Building Permit - Value > \$45000	S	No	0.09% of value of work	0.09% of value of work
Demolition Permit - Value \$45, 000 or less	S	No	40.50	40.50
Demolition Permit - Value > \$45000	S	No	0.09% of value of work	0.09% of value of work
Occupancy Permit - Authorised Works	S	No	40.50	40.50
Building Approval Certificate - Authorised Works	S	No	40.50	40.50
<u>Building Services Levy - Unauthorised Works</u>				
Occupancy Permit - Unauthorised - Value \$45, 000 or less	S	No	81.00	81.00
Occupancy Permit - Unauthorised - Value > \$45, 000	S	No	0.18% of value of work	0.18% of value of work
Building Approval Certificate for Unauthorised Work \$45, 000 or less	S	No	81.00	81.00
Building Approval Certificate for Unauthorised Work > \$45, 000	S	No	0.18% of value of work	0.18% of value of work
<u>ADDITIONAL COUNCIL SERVICES</u>				
Request to provide certificate of Design Compliance - Class 1 & 10 Buildings within/outside the City of Cockburn, based on construction cost.	C	Yes	0.19% of estimated construction value but not less than \$200.	0.19% of estimated construction value but not less than \$200.
Request to provide certificate of Design Compliance - Class 2 to 9 Buildings within/outside the City of Cockburn, based on construction cost.	C	Yes	Up to \$150, 000 in value - \$270	Up to \$150, 000 in value - \$270
	C	Yes	\$150, 001 to \$500, 000 - \$270 + 0.15% in excess of \$500, 000 in value.	\$150, 001 to \$500, 000 - \$270 + 0.15% in excess of \$500, 000 in value.
	C	Yes	\$500, 001 to - \$1, 000, 000 - \$795 + 0.12% in excess of \$500, 000 in value.	\$500, 001 to - \$1, 000, 000 - \$795 + 0.12% in excess of \$500, 000 in value.
	C	Yes	\$1, 000, 001 and above - \$1395 + 0.1% in excess of \$1, 000, 000 in value.	\$1, 000, 001 and above - \$1395 + 0.1% in excess of \$1, 000, 000 in value.

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REQUEST TO PROVIDE CERTIFICATE OF CONSTRUCTION COMPLIANCE	C	Yes	Min Fee \$220 (one inspection + advice letter) + hourly rate for any additional inspections and all other attendance	Min Fee \$220 (one inspection + advice letter) + hourly rate for any additional inspections and all other attendance.
REQUEST TO PROVIDE CERTIFICATE OF BUILDING COMPLIANCE	C	Yes	Min Fee \$220 (one inspection + advice letter) + hourly rate for any additional inspections and all other attendance	Min Fee \$220 (one inspection + advice letter) + hourly rate for any additional inspections and all other attendance.
REQUEST FOR ADDITIONAL PROFESSIONAL BUILDING SURVEYING SERVICES/ADVICE				
Level 1 Building Surveyor - per hour	C	Yes	126.00	126.00
Level 2 Building Surveyor - per hour	C	Yes	109.00	109.00
Assistant Building Surveyor - per hour	C	Yes	92.00	92.00
REQUEST FOR PROFESSIONAL ADVICE				
Request for professional advice from the Health, Planning or Engineering Services - per hour	C	Yes	126.00	126.00
SIGNS				
• For Sale /Leasing sign exceeding 0.5 square metres	S	No	55.00	55.00
• Development signs	S	No	100.00	100.00
• Display Home Signs	S	No	100.00	100.00
• Horizontal Sign	S	No	35.00	35.00
• A hoarding - per annum	S	No	70.00	70.00
• Pylon Sign or Tower Sign	S	No	35.00	35.00
• Illuminated Sign	S	No	35.00	35.00
* On a roof \$5 per sq.m. per 0.1 sq.m. min.	S	No	50.00	50.00
* Under verandah	S	No	35.00	35.00
• A sign other than a pylon sign or an illuminated sign	S	No	55.00	55.00
Rural Producer's sign	S	No	35.00	35.00
Sign Panel	S	No	35.00	35.00
PLAN COPIES PER BUILDING PERMIT				
Can be obtained on a per property or per Building Licence basis (Residential). The search fee is non-refundable, and shall be tendered prior to a search for plans being carried out.				
• Per Property - Residential				
Generally includes all Building Licences, Floor Plans, and Elevations. Structural Engineer's Plans if available and requested may be provided.	C	No	82.00	82.00
OR				
• Per Building Permit – Residential	C	No	32.00	32.00

City of Cockburn
FEES & CHARGES
2015/2016

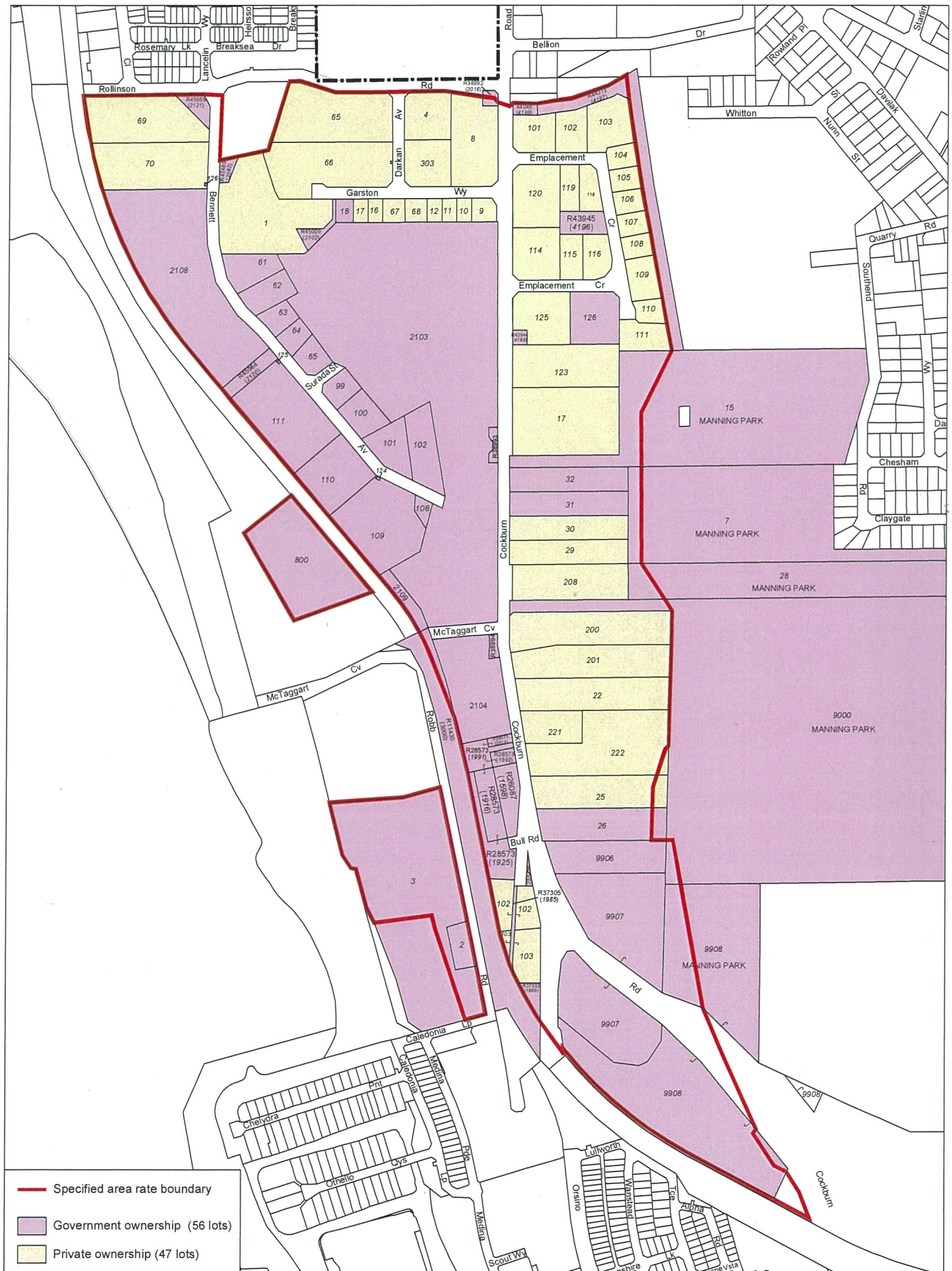
	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
Generally includes Building Licence, Site Plan, Floor Plan, and Elevations. Structural Engineer's Plans if available and requested may be provided. Search fee allows for a maximum of up to 5 x A3 or smaller sheets or 2 x A1 sheets to be copied.				
Additional sheets if required shall be charged at:				
• A3 or smaller	C	No	1.50	1.50
• A1 or smaller	C	No	4.50	4.50
• Per Building Permit - Commercial/Industrial	C	No	50.00	50.00
Generally includes Site Plan, Floor Plan and Elevations. Structural Engineer's plans if available and requested may be provided. Search fee allows for a maximum of up to 13 x A3 or smaller sheets or 5 x A1 sheets to be copied. The fee is a non-refundable. Plans will be provided on a negotiated basis in each instance but shall cost not less than \$38 (GST incl.)				
Additional Sheets if required shall be charged at:				
• A3 or smaller	C	No	1.50	1.50
• A1 or smaller	C	No	4.50	4.50
<u>Private Swimming Pool Inspection</u>				
Fee is applicable generally to inspections in addition to those required under legislation every four years (ie. Property sale/settlement inspection)	C	No	70.00	70.00
• Mandatory Swimming Pool Inspection Fees per annum	C	No	36.00	36.00
• Building Summary-written confirmation of Building Licenses issued for a property	C	No	44.00	44.00
<u>ENGINEERING & WORKS</u>				
WASTE COLLECTION				
Rubbish Collection Levy - Household	C	No	435.00	450.00
Rubbish Collection Levy - Exempt Properties	C	No	477.00	500.00
Purchase a set of 240 Litre bins annually for 4 years	C	No	27.00	27.00
Service Charge-2nd MSW MGB	C	No	311.00	311.00
Service Charge-2nd REC MGB	C	No	100.00	100.00
MSW MGB 6mth Hire	C	No	140.00	140.00
Recycling MGB 6mth Hire	C	No	50.00	50.00
Service Charge - Bins removed from & returned to an unmanaged bin store	C	No	Levy plus \$520	528.00
Service Charge - Bins removed from & returned to a unit within a development	C	No	Levy plus \$860	895.00
Service Charge - Litter bin service from non-COC land	C	No	490.00	490.00
Service Charge - Additional MSW Bin Service /Week	C	No	Levy plus \$320	330.00
Service Charge - Additional Recycle Bin Service /Week	C	No	Levy plus \$125	130.00
Service Charge - One-off event hire MSW Bin	C	Yes	35.00	36.00
Service Charge - One-off event hire Recycle Bin	C	Yes	15.00	16.00
COMMERCIAL USERS BIN HIRE RATES				
Additional 360 litre MSW Bin Annual Cost	C	No	400.00	412.00
Additional 360 Litre Recycle Bin Annual Cost	C	No	120.00	122.00
Purchase a set of 360 Litre bins annually for 4 years	C	No	38.00	38.00
Additional 660 Litre MSW Bin Annual Cost	C	No	625.00	646.00
Additional 660 Litre Recycling Bin Annual Cost	C	No	275.00	278.00
Purchase a set of 660 Litre bins annually for 4 years	C	No	115.00	115.00

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
WASTE DISPOSAL				
Gate Entry Fees				
• Per car boot not exceeding 1.0 cu.m.	C	Yes	30 (Jul-Dec14); 40 (Jan-Jun15)	40.00
• COC Trailer Pass (Residents only), per pass	C	Yes	45 (Jul-Dec14); 56 (Jan-Jun15)	55.00
• 2nd COC Trailer Pass (Residents only), 6 passes	C	Yes	270 (Jul-Dec14); 336 (Jan-Jun15)	330.00
• Per car, utility or trailer not exceeding 1.0 cu.m.	C	Yes	45 (Jul-Dec14); 56 (Jan-Jun15)	55.00
• Per trailer, 1.0 cu.m. - 2.5 cu.m.	C	Yes	90 (Jul-Dec14); 112 (Jan-Jun15)	110.00
• Per trailer exceeding 2.5 cu.m.	C	Yes	135 (Jul-Dec14); 170 (Jan-Jun15)	155.00
• Putrescible solid waste				
Min. Load	C	Yes	45 (Jul-Dec14); 56 (Jan-Jun15)	55.00
Per Tonne MSW	C	Yes	135 (Jul-Dec14); 170 (Jan-Jun15)	155.00
Per Tonne C&I	C	Yes	135 (Jul-Dec14); 170 (Jan-Jun15)	155.00
Per Tonne C&D	C	Yes	135 (Jul-Dec14); 170 (Jan-Jun15)	155.00
• Clean Fill				
Min. Load	C	Yes	-	0.00
Per Tonne (Maximum 100 tonne per day)	C	Yes	-	0.00
• Inert Waste (Off Liner)				
Min. Load	C	Yes	45 (Jul-Dec14); 56 (Jan-Jun15)	55.00
Per Tonne	C	Yes	50 (Jul-Dec14); 85 (Jan-Jun15)	85.00
• Environmentally Sensitive (i.e. asbestos) 1 cu.m.				
* Residential Burial Fee-1 Trailer Pass plus \$9.00 per sheet	C	Yes	8.00	8.00
* Non Residential Burial Fee- 1 Cubic Meter Charge plus \$10.00 per sheet	C	Yes	9.00	9.00
*Contaminated Soil Class 3	C	Yes	165 (Jul-Dec14); 200 (Jan-Jun15)	200.00
*Contaminated Soil Class 2	C	Yes	150 (Jul-Dec14); 190 (Jan-Jun15)	190.00
• When weighbridge is not in use for putrescible and non-putrescible solid waste:				
* In non-compactor truck (per wheel)	C	Yes	60 (Jul-Dec14); 80 (Jan-Jun15)	80.00
* In compactor truck (per wheel)	C	Yes	100 (Jul-Dec14); 120 (Jan-Jun15)	120.00

City of Cockburn
FEES & CHARGES
2015/2016

	Authority to set Fee (S - Statute) (C - Council)	GST Applicable	2014/15 Incl GST (if applicable) \$	2015/16 Incl GST (if applicable) \$
• Rates for the disposal of environmentally sensitive or extraordinary, Class III or large volumes of waste				
Timber Packaging Uncontaminated, Untreated, Unpainted and No Composite Wood Product	C	Yes	100.00	80.00
Timber Packaging Contaminated	C	Yes	135 (Jul-Dec14); 170 (Jan-Jun15)	155.00
Power Poles	C	Yes	110 (Jul-Dec14); 140 (Jan-Jun15)	155.00
Tyres-Passenger off rims (Max 4 per driver) cost per tyre	C	Yes	7.00	8.00
Tyres-Light Truck off rims (Max 4 per driver) cost per tyre	C	Yes	13.00	14.00
Washdown Bay Facility	C	Yes	30.00	30.00
Burial Fee/Special Handling Minimum Charge per hour	C	Yes	200.00	200.00
Burial Fee -commercial tonnage rate applies. Min Rate \$50 for Commercial.	C	Yes	250.00	250.00
Burial-Emergency outside business hrs. plus tonnage rate	C	Yes	500.00	500.00
Greenwaste Uncontaminated per tonne	C	Yes	50.00	60.00
Gwaste O/size or Contaminated/tonne	C	Yes	135 (Jul-Dec15); 170 (Jan-Jun14)	155.00
Non Compliance/Special Handling Fee Maximum (in addition to tonnage rate)	C	Yes	1,000.00	1,000.00
Load Weighing for Information Only	C	Yes	20.00	20.00
DESIGN SERVICES				
Direction Signs				
• Application Fee	C	No	45.00	45.00
• Manufacture cost for one sign	C	Yes	143.66	143.66
• Installation cost				
* One sign	C	Yes	99.00	110.00
* Two signs	C	Yes	148.50	165.00
Vehicle Traffic Data Collection				
<u>Notes:</u>				
1. the service is not generally provided to the public unless agreed by Design Manager the charge is per traffic counter used not per location.	C	Yes	306.60	306.60
<u>Information Research (per half hourly)</u>				
• Search for traffic data, drawings and stormwater drainage information. TRAFFIC COUNT DATA - TAXABLE; EVERYTHING ELSE - EXEMPT.	C	Y/N	25.55	25.55
<u>Photocopy drawings/maps (on paper)</u>				
A4	C	No	0.31	0.31
A3	C	No	0.41	0.41
A1	C	No	5.62	5.62
Plan printing from computer (per sheet)	C	No	28.11	28.11



- Specified area rate boundary
- Government ownership (56 lots)
- Private ownership (47 lots)

Scale

0 150m

COCKBURN COAST SPECIFIED AREA RATES



City of Cockburn Corporate Business Plan 2012/13 - 2016/17



Image: Cockburn Town Centre – which represents Strategic Objective 3.1

“Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre”

Growing the City

Strategic Objective 1.1: To grow our City in a sustainable way by: using land efficiently, protecting the natural environment, and conserving biodiversity

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 1.1.1 - Ensure our strategic land use planning embraces sustainable development principles and reflects the values held by the community								
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Strategy by Council	<ul style="list-style-type: none">• 1.2.1 & 1.2.2• 1.3.1 & 1.3.2• 1.4.1• 1.5.1 & 1.5.2• 3.1.1• 3.2.1 & 3.2.2• 3.5.1• 6.4.1
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Town Planning Scheme	<ul style="list-style-type: none">• 1.2.1 & 1.2.2• 1.3.1 & 1.3.2• 1.4.1• 1.5.1 & 1.5.2• 3.1.1• 3.2.1 & 3.2.2• 3.5.1• 6.4.1
Align the planning and engineering Functions of the City with the Sustainability Strategy (2012)	Manager Strategic Planning	✓	✓	✓	✓	✓	<ul style="list-style-type: none">• Relevant KPI's outlined in the City's SAP are achieved.• Report on outcomes of the SAP (within the SOS report) annually.	Sustainability Strategy
Develop and implement Housing Affordability and Diversity Strategy	<ul style="list-style-type: none">• Manager Strategic Planning• Manager Statutory Planning		✓	✓	✓	✓	Adoption of Strategy by Council	<ul style="list-style-type: none">• Local Planning Strategy• Town Planning Scheme
Develop and implement an Economic Development Strategy and associated portfolio within the City administration	<ul style="list-style-type: none">• Director Finance & Corporate Services• Manager Strategic Planning			✓	✓	✓	<ul style="list-style-type: none">• Adoption of Strategy by Council• Establishment of an Economic Development Office	<ul style="list-style-type: none">• 1.5.1• 3.1.1• 3.5.1

Strategic Objective 1.2: Development that is soundly balanced between new and existing areas

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 1.2.1 - Continue with the development of existing urban revitalisation strategies and plan for new ones								
Develop and implement the new Local Planning Strategy	Manager Strategic Planning						Adoption of Strategy by Council	<ul style="list-style-type: none">• 1.1.1• 1.2.2• 1.3.1 & 1.3.2• 1.4.1• 1.5.1 & 1.5.2• 3.1.1• 3.2.1 & 3.2.2• 3.5.1• 6.4.1
Develop and implement the new Town Planning Scheme	Manager Strategic Planning						Adoption of Town Planning Scheme	<ul style="list-style-type: none">• 1.1.1• 1.2.2• 1.3.1 & 1.3.2• 1.4.1• 1.5.1 & 1.5.2• 3.1.1• 3.2.1 & 3.2.2• 3.5.1• 6.4.1
Develop and implement Revitalisation Staging Plan relating to the timing and progress of revitalisation strategies	Manager Strategic Planning						<ul style="list-style-type: none">• Adoption of Revitalisation Staging Plan• Maintain existing Revitalisation Strategies (Hamilton Hill/Phoenix Central)	<ul style="list-style-type: none">• Town Planning Scheme• Hamilton Hill Revitalisation Strategy• Phoenix Central Revitalisation Strategy

Growing the City

Implement the Local Commercial and Activity Centres Strategy (2011 - 2016)	Manager Strategic Planning	✓	✓	✓	✓	✓	Amend Town Planning Scheme	<ul style="list-style-type: none"> • 3.4.1 • Local Planning Strategy • Town Planning Scheme
Ensure that the adopted Sustainability principles are incorporated into the Revitalisation Staging Plan	Manager Strategic Planning		✓	✓	✓	✓	<ul style="list-style-type: none"> • Relevant KPI's outlined in the City's SAP are achieved. • Report on outcomes of the SAP (within the SOS report) annually. 	Sustainability Strategy
Strategy 1.2.2 - Apply structure planning for new development areas which embrace best practice and community creation								
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Town Planning Scheme	<ul style="list-style-type: none"> • 1.1.1 • 1.2.1 • 1.3.1 & 1.3.2 • 1.4.1 • 1.5.1 & 1.5.2 • 3.1.1 • 3.2.1 & 3.2.2 • 3.5.1 • 6.4.1
Ensure that the adopted Sustainability principles are incorporated into all structure plans for new development.	Manager Strategic Planning		✓	✓	✓	✓	<ul style="list-style-type: none"> • Relevant KPI's outlined in the City's SAP are achieved. • Report on outcomes of the SAP (within the SOS report) annually. 	Sustainability Strategy
Develop and implement a new District Structure Plan	Manager Strategic Planning		✓	✓	✓	✓	Adoption of District Structure Plan	<ul style="list-style-type: none"> • Local Planning Strategy • Town Planning Scheme

Strategic Objective 1.3: Reduction in energy dependency and greenhouse gas emissions within our City

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 1.3.1 Ensure that our neighbourhoods are designed to be more compact, attractive and energy efficient to accommodate a mixture of uses								
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	• Adoption of Strategy by Council	• 1.1.1 • 1.2.1 & 1.2.2 • 1.3.2 • 1.4.1 • 1.5.1 & 1.5.2 • 3.1.1 • 3.2.1 & 3.2.2 • 3.5.1 • 6.4.1
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	• Adoption of Town Planning Scheme	• 1.1.1 • 1.2.1 & 1.2.2 • 1.3.2 • 1.4.1 • 1.5.1 & 1.5.2 • 3.1.1 • 3.2.1 & 3.2.2 • 3.5.1 • 6.4.1
Align the planning and engineering Functions of the City with the Sustainability Strategy (2012)	Manager Strategic Planning		✓	✓	✓	✓	• Relevant KPI's outlined in the City's SAP are achieved. • Report on outcomes of the SAP (within the SOS report) annually.	Sustainability Strategy
Develop and implement a Housing Affordability and Diversity Strategy	Manager Strategic Planning		✓	✓	✓	✓	• Adoption of Strategy by Council	• Local Planning Strategy • Town Planning
Develop and implement a Digital Economy Strategy	Director Finance and Corporate Services		✓	✓	✓	✓	• Adoption of Strategy by Council • Digitising the Council Agenda and linking of the business community with City of Cockburn via LinkedIn etc.	• 1.5.1 • 3.2.2 • 3.3.1

Growing the City

Strategy 1.3.2 Ensure that neighbourhoods are interconnected physically economically, socially and technologically, to minimise energy dependency							
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Strategy by Council • 1.1.1 • 1.2.1 & 1.2.2 • 1.3.1 • 1.4.1 • 1.5.1 & 1.5.2 • 3.1.1 • 3.2.1 & 3.2.2 • 3.5.1 • 6.4.1
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Town Planning Scheme • 1.1.1 • 1.2.1 & 1.2.2 • 1.3.1 • 1.4.1 • 1.5.1 & 1.5.2 • 3.1.1 • 3.2.1 & 3.2.2 • 3.5.1 • 6.4.1

Strategic Objective 1.4: Diversity of housing to respond to changing needs and expectations

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 1.4.1 Ensure our strategic land use planning in the form of: the Local Planning Strategy, Town Planning Scheme, revitalisation strategies and structure plans, achieves a robust planning framework delivering adequate supply and diversity in housing choice								
Develop and implement the new Local Planning Strategy	Manager Strategic Planning						<ul style="list-style-type: none">• Adoption of Strategy by Council.• Relevant KPI's outlined in the City's SAP are achieved.• Report on outcomes of the SAP (within the SOS report) annually.	<ul style="list-style-type: none">• 1.1.1• 1.2.1 & 1.2.2• 1.3.1 & 1.3.2• 1.5.1 & 1.5.2• 3.1.1• 3.2.1 & 3.2.2• 3.5.1• 6.4.1• Sustainability Strategy
Develop and implement the new Town Planning Scheme	Manager Strategic Planning						<ul style="list-style-type: none">• Adoption of Scheme by Council.• Relevant KPI's outlined in the City's SAP are achieved.• Report on outcomes of the SAP (within the SOS report) annually.	<ul style="list-style-type: none">• 1.1.1• 1.2.1 & 1.2.2• 1.3.1 & 1.3.2• 1.5.1 & 1.5.2• 3.1.1• 3.2.1 & 3.2.2• 3.5.1• 6.4.1• Sustainability Strategy
Develop and implement a Housing Affordability and Diversity Strategy	Manager Strategic Planning						<ul style="list-style-type: none">• Adoption of Strategy by Council.• Report against KPI in SAP.	<ul style="list-style-type: none">• Local Planning Strategy• Town Planning Scheme• Sustainability Strategy
Develop and implement ongoing Revitalisation Strategies	Manager Strategic Planning						<ul style="list-style-type: none">• Adoption of Revitalisation Strategies• Implementation of Revitalisation Strategy Recommendations	1.2.1

Growing the City

Strategic Objective 1.5: Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 1.5.1 Work with stakeholders to ensure serviced and accessible industrial land incorporating technology and education is planned and delivered								
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Strategy by Council	<ul style="list-style-type: none">1.1.11.2.1 & 1.2.21.3.1 & 1.3.21.4.11.5.23.1.13.2.1 & 3.2.23.5.16.4.1
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Town Planning Scheme	<ul style="list-style-type: none">1.1.11.2.1 & 1.2.21.3.1 & 1.3.21.4.11.5.23.1.13.2.1 & 3.2.23.5.16.4.1
Develop and implement an Economic Development Strategy and associated portfolio within the City administration	Manager Strategic Planning			✓	✓	✓	<ul style="list-style-type: none">Adoption of Strategy by CouncilNumber of jobs created within City of Cockburn	<ul style="list-style-type: none">1.1.13.1.13.5.1Local Planning Strategy
Implement the Local Commercial and Activity Centres Strategy (2011 - 2016)	Manager Strategic Planning	✓	✓	✓	✓	✓	% of initiatives of Strategy implemented	<ul style="list-style-type: none">Local Planning StrategyTown Planning Scheme
Align Land use planning and development with the Sustainability Strategy (2012)	<ul style="list-style-type: none">Manager Strategic PlanningManager Parks & Environment (Sustainability Officer)		✓	✓	✓	✓	<ul style="list-style-type: none">Relevant KPI's outlined in the City's SAP are achieved.Report on outcomes of the SAP (within the SOS report) annually.	Sustainability Strategy
Develop and implement an Integrated Transport Strategy .	Manager Engineering Services		✓	✓	✓	✓	Freight and transport linkages defined and embedded into TPS.	<ul style="list-style-type: none">6.1.1
Develop and implement a Digital Economy Strategy	Director Finance and Corporate Services		✓	✓	✓	✓	<ul style="list-style-type: none">Adoption of Strategy by CouncilDigitising the Council Agenda and linking of the	<ul style="list-style-type: none">1.3.13.2.23.3.1
Strategy 1.5.2 Work with stakeholders to establish, renew or expand commercial centres that increase diversity, accessibility, employment and amenity								
Implement the Local Commercial and Activity Centres Strategy (2011 - 2016)	Manager Strategic Planning	✓	✓	✓	✓	✓	% of initiatives of Strategy implemented	<ul style="list-style-type: none">Local Planning StrategyTown Planning Scheme

Community and Lifestyles

Strategic Objective 2.1: Community environments that are socially cohesive and embrace diversity

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 2.1.1 Develop local community plans across the City that create cohesiveness and recognise diversity								
Implement and Review Community Development Strategic Plan (2011 - 2016)	Manager Community Services	✓	✓	✓	✓	✓	<ul style="list-style-type: none">• Number of community organisations assisted each year.• Number of consultation processes in which community development was involved.• 10% annual increase in page loads on the Cockburn Community Portal	<ul style="list-style-type: none">• 2.3.2
Develop and implement city wide Place Making Strategy	Manager Community Services (Community Development Coordinator)			✓	✓	✓	Adoption of new Strategy by Council	<ul style="list-style-type: none">• 3.5.1• Community Development Strategy

Strategic Objective 2.2: Communities that are connected, inclusive and promote intergenerational opportunities

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
2.2.1 Provide and facilitate quality community services that meet diverse recreational, cultural and community needs of all age groups								
Implement and Review Library Strategic Plan (2007 - 2010)	Manager Libraries	✓	✓	✓	✓	✓	% of actions in Plan completed	No
Develop and implement an Arts and Culture Strategy (incorporating it into review of Public Artwork Strategy 2009)	Manager Corporate Communications (Cultural Development Coordinator)			✓	✓	✓	<ul style="list-style-type: none">Public Artwork Inventory UpdatedNew Arts and Culture Strategy/Public Artworks Strategies Adopted	<ul style="list-style-type: none">2.3.1Public Artworks Strategy
Implement and Review Youth Services Strategic Plan (2011 - 2016)	Manager Human Services	✓	✓	✓	✓	✓	<ul style="list-style-type: none">% of actions implemented in accordance with the timeline identified in the planCommunity perception of services and facilities provided for young people	No
Implement and Review Reconciliation Action Plan (2011 - 2013)	Manager Human Services (Family Services Manager)	✓	✓	✓	✓	✓	New Reconciliation Action Plan adopted by Council	No
Implement and Review Age Friendly Strategic Plan (2009)	Manager Human Services	✓	✓	✓	✓	✓	<ul style="list-style-type: none">The Percentage of strategies implemented in accordance with the timeline identified in the planCommunity perception of services and infrastructure for seniors	No
Implement and Review Children's Services Strategic Plan (2010 - 2016)	Manager Human Services	✓	✓	✓	✓	✓	<ul style="list-style-type: none">The Percentage of strategies implemented in accordance with the timeline identified in the planCommunity perception of services provided for children and families	No
Review Sport and Recreation Strategic Plan (2009)	Manager Community Services	✓	✓	✓	✓	✓	Projects are completed on time and within the allocated budget once approved by Council	<ul style="list-style-type: none">2.6.15.1.15.2.1
Develop and adopt Public Open Spaces Strategy	Manager Parks and Environment		✓	✓	✓	✓	<ul style="list-style-type: none">Adoption of strategyActive and Passive Open Space areas meet community expectations.New CAPEX are completed on time and within the allocated budget once approved by Council	<ul style="list-style-type: none">Sport and Recreation Strategic Plan.Sustainability Strategy
Develop and implement Grant and Fee Funded Human Services Plan	Manager Human Services	✓	✓	✓	✓	✓	Adoption of new Strategy by Council	No

Community and Lifestyles

Strategic Objective 2.3: Communities that take pride and aspire to a greater sense of community

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 2.3.1 Provide and facilitate community activities, events and programs that draw a wide cross-section of the community								
Implement and Review Public Artworks Strategy (2009 - 2013)	Manager Corporate Communications	✓	✓	✓	✓	✓	<ul style="list-style-type: none">• A program will be initiated to incorporate arts works into the design Cockburn Integrated Health Facility (CIHF) (P24 Business plan)• Public Art included as part of Friendship Way program. (P27 Business plan)	<ul style="list-style-type: none">• 5.4.2 Arts and Culture Strategy
Develop and implement Events Strategy	Manager Corporate Communications		✓	✓	✓	✓	Adoption of new Strategy by Council	Community Development Strategy
Strategy 2.3.2 Support the development of local community associations and other advocacy groups								
Ensure specific activities and programs are incorporated in the Community Development Strategy	Manager Community Services (Community Development Coordinator)				✓		Revised Strategy adopted including relevant activities	<ul style="list-style-type: none">• 2.1.1 Events Strategy

Strategic Objective 2.4: People of all ages and abilities to have equal access to our facilities and to services in our communities

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 2.4.1 Facilitate equal access for all of the community to our facilities and services								
Implement and Review <i>Disability Access and Inclusion Plan</i> (2012 - 2017)	Manager Human Services						<ul style="list-style-type: none">• Annual reports on the progress that has been made in relation to the DAIP have been submitted to and approved by the Disability Services Commission.• Progress on the achievement of outcomes must be reported on in the City of Cockburn annual report.• The percentage of strategies implemented in accordance with the nominated time frame will be measured.	<ul style="list-style-type: none">• Walkway Master Plan• Cycleway Master Plan• Trails Master Plan• Sustainability Strategy• Enterprise Risk Management Strategy

Strategic Objective 2.5: Safe communities and to improve the community's sense of safety

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 2.5.1 Provide and facilitate initiatives that improve safety for our communities								
Incorporate a Stakeholder Engagement & Management Strategy to address concerns regarding community safety into Crime Prevention Plan (2011 - 2015)	Manager Community Services (Rangers and Community Safety Services Manager)				✓		Stakeholder Engagement Strategy incorporated into review of Current Plan	<ul style="list-style-type: none">• 5.3.1• 7.1.1• 7.2.1• Crime Prevention Plan• Communications Strategy
Implement and Review Crime Prevention Plan (2011 - 2015)	Manager Community Services (Rangers and Community Safety Services Manager)	✓	✓	✓	✓	✓	Community perception survey demonstrates an improvement in the sense of safety and security in the City	No
Implement and Review CCTV Strategy (2011 - 2014)	Manager Community Services (Rangers and Community Safety Services Manager)	✓	✓	✓	✓	✓	<ul style="list-style-type: none">• Installation of CCTV across the identified site is completed and operations• Investigate partnerships with businesses in vulnerable areas	No
Implement and Review Local Emergency Risk Management Arrangements (2009) and Community Emergency Risk Management (2009)	Manager Community Services (Rangers and Community Safety Services Manager)	✓	✓	✓	✓	✓	Assessment of effectiveness of current plan by Local Emergency Management Committee	<ul style="list-style-type: none">• 4.2.3• 7.7.1
Implement and Review Rangers and Community Safety Review (2012)	Manager Community Services (Rangers and Community Safety Services Manager)	✓	✓	✓	✓	✓	Reviewed and adopted by Council	No

Community and Lifestyles

Strategic Objective 2.6: Promotion of active and healthy communities

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 2.6.1 Provide and promote activities, services and recreational facilities that encourage our community towards an active and healthy lifestyle								
Implement and Review Sport and Recreation Strategic Plan(2009) initiatives	Manager Community Services (Recreation Services Coordinator)	✓	✓	✓	✓	✓	% of Initiatives in Plan Implemented	<ul style="list-style-type: none">• 2.2.1• 5.1.1• 5.2.1
Incorporate and Implement Healthy Lifestyles Initiatives in Public Health Strategy (2013)	Manager Environmental Health	✓	✓	✓	✓	✓	Specific initiatives identified and included in adopted Plan	<ul style="list-style-type: none">• 4.3.1
Develop and implement TravelSmart Program	Manager Environmental Health (TravelSmart Officer)		✓	✓	✓	✓	<ul style="list-style-type: none">• TravelSmart Program adopted by Council• Specific initiatives identified and included in adopted Plan	<ul style="list-style-type: none">• 6.1.2• 6.2.2

Strategic Objective 2.7: The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 2.7.1 Recognise, engage, include and celebrate the significance and richness of local Indigenous and diverse multicultural groups								
Implement and Review Reconciliation Action Plan (2011 - 2013) Initiatives	Manager Human Services (Family Services Manager)	✔	✔	✔	✔	✔	% of Initiatives in Plan Implemented	No
Develop and implement a Multicultural Strategic Plan	Manager Human Services					✔	Adoption of Plan by Council	No

Strategic Objective 2.8: Conservation of our heritage and areas of cultural significance

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 2.8.1 Protect the heritage of the City through advocacy, statutory controls and promotion								
Maintain and Review the Local Government Inventory and Heritage List (2011)	Manager Strategic Planning						<ul style="list-style-type: none">• The percentage of places of cultural heritage significance that are identified and maintained within the Local Government Inventory, based on identified assessment criteria;• The degree to which assessment criteria for local heritage assessment, published by the Heritage Council, are employed• The percentage of people who feel they connect with heritage places within their community• The percentage of people who are satisfied with the quality and protection of heritage places within their community.	Town Planning Scheme

A Prosperous City

Strategic Objective 3.1: Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 3.1.1 Identify, target and facilitate sustainable development in Cockburn Central reflecting the status of a Strategic Regional Centre								
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Strategy by Council	<ul style="list-style-type: none">• 1.1.1• 1.2.1 & 1.2.2• 1.3.1 & 1.3.2• 1.4.1• 1.5.1 & 1.5.2• 3.2.1 & 3.2.2• 3.5.1• 6.4.1• Place Making Strategy
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Town Planning Scheme	<ul style="list-style-type: none">• 1.1.1• 1.2.1 & 1.2.2• 1.3.1 & 1.3.2• 1.4.1• 1.5.1 & 1.5.2• 3.2.1 & 3.2.2• 3.5.1• 6.4.1• Place Making Strategy
Develop and implement Economic Development Strategy and associated portfolio within the City administration	<ul style="list-style-type: none">• Director Finance & Corporate Services• Manager Strategic Planning			✓	✓	✓	<ul style="list-style-type: none">• Adoption of Strategy by Council• Creation of Cockburn Central as a Regional Centre	<ul style="list-style-type: none">• 1.1.1• 1.5.1• 3.5.1• Local Planning Strategy
Develop and implement Cockburn Central Activity Centre Plan	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Plan by Council	<ul style="list-style-type: none">• Local Planning Strategy• Town Planning Scheme

Strategic Objective 3.2: Investment in the local economy to achieve a broad base of services and activities

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 3.2.1 Engage stakeholders on the delivery of industrial, commercial and infrastructure projects								
Develop and implement an Economic Development Strategy and associated portfolio within the City administration	• Director Finance & Corporate Services • Manager Strategic Planning			✓	✓	✓	• Adoption of Strategy by Council • Number of new business's created in City of Cockburn	• Local Planning Strategy • Town Planning Scheme
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Strategy by Council	• 1.1.1 • 1.2.1 & 1.2.2 • 1.3.1 • 1.4.1 • 1.5.1 • 3.1.1 • 3.2.2 • 3.5.1 • 6.4.1 • Place Making Strategy
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Town Planning Scheme	• 1.1.1 • 1.2.1 & 1.2.2 • 1.3.1 • 1.4.1 • 1.5.1 • 3.1.1 • 3.2.2 • 3.5.1 • 6.4.1 • Place Making Strategy
Implement and review of the Local Commercial and Activity Centres Strategy (2011 - 2016)	Manager Strategic Planning	✓	✓	✓	✓	✓	• Adoption of Strategy by Council • Amend Town Planning Scheme	• Local Planning Strategy • Town Planning Scheme
Implementation of the City's Development Guidelines.	Manager Engineering (Senior Development Engineer)	✓	✓	✓	✓	✓	• Development Guidelines followed. • Civil Infrastructure updated through Dspec	Integrated Transport Strategy, District Traffic Study
Strategy 3.2.2 Ensure that the City's sustainable development framework drives and enables diverse business investment and activities								
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Strategy by Council	• 1.1.1 • 1.2.1 & 1.2.2 • 1.3.1 • 1.4.1 • 1.5.1 • 3.1.1 • 3.2.1 • 3.5.1 • 6.4.1 • Place Making Strategy
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Town Planning Scheme	• 1.1.1 • 1.2.1 & 1.2.2 • 1.3.1 • 1.4.1 • 1.5.1 • 3.1.1 • 3.2.1 • 3.5.1 • 6.4.1 • Place Making Strategy

A Prosperous City

Implementation of the Local Commercial and Activity Centres Strategy (2011 - 2016)	Manager Strategic Planning	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> Adoption of Strategy by Council Amend Town Planning Scheme 	<ul style="list-style-type: none"> Local Planning Strategy Town Planning Scheme
Develop and implement an Integrated Transport Strategy	Manager Engineering		✓	✓	✓	✓	<ul style="list-style-type: none"> ITS adopted by Council. Freight and transport linkages defined and embedded into Town Planning Scheme. 	
Develop and implement a Digital Economy Strategy	Director Finance and Corporate Services		✓	✓	✓	✓	<ul style="list-style-type: none"> Adoption of Strategy by Council Creation of a website and associated tools to assist local business 	<ul style="list-style-type: none"> 1.3.1 1.5.1 3.3.1

Strategic Objective 3.3: Promotion and support for the growth and sustainability of local businesses and local business centres

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 3.3.1 Facilitate and promote economic development aligned to business centre growth								
Develop and implement Business Marketing Strategy	Director Finance and Corporate Services				✓	✓	Adoption of Strategy by Council	Economic Development Strategy
Develop and implement Economic Development Strategy and associated portfolio within the City administration	• Director Finance & Corporate Services • Manager Strategic Planning			✓	✓	✓	• Adoption of Strategy by Council • Liaison Officer appointed to facilitate business growth through planning (Statutory and Strategic)	
Implementation of the Local Commercial and Activity Centres Strategy (2011 - 2016)	Director Finance and Corporate Services	✓	✓	✓	✓	✓	• Adoption of Strategy by Council • Amend Town Planning Scheme	Local Planning Strategy Town Planning Scheme
Develop and implement Digital Economy Strategy	Director Finance and Corporate Services		✓	✓	✓	✓	• Adoption of Strategy by Council • Creation of a website and associated tools to assist local business	• 1.3.1 • 1.5.1 • 3.2.2
Foster Economic Development which is aligned to the Sustainability Strategy	• Manager Strategic Planning • Manager Parks and Environment (Sustainability Officer)			✓	✓	✓	• Relevant KPI's outlined in the City's SAP are achieved. • Report on outcomes of the SAP (within the SOS report) annually.	Sustainability Strategy

Strategic Objective 3.4: A range of leading educational facilities and opportunities.

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 3.4.1 Identify initiatives and incentives to broaden the range of educational facilities, programs and partnerships								
Develop and implement Economic Development Strategy and associated portfolio within the City administration	• Director Finance & Corporate Services • Manager Strategic Planning			✓	✓	✓	• Adoption of Strategy by Council • Number of education institutions in City of Cockburn	1.2.1
Implementation of the Local Commercial and Activity Centres Strategy (2011 - 2016)	Manager Strategic Planning	✓	✓	✓	✓	✓	• Adoption of Strategy by Council • Amend Town Planning Scheme	• Local Planning Strategy • Town Planning Scheme

Strategic Objective 3.5: Creation and promotion of opportunities for destination based leisure and tourism facilities

Strategies and Council Actions	Responsibility	Corporate Business Plan Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 3.5.1 Develop and promote a strategy for the growth of leisure and tourism based activities								
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	• Adoption of Strategy by Council	• 1.1.1 • 1.2.1 & 1.2.2 • 1.3.1 • 1.4.1 • 1.5.1 • 3.1.1 • 3.2.1 & 3.2.2 • 6.4.1 • Place Making Strategy
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	• Adoption of Town Planning Scheme	• 1.1.1 • 1.2.1 & 1.2.2 • 1.3.1 • 1.4.1 • 1.5.1 • 3.1.1 • 3.2.1 & 3.2.2 • 6.4.1 • Place Making Strategy
Develop and implement an Integrated Transport Strategy	Manager Engineering		✓	✓	✓	✓	• ITS adopted by Council. • Tourism and destination linkages are defined based on the user and embedded into Town Planning Scheme	• 6.2.2 • 6.3.2
Develop and implement a Tourism Strategy	Manager Corporate Communications				✓	✓	• Adoption of Strategy by Council	Local Planning Strategy
Develop and implement Economic Development Strategy and associated portfolio within the City administration	• Director Finance & Corporate Services • Manager Strategic Planning			✓	✓	✓	• Adoption of Strategy by Council • All tourist sites identified and promoted	• 1.1.1 • 1.5.1 • 3.1.1 • Local Planning Strategy

Environment and Sustainability

Strategic Objective 4.1: A community that uses resources in a sustainable manner.

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 4.1.1 - Implement sustainable resource management strategies								
Implement and Review the Water Conservation Strategy (2007)	Manager Parks and Environment						<ul style="list-style-type: none">Complete review of the Water Conservation Strategy.Targets / KPI's identified in revised strategy.Reduce water consumption by 1/3 of 2005 levels.	
Implement the City's Sustainability Strategy (2012)	Manager Parks and Environment (Sustainability Officer)						<ul style="list-style-type: none">Annual review of SAP.Produce an annual SoS Report.	All
Develop and implement Sustainable Resource Management Strategy	Manager Infrastructure						<ul style="list-style-type: none">Review alternative fleet options.Consider energy efficiency opportunities.	
Strategy 4.1.2 - Promote sustainable practices within the community								
Waste education, natural resource usage & conservation education	<ul style="list-style-type: none">Manager Parks and Environment (Environment Manager)Waste Manager						Delivery of Sustainable September events. Annual Living Smart initiatives	<ul style="list-style-type: none">4.4.2
Establish an education program that seeks to demonstrate efficient use of resources for the community.	Manager Parks and Environment (Sustainability Officer)						<ul style="list-style-type: none">Maintain our partnership with the City of Mandurah to showcase the Sustainable Home initiative.Develop a business case for construction of a Sustainable Home within Cockburn.Develop an education campaign around Sustainable Living.	

Strategic Objective 4.2: To protect, manage and enhance our natural open spaces and coastal landscapes

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 4.2.1 - Adopt best practice management for our natural environment								
Develop and implement the Natural Areas Management Strategy (2012 - 2022) (Revegetation component/Fire management component & incorporating the Greening Plan)	Manager Parks and Environment (Environment Manager)	✓	✓	✓	✓	✓	Natural Areas Management Strategy prepared and adopted by Council.	• 4.2.3 • Greening Plan
Strategy 4.2.2 - Develop a coastal area management strategy								
Develop and implement an overall Coastal Management Strategy	• Manager Infrastructure • Manager Parks and Environment (Environment Manager) • Manager Strategic Planning			✓	✓	✓	• Coastal Management Strategy prepared and adopted by Council. • Coastal Vulnerability considered in TPS review.	
Engage with the Cockburn Sound Management Council (CSMC) in the development of the Owen Anchorage State Environmental Policy	Manager Parks and Environment			✓			Owen Anchorage State Environmental Policy adopted by Council	• 5.3.1 • 7.2.1 & 7.2.2
Strategy 4.2.3 - Actively pursue remediation and adaptation strategies in areas where the natural environment is at risk								
Develop and implement Climate Adaptation Strategy	Manager Parks and Environment (Environment Manager)			✓	✓	✓	Adoption of Climate Adaptation Strategy	
Implement and Review the Contaminated Sites Strategy (2008)	Manager Environmental Health	✓	✓	✓	✓	✓	Review of Strategy completed	
Develop and implement the Natural Areas Management Strategy (2012 - 2022) (Revegetation component/Fire management component & incorporating the Greening Plan)	Manager Parks and Environment (Environment Manager)	✓	✓	✓	✓	✓	NRM Strategy prepared and adopted by Council.	• 4.2.1 • Greening Plan
Develop and implement Bushfire Management Strategy	Manager Community Services (Rangers and Community Safety Services Manager)		✓	✓	✓	✓	Acceptance of Strategy by LEMC and Council	• 2.5.1 • 7.7.1 • Community Emergency Risk Management Plan • Local Emergency Management Arrangements

Strategic Objective 4.3 - Identification and minimisation of impacts to human health risk

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 4.3.1 – Implement human health risk management strategies								
Develop and implement a Public Health Strategy - (that includes noise, dust, odour, pollution management)	Manager Environmental Health						Adoption of Public Health Strategy	• 2.6.1
Implement Mosquito Management Plan	Manager Environmental Health						% of actions in MMP implemented	

Environment and Sustainability

Strategic Objective 4.4: Community and businesses are supported to reduce resource consumption, recycle, and manage waste

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 4.4.1 - Review the Waste Management Strategy								
Implement and Review Strategic Waste Management Strategy (2008)	Waste Manager	✓	✓	✓	✓	✓	<ul style="list-style-type: none">Proves waste management techniques.Prepare a new waste management strategy.Establish clear targets for waste minimisation and recycling.Increase potential for gas capture through	
Strategy 4.4.2 - Investigate and implement appropriate waste minimisation programs and new technologies								
Implement community and schools education programs (recycling, consumption)	Waste Manager	✓	✓	✓	✓	✓	Waste education strategy developed and delivered.	
Implement industrial waste management initiatives	Waste Manager	✓	✓	✓	✓	✓	Waste management strategy prepared which details initiatives for industrial waste stream.	• 4.1.2

Strategic Objective 4.5: Greenhouse gas emission and energy management objectives are set, achieved and reported

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 4.5.1- Implement programs to reduce and manage the City's and community's carbon footprint								
Implement Greenhouse Gas Emission Reduction Strategy (2011 - 2020)	Manager Parks and Environment (Climate Change Officer)	✓	✓	✓	✓	✓	Meet targets contained in GGERS	
Initiate community education on GHG emission reduction and carbon footprint reduction	Manager Parks and Environment (Climate Change Officer)	✓	✓	✓	✓	✓	Meet targets contained in GGERS	
Strategy 4.5.2 - Meet targets contained in GGERS								
Pursue other energy management actions which may result in a reduction in energy consumption or reduced emissions.	• Manager Parks and Environment • Manager Infrastructure	✓	✓	✓	✓	✓	Alternative opportunities explored and reported.	

Infrastructure

Strategic Objective 5.1: Community facilities that meet the diverse needs of the community now and into the future

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 5.1.1 Develop and implement a City infrastructure plan that meets current and future needs, that cater for all ages, abilities and cultural groups to promote community interaction								
Develop and implement Integrated Community Infrastructure Plan	<ul style="list-style-type: none">• Manager Infrastructure• Manager Community Services• Manager Human Services		✓	✓	✓	✓	Infrastructure Plan adopted and reviewed annually by Council	<ul style="list-style-type: none">• 2.2.1• 2.6.1• 5.2.1• Sports and Recreation Strategic Plan
Strategy 5.1.2 Develop multi-use facilities that cater for all ages, abilities and cultures to promote community interaction								
Establish broad Facility guidelines that incorporate Disability Access Inclusion Plan (2012 - 2017) and functionality requirements	<ul style="list-style-type: none">• Manager Infrastructure• Manager Human Services		✓				Facility Guidelines Prepared for incorporation into City's standard specification.	

Strategic Objective 5.2: Community infrastructure that is well planned, managed, safe, functional, sustainable, and aesthetically pleasing

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 5.2.1 - Develop Infrastructure provision and renewal strategies that direct investment in ongoing infrastructure provision and management								
Develop and implement Long Term Asset Management Plans (2013)	Manager Infrastructure	✓	✓	✓	✓	✓	• AM Plans for all asset categories adopted by Council. • The principles identified in the Sustainability Strategy relating to long term asset management are achieved.	• 2.2.1 • 2.6.1 • 5.1.1 • Sports and Recreation Strategic Plan
Develop and implement Underground Power Submission in accordance with the Underground Power Plan	Manager Engineering		✓	✓	✓	✓	Underground power submission made to Government	
Replace Drainage Catchment Study with Drainage Management and Maintenance Strategy and implement	Manager Engineering		✓	✓	✓	✓	• Adoption of Strategy by Council • Implementation of strategy	
Review and implement Bibra Lake Management Plan (2009)	Manager Parks and Environment	✓	✓	✓	✓	✓	Management Plan reviewed	
Review and implement North Coogee Foreshore Management Plan (2009)	Manager Parks and Environment	✓	✓	✓	✓	✓	Management Plan reviewed	

Strategic Objective 5.3: Partnerships that help provide community infrastructure

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 5.3.1 – Work in partnerships with Federal and State Government and other key stakeholders to provide integrated infrastructure								
Develop and implement Stakeholder Engagement and Management Strategy	<ul style="list-style-type: none">• Manager Community Services (Community Development Coordinator)• Manager Corporate Communications• Manager Human Services• Manager Strategic Planning• Manager Engineering		✓	✓	✓	✓	Adoption of Strategy by Council	<ul style="list-style-type: none">• 2.5.1• 4.4.2• 7.1.1• 7.2.1 & 7.2.2• Communications Strategy
Develop and implement Stakeholder Engagement and Management Strategy to maximise funding/delivery opportunities for essential community infrastructure	<ul style="list-style-type: none">• Manager Community Services (Community Development Coordinator)• Manager Corporate Communications• Manager Human Services• Manager Strategic Planning• Manager Engineering		✓	✓	✓	✓	Stakeholder Engagement and Management Strategy adopted by Council	<ul style="list-style-type: none">• 2.5.1• 4.4.2• 7.1.1• 7.2.1 & 7.2.2
Engage with State and Federal Government agencies in order to secure partnership funding arrangements	Executive	✓	✓	✓	✓	✓	<ul style="list-style-type: none">• Submissions made to State and Federal Government agencies• Grants received	<ul style="list-style-type: none">• 4.2.2• 7.2.1

Infrastructure

Strategic Objective 5.4: Facilities that promote the identity of Cockburn and its communities

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 5.4.1 - Develop and implement the branding strategy of the City across all our communities and services								
Develop and implement Integrated Branding Strategy	Manager Corporate Communications			✓	✓	✓	Integrated Branding Strategy adopted by Council	Communications Strategy
Strategy 5.4.2 Maintain urban art investment and other initiatives the create interesting community places and encourage creativity								
Incorporate and Implement initiatives in review of Public Artworks Strategy (2009 - 2013)	Manager Coporate Communications (Cultural Development Coordinator)	✓	✓	✓	✓	✓	Initiatives included in review of Public Art Strategy	• 2.3.1

Moving Around

Strategic Objective 6.1: An integrated transport system which balances environmental impacts and community needs

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 6.1.1 Develop and implement strategies to facilitate the efficient and sustainable movement of people and goods								
Develop and implement an Integrated Transport Strategy	Manager Engineering		✓	✓	✓	✓	<ul style="list-style-type: none">• Integrated Transport Strategy adopted by Council.• Freight and transport linkages defined and embedded into TPS.	<ul style="list-style-type: none">• 3.5.1• 6.2.2• 6.31 & 6.3.2• 6.4.1• District Traffic Study• Road Safety Strategy
Develop and Implement a District Traffic Study	Manager Engineering		✓	✓	✓	✓	District Traffic Study developed and adopted.	
Strategy 6.1.2 Enhance the City's public transport advocacy programs								
Improve engagement with Public Transport Authority (PTA)	Manager Engineering (Traffic and Transport Engineer)		✓	✓			Establish a Public Transport Authority (PTA) reference group to review bus and rail services within the City.	<ul style="list-style-type: none">• 2.6.1• 6.2.2

Strategic Objective 6.2: Facilitate and promote healthy transport opportunities

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 6.2.1 - Develop and implement walkway, cycleway and trails master plan								
Develop and implement Walkway Master Plan	Manager Engineering		✓	✓	✓	✓	<ul style="list-style-type: none">• Walkway Mater Plan adopted by Council.• Walkway Master Plan incorporated into the City's Integrated Transport Strategy.	<ul style="list-style-type: none">• Cycleway Strategy• Trails Strategy• Integrated Transport Strategy• Sustainability Strategy
Develop and implement Cycleway Master Plan	Manager Engineering		✓	✓	✓	✓	<ul style="list-style-type: none">• Cycleway Mater Plan adopted by Council.• Cycleway Master Plan incorporated into the City's Integrated Transport Strategy.	<ul style="list-style-type: none">• Walkway Strategy• Trails Strategy• Integrated Transport Strategy• Sustainability Strategy
Develop and implement Trails Master Plan (2012)	Manager Parks and Environment (Environment Manager)	✓	✓	✓	✓	✓	<ul style="list-style-type: none">• Trails Master Plan adopted by Council• Trails Master Plan incorporated into the City's Integrated Transport Strategy	<ul style="list-style-type: none">• Walkway Strategy• Trails Strategy• Integrated Transport Strategy• Sustainability Strategy
Strategy 6.2.2 - Develop and promote the City's TravelSmart initiative								
Develop and Implement the TravelSmart Program	Manager Environmental Health (TravelSmart Officer)		✓	✓	✓	✓	TravelSmart Program implemented.	<ul style="list-style-type: none">• 2.6.1• 6.2.1• Walkway Master Plan• Cycleway Master Plan• Trails Master Plan• Integrated Transport Strategy

Strategic Objective 6.3: A safe and efficient transport system

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 6.3.1 – Identify and Improve safety issues across the transport networks								
Develop and implement a Road Safety Strategy	Manager Engineering		✓	✓	✓	✓	<ul style="list-style-type: none">• Road Safety Strategy adopted by Council• Continual review of problematic road sections and intersections and crash data• Continual review of intersection design and configuration, PAW's, bus stop locations, school crossings etc to minimise conflict between pedestrians/cyclists/cars/bikes and improve safety• Make application to respective Blackspot programs in accordance	<ul style="list-style-type: none">• 6.1.1• Integrated Transport Strategy
Strategy 6.3.2 - Develop a transport network that effectively caters for demand and growth across various modes								
Develop and implement Long Term Asset Management Plans (2013)	<ul style="list-style-type: none">• Manager Engineering• Manager Infrastructure	✓	✓	✓	✓	✓	AM Plans for road categories adopted by Council.	<ul style="list-style-type: none">• 3.5.1• 6.2.2• Integrated Transport Strategy
Develop and implement a Major Regional Road Program	Manager Engineering	✓	✓	✓	✓	✓	Regional Road Program developed and adopted by Council through Integrated Transport Strategy.	
Implement Walkway, Cycleway and Trails Master Plans	<ul style="list-style-type: none">• Manager Engineering• Manager Parks and Environment	✓	✓	✓	✓	✓	Incorporated into Integrated Transport Strategy.	<ul style="list-style-type: none">• 2.2.1• 2.4.1• 6.2.1• Integrated Transport Strategy

Moving Around

Strategic Objective 6.4: A defined freight transport network

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 6.4.1 - Work with the other stakeholders to identify a holistic regional approach to freight management								
Develop and implement a Functional Road Hierarchy Strategy	Manager Engineering	✓	✓	✓	✓	✓	FRH adopted by Council. Policy prepared detailing classifications of roads.	Integrated Transport Strategy
Develop and implement the new Local Planning Strategy	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Strategy by Council	<ul style="list-style-type: none">• 1.1.1• 1.2.1 & 1.2.2• 1.3.1 & 1.3.2• 1.4.1• 1.5.1 & 1.5.2• 3.1.1• 3.2.1 & 3.2.2• 3.5.1
Develop and implement the new Town Planning Scheme	Manager Strategic Planning		✓	✓	✓	✓	Adoption of Town Planning Scheme	<ul style="list-style-type: none">• 1.1.1• 1.2.1 & 1.2.2• 1.3.1 & 1.3.2• 1.4.1• 1.5.1 & 1.5.2• 3.1.1• 3.2.1 & 3.2.2• 3.5.1

Strategic Objective 6.5: Infrastructure that supports the uptake of public transport and pedestrian movement

Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 6.5.1 Work with other stakeholders to provide and support end of journey facilities								
Develop and implement Parking Strategy (On and Off Street)	• Manager Engineering • Manager Community Services						Parking Strategy adopted by Council	• Local Planning Strategy • Integrated Transport Strategy
Review end of journey facilities and develop a Capital Program for budget consideration	Manager Engineering						Capital Program developed	Town Planning Scheme

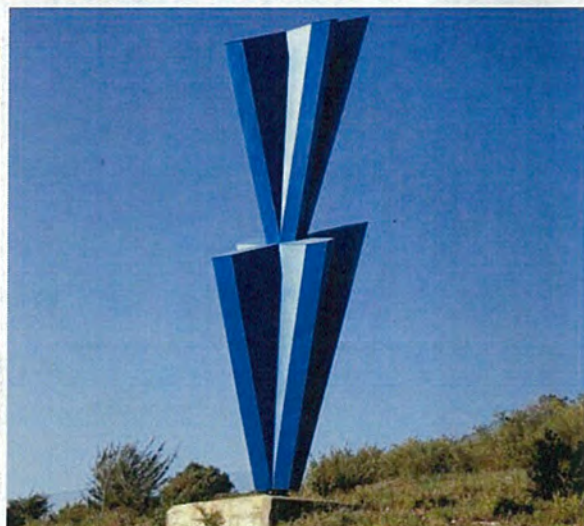
Leading and Listening

Strategic Objective 7.1: Effective and constructive dialogue with all City stakeholders								
Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 7.1.1 Establish and maintain effective communication channels and processes								
Review and implement Communications Strategy (2012 - 2017)	Manager Corporate Communications	✓	✓	✓	✓	✓	New Communications Strategy adopted by Council	• 7.2.1
Strategic Objective 7.2: Effective advocacy that builds and manages relationships with all stakeholders								
Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 7.2.1 Advocate for the needs of the community and continue to progress opportunities for the City								
Incorporate in review of Communications Strategy (2012 - 2017)	Manager Corporate Communications					✓	Initiatives incorporated in review of Communications Strategy	• 4.2.2 • 7.1.1
Strategy 7.2.2 Develop and manage relationships with key stakeholders								
Incorporate in review of Communications Strategy (2012 - 2017)	Manager Corporate Communications					✓	Initiatives incorporated in review of Communications Strategy	• 7.1.1
Engage with the South West Group (SWG) in the development of advocacy programs for regional needs.	Executive	✓	✓	✓	✓	✓	SWG submissions	• 5.3.1
Strategic Objective 7.3: A responsive, accountable and sustainable organisation								
Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 7.3.1 Determine community requirements and report on performance and outcomes								
Review and implement Governance Charter (2007)	Director Governance and Community Services	✓	✓	✓	✓	✓	New Governance Charter adopted by Council	No
Develop and implement internal/external Audit Management Plans	Director Finance and Corporate Services	✓	✓	✓	✓	✓	• Reporting structure on how to measure implement • Target of 80% of audit programs completed • Target of issues raised less than 10%	
Strategy 7.3.2 Ensure appropriate governance systems are in place								
Report to the key stakeholders through Council's Annual Report, the Community Perceptions and Customer Service surveys	Manager Corporate Communications	✓	✓	✓	✓	✓	Reporting of identified information to relevant stakeholders annually	Communications Strategy
Implement Sustainability Strategy (2012 - 2016)	Executive	✓	✓	✓	✓	✓	% of initiatives in Strategy completed	All
Strategic Objective 7.4: Quality customer service that promotes business process improvement and innovation that delivers on our strategic goals								
Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 7.4.1 Identify and implement initiatives to improve customer service, business processes and innovation in service delivery								
Review the Customer Service Charter (2012)	Manager Corporate Communications (Customer Services Coordinator)	✓					Customer Satisfaction Survey rating	Communications Strategy
Strategy 7.4.2 Develop a framework for continuous business process improvements								
Develop and implement a continuous improvement strategy for staff	Director Finance and Corporate Services		✓	✓	✓	✓	Customer Satisfaction Survey rating	Communications Strategy
Strategic Objective 7.5: Manage our financial assets to provide a sustainable future								
Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 7.5.1 Implement a Long Term Financial Plan to deliver a sustainable financial future								
Implement and review Land Management Strategy (2011 - 2016)	Director Finance and Corporate Services	✓	✓	✓	✓	✓	% of initiatives in Strategy completed	
Develop and implement Long Term Financial Plan (2012 - 2022)	Director Finance and Corporate Services	✓	✓	✓	✓	✓	Adoption of Strategy by Council	All
Implement Information Systems (IS) Strategic Plan (2010 - 2015)	Manager Information Services	✓	✓	✓	✓	✓	• % of initiatives in strategy completed • Review of existing strategy	
Biennial review of Rating Strategy	Director Finance and Corporate Services		✓		✓		Review of existing strategy	

Leading and Listening

Strategic Objective 7.6: A skilled and engaged workforce								
Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 7.6.1 Attract, engage, develop and retain our staff in accordance with a long term Workplace Plan.								
Develop and implement the Workforce Plan (2012 - 2017)	Manager Human Resources	✓	✓	✓	✓	✓	Adoption of Workforce Plan by Council	
Strategic Objective 7.7: A culture of risk management and compliance with relevant legislation, policy, and guidelines								
Strategies and Council Actions	Responsibility	Corporate Business Plan: Delivery Program					KPI	Is this task relevant to other strategies? If so, which ones?
		Operational 2012/13	2013/14	2014/15	2015/16	2016/17		
Strategy 7.7.1 Identify and manage corporate risk								
Develop and Maintain Corporate Risk Register	Executive		✓	✓	✓	✓	Incorporated in Enterprise Risk Management Strategy	Enterprise Risk Management Strategy
Review and implement the Community Emergency Risk Management (2009)	Executive	✓	✓	✓	✓	✓	Plan reviewed by Local Emergency Management Committee and adopted by Council	• 2.5.1 • 4.2.3
Review and implement Local Emergency Management Arrangements (2011)	Executive	✓	✓	✓	✓	✓	Plan reviewed by Local Emergency Management Committee and adopted by Council	• 2.5.1 • 4.2.3
Strategy 7.7.2 Ensure active compliance with relevant legislation, policy and guidelines								
Develop and implement Enterprise Risk Management Strategy	Executive		✓	✓	✓	✓	Adoption of Strategy by Council	• 7.7.1

City of Cockburn
Annual Business Plan
2015–2016



Cover Images (from left to right, top to bottom):

1. Coogee Beach Festival 2015;
2. Kwinana Freeway;
3. Sentinel South, Tony Jones;
4. Cockburn Gateway Shopping Centre; and
5. Public Facilities at Enright Reserve

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PLAN OVERVIEW

The coming year will be one of the most exciting in the City's recent history. The commencement of the first stage Cockburn Coast (*Shoreline* precinct), as well as the construction of our new Aquatic and Leisure Centre at Cockburn Central West, are solid indicators that Cockburn remains a powerhouse for development.

There are many other indicators of our changing urban form. The Stockland estate in Banjup now has its first residents, as does the Eliza Ponds development in Spearwood. The southern suburbs keep expanding and already we have contiguous development into the neighbouring areas of Kwinana.

Pleasingly the State Government has announced that it will build a third lane on the Kwinana Freeway and duplicate the bridge at Russell Road; as part of the construction of the new train station in Aubin Grove (\$105M investment). The City has been pursuing a lobbying campaign with the State Government to achieve this commitment and our efforts have paid off.

However, the City is also aware that managing congestion is one of the most important expectations the community has for us. We have recently upgraded many roads around Cockburn Central (including duplication of North Lake Road), but our biggest challenge of duplicating the Freeway crossing and Armadale Road remain. This is to be the focus of a campaign timed to coincide with the next Federal election in 2016.

All of the above projects form part of broader objectives contained in our *Strategic Community Plan 2012-21*. This document will get a refresh in the coming year, allowing the community to measure past performance and help set our future direction. Until this occurs, the objectives outlined in this Business Plan reflect those contained in the City's *Corporate Business Plan 2012/13-2016/17*.

As part of this year's activities, many of the subsidiary strategies, such as the Recreation and Sports Facilities Strategy (2009), are scheduled for updating. Other things we will be doing are:

- *Growing the City*. The next phase of the City's urban revitalisation strategy will see the suburbs of North Lake, South Lake and Bibra Lake reviewed. This will help us increase urban density, while at the same time improve the presentation of the public domain. Existing urban revitalisation projects (Coolbellup, Hamilton Hill and Spearwood) will see further upgrading of local infrastructure.
- *Community and Lifestyle*. The 'sod turning' event for the new Aquatic and Leisure Centre (July 2015) will commence the two year build phase for this \$108M project. It will cap off a cluster of major community facilities (Health and Community Centre - 2014 and Youth Centre - 2008) that the City has built in the centre of our CBD. Cockburn Central. It is conceivable that this location may one day become the future home of the City's Administration.

- *A Prosperous City.* The *Economic Development Strategy* will continue to be developed so this guides the development of our local economy. Improving employment opportunities requires the City to be proactive in engaging with industry. The City's existing industrial precincts continue to grow, but more focus is required on development of Latitude 32. Planning for the next stage of Cockburn Gateway Shopping Centre is also underway. The construction of a new centre in Port Coogee will also commence. These form part of the outcomes the City is seeking from its *Local Commercial & Activity Centres Strategy*. *All of which boost employment and increase prosperity.*
- *Environment and Sustainability.* The City will progress works along the Cockburn Coast to ensure that our coastline adapts to the impacts of climate change. There are a number of new initiatives with waste management we are progressing to make the City more sustainable. This includes the trial of a 3rd bin for garden organics and planning for a materials recovery facility at the Henderson landfill. Analysis of Waste to Energy options is also continuing.
- *Infrastructure.* Capital investment remains at record levels. The majority of this is into community facilities, with transport infrastructure the second highest category. These high levels of capital spending also require the City to ensure we provide for replacement in future years. The City's *Long-Term Financial Plan* is being constantly updated to cater for this requirement.
- *Moving Around.* A number of major road projects have been cited above; however, pedestrian movement is just as critical. Precinct planning for *Cockburn Central* and the *Phoenix Activity Centre* projects will focus heavily on these requirements. The City is also reviewing parking strategies with works planned for the Australian Marine Complex and expansion of the parking at the Coogee Beach Surf Club. Not forgetting the need for new roads, this year will see improvements to Beeliar Drive and Jandakot Road.
- *Leading and Listening.* Considerable work has gone into the City's Risk Management and Emergency Management systems, with these tested on a regular basis. The big job for this year is the review of the *Community Strategic Plan*, with this ready for engagement with the new Council following the elections in October 2015.

The following pages of the Business Plan provide an overview of the financial position of the Annual budget; with income sources explained and a breakdown of expenditure. This data is provided at a Business Units (BU) level and is further broken down to subsidiary levels, as per the City's approved organisational structure.

Cockburn residents and ratepayers continue to record very high levels of satisfaction with the way the City is managed. The delivery of the outcomes in this year's Business Plan will help us keep it this way, well into the future.

INCOME

The City receives two sources of income: operating income, which is derived from rates, fees and charges; and capital income, which is drawn from Reserve funds and from external grants.

Operating Income

The major source of these funds is from property rates. These charges are applied on a 'differential' basis depending on whether the property is residential, commercial/industrial or urban farmland. The City applies a further discriminator based on whether the land is vacant or improved in value.

The average rate increase in FY 15/16 is 3.5% for residential and commercial/industrial properties. Total Rate income is \$89.30M (68.4% of operating income), which is a higher percentage of funding source from the previous FY due to a reduction of other income, principally revenue from the landfill.

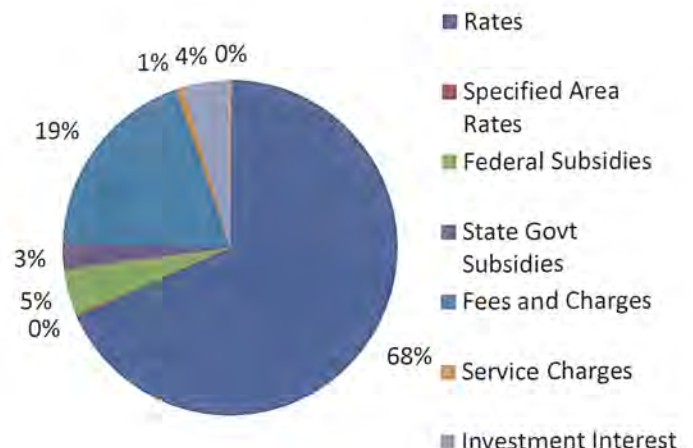
Fees and charges, derived from the City's economic activities and service, will represent \$25.12M (19.2%) of operating income. The State Government has a statutory role in setting many of these charges, as yet some of the fee changes are still to be disclosed. This revenue category also includes fees for landfill operations, which has reduced considerably from prior years due to lower volumes coming to the landfill.

Federal and State funding subsidies are provided for some of our social service operations. Total Federal funding for this year is approximately \$5.60M, slightly less than FY14/15, and State Government funding is \$3.29M, which is marginally more than last year's allocation. While the relative allocations have changed, in total the combined funding provides 7.00% of the City's income, slightly higher than that received in recent Financial Years.

Income from investments has decreased from the previous year, up by \$0.50M, due to lower interest rates. Contributions and reimbursements are roughly in line with the previous year, but these income sources are minor.

Operating Income

Source	\$M	%
Rates	89.30	68.41
Federal Subsidies	5.84	5.84
State Govt Subsidies	3.25	2.49
Fees and Charges	26.16	20.03
Investment Interest	5.39	4.13
Contributions/Reimbursements	0.59	0.45
Other Income	0.01	0.01
Total Operating Income	130.55	



Capital Income

The primary source of capital income is usually derived from the City's Reserve Funds. The allocation of Reserve funds for capital works in FY 15/16 (ie \$30.3M) is significant coupled with Loan Funds of \$25M for the Regional Physical Activity and Education Centre (RPAEC) at Cockburn Central West (CCW).

Federal and State Government capital allocation this year is \$13.59M, which is higher than last year. The funds will go to the RPAEC at CCW. A further \$26.8M will come in from asset sales and includes \$7.00M for the 2015/16 contribution from the Fremantle Football Club.

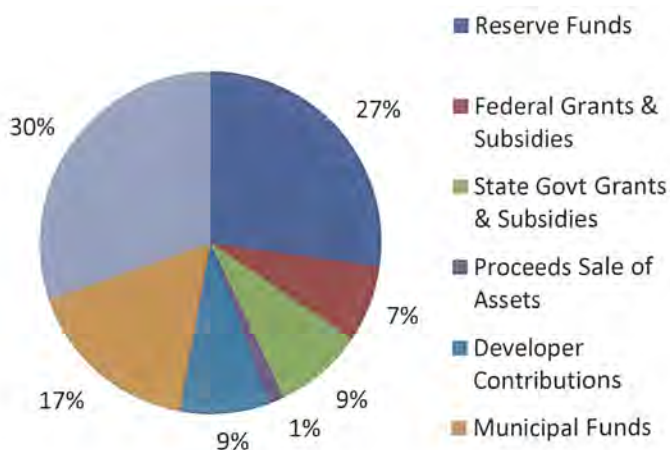
The City also levies Developers to provide for asset construction, as a result of their development activities. These levies are held in trust (Reserves) and drawn upon as required. The City will draw down on these funds as required in accordance with the guidelines established to do so.

The City will allocate \$50M for the RPAEC and \$9.00M for the Wellard Road, Bibra Lake Depot Upgrade.

The chart below indicates the relative sources of funds.

Capital Funding

Source	\$M	%
Reserve Funds	22.36	27.21%
Federal Grants & Subsidies	5.95	7.24%
State Govt Grants & Subsidies	6.93	8.43%
Proceeds Sale of Assets	1.16	1.41%
Municipal Funds	13.78	16.77%
Total Capital Income	82.18	



EXPENDITURE

The City has five primary Service Divisions, with these then further subdivided into Service Units. Detailed below is the operating and capital expenditure allocated to each of these.

DIVISION	OPERATING EXPENDITURE	CAPITAL EXPENDITURE
Executive Services	\$9.39M	\$50.00M
Planning and Development	\$9.21M	\$1.35M
Finance and Corporate Services	\$1.08M	\$0.47M
Engineering and Works	\$70.40M	\$30.05M
Governance and Community Services	\$34.00M	\$0.31M
Total Expenditure	\$124.07	\$82.18M

The major capital expenditure item listed under the Executive Services area is the RPAEC at Cockburn Central West. This is being developed as a joint venture with the Fremantle (Dockers) Football Club, which is funding its own share of the development. It will also have a range of commercial space that will return income to the City.

The City recharges its corporate overhead expenditure incurred in the Finance and Corporate Services and Executive Services areas. The cost allocations include this expenditure in both the primary and re-charge areas. The specific allocation of overheads is detailed in each of the Service Unit budgets and itemised in the remainder of this document.

The report also includes details of key performance measures for each business unit. However, as the current FY is not yet concluded, estimates for some of that years benchmarks have been shown.

EXECUTIVE SERVICES DIVISION

Provides strategic direction for the City, and administrative and governance support to other divisions.



Artists Impression of Regional Physical Activity and Education Centre

Budget and Key Performance Indicators

Activity		% of Statutory Requirements Met	Satisfaction with Decision Making	FTE Count FY14/15 FY15/16
FY 14/15		99.5%	86%	14.21
FY 15/16 Target		99.5%	86%	14.76
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	5,056,993	5,628,729	11%	
Internal Recharging	3,758,346	3,760,650	0%	
Net Expenditure	8,815,339	9,389,379	7%	
Operating Income	(73,638,927)	(99,114,379)	35%	
Net Position	(64,823,588)	(89,725,000)	38%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Engage with State and Federal Government agencies in order to secure partnership funding arrangements
- Maintain Corporate Risk Register
- Implement Community Emergency Risk Management (2009)
- Implement Local Emergency Management Arrangements (2011)
- Implement Enterprise Risk Management Strategy

Other Business Activities/Initiatives for 2015-16

- **Infrastructure Funding.** The City will launch the *Community Connect South* project during the year, in collaboration with the City of Armadale. This initiative is intended to attract a significant commitment to improving east-west traffic links through Armadale Road and Cockburn Central; as part of the next Federal and State elections.
- **Strategic Community Plan.** The next iteration of this plan, along with ancillary Corporate Business, Finance, Asset and Workforce plans, will be developed during the year. Following the election of a new Council, the project will advance through to the community engagement phase, with all plans being finalized by June 2016.

PLANNING AND DEVELOPMENT DIVISION

The Planning and Development Division is responsible for managing the statutory and strategic planning for the City, as well as overseeing heritage, urban design and sustainable development. This division oversees building approvals, development compliance and environmental health services, as well as managing the acquisition and sale of the City's land assets. This division has two services units:

- *Planning Services (Statutory; Strategic)*
- *Development Services (Building; Environmental Health)*



Mayor and Strategic Planning Staff with Hamilton Hill Revitalisation Awards

Business Activities/Initiatives for 2015-16

- **Statutory Planning.** Development Compliance tracking, mapping and reporting for GIS and Mobility; Introduction of a Design Review Panel if supported by Council; Implementation of Planning Infringements for minor compliance issues; Implementation of electronic processing of Zoning Statements.
- **Strategic Planning.** Development and implementation of new and existing Strategies; Advancement of Structure Planning for various Development Areas and Plans; Amendments to various existing Schemes.
- **Land Administration.** Continued implementation of the Land Management Strategy (2011-2016) and its key projects and begin preparation for new strategy; Planning development of South Lakes; Advancement of Naval Base Shacks in accordance with existing Management Plan; Development and implementation of Operation Strategy for community and recreational services leasing function.
- **Building Services.** Approvals of Residential Building, Commercial/Industrial Sector Projects and Building Permits in accordance with the Building Act; Continue to work with the Building Commission to develop a new reporting format; Commencement of eSubmit for online lodgments; Resolution of Building Compliance complaints.
- **Environmental Health.** Implementation of existing Strategies; Continuation of Industrial Premises Inspection Program and Uninhabitable Premises Position Statement; Continue liaising with Cockburn Cement; Prepare for the introduction of the new WA Public Health Act; Advocating to Commonwealth and State Government departments to improve community lifestyles; Continuation of Co-Health Healthy Lifestyle programs.

Statutory Planning

Assessment of Development and Subdivision applications, undertaking compliance inspections and enforcement action to provide residents with a high quality built environment.

Budget and Key Performance Indicators

Activity	Planning Applications Received	Approvals Issued	Avg Processing Time (days)	FTE Count FY14/15 FY15/16
FY 14/15	1200	1150	45	13.00
FY 15/16 Target	1300	1250	45	13.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	1,286,082	1,350,078	5%	
Internal Recharging	515,480	606,930	18%	
Net Expenditure	1,801,562	1,957,009	9%	
Operating Income	(1,713,015)	(1,739,015)	2%	
Net Position	88,547	217,994	146%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

There are no key tasks to be undertaken from the City's Corporate Business Plan for the current FY.

Business Activities/Initiatives for 2015-16

- **Development Compliance and GIS.** Planning is underway to apply the powers of the City's existing Geographic Information Systems to the tracking and management of Development Compliance processes. GIS mapping using the City's database will enable spatial tracking of Development compliance issues.
- **Development Compliance and Mobility.** Along with the City's Rangers the City's Development Compliance functions are to be expanded with mobile systems for the collection and reporting of evidence and issuing of infringements in timely and cost effective manner.
- **Design Review Panel.** A detailed business case will be prepared to seek Council support for the introduction of a Design Review Panel (DRP) for the City. With a dramatic increase in the number of large-scale buildings including multiple dwellings, obtaining specialist architecture and urban design advice via a DRP should be considered.
- **Planning Infringements.** The implementation of Planning Infringements for minor compliance issues in accordance with the Planning and Development Act 2005.
- **Electronic Zoning Statements Internal Process.** Implement new paperless process for processing zoning statements to reduce processing time and increase customer service levels.

Strategic Planning

Prepares Structure Plans, formulates strategies, adopts policies which provide formal guidance and direction for the planning and development of the District, and to ensure that all property interests and the City's Land portfolio are appropriate and sufficient.

Budget and Key Performance Indicators

Activity		Structure Plans	Scheme Amendments	FTE Count FY14/15 FY15/16
FY 14/15		10	6	9.16
FY 15/16 Target		10	6	9.16
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	1,187,450	1,216,395	2%	
Internal Recharging	320,842	383,307	19%	
Net Expenditure	1,508,292	1,599,701	6%	
Operating Income	(206,846)	(128,164)	-38%	
Net Position	1,301,446	1,471,537	13%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Develop and implement the new Local Planning Strategy
- Develop and implement the new Town Planning Scheme
- Implement Cockburn Central Activity Centre Plan (2015)
- Implement the Housing Affordability and Diversity Strategy (2014)
- Implement Revitalisation Staging Plan (2014) relating to the timing and progress of revitalisation strategies
- Implement the Local Commercial and Activity Centres Strategy (2011-2016)
- Maintain the Local Government Inventory and Heritage List (2011)
- Align the planning and engineering Functions of the City with the Sustainability Strategy (2012)
- Foster Economic Development which is aligned to the Sustainability Strategy (2012)
- Ensure that the adopted Sustainability principles are incorporated into all structure plans for new development.

Other Business Activities/Initiatives for 2015-16

- Continue to advance structure planning for Development Area 2 (Wattleup) within the Latitude 32 Redevelopment Area.
- Advance consideration by Council of Major Development Plans which eventuate from the approval of the Jandakot Airport Master Plan (2014).
- Advance amendment to the Metropolitan Region Scheme and Local Planning Scheme as they pertain to the final (southern) planning precinct in Cockburn Coast (Power Station Precinct) within Cockburn Coast.
- Advance the Draft Lakes Revitalisation Strategy to Council for the purposes of endorsing the draft for community consultation.
- Prepare the Draft Activity Centre Structure Plan for Cockburn Central.
- Prepare the Draft Activity Centre Structure Plan for Phoenix Town Centre.
- Advance a new District Structure Plan for the Munster Urban Deferred precinct east of Lake Coogee.

Land Administration

Administers leases and licenses, purchases and develops land for Council works, manages public requests for pedestrian access-ways, including closures.

Budget and Key Performance Indicators

Activity	PAW Closure Investigations	Land Purchases	Land Sales	FTE Count FY14/15 FY15/16
FY 14/15	2	\$0.9M	\$3M	2.00
FY 15/16 Target	2	\$1M	\$3M	2.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	293,541	330,824	13%	
Internal Recharging	424,279	554,380	31%	
Net Expenditure	717,820	885,204	23%	
Operating Income	(1,846,852)	(2,069,515)	12%	
Net Position	(1,129,032)	(1,184,311)	5%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

There are no key tasks to be undertaken from the City's Corporate Business Plan for the current FY.

Business Activities/Initiatives for 2015-16

- Land Management Strategy 2011-2016. Continued the implementation of the City's current strategy, as the basis for the strategic guidance to how the City's land portfolio is appropriately utilised. Key projects will be:
 - Lot 23 Russell Road, Hammond Park;
 - Beeliar Drive Neighbourhood Centre;
 - Subdivision and land sale of Lot 915 Goldsmith Street, Spearwood; and
 - Subdivision and land sale of the City's landholding within the Lakeside Success estate;
- Begin planning development of the City's major landholding within South Lake at Lot 1 Berrigan Drive.
- Begin preparation of a new Land Management Strategy.
- Continue to ensure use and development at Naval Base Shacks takes place in accordance with the adopted Management Plan.
- Formulate, evaluate and implement the Operational Strategy for the City's community and recreational services leasing function.

Building Services

Ensures that the erection of buildings and structures within the district complies with accepted standards and practices of public safety.

Budget and Key Performance Indicators

Activity	Licences	Value \$m	Avg Processing Time	FTE Count FY14/15 FY15/16
FY 14/15	3400	\$653m	Cert - 10 days Uncert - 21 days	17.00
FY 15/16 Target	3200	\$600m	Cert - <=10days Uncert - <=21days	17.00
Budget	Adjusted Budget	Proposed Budget	Variance %	
Gross Expenditure	1,566,567	1,650,796	5%	
Internal Recharging	611,986	644,914	5%	
Net Expenditure	2,178,553	2,295,710	5%	
Operating Income	(1,645,700)	(1,607,963)	-2%	
Net Position	532,853	687,747	29%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

There are no key tasks to be undertaken from the City's Corporate Business Plan for the current FY.

Business Activities/Initiatives for 2015-16

- **Residential Building Activity.** It is anticipated the residential building activity in 2015-16 may not be as robust as in 2014-15. The estimated construction value of the residential type works in 2014/15 will be in order of \$405 million or about 62% of the construction value of all building works.
- **Commercial/Industrial Sector Projects.** The estimated construction value of approved commercial industrial type works in 2014-15 will be in the order of \$248 million or 38% of the construction value of all works approved. It is anticipated that commercial industrial building works in 2015-16 will not be as strong as in the current year.
- **Building Permits.** The number of Building Permits estimated to be issued in 2015-16 is 3200, this would be a slight decrease on the 3400 likely to be issued by year's end 2014-15. The construction value estimated for all permits will be about \$653 Million by the end of 2014-15, this exceeds the estimated value of works in 2014-15 by 17%. The increase in the total construction value to \$653 million is unlikely to be maintained in 2015-16.
- **Building Act.** The Building Services has generally met the statutory approval timeframes under the Act since implementation in April 2012. It does, however, require that additional overtime be undertaken by staff from time to time together with the engagement of casual staff.
- **Building Commission.** The City is working with the Building Commission on developing a new reporting format that will be used by industry and will deliver a single report on building activity that can be used by multiple government agencies. The new report is required due to the more complex nature of work processes, since the implementation of the Building Act 2011.
- **Building Services IT/IS Processes.** Ongoing work continues to review the current capabilities and processes in order to improve reporting and control of the new Building Act processes.
- **eSubmit.** The Councils Online portal hosted by WALGA will be closed on 30 June 2015. The City will commence hosting its own online lodgment system after that time. Substantial planning has commenced in this regard to facilitate a seamless change of lodgment process for the City's current online building customers.
- **Building Compliance.** The Building Service is currently dealing with 742 active compliance matters, 682 matters in total have been resolved since October 2011. The City will resolve an estimated 340 matters in 2014-15 and with full staffing it is anticipated that 400 compliance matters can be resolved in 2015-16. The City received 300 compliance complaints in 2014-15.

Environmental Health

Ensures that the conduct and operation of premises and activities within the district complies with accepted standards and practices for public health and ensures that the quality of the environment is protected and improved.

Budget and Key Performance Indicators

Activity	Premises Inspected	Fines \$k	Complaints Resolved in 30 days	FTE Count FY14/15 FY15/16
FY 14/15	850	25,000	80%	12.13
FY 15/16 Target	950	25,000	80%	13.39
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	1,891,572	1,694,945	-10%	
Internal Recharging	568,486	574,998	1%	
Net Expenditure	2,460,058	2,269,943	-8%	
Operating Income	(255,500)	(225,500)	-12%	
Net Position	2,204,558	2,044,443	-7%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

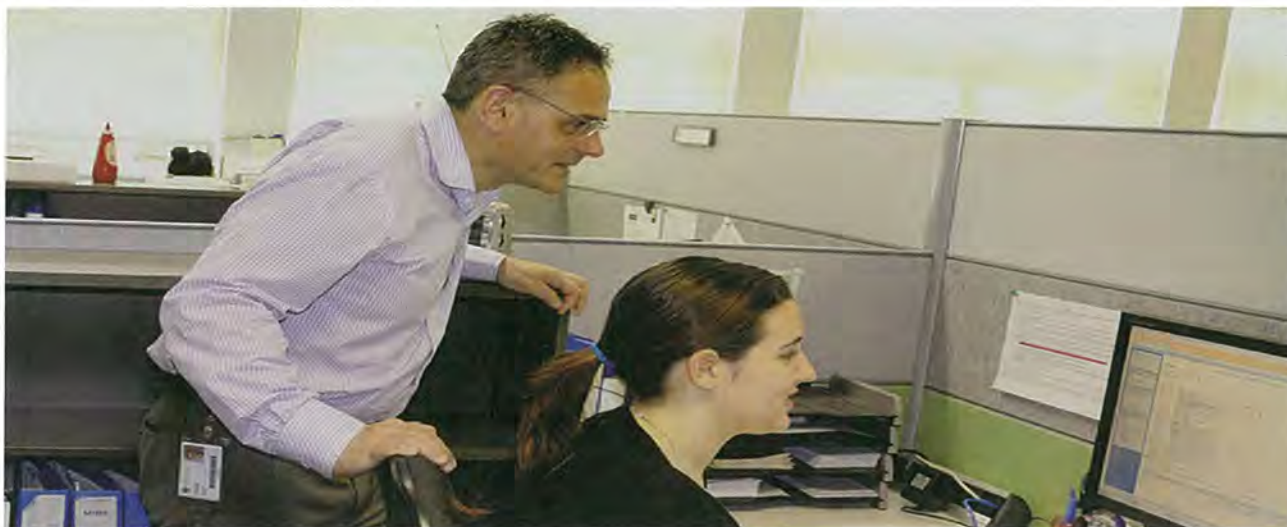
- Implement Contaminated Sites Strategy (2008)
- Implement Public Health Plan (2014-2018)
- Implement Mosquito Management Plan (2011)

Other Business Activities/Initiatives for 2015-16

- **Industrial Premises Inspection Program.** Continue surveillance of industrial premises with focus on potentially polluting industries.
- **Uninhabitable Premises Position Statement.** Continue to implement the Uninhabitable Premises Position Statement with a focus on assisting vulnerable people including hoarders.
- **Cockburn Cement.** Continue to liaise with Cockburn Cement in relation to the upgraded emission control systems to reduce dust and odour from their kilns.
- **New WA Public Health Act.** Prepare for the introduction of the new Act.
- **Advocacy.** Identify Commonwealth and State Government legislation and policy that should be changed to support the Community to improve lifestyles and reduce lifestyle disease especially obesity.
- **Co-Health programs continue.** Healthy Lifestyle programs to continue including Heart Foundation Walking groups, and nationally accredited programs/classes including Heartmoves, HEAL, and BEAT IT because these are proven standardised classes which are delivered by many Council's throughout Australia.

FINANCE AND CORPORATE DIVISION

This division is responsible for managing the annual budget & financial reporting and long term financial planning, managing financial risks including treasury, rates and other taxation type measures for the Council. This division has three Services Units - Financial Services; Human Resources; and Information Services.



Finance Staff going about their day

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Develop and implement a Digital Economy Strategy
- Develop and implement Business Marketing Strategy
- Biennial review of Rating Strategy
- Implement Economic Development Strategy (2014)
- Implement Local Commercial and Activity Centres Strategy (2011-2016)
- Implement continuous improvement strategy for staff
- Implement Land Management Strategy (2011-2016)
- Implement Long Term Financial Plan (2013)
- Implement Information Systems (IS) Strategy (2014-2-17)

Key Highlights for 2015-16

- **Financial Services.** Review and implementation of various systems and strategies for better accounting automation and practices; Paperless Rates Invoices; Improved debt management and resourcing practices; Review of integration of budgeting software for efficiency and data integrity; Prepare and implement new LTFP; Implementation of BI Reporting Tool and education of Procurement Contract Management and Quotation systems; New Tendering Evaluation System.
- **Human Resources.** Review Workforce Plan; Recruitment of positions; Adhere to Enterprise Agreement and begin negotiations for new agreement; Implementation of web based Learning Management System; Workforce monitoring/reporting via Tech One HR Payroll System.
- **Information Services.** Implementation of Information Systems (IS) Strategic Plan and continual improvement of IS governance; Continued network improvements and desktop environments; Improved IT services management processes and Asset Management; Upgrade to ECM Records Management System; Integration of ECM with Customer Request System, Tech 1 Human Resources System and GIS; Review of Record Keeping Plan; Development and implementation of Elected Member record keeping guidelines; GIS Map Control; Provision of smartphone Mobile IntraMaps; Integration of new Firebreak System with GIS; Business System upgrades including new online Facility Booking Systems and new City Website; Productivity improvements and Enterprise Architecture for better Governance.

Financial Services

This unit has four service functions which are - Accounting Services; Rates and Revenue; Budgeting and Financial Reporting; and Procurement Services.

Composite Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %
Gross Expenditure	5,420,104	5,444,589	0%
Internal Recharging	(4,859,831)	(4,837,026)	0%
Net Expenditure	560,273	607,563	8%
Operating Income	(789,050)	(657,050)	-17%
Net Position	(228,777)	(49,487)	-78%

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

There are no key tasks to be undertaken from the City's Corporate Business Plan for the current FY.

Accounting Services

Provides financial control services for the City in order for it to meet its statutory and business obligations with respect to financial risks, taxation and all outgoing payments; and ensures the efficient deployment and operation of the City's financial management information systems.

Budget and Key Performance Indicators

Activity	Account Paid on Time	No of Users Trained on Procurement AP Systems Use	EFT Payments	FTE Count FY14/15 FY15/16
FY 14/15	90%	120	95%	8.0
FY 15/16 Target	92%	100	97%	8.0
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	3,085,561	3,016,004	-2%	
Internal Recharging	(3,171,158)	(3,015,490)	-5%	
Net Expenditure	(85,597)	513	-101%	
Operating Income	(152,000)	(50,000)	-67%	
Net Position	(237,597)	(49,487)	-79%	

Business Activities/Initiatives for 2015-16

- **Engineering Managers Reporting.** Increase awareness and usage of existing reporting tools and develop new tools for Executive / Management information and decision making.
- **Review Grant Funding Process and Control.** Review and implement Grant Funding management and monitoring processes for better controls and reporting.
- **AP Paperless Business Process Automation.** Implement systems for automating the capture and data entry of supplier and other invoices utilising optical character recognition (OCR) capability and straight through processing from other systems.
- **Job Costing Automation (in lieu of paper timesheets).** Expand current system configuration to the Roads and Facilities works teams.
- **Improve Procure to Pay Process.** Manage and improve the performance of the City's procurement and payment processing activities.

Rates and Revenue

Delivers a rates services, creation and maintenance of the central property database for the City and all applicable statutory obligations; to control and deliver all revenue services including invoicing and collection, and to provide and coordinate the electors Electoral Roll for Council.

Budget and Key Performance Indicators

Activity	Rate Notices Issued	Received Electronically	Rates Collected	FTE Count FY14/15 FY15/16
FY 14/15	42,313	90%	97%	10.27
FY 15/16	45,000	92%	98%	10.27
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	1,339,617	1,391,240	4%	
Internal Recharging	(723,516)	(785,140)	9%	
Net Expenditure	616,100	606,100	-2%	
Operating Income	(636,100)	(606,100)	-5%	
Net Position	(20,000)	0	-100%	

Business Activities/Initiatives for 2015-16

- **Rating Strategy.** Continued implementation of strategy to convert remaining UV properties to GRV valuation method.
- **Paperless Rates Invoicing.** Instigate systems and procedures to allow for the electronic delivery of rates notices to all ratepayers for the 2015-16 rates year on an opt-in basis.
- **Automated Interim Rates.** Implement a new system process to allow for the automated import of interim valuation schedules from Landgate, facilitating more regular and timely processing.
- **Property & Land Data Base Integrity.** Implement new system processes that enable new and existing sub-structures within a parcel of land to be identified and recognised within both the Property and GIS databases.
- **Debtors Management.** Realignment of debtor accounts into more logical groupings to facilitate improved debt management and resourcing practices.

Budgeting and Financial Reporting

Provides financial costing, management reporting and financial analysis for all business units, management and Council; to meet Council's statutory financial reporting and audit requirements; and to coordinate Council's financial planning function, including compiling the annual budget and long term financial plans.

Budget and Key Performance Indicators

Activity	% of Capital Exp Items within Budget	Financial Statements after Month End	Budgeting Systems End-User Training	FTE Count FY14/15 FY15/16
FY 14/15	80%	3	90	4.00
FY 15/16 Target	85%	3	100	4.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	385,267	405,869	5%	
Internal Recharging	(384,317)	(404,919)	5%	
Net Expenditure	950	950	0%	
Operating Income	(950)	(950)	0%	
Net Position	(0)	0	-160%	

Business Activities/Initiatives for 2015-16

- **Annual Budgeting Software Refinement.** Review and refine existing systems to provide more streamlined and complete processing.
- **Budget Review Integration with Budgeting.** Expanding the Enterprise Budgeting Module to include mid-year budget review processing for efficiency and data integrity.
- **Activity Based Costing (ABC) Model.** Develop an internal allocations model using Technology One ETL toolset and migrate data from Excel.
- **Long Term Financial Plan (LTFP).** Prepare the 2015-16 – 2024-25 LTFP expanding the system model to provide better linkage to the annual budget, with more detailed modeling and automated financial statements.
- **Business Intelligence (BI) Reporting Tool.** Implementation of BI for Financials and Purchasing dashboards across the organisation. This will be the stepping stone to the implementation of BI dashboards for service units to replace the current published monthly reporting.

Procurement Services

Provides an effective procurement system to the organization and ensures compliance with statutory tendering procedures and Council's internal purchasing processes.

Budget and Key Performance Indicators

Activity	No. Competitive Engagements	Purchase Requisition Issue Time	Contract Qualifications Currency (%)	FTE Count FY14/15 FY15/16
FY 14/15	55	1.5 day	93%	6.0
FY 15/16	65	1 day	95%	6.0
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	609,660	631,476	4%	
Internal Recharging	(580,840)	(631,476)	9%	
Net Expenditure	28,820	0	-100%	
Operating Income	0	0	0%	
Net Position	28,820	0	-100%	

Business Activities/Initiatives for 2015-16

- **Contract Management System.** Enable access to internal contract owners and deliver training accordingly.
- **Quotation System.** Full roll out of the eQuotes system for the City's preferred suppliers including supplier support and the delivery of user training and promotion.
- **Procurement Education.** Develop the internal training program to incorporate tender evaluations and contractor management. Expand the education of suppliers in the City's procurement policies and guidelines to enhance business opportunities.
- **Tendering Evaluation System.** Source an appropriate tender evaluation system to complement the City's contract management processes.
- **Contractor Performance Support.** Establish a specialist advice and support service to contract owners to mitigate procurement risk.

Human Resources

Provides payroll, safety and human resources management services including learning and development.

Budget and Key Performance Indicators

Activity	Total Employees (FTE)	Lost Time Injury Frequency Rate (LTIFR)	Staff Turnover	FTE Count FY14/15 FY15/16
FY 14/15	468	10	20%	12.66
FY 15/16 Target	450	14	17%	13.66
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	2,643,028	2,676,655	1%	
Internal Recharging	(2,036,028)	(2,210,655)	9%	
Net Expenditure	607,000	466,000	-23%	
Operating Income	(286,000)	(286,000)	0%	
Net Position	321,000	180,000	-44%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan.

- Review and update the Workforce Plan (2013-2016).

Other Business Activities/Initiatives for 2015-16

- Recruitment.** Recruitment will continue to be a major focus for Human Resources as the business evolves post the reform period and subsequent Organisation Structure Review commenced in 2015. Up to fifteen additional positions will be added to the organisation and many of these are new jobs which require design and evaluation prior to recruitment action. Turnover is expected to be around 17% due to many employees being on fixed term contracts and retirements from an ageing workforce.
 - Industrial Relations.** The annual pay rise agreed under the current Enterprise Agreement will be applied in August 2015. This is the final rise for the current Enterprise Agreement. This will be followed by salary benchmarking, research and preparation for negotiation of a new Agreement. Negotiations for a new Agreement are expected to commence in March 2016 to enable commencement on or prior to the expiry date of the current Agreement.
 - Training.** A web based Learning Management System (LMS) was purchased in 2014/15 and will continue to be implemented with in-house custom designed courses. A suite of reports is also to be developed to ensure information is made available to managers in regard to the professional development undertaken by employees. The focus of training continues to be skills development and knowledge development and the LMS is designed to test knowledge as employees work their way through the online training.
 - Workforce Monitoring.** The Technology One HRP (Human Resources Payroll) System is being used to collect workforce data and work will continue on improvements to the structures within Technology One HRP. This is to ensure that useful reports can be obtained and these reports drive compliance with policy and general monitoring of workforce factors. The priorities will be position management and leave management to reduce the time taken on compliance related work.
 - Health and Safety.** The Technology One HRP will be used to develop better Health and Safety reporting so that managers can obtain more information about safety. This is to support the transition to a safety culture particularly in high risk operating environments within the Engineering division.
- * **Lost Time Injury Frequency Rate (LTIFR).** This is the number of injuries per 1,000,000 hours worked.

Information Services

This unit has four service functions which are - Information Technology; Records; GIS Services; and Business Systems.

Composite Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %
Gross Expenditure	4,753,273	4,627,038	-3%
Internal Recharging	(4,482,396)	(4,625,538)	3%
Net Expenditure	270,877	1,500	-99%
Operating Income	(1,500)	(1,500)	0%
Net Position	269,377	0	-100%

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan.

- Implementation of Information Systems (IS) Strategic Plan (2014–2017)
- Review and update of the City's Record Keeping Plan

Other Business Activities/Initiatives for 2015-16

- **IS Governance.** Commitment to the continual improvement of the City's IS Governance; includes development of a service catalog, review of IS service SLA's, replacement of the IS service help desk system and the development of the City's web based project management system (JIRA) to manage and report on IS and organisational projects.

Information Technology

Delivers support, technical services and planning for future enhancement/growth in respect of Council's information technology requirements.

Budget and Key Performance Indicators

Activity		No. of PCs	Capital Expenditure	FTE Count FY14/15 FY15/16
FY 14/15		550 (570)	118K (118K)	7.50
FY 15/16 Target		600	100K	7.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	2,456,268	2,425,889	-1%	
Internal Recharging	(2,318,857)	(2,425,889)	5%	
Net Expenditure	137,411	0	-100%	
Operating Income	0	0	0%	
Net Position	137,411	0	-100%	

Business Activities/Initiatives for 2015-16

- **Network Improvements.** Work will continue on redundancy, business continuity and service enhancements highlighted in the scope of work defined in the Information Services Strategic Plan 2014-17, this will minimize the impact service interruptions have on the City in the delivery of services to the community.
- **Desktop Operating Environment.** Work will begin to create a desktop environment and application delivery process that is responsive to the needs of the organisation.
- **IT Service Delivery.** Work will begin to implement a comprehensive IT service management process to improve the efficiency of the Information Services support staff and overall customer service levels to the organization.
- **IT Asset Management.** Various levels of work will begin to better manage the City's information technology assets highlighted in the scope of work defined in the Information Services Strategic Plan 2014-17; this will include improvements to the data centre, desktop clients, mobile devices and training and audio visual facilities.

Records

Provides a high standard of technologically advanced records management service to support the needs of the user clients within the City of Cockburn, the governing functions of Council and other identified external uses of the records function.

Budget and Key Performance Indicators

Activity		No of Physical Records Boxes Destroyed per Year	No of Boxes Stored Offsite	FTE Count FY14/15 FY15/16
FY 14/15		700 (330)	N/A	7.0
FY 15/16 Target		300	3200	7.0
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	763,073	738,522	-3%	
Internal Recharging	(734,741)	(738,522)	1%	
Net Expenditure	28,333	0	-100%	
Operating Income	0	0	0%	
Net Position	28,333	0	-100%	

Business Activities/Initiatives for 2015-16

- **Upgrade Electronic Document and Records Management System (ECM) to latest release.** Keep up to date with the latest release and features available such as enhanced integration with the other Technology One modules such as Contracts, HR, Financials and enables future upgrades to be taken as apps. This was a FY14/15 project that was delayed because of IS involvement in planning for Local Government Reform.
- **Integration of ECM and Customer Request System.** Enables a record of all requests to be captured in ECM and includes the migration of request attachments and pro-forma documents from shared drives to ECM. This was a FY14/15 project that was delayed because of IS involvement in planning for Local Government Reform. (Reliant on the completion of the ECM upgrade).
- **Implement integration between ECM and the Tech 1 Human Resources system.** Will enable personnel records to be managed in ECM rather than on hard copy files or shared drives. (Reliant on the completion of the ECM upgrade).
- **Review the City of Cockburn's Record Keeping Plan.** To ensure compliance with the State Records Act 2000, the City's Recordkeeping Plan must be reviewed and submitted to the State Records Commission for endorsement by April 2016.
- **Implement integration of GIS and ECM.** Enable users to navigate from a property in Intramaps to the corresponding property in ECM and likewise from a property in ECM to the same property in IntraMaps. (Reliant on the completion of the ECM upgrade and the GIS IntraMaps Upgrade).
- **Develop and implement Elected Members record keeping guidelines.** Ensure records created or received by Elected Members are captured into the City's record keeping system to meet legislative requirements.

GIS

Providers of mapping services and a geographical information system.

Budget and Key Performance Indicators

Activity		GIS Layer Enhancements	No. of Website Hits	FTE Count FY14/15 FY15/16
FY 14/15		42	41,000	4.0
FY 15/16 Target		30	45,000	4.0
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	697,562	589,357	-16%	
Internal Recharging	(592,428)	(587,857)	-1%	
Net Expenditure	105,133	1,500	-99%	
Operating Income	(1,500)	(1,500)	0%	
Net Position	103,633	(0)	-100%	

Business Activities/Initiatives for 2015-16

- **Map Control.** Embedding specific maps and GIS datasets into City's webpages to assist in visualising simple search functions and finding neighbourhood services using GPS locations. This was a FY14/15 project that was delayed because of IS involvement in planning for Local Government Reform.
- **Mobile IntraMaps.** Provide smartphone / tablet compatible IntraMaps, with touch gestures (pinch functions), responsive design and GPS tracking. Enabling information to be available at your "fingertips" for internal staff and the public using IntraMaps.
- **Implement integration of GIS and ECM.** Enable users to navigate from a property in IntraMaps to the corresponding property in ECM and likewise from a property in ECM to the same property in IntraMaps. (Reliant on the completion of the ECM upgrade and the GIS IntraMaps Upgrade).
- **Integration of new Firebreak system and GIS.** Replacing old Access type fire break system, with a SQL database streamlined application with spatial functionality. Allowing non GIS users to update spatial data outside IntraMaps.

Business Systems

Provides ongoing development of business systems to enhance the effectiveness and efficiency of Council's operations by the use of technology.

Budget and Key Performance Indicators

Activity		Customer Projects	System Upgrades	FTE Count FY14/15 FY15/16
FY 14/15		8	15	7.4
FY 15/16 Target		9	12	7.4
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	836,370	873,271	4%	
Internal Recharging	(836,370)	(873,270)	4%	
Net Expenditure	(0)	0	-243%	
Operating Income	0	0	0%	
Net Position	(0)	0	-243%	

Business Activities/Initiatives for 2014-15

- **Facility Booking.**
 - Online Facility Booking systems to be rolled out at South Lakes Leisure Centre, Youth Centre and Seniors Centre;
- **New City Website.**
 - New website to replace the current aging one. The new website will be more customer focused meaning that information and online services will be easier to find. The new website will be easily accessible by phone or tablet also;
- **Fire Risk Management Initiatives and Replacement of Firebreak Management System.**
 - It has been identified that Fire Risk needs to be addressed within the community so there will be a number of initiatives including the replacement of the current Firebreak Management System to improve the City's ability to respond to the risk and prevention of Fire;
- **Productivity Improvements.**
 - Conduct Business Process Review of Health Service Unit with the recommendations to be documented on inefficient processes. Prepare for the new Health Act expected in 2015/16.
 - Online lodgement of Building Applications to now be integrated with our internal Regulatory Management system.
- **Governance.**
 - Continuation of the Enterprise Architecture working towards a more mature Business Systems service unit governed by consistent Standards, Policies and Guidelines.

ENGINEERING AND WORKS DIVISION

The Engineering and Works Directorate is responsible for delivering and maintaining a safe road, cycleway and path system, developing and maintaining parks, and landscaping the natural environment for the enjoyment of everyone; the collecting and disposing of waste from all properties in the district and providing and maintaining all buildings and other facilities on Council property for community use. This division has four Services Units – Engineering; Infrastructure; Parks and Environment; and Waste.



Eco Shark Barrier Installation – Coogee Beach

Key Highlights for 2015-16

- **Engineering.** Development and implementation of short term (to 2017) actions from Integrated Transport Strategy, Road Safety Strategy and the high priority actions from the City's Travelsmart Plan; Review the Drainage Management and Maintenance Strategy, Functional Road Hierarchy Strategy and Major Regional Road Program; Development of new 'On and Off Street' Parking Strategy. Review of Bike Plan 2010 and Trail Master Plan 2013; Preparation of Integrated Walking and Cycling Master Plan; Delivery of Minor and Major Road Projects and continued planning for a better and safer road network; Sustainable service delivery and addressing future demands.
- **Infrastructure.** Develop and implementation of Coastal Management Strategy and Integrated Community Infrastructure Plan; Delivery of major and Minor Capital Works programs for construction, refurbishment and maintenance of the City's various Civic and Community buildings and facilities; Manage and assist in the development and delivery of various Infrastructure Projects, including a new Council depot Operations Building and Animal Pound; Design/documentation for a Materials Recovery Facility (MRF) at the Henderson Waste Recovery Park; Various renewable energy and energy conservation projects.
- **Parks & Environment.** Implement community and schools education programs (recycling, consumption); Implement the "In Your Kitchen" waste bin separation program; Initiate Playground Renewals; Irrigation Renewals; Bore Head Works; Street Tree Management; Streetscape Improvements, Capital Works Programs and Maintenance; Continue with Weed Mapping; Vegetation Conditioning and Revegetation; Midge Management; Water Campaign; Implement the Public Open Space Strategy, Playground Shade Strategy, Cash in Lieu Strategy, Natural Areas Management Strategy, Greenhouse and Gas Emissions Strategy; Implement the Bibra Lake Management Plan, Water Conservation Plan, Sustainability Action Plan and Coogee Beach Management Plan
- **Waste.** Create a new entrance from Dalison Entrance to access the new Materials Recovery Facility; Undertake a 3rd Bin Greenwaste Trial to improved recovery from collections; Continue the roll out of Public Place Recycling stations to the City's most popular locations and park areas.

Engineering Services

This unit has three service functions which are – Road Design; Road Planning and Development; Road Construction.

Composite Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %
Gross Expenditure	21,696,839	22,959,374	6%
Internal Recharging	(321,702)	(84,745)	-74%
Net Expenditure	21,375,137	22,874,629	7%
Operating Income	(303,363)	(293,695)	-3%
Net Position	21,071,774	22,580,934	7%

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Review of Bike Plan 2010 and Trail Master Plan 2013 and preparation of Integrated Walking and Cycling Master Plan.
- Review City's Development Guidelines.
- Review and implement Drainage Management and Maintenance Strategy (2013)
- Review and implement Long Term Asset Management Plans (2013)
- Review Functional Road Hierarchy Strategy (2012)
- Review and update of project development and implementation process for road project.
- Implement short term actions from Integrated Transport Plan (2014)
- Implement District Traffic Study (2016-2031) Traffic Forecasts
- Implement Road Safety Strategy (2014-2020)
- Implement Major Regional Road Program (2013- 2030)
- Develop Underground Power Plan in accordance with the State Underground Power Program - Round 6 requirements.



Cockburn Roads & Infrastructure

Road Design

Provides design services for roads, paths, drains, development assessment and traffic management treatments that are under the responsibility of Council in accordance with Australian Standards and industry best practice.

Budget and Key Performance Indicators

Activity		Projects Designed In-House	Design Cost as % of Road Program	FTE Count FY14/15 FY15/16
FY 14/15		95%	10%	5.00
FY 15/16 Target		90%	8.5%	4.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	519,430	549,868	6%	
Internal Recharging	(458,230)	(488,668)	7%	
Net Expenditure	61,200	61,200	0%	
Operating Income	(61,200)	(61,200)	0%	
Net Position	(0)	0	0%	

Business Activities/Initiatives for 2015-16

- **Road Projects.** Design including detailed plan for intersection of Beeliar Dr/Spearwood Ave, Spearwood Ave (Beeliar Dr to Barrington St including second bridge over railway line), Berrigan Dr (Jandakot Rd to Jandakot Airport boundary – road & intersections).
- **Underperforming Drainage Structure.** Engineering survey and investigation and design completed
- **Black-spots.** MRWA's approved 2015-16 projects (North Lake Rd and Berrigan Dr) will be designed and issued for construction. Other unsafe locations located within road network will be investigated and detailed proposal for external funding completed.
- **Road Safety Strategy.** Action plan will be reviewed and the project that required design input will be completed.
- **Parking Strategy (On and Off Street).** This will be developed to give the strategic direction for the provision and management of parking in Cockburn.
- **Underground Power Projects.** Submission for underground power projects of Round 6 will be completed soon invite for funding, with the City to nominate the part completed suburbs of Hamilton Hill and Coolbellup as its priority areas.

Road Planning and Development

Ensures development occurs in accordance with all relevant Australian Standards and Council's development conditions and specifications.

Budget and Key Performance Indicators

Activity		Design Turnaround (days)	Development Infrastructure Approved	FTE Count FY14/15 FY15/16
FY 14/15		20	\$15M	4.00
FY 15/16 Target		20	\$18M	5.00
Budget	Adjusted Budget	Proposed Budget	Variance %	
Gross Expenditure	426,818	446,600	5%	
Internal Recharging	125,364	236,601	89%	
Net Expenditure	552,182	683,201	24%	
Operating Income	(200,000)	(200,000)	0%	
Net Position	352,182	483,201	37%	

Business Activities/Initiatives for 2015-16

- **Engineering Aspects.** Continue in managing in planning and completion of infrastructure projects in subdivision developments.
- **Assist Strategic Planning.** Cockburn Central West, Banjup Quarry and City's infill developments.
- **Detailed Project Planning.** Continued planning for a better and safer road network, sustainable service delivery and addressing future demands.
- **Design and Subdivision Guidelines.** Continue updating to ensure standards are met.
- **Engineering Policy.** Relevant policies and procedures to ensure that standards are meet and right direction and guidance provided to be completed.
- **Traffic and Transport.** Continued planning for managing traffic and transport matters to ensure critical road, intersections, pedestrian and bicycle issues have been assessed and resolved.



Transport Team on Phoenix Road, Spearwood

Road Construction

Constructs and maintains roads, drains and associated infrastructure in accordance with adopted guidelines.

Budget and Key Performance Indicators

Activity	Km of Road Resurfacing	New Paths & Cycleways (m2)	Community Satisfaction with Roads	FTE Count FY14/15 FY15/16
FY 14/15	10	16,000	85%	48.50
FY 15/16 Target	9.5	9,500	85%	40.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	20,750,590	21,962,906	6%	
Internal Recharging	11,165	167,323	1399%	
Net Expenditure	20,761,755	22,130,228	7%	
Operating Income	(42,163)	(32,495)	-23%	
Net Position	20,719,592	22,097,733	7%	

Business Activities/Initiatives for 2015-16

- **Minor Capital Program.** The City's road construction service will deliver the following capital works program:
 - \$4.5M on new road projects general road improvement;
 - \$1.6M on road resurfacing;
 - \$0.59M on black-spot projects;
 - \$1.15M on drainage projects; and
 - \$1.05M on footpath and rehabilitation existing footpath.
- **Major Capital Program.** The following projects from the City's Road development program will be delivered:
 - Beeliar Drive – duplication of road from the Kwinana Freeway to Jandakot Road and Dean Rod intersection;
 - Design of Berrigan/Jandakot/Dean intersection, section of Berrigan Drive that will be deviated to the Orion Road and section of Orion Road to the Jandakot Airport boundary;
 - Beeliar Drive – duplication of road from the Spearwood Avenue to Stock Road [Works done by the City]; and
 - North Lake Road – construction of section of road between Poletti Road and Midgegooroo Avenue [Works done by the City].

Infrastructure

This unit has three service functions which are – Asset Services; Facilities & Plant; Project Management & Development.

Composite Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %
Gross Expenditure	14,843,779	16,437,350	11%
Internal Recharging	(12,647,184)	(13,570,710)	7%
Net Expenditure	2,196,595	2,866,640	31%
Operating Income	(3,297)	(3,297)	0%
Net Position	2,193,298	2,863,343	31%

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Develop and implement an overall Coastal Management Strategy
- Develop and implement annual Integrated Community Infrastructure Plan
- Implement Long Term Asset Management Plans (2013).

Additionally the Manager Infrastructure Services will be engaged in the setting up of the Marina and Coastal Services function within the City in preparation for the handover of the Port Coogee Marina to the City on the 24th July 2016.

The Business Unit will also continue its active role coordinating the ongoing activities and projects of the Cockburn Sound Coastal Alliance, comprising the LGA's of Cockburn, Fremantle, Kwinana and Rockingham and Perth Region NRM.



Cockburn Coast

Asset Services

Establishes and implements sound asset management systems that will assist in the management of Council's infrastructure.

Budget and Key Performance Indicators

Activity		Total Asset Value	Asset Depreciation Life to Date (%)	FTE Count FY14/15 FY15/16
FY 14/15		\$962M	31%	5.00
FY 15/16 Target		\$1.2B	30.1%	4.50
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	575,159	728,479	27%	
Internal Recharging	(455,159)	(437,479)	-4%	
Net Expenditure	120,000	291,000	143%	
Operating Income	0	0	0%	
Net Position	120,000	291,000	143%	

Business Activities/Initiatives for 2015-16

- **Asset Management Strategy.** Implementation of the City's Asset Management Strategy, including:
 - Development and submission for adoption of new (updated) Asset Management Plans (AMP's) for road infrastructure, buildings, footpaths, drainage, parks & environment assets and fleet and plant assets;
 - Continued development and incorporation into the Technology One Asset Management system including asset registers and work order management processes and also the further develop and implementation of 'mobility' applications to enhance the operational effectiveness of the various Engineering Directorate Service Units;
 - Completion of the Road and Footpath condition assessment surveys to support the Engineering B/U's capital and operational works programming including future renewal programs for the AMP's and Long Term Financial Plan;
 - Support to the further development and implementation of the Technology One Project and Capital Works Management modules to assist the practitioners manage and report on their Capital work's projects and programs; and
 - Annual reporting of the City's Asset Management sustainability performance on ratios for asset consumption, asset sustainability and asset renewal funding, and assessments of the City's asset management performance against the National Assessment Framework (supported by the Department of Local Government and Communities).

Facilities and Plant

Manages, maintains and delivers Council owned buildings, structure and plant services to provide for the requirement of the staff and community.

Budget and Key Performance Indicators

	Value of Facilities Managed	Fleet Replacement	New Fleet Purchases	FTE Count FY14/15 FY15/16
FY 14/15	\$192.5M	\$5.3M	\$0.25M	14.21
FY 15/16 Target	263M	5.46M	0.425M	14.50
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	13,421,077	14,822,888	10%	
Internal Recharging	(11,829,696)	(12,925,190)	9%	
Net Expenditure	1,591,381	1,897,698	19%	
Operating Income	(3,297)	(3,297)	0%	
Net Position	1,588,084	1,894,401	19%	

Business Activities/Initiatives for 2015-16

- **Minor Capital Works Program.** Implementation of the capital works program for rehabilitation and improvements to Councils buildings and facilities, including:
 - Wally Hagen basketball sports facility Hamilton Hill - repairs and refurbishments;
 - Naval Base Holiday Park, Naval Base - installation of roadway lighting, water reticulation to the shacks and additional fire control services; and
 - Installation of new and additional photovoltaic (PV) systems to various of the City's buildings;
 - Various other refurbishments to the City's civic and community facilities to restore buildings to as new condition and meet level of service expectations, enhanced disability access, water consumption reduction, energy use reduction and asbestos risk mitigation.
- **Facilities Operational Budget and Program.** Preparation and management of the budget and program to ensure the City's community and civic buildings and facilities are well maintained, safe, clean and functional.
- **Major and Minor Plant Acquisition Program.** Implementation of the City's program for new and replacement plant and light fleet, that includes acquisition of 21 replacement light vehicles and heavy plant items and purchase into the fleet of an additional waste collection truck.
- **Plant Maintenance Operations.** Management and delivery of plant servicing and repair operations utilising the workshop, field mechanics (including at the Henderson Waste Recovery site) and external service providers to ensure the City's major plant, fleet and minor plant and equipment continue to meet operational requirements in a cost effective and productive manner.

Project Management & Development

Ensures capital projects are developed and implemented in accordance with established processes.

Budget and Key Performance Indicators

Activity		Major Building Projects to Commence	Value New Building Being Commenced	FTE Count FY14/15 FY15/16
FY 14/15 Best Practice		3 (excl RPAEC)	\$10.68M	3.06
FY 15/16 Target		3 (excl RPAEC)	\$10.2M	3.06
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	325,469	347,150	7%	
Internal Recharging	159,745	330,792	107%	
Net Expenditure	485,214	677,942	40%	
Operating Income	0	0	0%	
Net Position	485,214	677,942	40%	

Business Activities/Initiatives for 2015-16

- **Infrastructure Project Management.** Manage and/or assist in the development and delivery of the following projects in the coming year:
 - New Operations Centre building and depot upgrade, comprising of a new two story operations administration building, new animal pound and upgrade of the depots other existing facilities including the workshop, plant nursery and vehicle parking areas. Works in 2015/16 will entail forward works to relocate the staff carparking, commencement of the construction of the new Operations building and animal pound and associated sewerage connection works;
 - Bibra Lake Reserve – new northern toilet block and refurbishment of the main toilet block initiated this (FY15/16), along with assisting Parks & Environment B/U with the design finalisation, tendering and construction commissioning of the new Regional Playground adjacent Progress Drive, Bibra Lake Reserve. The Playground is to include play equipment, artwork, road improvements, additional car parking, areas, drinking fountains, barbecue facilities, picnic tables and shelters and other associated civil works;
 - Cockburn Community Men's Shed, Cockburn Central. This purpose built men's shed proposed for Buckley Street, Cockburn Central provides work areas a range of activities including timber and metalwork and a meeting space for the group and other potential users. Construction in 2015/16 will be dependent on grant funding from the lotteries commission;
 - Commercial Materials Recovery Facility (CMRF) at the City's Henderson Waste Recovery Park. Works for 2015/16 will be the completion of the project scoping, feasibility studies and business plan and commissioning of the preliminary and detailed design ahead of tender for the construction potentially late 2015/15;
 - Coleville Crescent Carpark Expansion Project involving the construction of a retaining wall and new carpark on the south side of the City's Coleville Crescent site for both the bowling club and Council staff carparking purposes;
 - Atwell Reserve clubroom extensions, providing new extended toilet/changeroom and function room facilities plus new cricket practice net facilities;
 - Civic building energy efficiency treatment involving a major retrofit to the air-conditioning of the City's Administration Building and allied works to the adjacent Seniors Centre to significantly reduce the electricity consumption on the site and replace air conditioning equipment at the end of its useful life; and
 - C Y O'Connor Beach replenishment project, to relocate accreted sand from the area north of Port Coogee to C Y O'Connor Beach to reinstate some of the beach and adjacent foreshore reserve lost though recent years from storm events.
- **Project Management Methodology.** Working with the other Business Units and Consultants, actions this FY15/16 involve providing a key role in enhancing the City's systems and processes for project development, delivery and reporting.

Parks and Environment

The Parks and Environment Business Unit delivers the design, construction, rehabilitation and maintenance of the City's open space by a dedicated team of technically qualified, experienced and dedicated team of personal. The team is required to manage natural and wetland areas, highly manicured play fields and passive parks, foreshore areas, streetscapes and infrastructure. A vast range of projects are managed and delivered throughout the year.

Composite Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %
Gross Expenditure	14,388,859	15,117,208	5%
Internal Recharging	2,424,766	2,287,852	-6%
Net Expenditure	16,813,625	17,405,060	4%
Operating Income	(49,900)	(13,900)	-72%
Net Position	16,763,725	17,391,160	4%

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Develop and Implement Climate Adaptation Strategy
- Review North Coogee Foreshore Management Plan (2009)
- Implement Public Open Spaces Strategy (2014-2024)
- Implement Sustainability Strategy (2012)
- Implement Natural Areas Management Strategy (2012-2022)
- Implement Bibra Lake Management Plan (2014)
- Implement Water Conservation Plan (2013-2018)
- Implement Greenhouse Gas Emission Reduction Strategy (2011-2020)
- Initiate community education on GHG emission reduction and carbon footprint reduction
- Develop and facilitate Waste & Conservation Education
- Continue education program that seeks to demonstrate efficient use of resources for the community
- Pursue other energy management actions which may result in a reduction in energy consumption or reduced emissions.



Lake Berrigan, Point Catherine Groyne

Parks Services

Design, construction and operational maintenance of Public Open Space and Streetscapes to provide functional and attractive locations for recreational activities by the Community.

Budget and Key Performance Indicators

Activity	Hectares of POS Managed	Groundwater Management (kLG Allocation)	Groundwater Management (kLG Water Used)	Community Satisfaction with Parks	FTE Count FY14/15 FY15/16
FY 14/15	698	2,320,469	2,216,722 (est)	91%	58.00
FY 15/16 Target	703	2,731,450	2,435,000 (est)	92%	58.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16		Variance %	
Gross Expenditure	11,654,670	12,334,503		6%	
Internal Recharging	2,012,429	1,879,309		-7%	
Net Expenditure	13,667,099	14,213,812		4%	
Operating Income	0	(12,000)		0%	
Net Position	13,667,099	14,201,812		4%	

Business Activities/Initiatives for 2015/16

- **Park Infrastructure.** Management and maintenance of all park infrastructure, currently valued at \$60.5m.
- **Irrigation Operating Strategy.** Perform monthly meter readings on groundwater usage, monitor groundwater quality, water scheduling and submit annual report to Department of Water.
- **Street Tree Management.** Maintain and management 37,000 street trees in the City's road reserves. Annual pruning of 5100 street trees to meet Western Power regulations.
- **Road Reserve Maintenance.** Manage the delivery of approx. 500km of road reserve mowing.
- **Streetscape Maintenance.** Maintain 61ha of landscaped streetscapes.
- **Playground Renewals.** Ramsay Park, Santich 1, Santich 2 and McTaggart Park.
- **Irrigations Renewals.** Murdoch Chase, Glen Mia Reserve, Ronsard Park and CY O'Conner.
- **Bore Head Works.** Installation of 5 Hydrometers to the Bore head works, to monitor the volume of groundwater abstracted.
- **Streetscape Improvements.** Beeliar Drive, Spearwood Avenue and various other streetscapes
- **Hamilton Hill Revitalisation Strategy.** Development of Davilak Reserve and Bakers Square as well as streetscape improvements.
- **Phoenix Revitalisation Strategy.** Continue with MacFaul Park improvements, Edwards Oval and Watson's Oval.
- **Coolbellup Revitalisation Strategy.** New bore for Perdita Park, Streetscapes and street tree plantings.
- **Friendship Way Strategy.** Continued enhancement of Spearwood Avenue.
- **Coogee Beach Landscape Master Plan.** Continue stage 1, including undergrounding of power and development of carpark at the Coogee Surf Life Saving Facility.
- **Bibra Lake Regional Playground.** Tender for construction and begin works in the second half of the financial year.
- **Playground Shade Sail Strategy.** New shade sails Santich 2, Meller Park, and Watsons Oval.
- **Public Open Space.** Review landscape submissions received through subdivision development, assess public open space allocations identified in district structure plans and provide guidance to developers on accessible and functional open space design.
- **Cash-in-lieu Projects.** Atwell, Aubin Grove, Jandakot, Munster, South Lake and Hamilton Hill
- **Manning Park Master Plan.** Engage consultants to assist in the development of a Master plan for Manning Park.
- **Undeveloped POS.** Design and development of Systema Park.
- **Customer Requests.** Deliver miscellaneous projects as per approved customer requests.

Environment Services

Prepares plans, develops policies and strategies, undertakes studies and provides advice on environmental matters and ensures the protection and management of areas of environmental importance.

Budget and Key Performance Indicators

Activity	Hectares of Bushland in City	Hectares of Bushland Managed	Community Satisfaction with Bushland	FTE Count FY14/15 FY15/16
FY 14/15	1093	902	78%	13.00
FY 15/16 Target	1144	1018	80%	13.00
Budget	Adjusted Budget	Proposed Budget	Variance %	
Gross Expenditure	2,386,349	2,405,998	1%	
Internal Recharging	760,176	785,250	3%	
Net Expenditure	3,146,525	3,191,248	1%	
Operating Income	(49,900)	(1,900)	-96%	
Net Position	3,096,625	3,189,348	3%	

Business Activities/Initiatives for 2015-16

- **Weed Mapping.** Ongoing mapping of weeds within bushland to monitor existing management programs.
- **Vegetation Conditioning.** Ongoing vegetation condition rating programs to monitor the effectiveness of current management schedules.
- **Midge Management.** Management implementation of the Integrated Midge Control Strategy.
- **Water Campaign.** Verge Rescue Program promoting waterwise gardens.
- **Renewable Energy.** Continued progress toward the City's Renewable Energy target of 20% by 2020.
- **Sustainability Action Plan.** Review, update and monitor.
- **Sustainability and Landowner Biodiversity Grants Scheme.** Continue to promote and enhance these grant scheme to local residents.
- **Habitat for Homes.** Subsidy program to encourage landowners to install habitat boxes and bird baths.
- **Stairs and Lookout Manning Park.** Complete construction of stairs and upgrade eastern lookout.
- **Yangebup Lake Nutrient Stripping Trial.** Solar energy pumps to pump water through vegetated swales.
- **Finalisation of Limestone Fire Access Tracks:**
 - Triandra Reserve;
 - Lot 800 Gwilliam Drive; and
 - Yangebup Reserve.
- **Revegetation.** Revegetation of a minimum of 2.5 hectares of degraded bushland at selected reserves including Bibra Lake and Coogee Beach.
- **Environmental Education Programs.** Delivery of programs to schools and community groups throughout the City.
- **Capital Works Program.** Continue to deliver capital works programs that enhance the environmental experience for the community.
- **Port Coogee Maritime Trail.** Create a terrestrial and marine (Snorkel and Dive) heritage trail.

Waste

Manages waste and recycling collection, develops recycling strategies for domestic and commercial waste streams. Comprising of two service functions which are – Waste Disposal and Waste Collection.

Composite Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %
Gross Expenditure	21,260,223	22,971,381	8%
Internal Recharging	4,038,194	4,283,164	6%
Net Expenditure	25,298,417	27,254,545	8%
Operating Income	(29,428,023)	(13,181,768)	-55%
Net Position	(4,129,606)	14,072,777	-441%

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Implement Strategic Waste Management and Education Strategy (2013 - 2023)
- Implement community and schools education programs (recycling, consumption)
- Implement the 'In Your Kitchen' waste bin separation program
- Re-establish an E-Waste contract under the Product Stewardship Legislation once the Commonwealth Government has repaired the program.
- Deliver subsidised 'Living Smart' courses for the community
- Deliver the "School's Waste Reduction" competition.
- Finalise the draft "Waste Wise Events Guidelines"

Waste Collection

Provides a regular reliable and safe waste and recycling collection service for every premise within the district and disposes of it in an environmentally acceptable manner.

Budget and Key Performance Indicators

Activity	No. of Waste Collections	RRRC Equity Share	Satisfaction with Waste Collection	FTE Count FY13/14 FY14/15
FY 14/15	42,216	41.35%	96%	25.00
FY 15/16 Target	43,721	42.20%	97%	25.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	12,693,356	12,812,936	1%	
Internal Recharging	5,929,098	6,145,753	4%	
Net Expenditure	18,622,454	18,958,689	2%	
Operating Income	(19,050,000)	(2,350,222)	-88%	
Net Position	(427,546)	16,608,467	-3985%	

Business Activities/Initiatives for 2015-16

- 3rd Bin Greenwaste Trail. Improved Recovery from collections.
- Public Place Recycling. Roll out dual bin stations to the City's most popular locations and park areas.
- Kitchen Recycle Bins. Undertake promotion with kitchen recycle bins to improve waste separation.

Waste Disposal

Operates a landfill site at Henderson to accept waste in accordance with the requirements of a Class II site under the Environmental Protection Act and maximise the financial return.

Budget and Key Performance Indicators

Activity	Tonnes of Waste into HRRP	% of Waste Recovery at HRRP	% of MSW Processed at RRRC	FTE Count FY14/15 FY15/16
FY 14/15	95,000	6%	100%	25.03
FY 15/16 Target	79,000	7%	100%	25.03
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	8,424,190	10,008,382	19%	
Internal Recharging	(1,748,227)	(1,712,526)	-2%	
Net Expenditure	6,675,963	8,295,856	24%	
Operating Income	(10,378,023)	(10,831,546)	4%	
Net Position	(3,702,060)	(2,535,690)	-32%	

Business Activities/Initiatives for 2015-16

- **Road Resurfacing.** The roadway to Transfer Station and Cell 6 has degraded with heavy use at Henderson Waste Recovery Park (HWRP).
- **Traffic Calming.** Install speed humps to reduce vehicle's speed on the Site.
- **Materials Recovery Facility (MRF).** Develop an RFT for design/documentation and construct the new facility. Award Tender for the construction of the MRF.
- **Waste to Energy.** Consider W2E options for residual waste from the MRF.
- **Transfer Station Huts.** These were installed 2nd hand and now require replacement.
- **Household Hazardous Waste Store.** Equip the new store with shelving.
- **Wash-down Bay.** Construct an elevated platform for more effective cleaning of plant.
- **Dalison Entrance.** A new entrance will be required to access the MRF.
- **Weighbridge Software.** Install an improved program to manage the complexity of the business.



Household Hazardous Waste Recovery

GOVERNANCE AND COMMUNITY SERVICES DIVISION

This division is responsible for providing a wide range of services to the community including community development initiatives, events, recreation services, ranger and community safety initiatives and a wide range of human services. The division is responsible for communications including the operation of the Customer Contact Centre. The aim of the division is to improve the quality of community life of residents and to ensure good governance. It has four Service Units - Community Services; Corporate Communications; Human Services and Library Services.



Coogee Beach Surf Life Saving Club

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Continue the roll-out of the Corporate Governance Charter (2013)

Other Key Highlights for 2015/16

- Review, implementation and development of existing and new strategies and programs for staff and community member involvement.
- Continuation of public forums and Resident Association Meetings.
- Prepare transition plan for closure of South Lake Leisure Centre and movement to the new complex at Cockburn Central West.
- Commence construction of Cockburn Central West Recreation Facility.
- Prepare various Plans for recreation facilities and beach activities for coastal activities.
- Installation of new CCTV facilities at various locations and increased levels of Co-safe patrols across the City.
- Continuation of Cockburn Community Group News and 'On-the-Job' Program.
- Development of Community Business Steering Committee.
- Continuation of regular community events.
- Continued production of corporate communication and marketing campaigns and distribution of relevant media.

Community Services

This unit has three service functions which are – Recreation; Ranger & Community Safety; and Community Development Services.

Composite Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %
Gross Expenditure	10,249,235	10,587,775	3%
Internal Recharging	5,479,850	5,907,739	8%
Net Expenditure	15,729,085	16,495,514	5%
Operating Income	(7,201,785)	(4,679,299)	-35%
Net Position	8,527,300	11,816,215	39%

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Incorporate a Stakeholder Engagement & Management Strategy to address concerns regarding community safety into Crime Prevention Plan (2011 - 2015)
- Review Crime Prevention Plan (2011 - 2015)
- Implement Sport and Recreation Strategic Plan(2009) initiatives

Business Activities/Initiatives for 2015-16

- **Community Development Strategic Plan.** Development of new strategic plan to guide Community Development initiatives.
- **Community Engagement.** The Community Engagement Framework will be implemented to all staff with ongoing support provided to ensure appropriate stakeholder involvement.
- **Staff Volunteer Program.** This program is designed to encourage City of Cockburn staff to volunteer and share their skills with local NFP organisations.
- **Cockburn Capacity Building Program.** A suite of training programs implemented to build capacity within local community organisations and volunteers.
- **Cockburn Community Business Expo.** Hosting the annual Get Connected Expo to provide networking and partnership opportunities between local business and Not-For-Profit (NFP) organisations.
- **'On-the-Job' Program.** This will continue to provide one-on-one planning/project management and organisational sustainability support to eligible NFP organisations.
- **Forums and Resident Association Meetings.** The Resident Associations and Parents and Citizens Associations forums will continue to provide opportunity for two way communication between the City and its key stakeholders.

Recreation

Provides effective high quality community based recreation services, programs and leisure facilities.

Budget and Key Performance Indicators

Activity	SLLC Entrances	SLLC Gymnasium Membership	Customer Satisfaction with Recreation Facilities	FTE Count FY14/15 FY15/16
FY 14/15	435,000	1,250	92%	14.54
FY 15/16 Target	440,000	1,250	90%	13.89
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	4,328,316	4,518,738	4%	
Internal Recharging	4,380,490	4,788,412	9%	
Net Expenditure	8,708,807	9,307,151	7%	
Operating Income	(3,677,230)	(3,837,465)	4%	
Net Position	5,031,577	5,469,686	9%	

Business Activities/Initiatives for 2015-16

- **South Lake Leisure Centre.** Prepare a transition plan for the closure of the South Lake Leisure and the move to the new complex at Cockburn Central West
- Update the Recreation Facilities Strategic Plan for the period 2015-2021.
- Commence construction of the Cockburn Central West Recreation Facility.
- Prepare a Master Plan for the Frankland Local Recreation Facilities.
- Prepare a plan that identifies suitable beach activities for the coastal areas under the City's control.

Ranger and Community Safety

Ensures the safety and amenity of the residents of the City through educative means and the impartial administration of municipal laws and legislation; and preventative strategies, education of the community and active participation in emergency services.

Budget and Key Performance Indicators

	Ranger Services Tasks Attended	Security Patrol Response Times	Satisfaction with Security	FTE Count FY14/15 FY15/16
FY 14/15	13,143	92.3%	82%	16.00
FY 15/16 Target	15,000	90%	80%	16.00
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	4,042,501	4,065,987	4%	
Internal Recharging	1,387,143	1,389,174	0%	
Net Expenditure	5,429,644	5,455,161	0%	
Operating Income	(3,479,091)	(806,461)	-77%	
Net Position	1,950,553	4,648,700	238%	

Business Activities/Initiatives for 2015-16

- Review the City of Cockburn Fire Order and Fire Permit to meet community safety and practical requirements of the community to implement.
- Review the resource requirements for the Rangers and Community Safety section and after hours rangers service to meet the Council's needs.
- Implement new Fire Inspection operating section in consultation with IT.
- **CCTV.** Install CCTV at the Coolbellup Hub in accordance with the CCTV Strategic Plan.
- Local Emergency Management Arrangements. Carry out the annual update of the Local Emergency Management Plan to ensure it is relevant and compliant with legislation.
- **Fire Management.** Initiate actions identified in the City's Bush Fire Mitigation Plan 2014 -2017.
- **Co-Safe and Community Safety.** Increase the level of Co-safe Patrols with the creation of an extra vehicle on the road operating in 5 Zones across the City.

Community Development

Provides capacity building and community engagement mechanisms to strengthen and support community groups and volunteers operating within the City.

Budget and Key Performance Indicators

Activity	Local Business Supporting Community Activities and Volunteers	Engaged Community Development E-News Subscribers	Participation Rate in Volunteer Awards	FTE Count FY14/15
FY 14/15	95	450 residents	90%	3.05
FY 15/16 Target	100	670 residents	90%	3.05
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	1,397,796	1,544,846	11%	
Internal Recharging	192,839	188,357	-2%	
Net Expenditure	1,590,635	1,733,203	9%	
Operating Income	(45,464)	(35,373)	-22%	
Net Position	1,545,171	1,697,830	10%	

Business Activities/Initiatives for 2015-16

- **Cockburn Community Group News.** This will run twice yearly in the Cockburn Soundings.
- **Cockburn Community Business Steering Committee.** Development of committee to implement networking and partnership opportunities between local business and Not-For-Profit (NFP) organisations.
- **'On-the-Job' Program.** This will continue to provide one-on-one planning/project management and organisational sustainability support to eligible NFP organisations.
- **Forums.** The Resident Associations and Parents and Citizens Associations forums will continue to provide opportunity for two way communication between the City and its key stakeholders.
- **Community Engagement.** The Community Engagement Framework will be implemented to all staff with ongoing support provided to ensure appropriate stakeholder involvement.
- **Volunteer Recognition Event.** This will run twice yearly for all eligible Cockburn community groups and volunteers to come together and share ideas and experiences.



Passionate Volunteers at a "Hands Off Cockburn" Rally staged at Parliament House

Corporate Communications

This unit has three service functions which are – Customer Service; Media & Marketing; Events & Cultural Services.

Budget and Key Performance Indicators

Activity		% of Incoming Calls Dealt with	Satisfaction with Communication	FTE Count FY14/15 FY15/16
FY 14/15		81%	78%	16.95
FY 15/16 Target		80%	80%	17.12
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	2,791,953	3,033,146	9%	
Internal Recharging	(890,146)	(978,372)	10%	
Net Expenditure	1,901,807	2,054,774	8%	
Operating Income	(12,500)	(13,400)	7%	
Net Position	1,889,307	2,041,374	8%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Develop and implement an Arts and Culture Strategy (incorporating it into review of Public Artwork Strategy 2009-2013)
- Review and Implement new Public Artworks Strategy
- Implement Events Strategy (2014-2019)
- Develop and implement Integrated Branding Strategy
- Report to the key stakeholders through Council's Annual Report, the Community Perceptions and Customer Service surveys
- Implement the Customer Service Charter (2012)

Other Business Activities/Initiatives for 2015-16

- **Corporate Communication/Media/Marketing**
 - Produce City of Cockburn Annual calendar for residents;
 - Produce annual report;
 - Produce rates brochure to communicate what rates pay for;
 - Produce bi-monthly printed newsletter Cockburn Soundings;
 - Create advertisement for newspapers;
 - Produce fortnightly e-newsletter;
 - Continue to refine the use of Social Media across the organization;
 - Provide responses to media questions;
 - Issue media releases and news alerts to relevant media;
 - Organise 'sod turnings'.
 - Produce printed material to communicate services, facilities and events;
 - Develop communication plans for matters of strategic importance; and
 - Develop Digital Strategy (as per Communication Strategy and Action Plan)
- **Events/Culture**
 - Develop annual community events program including concerts, Coogee Beach Festival, Show Off Art Exhibition, Cockburn Rotary Spring Fair, Christmas Event, Teddy Bear's Picnic; and
 - Implement Events Strategy actions for 2015-16
- **Customer Service**
 - Continue to work across the organisation using a range of measures to sustain the upward trend in our customers' satisfaction with Customer Service; and
 - Revert to undertaking annual customer satisfaction surveys plus internal customer satisfaction survey.

Human Services

This unit has five service functions which are – Family; Youth; Cockburn Community Care (Aged and Disabled); Childcare; and Seniors Services.

Composite Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %
Gross Expenditure	7,919,940	7,664,370	-3%
Internal Recharging	2,773,786	2,780,916	0%
Net Expenditure	10,693,726	10,445,286	-2%
Operating Income	(6,370,523)	(6,240,453)	-2%
Net Position	4,323,203	4,204,832	-3%

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Implement Youth Services Strategic Plan (2011-2016)
- Review Age Friendly Strategic Plan (2009)
- Implement Reconciliation Action Plan (2011-2013)
- Review Children's Services Strategic Plan (2010-15)
- Implement Grant and Fee Funded Human Services Strategic plan (2013-2018)
- Implement Disability Access and Inclusion Plan (2012-2017)

Other Business Activities/Initiatives for 2015-16

- **Human Services.** The Human Services Business Unit includes a range of grant funded and municipally funded services, programs, community development activities and events. Human services provide targeted services to those most in need in our community, and also general social, community development, and recreation programs which are culturally appropriate, inclusive and accessible to the community.
- **Age Friendly Development.** Enter into a lease for the Age Friendly Development in Coolbellup once the land is under the City's control.
- **Cockburn and Kwinana Early years Project.** Support the establishment of a collective impact early years project which aims to improve outcomes for children aged 0 to 8 years.
- **Community Men's Shed.** Support the progression of the application for a Lotterywest grant for the purpose built Community Men's Shed.
- **Improve Outcome Measurement.** Seek grant funding for improved outcome measurement of grant funded services.
- **Improve Human Services Promotion.** Improve marketing strategies for Support Services, youth services and Childcare services.

Family Services

Provision of grant and Council funded services and programs which provide advisory and/or direct assistance to citizens requiring support. Services include: Early Years; Family Support; Financial Counselling Services; Aboriginal Community Development; Disability Access and Inclusion; and Children's Development.

Budget and Key Performance Indicators

Activity		No. of Family Support Contacts	Staff Disability Awareness Training	FTE Count FY14/15 FY15/16
FY 14/15		3000	70	10.38
FY 15/16 Target		3000	70	9.62
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	1,086,811	1,064,606	-2%	
Internal Recharging	408,657	456,488	12%	
Net Expenditure	1,495,468	1,521,094	2%	
Operating Income	(557,327)	(550,734)	-1%	
Net Position	938,141	970,360	3%	

Business Activities/Initiatives for 2015-16

- **Support Services.** Grant funds are used to provide Family Support, Financial Counseling, and Early Years parenting services. These services prioritise those most in need with over 7200 hours of counseling, and group work services per annum provided to over 2500 people. All state government funded financial counselling services have received 20% reduced funding, therefore the Success and the Coolbellup Offices will now operate four days per week at each location. Service waiting lists will be closely monitored and any issues reported to the state government.
- **Community Development.** Provision of information and new project support regarding Aboriginal Community Development, Disability Access and Inclusion, and Children's Development services to the community. This area will continue to be strengthened, with the inclusion of a collective impact Early Years project across Cockburn and Kwinana and a more integrated services approach.
- **Community Events.** Provision of specialized community events such as Celebrate Ability, Hello Baby Event, Family Week, Children's Week, NAIDOC Week, Reconciliation Week events, and others. These events attract over 4000 people per annum.
- **Community Reference Groups and Services Network Groups.** Family Services coordinate the City's Children's Reference Group, Disability Reference Group, Aboriginal Reference Group, Family Support Network and Purely Early Years Network which meet on average once per month to provide recommendations to the City on a range of relevant matters.
- **Children's Services.** Atwell 3 year Old Play Club for parents and children and Froggy's Fun on the Green outdoor play service operate on average 368 hours and over 3000 contacts of children and parents per annum. Three Skatepark clinics for 8-13 year olds will continue to operate. The Children's Reference Group is involved in the design of the regional Playground at Bibra Lake, and in surveying children across Cockburn to determine needs and ideas for future development. Review Preparation on the City's next Children's Services Strategic Plan will begin.
- **Community and School Liaison.** Provision of regular information and contact with over 26 primary schools, 7 high schools, 5 child health clinics, 2 toy libraries, 17 playgroups and 11 pre-Kindy and Kindy programs. A comprehensive update of services relevant to schools is provided annually.
- **Aboriginal Community Development.** Aboriginal staff strengthen their connections and liaison with the Aboriginal community, as well as deliver Events and support new projects in consultation with the Aboriginal Reference Group. Staff Aboriginal Cultural Competency Training will continue. Implementation of the Reconciliation Action Plan (RAP) will continue and preparation for the development of the next RAP will be initiated.
- **Disability Access and Inclusion.** Improvements to community consultation processes will continue to be a focus. Staff Disability Access and Mental Health awareness training will continue, with aims to include the community as well. Implementation of the Disability Access and Inclusion Plan including Facilities upgrades will continue across the City.

Youth Services

Youth Services administers grants and Council funded services, programs and facilities aimed at providing and developing increased support, activity and leisure opportunities for the young people of Cockburn. Services provided includes Cockburn Youth Centre based programs and drop in, youth community development, the 'Outrage' school holiday program and 'Bliss-co' mobile outdoor youth recreation service. Grant funded Youth Outreach is also provided to young people considered "at risk" aged 10 to 18 who require additional support.

Budget and Key Performance Indicators

Activity	Service Contacts with Young People	Youth Outrage Program Places Occupied	Satisfaction with Youth Services	FTE Count FY14/15 FY15/16
FY 14/15	20,000	85%	70%	8.77
FY 15/16 Target	20,000	85%	70%	8.77
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	1,340,234	1,336,174	0%	
Internal Recharging	1,100,960	1,161,422	5%	
Net Expenditure	2,441,194	2,497,596	2%	
Operating Income	(802,486)	(818,353)	2%	
Net Position	1,638,708	1,679,243	2%	

Business Activities/Initiatives for 2015-16

- **Youth Services.** This service area has over 20,000 contacts with young people each year through the Cockburn Youth Centre, Youth Diversion and Youth Outreach Services, Bliss-co mobile outdoor recreation service, Youth Outrage holiday program, skate park competitions, events and art programs.
- **Events.** Youth Services coordinates a range of events including the ANZAC Youth Parade, FROSH Youth Festival, and Youth Centre events such as the Big Night In with over 10,000 young people attending.
- **Cockburn Youth Centre.** This facility is open 6 days per week 51 weeks per year. It provides a one stop shop model for those most in need combined with a wide range of educational and recreation programs. The Youth Centre provides, after school and school holiday programs, a free supervised hang out space, and centre based events. The Youth Centre also partners with the Challenger Institute to provide accredited training course during school hours.
- **Youth Development.** Youth development coordinates the Youth Advisory Collective, the Youth Outrage School Holiday program, the Bliss-co mobile youth recreation service, local skate park competitions and art projects. A new Youth Development Officer will be appointed to work with the community and youth to respond to localized need of a youth nature.
- **Youth Outreach and Youth Diversion Services.** Employ staff through grant funding to provide individual counselling and group work to young people who are considered 'at risk' and their families.
- **Pilot Youth Literacy and Numeracy Program.** Continued provision of the Youth Literacy and Numeracy pilot program for young people at educational risk. Dependent on the pilot's success application for funds to continue this program beyond February 2016 may be sought.
- **Youth Advisory Collective.** Continued support of the YAC by the Youth Development Officer.
- **Improve Promotion and Marketing of Cockburn Youth Services.** Update and implement the Youth Services Marketing Strategy to raise community awareness of the services provided.
- **Western Suburbs Skate Park.** Facilitate Skate competitions twice per year from the newly installed Skate Park at Market Garden swamp.
- **Crime Prevention.** Youth Services will continue to work with South West Metro community Drug Services to deliver 'Blissco at the Hub' an afterschool program for young people in Coolbellup.

Aged and Disabled Services (Cockburn Community Care)

The grant funded Cockburn Community Care programs and services provide personal care, day centre programs, supported transport, home help services, and carer support to enable the frail aged and people with disabilities to remain living in the community and avoid inappropriate or undesired admission to residential care.

Budget and Key Performance Indicators

Activity		Disability Program Delivered vs Target	HACC & Other Program Delivered vs Target	FTE Count FY13/14 FY14/15
FY 14/15		90%	90%	27.76
FY 15/16 Target		90%	90%	27.09
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	2,058,241	2,094,888	2%	
Internal Recharging	332,894	363,342	9%	
Net Expenditure	2,391,135	2,458,230	3%	
Operating Income	(2,328,435)	(2,439,076)	5%	
Net Position	62,700	19,154	-69%	

Business Activities/Initiatives for 2015-16

- **Home Care Packages.** Grant funding is used to provide an average of 10,900 hours of personal care, and home support services per year for 35 Home Care package clients.
- **Provide Brokered and Privately Funded Services** for other care providers and individuals, particularly for Home Care Package providers under the Consumer Directed Care Model
- **Home and Community Care (HACC).** Grant funding is used to provide 58,000 hours of services per annum. Services include personal care, counseling, carer support, domestic assistance, supported transport, 4 day centre programs, home maintenance, and social support for over 500 Home and Community Care eligible clients and their carers.
- **Develop new individually funded services** for people with disability funded in the Cockburn/Kwinana My Way trial
- **Increased Funding.** Apply for growth funding for Home Care Packages and HACC funded programs to meet the community's needs.
- **Quality Assurance.** Complete Triennial reviews for Home Care Packages and HACC services
- **Explore service model options** to improve connection with the Aboriginal and Torres Strait Islander Community. Use HACC growth funding round to explore possibility of extra resources to extend services to the Aboriginal and Torres Strait Islander Community.

Child Care Services

Administers grant funds provided to Council for the operation of childcare inclusive of the Family Day Care Scheme, In-Home Child Care and Out of School Care Programs within the district.

Budget and Key Performance Indicators

Activity		Out of School Places Occupied	Family Day Care Providers	FTE Count FY14/15 FY15/16
FY 14/15		50%	60	8.05
FY 15/16 Target		50%	60	5.74
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	2,485,453	2,164,891	-13%	
Internal Recharging	71,732	54,097	-25%	
Net Expenditure	2,557,185	2,218,988	-13%	
Operating Income	(2,475,575)	(2,199,590)	-11%	
Net Position	81,610	19,398	-76%	

Business Activities/Initiatives for 2015-16

- **Family Day Care.** From July 2015 the Commonwealth discontinued metropolitan Family Day Care Service Operational Grants thereby changing Family Day Care to a User-Pays, Commonwealth legislated childcare system. The non-municipal income stream is used to employ qualified and experienced staff to ensure that Family Day Care Educators comply with legislative requirements for the provision of quality home based childcare services.
- **In-Home Childcare.** Grant and fee funding is used to employ quality and experienced staff to support Educators to provide childcare in the child's own home.
- **Financial Management of Commonwealth Childcare Subsidies.** Staff are required to undertake fortnightly Commonwealth Child Care Management data assessment, upload it to the system and download payment information for over 100 Family Day Care and In Home Childcare Educators.
- **Childcare Location Visits.** National Standards legislation requires a minimum of quarterly support and monitoring contact visits for up to 60 Family Day Care Educators. This requirement is more than met to ensure ongoing quality provision of early childhood education and care.
- **Childcare Hours.** The two services provide over 350,000 hours of childcare per annum for over 800 children.
- **Legislative Requirements.** Family Day Care legislation requires extensive selection, monitoring and ongoing training and support of educators and staff to ensure compliance and quality childcare. In Home Child Care operates in compliance of National Standards which requires ongoing monitoring, training and support of educators.

Seniors Services

Administers Council funded services, programs and facilities aimed at providing and developing increased amenity, active ageing and leisure opportunities for the senior citizens. These services include provision of the Cockburn Seniors Centre based programs, outings, events, and meals.

Budget and Key Performance Indicators

Activity		Senior Centre Memberships	Satisfaction with Seniors Services	FTE Count FY14/15 FY15/16
FY 14/15		1000	76%	3.59
FY 15/16 Target		1000	76%	3.59
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	569,180	554,769	-3%	
Internal Recharging	328,258	317,171	-3%	
Net Expenditure	897,438	871,939	-3%	
Operating Income	(189,700)	(208,700)	10%	
Net Position	707,738	663,239	-6%	

Business Activities/Initiatives for 2015-16

- **Cockburn Seniors Centre.** The Centre model provides programs, events outings and meals that are based on an active ageing model which enhances the mind, body and soul. The Seniors Centre experiences approximately 20,000 visits each year.
- **Seniors Centre Meals.** Provides a subsidised two course meal three days per week and a light meal 2 days per week. The centre provides approximately 4,500 meals to older members of the community every year.
- **Seniors Centre Outings.** Provides over 102 social outings per year to a broad range of locations.
- **Cockburn Seniors Centre Programs.** Provides a range of active ageing group programs that enhance the mind, body and soul.
- **The Seniors Centre Events.** Provides a range of centre based special events with over 5000 people attending them per annum.
- **Seniors Centre Expo.** The Healthy Lifestyle Expo for 55+ held at the Seniors centre in 2015 was a success. The centre will be a key part of the 2016 expo to be held in conjunction with the cities of Melville and Fremantle.
- **Reconciliation Programs.** The centre will develop a range of programs to strengthen relationships with the Aboriginal community in accordance with the Reconciliation Action Plan 2013-16.
- **Community and Men's Shed.** Seniors Services will continue to support the development of the Interim Community and Men's Shed.

Library Services

To provide loans of materials, information, internet access, along with educational, literacy and recreational programs; and as a place of community engagement.

Budget and Key Performance Indicators

Activity	Visits	Registered Borrowers	Satisfaction with Libraries	FTE Count FY14/15 FY15/16
FY 14/15	370,500	33,000	89%	31.4
FY 15/16 Target	370,500	33,000	89%	31.4
Budget	Adjusted Budget 14/15	Proposed Budget 15/16	Variance %	
Gross Expenditure	3,209,021	3,506,652	9%	
Internal Recharging	1,074,491	1,497,735	39%	
Net Expenditure	4,283,512	5,004,387	17%	
Operating Income	(53,346)	(57,790)	8%	
Net Position	4,230,166	4,946,597	17%	

Actions to be undertaken 2015-16 as identified in the City's Corporate Business Plan

- Implement Cockburn Libraries Strategic Plan (2014-2019)

Other Business Activities/Initiatives for 2015-16

- **Young Peoples Services Area - Spearwood.** Redesign the Young People's Services Area at Spearwood Library, by calculating the space needs of the collection investigating shelving, themed collections and face out displays.
- **Integrated Library System.** Upgrade the Spydus Integrated Library System to version 9. This will enable the library service to fully integrate its digital loans (ebooks), digital magazines and digital audio books into the Integrated Library System and provide a unified search and entry point for library clients.
- **Digital Collections Training Program.** Develop and implement a staff training program for library electronic resources. As the library service expands its digital collections, the need to keep all staff skilled in the different platforms remains a priority. This training program will enable all front-of-house staff to promote digital content to library customers and be able to assist them in accessing it.
- **Public Library Service Reform.** Continue to participate in the reform process of the Public Library Service in WA by searching for innovative solutions that will maintain quality of service and stock without increasing the percentage of funding by Local Government compared to State Government.
- **Partnerships for Sustainable Service Delivery.** Continue to develop the partnerships with Fremantle Multicultural Centre and Curtin University by facilitating the introduction of the Success model of program delivery to Coolbellup and Spearwood libraries.

Mission Statement

*'To make the City of Cockburn the most attractive place to live,
work, visit and invest in, within the Perth metropolitan area.'*

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City of Cockburn



07/19718



Development of Regional Surf Life Saving & Multi-Purpose Community Facility at Coogee Beach

MEMORANDUM OF UNDERSTANDING (MOU)

**CITY OF COCKBURN
AND
COOGEE BEACH SURF LIFE SAVING CLUB (INC)**

CITY OF COCKBURN RECEIVED	
23 JUL 2007	
FILE No. 8004	COPY
ORIGINAL B.P.M.	
COPY	FILE PLEASE <input type="checkbox"/>

Memorandum of Understanding
Development of Regional Surf Life Saving &
Multi-purpose Community Facility
at Coogee Beach

Parties:

Coogee Beach Surf Life Saving Club (Inc) (Surf Club)
ABN 52 780 565 587

and

City of Cockburn (The City).

Purpose of Project:

To develop a Regional Surf Life Saving & Multi-purpose Community Facility **(The Development)** at Poore Grove, Coogee. The development will provide for essential surf lifesaving emergency and first aid services along the Cockburn coast, for community recreational, and community youth development activities. The facility will form a new regional beach node to serve the needs of the immediate Cockburn community and beachgoers from the south metropolitan area of Perth.

In addition to the development described above and the subject of this MOU there will be requisite car parking, landscaping, cycle/pedestrian ways and beach access constructed by the City of Cockburn.

Background:

The Coogee Beach Surf Life Saving Club Inc was established in early 2002 to provide emergency services to the beach going community at Coogee Beach in the fast growing City of Cockburn.

Up until early 2002 there had been no specialized beach safety facilities for these Cockburn beaches as the nearest surf life saving clubs are at Leighton Beach north of Fremantle and at Secret Harbour south of Rockingham and the City, unlike other Perth metropolitan beach Councils, does not provide professional lifeguard services along Cockburn beaches.

When the Surf Club commenced, it quickly grew to 400 junior and senior members, of which 200 are junior and cadet members, and while membership has grown to a total of some 800, there are only around 400 active financial

members due to limited facilities at Coogee Beach. The increasing awareness of the Club and its activities in the local community and its catchment areas (comprising the City of Cockburn and adjacent feeder Local Government Areas) has also created increased demand for services and community involvement. Due to the limitation of the facilities at Coogee Beach the club cannot expand to meet this community demand.

The current small premises at Coogee Beach are over 70 years old, and have been increased in capacity through a temporary placement of colourbond sheds that have almost reached their WAPC approved life. There can be no further extensions to this facility. In addition, the current facility has no amenities (toilets, showers, kitchen or change rooms). It has sufficed to now, but is currently stretched to its limits. It is unable to meet in this fast growing demand in this developing city.

The activities of the Club include the provision of essential surf life saving safety and first aid services, extensive aquatic safety training, youth development programs, community training, strong family participation, and community participation in local events and festivities. It is planned that these community activities will substantially expand with the proposed new facility to cater for a number of other like activities (particularly water based) and to cater for the increased demand in the region.

Detailed analysis of Cockburn and regional growth demographics, and Surf Life Saving WA statistics, clearly indicates that once the new development is available with appropriate facilities, the Surf Life Saving active membership alone at the Coogee Beach Surf Life Saving Club will grow quickly from 400 to around 1200 with further growth to over 1500 possible given the regional growth demand, and the general lack of appropriate community and youth facilities in the area.

It is proposed that this facility be shared with other compatible community groups, which could increase usage of this facility by an additional 1000 users.

Land Description:

The Development will be on Portion of reserve R24306 (Lot 172) within the Woodman Point Regional Park managed by the City of Cockburn, to the south of the Coogee Beach Caravan Park. Sections of the proposed public car parking area adjacent to the development are on reserve R40184 (Lot 177) managed by the WA Department of Environment and Conservation, Regional Parks Unit. The proposed overflow/future car parking area is outside of the Woodman Point Regional Park on railway reserve (Lot 193) management of which is currently vested in Westrail, but which is likely to be transferred to the City of Cockburn at some future time.

Contract of Agreement:

The Parties agree between themselves to deliver the Project on the terms and conditions as agreed, based upon this MOU.

Design & Development:

The design, documentation and approvals process for the development will be the responsibility the Surf Club, consistent with the design concepts attached.

Addressing the WAPC Development Approval conditions imposed for the public car parking and beach access development for the regional beach access node will be the responsibility of the City, consistent with the proposed site plan attached.

The detailed designs for the building project and the public access developments shall be developed and agreed in consultation between the two parties.

As the development will be on land controlled by the City the completed work will be a Council asset. The implication of this is that the surf club will need to enter a lease agreement with the City for those facilities that the club seeks to control, furthermore Council needs to ensure that the facilities constructed are sound and in accordance with all requisite statutory standards.

The City requires the Surf Club to appoint an architect that is included on the Department of Housing and Works Architectural Services Panel. Building works will be by public tender with building plans and specifications prepared in accordance with standard architectural practise for a building of this size and nature with the building design approved by the City.

Entitlement:

The Parties agree between themselves that on the completion of the development the Surf Club shall be entitled to lease the premises from the City of Cockburn for a period of no less than 15 years, with the lease fee being a peppercorn and the surf Club being responsible for all outgoing and maintenance of the development.

Funds:

The City of Cockburn will contribute up to \$1,000,000 toward the Development and the additional associated works subject to the Surf Club being able to attain funds in the form of grants, donations, loans and in kind contributions to allow the project to proceed to a level and standard acceptable to the City

Holding Account:

An interest bearing holding account is to be established by the Surf Club for the Building works.

Construction:

The Surf Club will manage all aspects of the construction work, which will be commenced as per the project timetable. All statutory approvals for building works will be the responsibility of the Surf Club and be dealt with in accordance with standard practise.

Building Project Costs:

Means the sum of all costs and fees properly incurred in the execution and completion of the building project including, without limitation;

- a) all construction costs; and
- b) statutory costs in relation to the Project; and
- c) all fees payable to any contractor or consultant including:
 - (i) for architectural design and documentation; and
 - (ii) for Construction Services; and
- d) all other expenses reasonably and properly incurred in connection with the holding of the Land and the Project including insurance, valuation fees, rates, water and sewerage charges, taxes and land tax; and
- e) all auditing and accounting fees (including any fees payable to taxation consultants);

All costs associated with the building works will be separately accounted for in a book of accounts and audited annually by an auditor approved by the City. The City will be permitted access to all financial records of the Surf Club associated with the building works.

Should it be required the City will hold any funds sourced from government agencies and make progress payments to the surf club on the presentation of suitable documentation.

Auditor:

A competently qualified auditor will be engaged by the City to audit the project accounts as and when required by the City.

Dispute Resolution:

Should a dispute arise between the parties at management group level, the dispute will then be passed to a nominated Director of the Surf Club, and the Chief Executive Officer of the City of Cockburn to work in good faith to resolve the dispute.

Should the dispute not be resolved between the parties at a nominated Director's level (although, it would be hoped that the respective Directors would be able to reach agreement on the dispute) then in the first instance, a process of referral to an independent expert will occur, and following that, arbitration will be required.


Qualification

The decision to proceed with the development is subject to final approval of the Council of the City of Cockburn.

Project Timeframe:

WAPC Development Application Approval	March 2007 (completed)
Memorandum of Understanding	June 2007
Business Plan Completed	July 2007
Provisional Funding Plan	July 2007
Architect and Quantity Surveyor Appointed	July 2007
Design Documentation	June - October 2007
Council Approval to Project Design and Funding	November 2007
Tender Phase	TBA 2008
Construction Phase	TBA 2008-2009

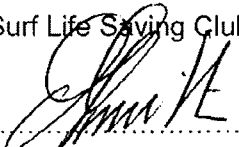
Signed by parties to the agreement:


 Mr Stephen Cain
 Chief Executive Officer
 City of Cockburn.

Date. 23/7/07


 Mr Allan Brooks
 President
 Coogee Beach Surf Life Saving Club (Inc)

Date. 13/7/2007


 Mr Daryll Smith
 Director
 Coogee Beach Surf Life Saving Club (Inc)

Date. 13/7/07



CAFE HUB

SCALE 1:1000

CAFE HUB LEGEND

FEATURES

- 1 PROPOSED ADDITIONAL ABLUTION FACILITIES
- 2 PROPOSED CAFE EXTENSION WITH UNDERCOVER DINING AND ADDITIONAL CAFE STORAGE
- 3 SERVICE VEHICLE ACCESS
- 4 ACCESSIBLE PLAYGROUND EXTENSION
- 5 PICNIC SHELTER IN VEGETATED MOUND
- 6 OVERHEAD POWERLINES REMOVED
- 7 EXTENDED PARKLAND WITH SHADE TREES AND PICNIC FACILITIES
- 8 DUAL INSPIRED COLOURED CONCRETE INSITU PAVING PATTERN TO ENCOURAGE VISUAL AND SPATIAL CONNECTION BETWEEN CAFE AND PARKLAND
- 9 WIDENED ENTRY ROAD
- 10 RAISED SHARED PEDESTRIAN/VEHICULAR AREA
- 11 MAINTAIN SITE LINES TO PEDESTRIAN CROSSING
- 12 UPGRADES TO BEACH ACCESS SUBJECT TO FUTURE PLANNING

ACCESS

- PROPOSED SHARED PATH
- EXISTING SHARED PATH
- CONCRETE PAVING
- TRAFFICABLE CONCRETE PAVING

VEGETATION & TOPOGRAPHY

- EXISTING SIGNIFICANT TREE TO BE RETAINED
- TREES PROPOSED
- ENTRY PLANTING
- REVEGETATION
- TURF
- MOUNDING

SITE FEATURES AND AMENITY

- REFURBISH EXISTING ARTWORK
- INTERPRETIVE SIGNAGE / ARTWORK DEDICATED TO THE ABORIGINAL HISTORY OF THE SITE
- ABLUTION & CHANGE ROOMS
- BEACH SHOWER
- SEATING WALL
- RETAINING WALL
- BOLLARD
- EXISTING CCTV
- LOOSE FURNITURE
- PICNIC SETTING
- EXISTING PICNIC SHELTER TO BE RETAINED
- PICNIC SHELTER IN MOUNDED PLANTING
- CYCLE SLOW POINT RAILING

MASTER PLAN LEGEND

ACCESS

- CAR PARK / ROAD
- PEDESTRIAN CROSSING
- SHARED PATH
- PEDESTRIAN PATH
- LOW FENCE WITH CHILDPROOF LOCKABLE GATES AND FAUNA ACCESS
- EXISTING BOARDWALK
- RESTRICTED VEHICLE ACCESS

VEGETATION & TOPOGRAPHY

- EXISTING SIGNIFICANT TREE TO BE RETAINED
- TREE PROPOSED
- CAR PARK STORM WATER SWALE
- TURF
- MOUNDING

SITE FEATURES AND AMENITY

- INTERPRETIVE SIGNAGE / ARTWORK DEDICATED TO THE ABORIGINAL HISTORY OF THE SITE
- EXISTING ARTWORK TO BE REMOVED
- EXERCISE STATION
- WAY FINDING SIGNAGE
- AMALGAMATED INFORMATION / WAY FINDING SIGNAGE
- BEACH SHOWER
- ADDITIONAL PONTOONS
- CYCLE SLOW POINT RAILINGS
- THREE PHASE POWER FACILITY

ZONING

- LOT BOUNDARIES. NOTE: WOODMAN POINT REGIONAL PARK BOUNDARY INCLUDES LOTS 171, 172, 173 & 304
- INDICATIVE AREA OF PROPOSED EXCISION BOUNDARY FROM RESERVE 49220
- APPROVED EXCISION BOUNDARY FROM RESERVE 49220



LAWN AREA	BEFORE	AFTER	CARPARK LOCATION	BEFORE	AFTER
OVIAL AREA	8976	9060	NORTH OF CAFE	116	146
REMOVED ACCESS ROAD TO COOGEE BEACH HOLIDAY PARK	0	700	SOUTH OF CAFE	86	137
TOTAL AREA OF TURF	8976	9760	NEW SURF CLUB PARKING	127	247
			TOTAL NUMBER OF CARPARK BAYS	329	530



AUTHOR: TC
PROJECT NO: 2943-12
SCALE 1:3000 @ A3
QA: PJ

NOTE: THE EFFECT OF CLIMATE CHANGE ON THE SITE WILL BE CONSIDERED UPON COMPLETION OF A CURRENT STUDY

COOGEE BEACH RESERVE
CITY OF COCKBURN

LANDSCAPE MASTER PLAN
SK08- F



REV	DESCRIPTION	T.C.	DRAWN	DATE	CHECKED
A	ADDED EXISTING POWELL RESERVE OVERFLOW SUMP AND CULVERT	T.C.			



CITY OF COCKBURN

9 COLEVILLE CRESCENT, SPEARWOOD WA 6163
PHONE: (08) 9411 3444 FAX: (08) 9347 3333

TITLE

**COOGEE SURF CLUB
PROPOSED CARPARK
CONCEPT PLAN OPTION 1**

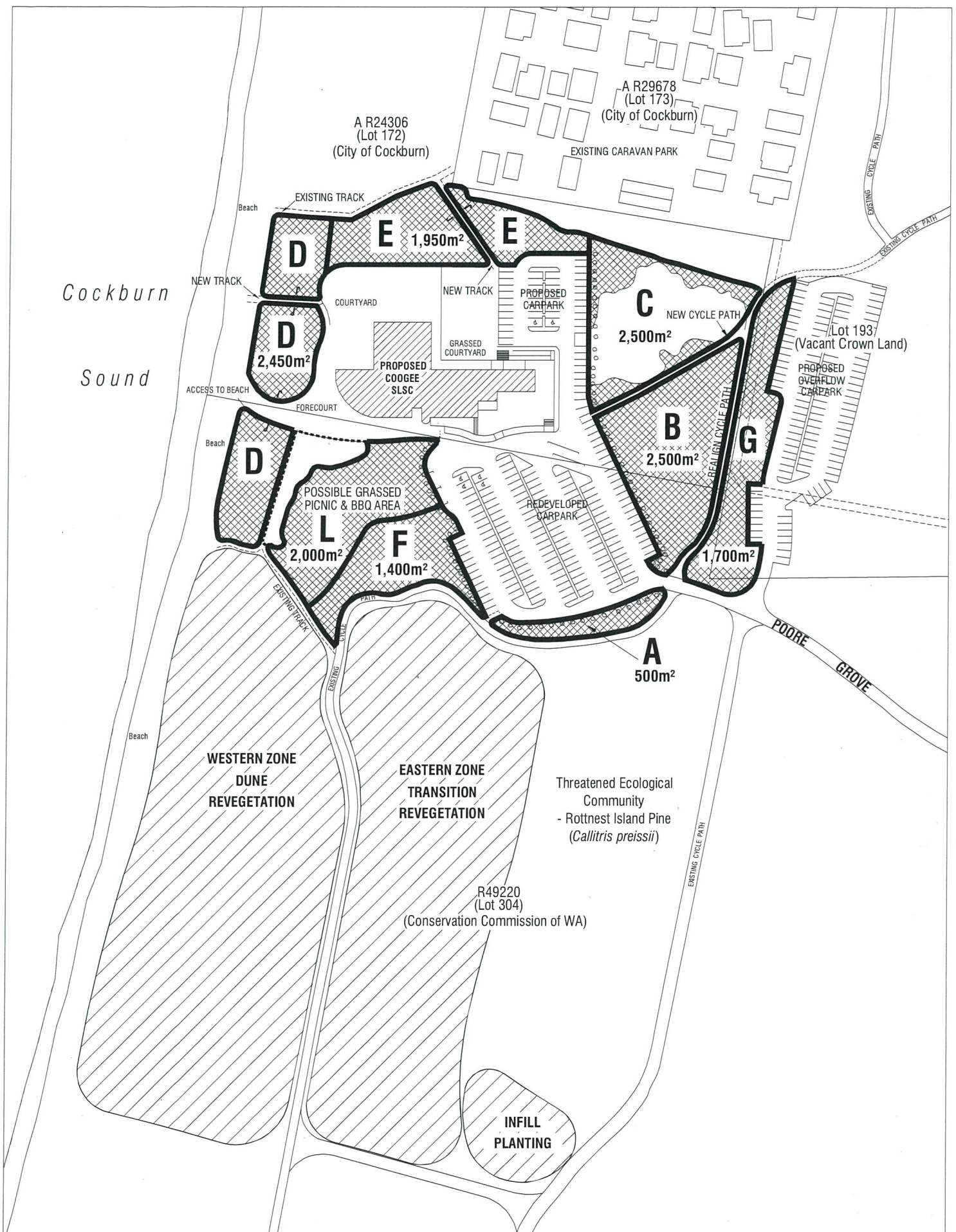
DESIGNED	T.C.
DRAWN	T.C.
CHECKED	

APPROVED
DESIGN MANAGER

SCALE	1:1000	JOB No.	
DWG No.		SHEET No.	REV A

ORIGINAL SIZE A3

S:\Engineering and Works\Engineering\Design\Projects\Cockburn Road and Poore Grove\Project\2. Design\2.2 Drawings\Updated Design\Car Park V 3 & Survey 3D Design.dwg

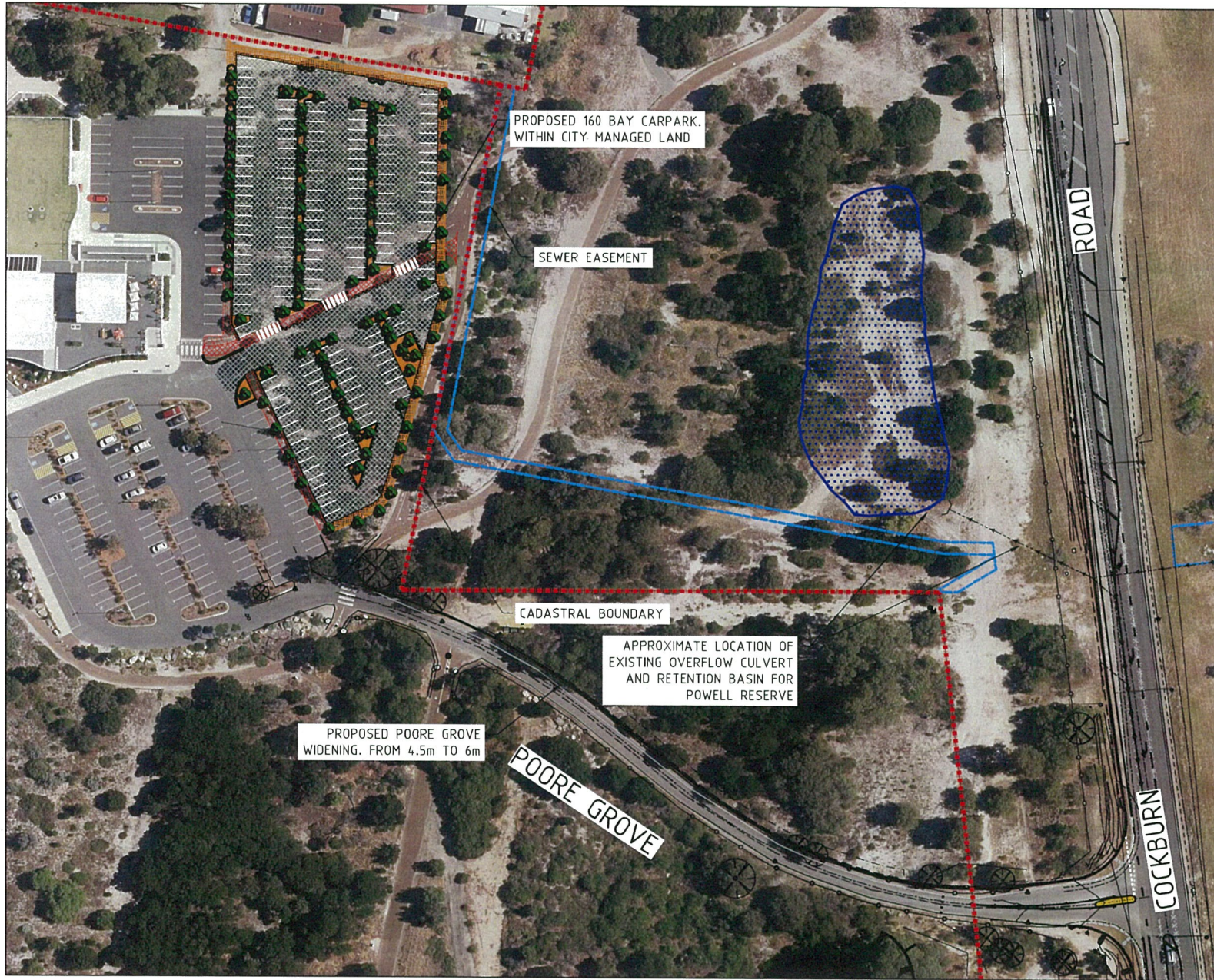


PROPOSED WEED CONTROL & REVEGETATION ZONES **REGIONAL SURF LIFE SAVING & MULTI-PURPOSE** **COMMUNITY FACILITY** **POORE GROVE, COOGEE/MUNSTER**



SCALE 1:1,250

- A** Proposed Weed Control & Revegetation Zones
- Area of Proposed Revegetation & Infill Planting (as required) by City of Cockburn
- Possible Grassed Picnic and BBQ Area (Subject to Further Consideration)



REV	DESCRIPTION	DRAWN	DATE	CHECKED



CITY OF COCKBURN
 9 COLEVILLE CRESCENT, SPEARWOOD WA 6163
 PHONE: (08) 9411 3444 FAX: (08) 9347 3333

TITLE
**COOGEE SURF CLUB
 PROPOSED CARPARK
 CONCEPT PLAN OPTION 2**

DESIGNED T.C.
 DRAWN T.C.
 CHECKED

APPROVED
 DESIGN MANAGER

SCALE 1:1000
 JOB No.
 DWG No. SHEET No. REV

ORIGINAL SIZE A3

Heavy Trucks on Banjup Roads

Ian Thurston

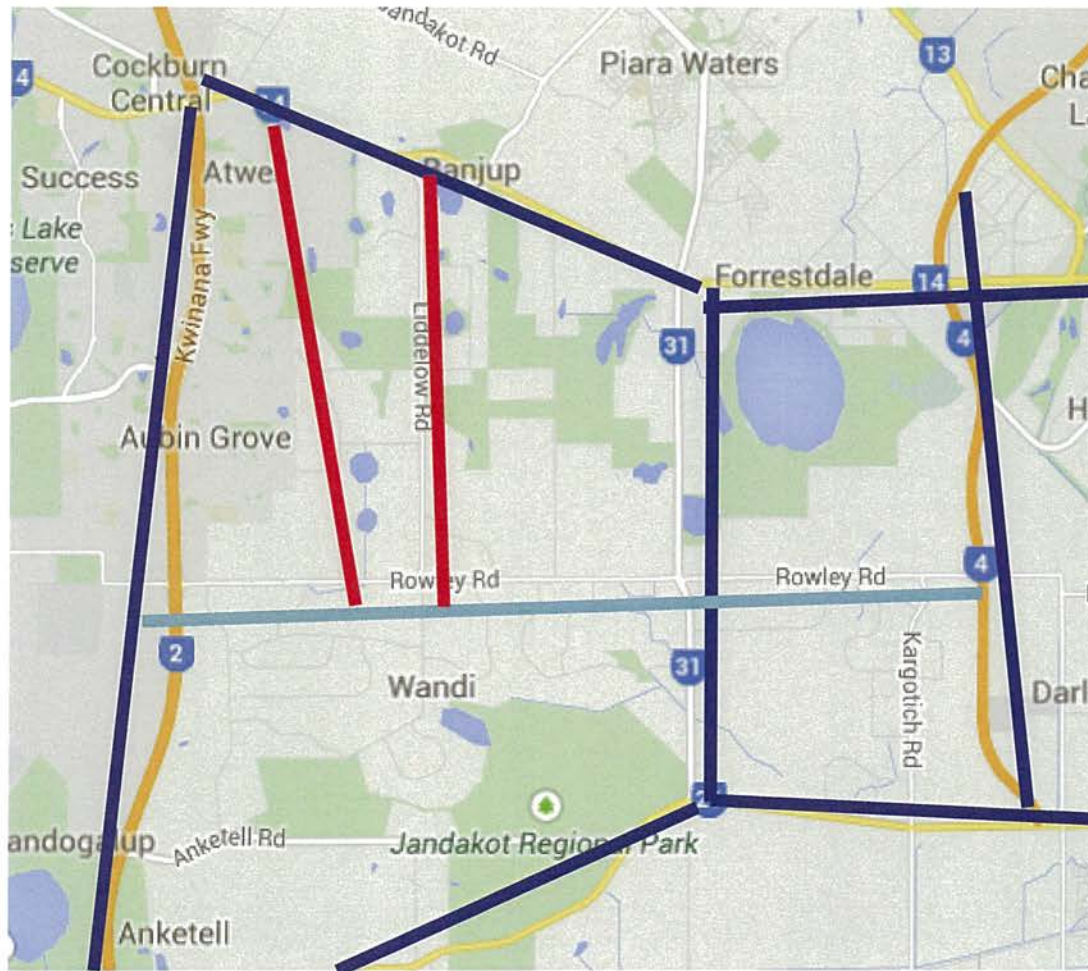
Cockburn officers think heavy truck use of Banjup roads is “acceptable”

- Liddelow and Beenyup Roads are “rat runs”
 - Sand trucks
 - Container trucks
 - Bin trucks
 - Low loaders
 - Cranes
 - Concrete mixers
- Trucks going in both directions
 - Drivers ignoring Cockburn’s representations

Liddelow classified as “Regional Distributor”

- Regional Distributor definition:
 - links significant destinations
 - designed for efficient movement of people and goods within and beyond regional areas
 - managed by local government
- What is “significant” about Banjup and Wandi?
 - What goods?
 - What people?

Liddelow and Beenyup just “Rat Runs”



Primary Distributor

Regional Distributor

Rat Run

Liddelow and Beenyup should be “Local Distributors”

- Link Primary, District, or Regional Distributors at the boundary to side roads
 - Armadale and Rowley
- Discourage through traffic
 - carry traffic belonging to, or serving the area
- Accommodate buses but discourage trucks

Drawn from Main Roads WA Road Hierarchy Criteria – April 2011

Local distributor can have 'traffic calming' measures

- Slow Points
- Chicanes
- Reduced speeds
 - Trucks and Cars
- Safer for residents

Quite clear Liddelow not a Regional Distributor

- Don't need another traffic study to tell us the obvious
- Traffic planners want to hold on to what they have got
- They don't live here
- Did we elect them?

What shall we resolve?

- Motion:
 - The BRG requests the City of Cockburn ~~councillors~~ Mayor present here to move a motion at their March meeting to reclassify Liddelow and Beenyup Roads as “Local Distributors”
- Vote

HEAVY TRUCKS USING LIDDELOW ROAD TO BYPASS KWINANA FREEWAY

For nearly a year, heavy trucks have been using Banjup's roads as a 'rat run' to by pass the Kwinana Freeway. Banjup residents have been campaigning to have truck drivers discouraged from using Banjup roads to little effect. In August 2014 heavy trucks were thundering down Banjup's rural roads at the rate of one every 2 minutes. In May 2015 that frequency has increased to one every 1½ minutes.

Most heavy trucks transport sand from quarries in Hope Valley to construction sites in Piara Waters and Southern River, which used to be swamps. It will take years of carting sand to raise the ground level for safe urban housing. Increasingly, other heavy truck types have been using Banjup's roads, such as container trucks, curtain sided trucks, fuel tankers, low loaders, and large mobile cranes.

None of the heavy trucks has a start or a destination in Banjup: they are all through traffic that should not be using local roads but more properly be using main roads such as the Kwinana Freeway, Armadale Road, and Nicholson Road, as illustrated below, with the trucks' actual route in red:



City of Cockburn engineers have performed two traffic counts on Liddelow Road in Banjup and reported on 6 January 2015 that:

Liddelow Road is classified as a Regional Distributor road and the above weekday volumes and heavy vehicle percentages are acceptable for a road with that function.

Banjup residents contend that Liddelow Road is wrongly classified. According to Main Roads WA the predominant purpose of Regional Distributors is:

Roads linking significant destinations and designed for efficient movement of people and goods between and within regions

Liddelow Road connects Banjup with Wandi, neither of which is a “significant destination”.

Liddelow Road should be a “Local Distributor” whose predominant purpose is for the:

Movement of traffic within local areas and connect access roads to higher order Distributors.

Main Roads WA goes on to say that:

Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to, or serving the area. These roads should accommodate buses, but discourage trucks.

Main roads WA “Regional Hierarchy for Western Australia – Road Types and Criteria” (see attachment) clearly shows that Liddelow Road meets none of the criteria for a Regional Distributor. The road was mistakenly classified years ago and that now needs to be remedied.

Banjup residents urge Cockburn Council to reclassify Liddelow Road as a Local Distributor. Traffic calming measures can then be installed that will discourage the heavy trucks that are harming the rural nature of the Banjup locality.

The following pages show the 24 heavy trucks that thundered along Liddelow Road in 35 minutes one Monday morning in May.



11/05/2015 11:21:43 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 112143 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:26:42 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 112642 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:30:44 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113044 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:31:02 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113102 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:31:38 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113138 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:32:55 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113255 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:33:30 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113330 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:33:49 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113349 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:34:56 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113456 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:34:57 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113457 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:39:03 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113903 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:39:16 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 113916 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:43:44 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 114344 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:44:33 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 114433 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:47:21 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 114721 Heavy truck on Liddelow R...up.JPG



11/05/2015 11:47:58 AM+08:00
Banjup
Heavy truck on Liddelow Road

BRG 20150511 114758 Heavy truck on Liddelow R...up.JPG





Truck #	Time
---------	------

1	11:21:43
2	11:26:42
3	11:30:44
4	11:31:02
5	11:31:38
6	11:32:55
7	11:33:30
8	11:33:49
9	11:34:56
10	11:34:57
11	11:39:03
12	11:39:16
13	11:43:44
14	11:44:33
15	11:47:21
16	11:47:58
17	11:48:53
18	11:50:13
19	11:50:21
20	11:53:27
21	11:53:34
22	11:54:25
23	11:54:29
24	11:54:33
25	11:57:11

One heavy truck every 1 min 25 sec

Elapsed 0:35:28

Trucks load with sand at Hope Valley quarry



Trucks deliver sand to Wright Road, Piara Waters









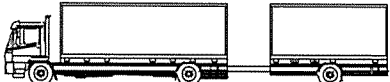




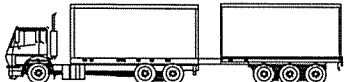

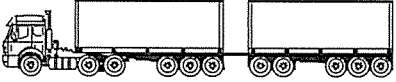
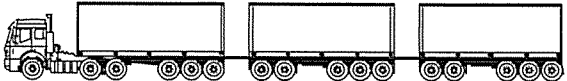
Piara Waters is a huge construction site

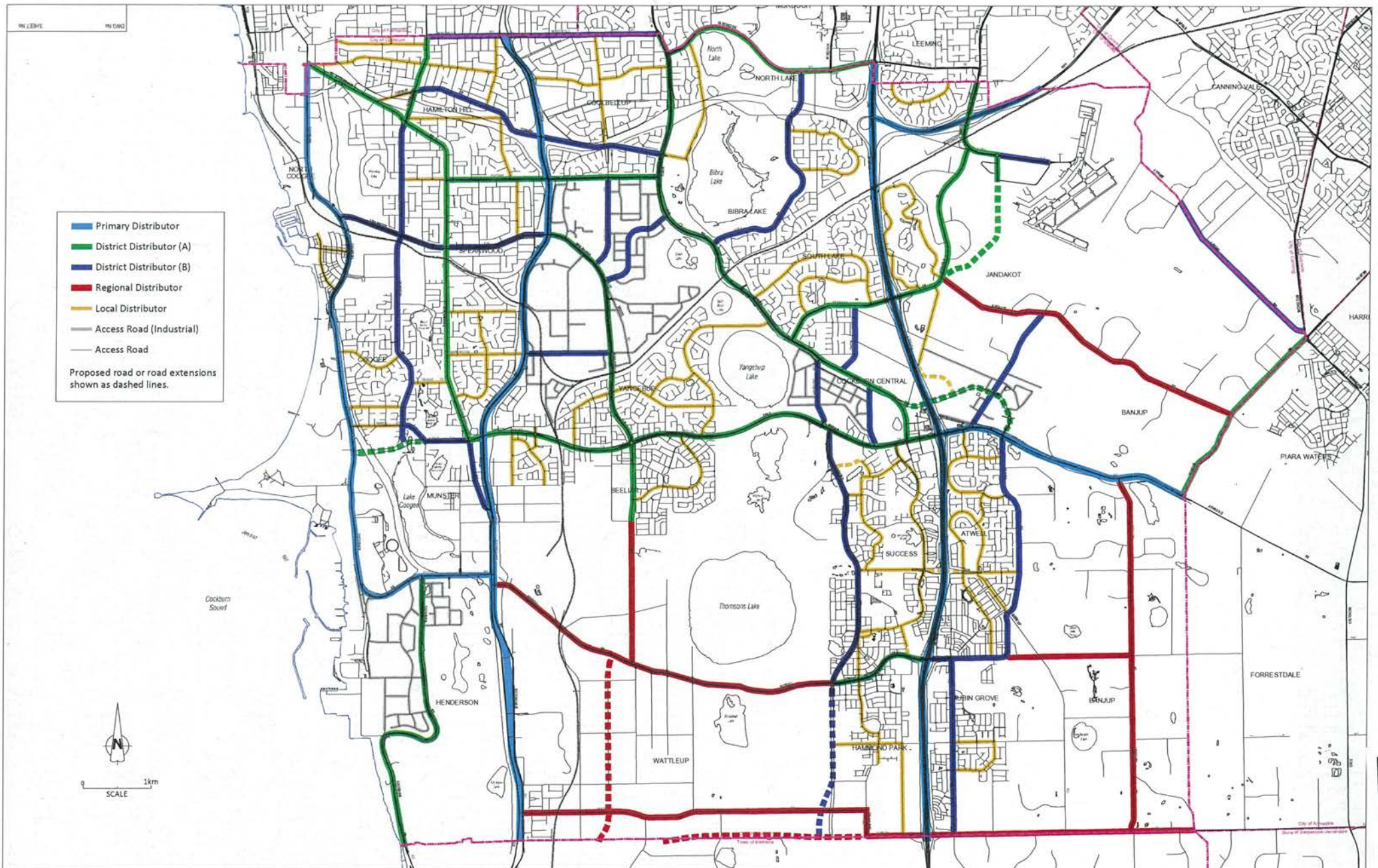
A few years ago this was a swamp.
The sand is used to raise the ground level.
This will need years of sand carting.



VEHICLE CLASSIFICATION SYSTEM

AUSTROADS

CLASS	LIGHT VEHICLES
1	SHORT Car, Van, Wagon, 4WD, Utility, Bicycle, Motorcycle 
2	SHORT - TOWING Trailer, Caravan, Boat 
HEAVY VEHICLES	
3	TWO AXLE TRUCK OR BUS *2 axles 
4	THREE AXLE TRUCK OR BUS *3 axles, 2 axle groups 
5	FOUR (or FIVE) AXLE TRUCK *4 (5) axles, 2 axle groups 
6	THREE AXLE ARTICULATED *3 axles, 3 axle groups  
7	FOUR AXLE ARTICULATED *4 axles, 3 or 4 axle groups  
8	FIVE AXLE ARTICULATED *5 axles, 3+ axle groups 
9	SIX AXLE ARTICULATED *6 axles, 3+ axle groups or 7+ axles, 3 axle groups  
LONG VEHICLES AND ROAD TRAINS	
10	B DOUBLE or HEAVY TRUCK and TRAILER *7+ axles, 4 axle groups 
11	DOUBLE ROAD TRAIN *7+ axles, 5 or 6 axle groups 
12	TRIPLE ROAD TRAIN *7+ axles, 7+ axle groups 



				CITY OF COCKBURN		TITLE		FUNCTIONAL ROAD HIERARCHY		DESIGNED	JMD	APPROVED	SCALE 1:50,000	JOB No.	
				9 GLEVILLE CRESCENT, SPEARWOOD WA 6163						DRAWN	GA		BWG No.	SHEET No.	REV
				PHONE: (08) 9411 3444 FAX: (08) 9347 3333						CHECKED	JMD		3083812	1 of 1	A
A	2012 UPDATE	DESCRIPTION		GA	23/07/2012	JMD									
REV				DRAWN	DATE	CHECKED									

ORIGINAL SIZE A3



CITY OF COCKBURN
9 GLEVILLE CRESCENT, SPEARWOOD WA 6163
PHONE: (08) 9411 3444 FAX: (08) 9347 3333

FUNCTIONAL ROAD HIERARCHY

DESIGNED	JMD	APPROVED		SCALE 1:50,000	JOB No.	
DRAWN	GA			BWG No.	SHEET No.	REV
CHECKED	JMD			3083812	1 of 1	A

ROAD HIERARCHY FOR WESTERN AUSTRALIA
ROAD TYPES AND CRITERIA (see Note 1)

CRITERIA	PRIMARY DISTRIBUTOR (PD) (see Note 2)	DISTRICT DISTRIBUTOR A (DA)	DISTRICT DISTRIBUTOR B (DB)	REGIONAL DISTRIBUTOR (RD)	LOCAL DISTRIBUTOR (LD)	ACCESS ROAD (A)
<i>Primary Criteria</i>						
1. Location (see Note 3)	All of WA incl. BUA	Only Built Up Area.	Only Built Up Area.	Only Non Built Up Area. (see Note 4)	All of WA incl. BUA	All of WA incl. BUA
2. Responsibility	Main Roads Western Australia.	Local Government.	Local Government.	Local Government.	Local Government.	Local Government.
3. Degree of Connectivity	High. Connects to other Primary and Distributor roads.	High. Connects to Primary and/or other Distributor roads.	High. Connects to Primary and/or other Distributor roads.	High. Connects to Primary and/or other Distributor roads.	Medium. Minor Network Role Connects to Distributors and Access Roads.	Low. Provides mainly for property access.
4. Predominant Purpose	Movement of inter regional and/or cross town/city traffic, e.g. freeways, highways and main roads.	High capacity traffic movements between industrial, commercial and residential areas.	Reduced capacity but high traffic volumes travelling between industrial, commercial and residential areas.	Roads linking significant destinations and designed for efficient movement of people and goods between and within regions.	Movement of traffic within local areas and connect access roads to higher order Distributors.	Provision of vehicle access to abutting properties
<i>Secondary Criteria</i>						
5. Indicative Traffic Volume (AADT)	In accordance with Classification Assessment Guidelines.	Above 8 000 vpd	Above 6 000 vpd.	Greater than 100 vpd	<u>Built Up Area</u> - Maximum desirable volume 6 000 vpd. <u>Non Built Up Area</u> – up to 100 vpd.	<u>Built Up Area</u> - Maximum desirable volume 3 000 vpd. <u>Non Built Up Area</u> – up to 75 vpd.
6. Recommended Operating Speed	60 – 110 km/h (depending on design characteristics).	60 – 80 km/h.	60 – 70 km/h.	50 – 110 km/h (depending on design characteristics).	<u>Built Up Area</u> 50 - 60 km/h (desired speed) <u>Non Built Up Area</u> 60 – 110 km/h (depending on design characteristics).	<u>Built Up Area</u> 50 km/h (desired speed). <u>Non Built Up Area</u> 50 – 110 km/h (depending on design characteristics).
7. Heavy Vehicles permitted	Yes.	Yes.	Yes.	Yes.	Yes, but preferably only to service properties.	Only to service properties.
8. Intersection treatments	Controlled with appropriate measures e.g. high speed traffic management, signing, line marking, grade separation.	Controlled with appropriate measures e.g. traffic signals.	Controlled with appropriate Local Area Traffic Management.	Controlled with measures such as signing and line marking of intersections.	Controlled with minor Local Area Traffic Management or measures such as signing.	Self controlling with minor measures.
9. Frontage Access	None on Controlled Access Roads. On other routes, preferably none, but limited access is acceptable to service individual properties.	Prefer not to have residential access. Limited commercial access, generally via service roads.	Residential and commercial access due to its historic status Prefer to limit when and where possible.	Prefer not to have property access. Limited commercial access, generally via lesser roads.	Yes, for property and commercial access due to its historic status. Prefer to limit whenever possible. Side entry is preferred.	Yes.
10. Pedestrians	Preferably none. Crossing should be controlled where possible.	With positive measures for control and safety e.g. pedestrian signals.	With appropriate measures for control and safety e.g. median/islands refuges.	Measures for control and safety such as careful siting of school bus stops and rest areas.	Yes, with minor safety measures where necessary.	Yes.
11. Buses	Yes.	Yes.	Yes.	Yes.	Yes.	If necessary (see Note 5)
12. On-Road Parking	No (emergency parking on shoulders only).	Generally no. Clearways where necessary.	Not preferred. Clearways where necessary.	No – emergency parking on shoulders – encourage parking in off road rest areas where possible.	<u>Built Up Area</u> – yes, where sufficient width and sight distance allow safe passing. <u>Non Built Up Area</u> – no. Emergency parking on shoulders.	Yes, where sufficient width and sight distance allow safe passing.
13. Signs & Linemarking	Centrelines, speed signs, guide and service signs to highway standard.	Centrelines, speed signs, guide and service signs.	Centrelines, speed signs, guide and service signs.	Centrelines, speed signs and guide signs.	Speed and guide signs.	Urban areas – generally not applicable. Rural areas - Guide signs.
14. Rest Areas/Parking Bays	In accordance with Main Roads' <i>Roadside Stopping Places Policy</i> .	Not Applicable.	Not Applicable.	Parking Bays/Rest Areas. Desired at 60km spacing.	Not Applicable.	Not Applicable.

DEFINITIONS

Built Up Areas	See Note 3 below. The criteria was provided by Clive Shepherd from the Western Australian Local Government Grants Commission (WALGGC).
Primary Criteria	A road, or road section, must meet all of these criteria to qualify for the category.
Secondary Criteria	These criteria are provided as indicators of the likely characteristics of a road designated under a particular road type. Ideally, a road should have all of these characteristics, but it is recognised that is unlikely to occur in a number of instances, particularly for traffic volumes in rural areas.
vpd	vehicles per day

NOTES

1. The type designated to each road should represent the role that the road is intended to perform. It may not necessarily reflect the current conditions on the road.
2. Declared Roads under the Main Roads Act ('highways' and 'main roads')
3. Built Up Areas (as defined by the Western Australian Local Government Grants Commission)
Built up areas are identified because roads within them generally involve greater expenditure than roads in non built up areas. This is because roads in built up areas :
 - have high traffic volumes;
 - have large numbers of intersections, necessitating intersection treatments, pavement markings, signs, etc;
 - require kerbing for traffic control and or drainage;
 - require an asphalt surface where traffic volumes are high, or where noise reduction is important;
 - require underground drainage because surface drainage is impractical;
 - involve high cost of service alterations during reconstruction;
 - involve high costs because road works have to be carried out under heavy traffic.

The following definition is intended to limit built up areas to localities where the above conditions prevail.

Residential localities, which have lots with areas less than 0.45 ha, and commercial and industrial areas that meet the following criteria are classed as built up:

- at least half the blocks are developed;¹
- existing roads have a minimum standard of a gravel road for old subdivisions and a sealed road for new subdivisions.

Areas serving sporting complexes, schools and caravan parks are classed as built up where:

- they are located in an area which is developed as residential; or
- the existing roads serving these facilities are already sealed and kerbed.

A road connecting two built up areas is classed as a road in a built up area where the connecting road is less than 300m in length.

4. Except where the Regional Distributor is passing through, or terminating in a town.
5. Buses may need to use Access Roads in some instances e.g. Rural areas for school buses and in cities and towns to provide connectivity for a route.

¹ Roads within new subdivisions being developed in accordance with a Structure Plan should be designed and constructed in accordance with the planned use of the road once the area is fully developed. They should be categorised on the basis of the intended purpose.

DESCRIPTION OF ROAD HIERARCHY

Primary Distributors :

Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast moving traffic. Some are strategic freight routes and all are State Roads. They are managed by Main Roads Western Australia.

District Distributor A : Urban area roads - (Built Up Area -)

Carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by local government.

District Distributor B : Urban area roads - (Built Up Area)

Perform a similar function to type A District Distributors but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with a traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and generally not through them, forming a grid which would ideally space them around 1.5 kilometres apart. They are managed by local government.

Regional Distributor : Rural - (Non Built Up Area)

Roads that are not Primary Distributors but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by local government.

Local Distributor :

Urban - (Built Up Area)

Roads that carry traffic within a cell and link District Distributors or Regional Distributors at the boundary, to access roads. The route of Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to, or serving the area. These roads should accommodate buses, but discourage trucks.

Rural - (Non Built Up Area)

Connect to other Rural Distributors and to Rural Access Roads.

Not Regional Distributors, but which are designed for efficient movement of people and goods within regional areas

Urban and Rural Local Distributor roads are managed by local government.

Access Roads :

Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by local government.

Beenyup and Liddelow Roads, Banjup

Photo 1: Looking north along Beenyup Road, Banjup, just north of Rowley Road



Note 80 km/h speed limit, open road environment (minimal on-street activity, dwellings set well back from road)

Photo 2: Looking north-west along Beenyup Road, Atwell, near Kurrajong Approach



Note on-street parking, dwellings close to road, pedestrian paths and crossing point – 50km/h speed zone

Photo 3: Looking south along Liddelow Road, 700m south of Armadale Road



Note 80 km/h speed limit, open road environment (minimal on-street activity, dwellings set well back from road)

Photo 4: Looking south along Liddelow Road, approx.1 kilometre north of Rowley Rd



City of Cockburn

BUSHFIRE RISK MANAGEMENT PLAN 2015 – 2020



Document Control

Document History

Version	Date	Author	Section
1.0	2013	OBRM	Template sections as per WESTPLAN Fire 2.1.1
1.2	01/2014	M. Emery/T. Wegwermer	Project Framework / section 3.1.6
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1.7	07/2014	M. Emery	Draft A for August OCM council meeting
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1.9	06/10/2014	M. Emery	Minor amendments to Chapter 7 & 8
2.0	30/03/2015	M. Emery	Amendments resulting from public consultation

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Glossary

Asset	A term used to describe anything valued by the community that may be adversely impacted by bushfire. This may include residential houses, infrastructure, agriculture, industry, environmental, cultural and heritage sites.
Bushfire	Unplanned vegetation fire. A generic term which includes grass fires, forest fires and scrub fires both with and without a suppression objective.
Bushfire hazard	The potential or expected behaviour of a bushfire burning under a particular set of conditions, i.e. the type, arrangement and quantity of fuel, the fuel moisture content, wind speed, topography, relative humidity, temperature and atmospheric stability.
Bushfire Risk	The chance of a bushfire igniting, spreading and causing damage to the community or the asset/s they value.
Bushfire risk management	A systematic process to coordinate, direct and control activities relating to bushfire risk; with the aim of limiting the adverse effects of bushfire on the community.
Bushfire Threat	The threat posed by the hazard vegetation. Based on the vegetation category, slope and separation distance.
Consequence	The outcome or impact of a bushfire event.
Likelihood	The chance of something occurring. In this instance, the chance of a bushfire igniting, spreading and reaching the asset.
Recovery Cost	The capacity of an asset to recover from the impacts of a bushfire.
Risk acceptance	The informed decision to accept a risk, based on the knowledge gained during the risk assessment process.
Risk analysis	The application of consequence and likelihood to an event in order to determine the level of risk.
Risk assessment	The systematic process of identifying, analysing and evaluating risk.
Risk evaluation	The process of comparing the outcomes of risk analysis to the risk criteria in order to determine whether a risk is acceptable or tolerable.

Risk identification	The process of recognising, identifying and describing risks.
Risk treatment	A process to select and implement appropriate measures undertaken to modify risk.
Treatment	An activity undertaken in order to modify risk, e.g. conducting a prescribed burn.
Treatment Strategy	The broad approach assigned to an asset which specifies the type to treatment activities that will be implemented to modify risk, e.g. fuel management.
Vulnerability	The susceptibility of an asset to the impacts of bushfire.
Hazard Management Agency	A public authority which, because of legislative responsibility or specialised knowledge, expertise and resources. Such organisations are detailed in State-level emergency management plans.
Prescribed Burning	Is low level cool and control fire within bushland for purposes of clearing ground fuel loads. These burns are conducted generally during the winter period to reduce any potential risks of the fire becoming out of control. Within WA prescribed burns are conducted by Bush Fire Brigades and the Department of Parks and Wildlife.
Tenure Blind	A term used to encompass all different land ownerships, whether government or private.

1

¹ Australasian Fire and Emergency Service Authorities Council 2012, AFEC Bushfire Glossary, AFAC Limited, East Melbourne, Australia
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Common Abbreviations

APZ	Asset Protection Zone
BFARG	Bush Fire Advisory Reference Group
BRMP	Bushfire Risk Management Plan
BoM	Bureau of Meteorology
BFTA	Bushfire Threat Analysis
CBFCO	Chief Bush Fire Control Officer
CBD	Central Business District
DEMC	District Emergency Management Committee
DFES	Department of Fire and Emergency Services
DPaW	Department of Parks and Wildlife
FMP	Fire Management Plan
HSZ	Hazard Separation Zone
LEMA	Local Emergency Management Arrangements
LEMC	Local Emergency Management Committee
LG	Local Government
LMZ	Land Management Zone
OBRM	Office of Bushfire Risk Management
SEMC	State Emergency Management Committee
UCL	Unallocated Crown Lands
UMR	Unmanaged Reserves
WAPC	Western Australian Planning Commission

Executive Summary

Bushfire is a real threat to the safety of residents and property within the coastal plains of Perth. A contributing factor to bushfires and their severity is governed by the amount of fuel available to burn. This Bushfire Risk Management Plan (BRMP) provides a basis for treating and reducing the risk of fire, reducing the fuel load and increasing community awareness of the risks associated with bushfire.

Cockburn Sound is especially susceptible to build up of fuel loads by wet winters creating ground vegetation growth, and hot dry summers which dries growth and subsequently turning it into ground fire fuel commonly referred to as fuel load. The combination of reduced rainfall and warmer temperatures brought about by climate change and increasingly high fuel loads indicate an unprecedented bushfire risk, which within the last decade has seen a significant increase in the number, size and severity of bushfires in Western Australia (Department of the Environment).

Management of this risk effectively and efficiently is required due seasonal timings of bushfires, increase of residents living in urban interfacing areas of bush land and treatment resources (both financial and resource) required to reduce the threat of bushfire.

Methods of measuring the risk were taken from a number of sources. Part of the BRMP development included physical fuel loading assessments across the City of Cockburn. The findings related to these fuel load assessments were factored into the overall risk assessment process and included data obtained by the Department of Fire and Emergency Services of bushfire historical trends, response times and water availability. The risk management process that underpins the BRMP is based on the AS/NZS ISO 31000:2009 Risk management – Principle and guidelines. Such an approach is consistent with the policies of the State Emergency Management Committee (SEMC).

The results of the fuel loading assessment carried out during the development of the BRMP, indicated fuel loads within the City of Cockburn Conservation Reserves were mostly consistent with the DFES visual fuel load guide, with the exception of several reserves requiring urgent fuel management works. These assessments were analysed using the Forest Fire Behaviour Tables for Western Australia commissioned by the Department of Conservation and Land Management (now Department of Parks and Wildlife) and compared to the DFES Visual Fuel Load Guide as photographic confirmation for the assessment officers. Partial areas of land outside of the legislative control of the City of Cockburn, has been considered at a higher risk due to remiss fire management works in the past by non-prescribed departments of public service as defined under the *Bush Fires Act 1954*.

During the development of the BRMP, the City carried out an examination in areas at risk of bushfire and categorized the assets into four key areas; human, economic, environmental and cultural. Defining these categories gives this BRMP the ability to ensure the likelihood and consequence of a bushfire was accurately considered in relation to the specific asset.

Following the determination of the overall risk for each asset, the BRMP assigned a treatment strategy which utilizes a tiered level approach. This allows for the appropriate escalation of treatments if a risk is not effectively mitigated whilst ensuring financial constraints on bushfire management by all stakeholders is considered. The treatment tiers

used within the BRMP are made up of common used bushfire management treatments recommended by the Office of Bushfire Risk Management.

Once a treatment tier has been selected, this is incorporated into the treatment register for completion by the appropriate land owner. The treatment register is a dynamic document that is continually updated when the City is notified of completed treatment works by the relevant landowner.

Current legal limitations of the *Bush Fires Act 1954* do not give Local Government Authorities the authority to enforce bushfire management works on state agencies referred to under the act as non-prescribed departments of public service. It is conceived there will be changes to this legal ambiguity in the future, with the current consideration of amalgamating several Acts into one Emergency Services Act that will bind state agencies to implanting bushfire management works.

The BRMP does make a number of recommendations, most notably;

- Treatment recommendations on crown land
- Tier level treatment strategy
- Fire Control Order use on private and commercial land
- Bushfire awareness through increased community engagement

The BRMP outlines key agencies involved in the implementation of this report, however, no memorandum of understanding or endorsement was sought at the completion of the BRMP. Specific information contained with the BRMP was provided to the City of Cockburn by the Department of Fire and Emergency Services, the accuracy of this information has been in verified by the City of Cockburn to the best of its abilities.

Chapter 1 Introduction

1.1 Background

In the pursuance of the *Emergency Management Act 2005* the State Emergency Management Committee has the legislative requirement to compile hazard specific State emergency plans. The State Emergency Management Plan for bushfire (*Westplan - Fire*) instructs the requirements for an integrated Bushfire Risk Management Plan (BRMP) to be developed for each local government area. The BRMP should detail the treatment of bushfire related risk across all land tenures (State Emergency Management Committee, 2013).

This BRMP has been prepared by the City of Cockburn in accordance with the requirements of *Westplan – Fire* and the Bushfire Risk Management Planning - Guidelines for preparing a Bushfire Risk Management Plan developed by the Office of Bushfire Risk Management (OBRM). The risk management process that underpins this Plan is based on the *AS/NZS ISO 31000:2009 Risk management – Principle and guidelines*. Such an approach is consistent with the policies of the State Emergency Management Committee (SEMC).

The BRMP is a strategic document that identifies assets valued by the community that are at risk of bushfire and details a recommended five (5) year program of coordinated multi-agency treatments to address this risk. A suite of treatment strategies and actions have been incorporated (Appendix 1) into the BRMP to ensure that bushfire related risks are reduced across the City of Cockburn district.

The works programs identified within the BRMP *Treatment Schedule* (Appendix 3) should be undertaken by the landowner or relevant land manager(s). Whilst developing this BRMP, extensive consultation was undertaken with landowners and key agencies responsible for the implementation of the treatment strategies.

The City did not seek endorsement from individual agencies at the time of writing the BRMP. All treatment strategies related to crown land are a recommendation due to the limits of the current *Bush Fires Act of 1954 (as amended)*.

1.2 Aim and Objectives

The aim of the BRMP is to document a coordinated and efficient approach towards the identification and treatment of assets exposed to bushfire related risk within the City of Cockburn.

The objective of the BRMP is to effectively reduce bushfire related risk within the City of Cockburn in order to protect people and asset. Specifically, the objectives of this plan are to:

- Guide and coordinate a tenure blind bushfire risk management program over a five (5) year period;
- Review the *Treatment Schedule* (appendix 3) annually;
- Document the process used to identify, analyse and evaluate risk, determine priorities and develop a plan to systematically treat risk;
- Facilitate the effective use of the financial and physical resources available for bushfire risk management activities;

- Integrate bushfire risk management into the business processes of the City of Cockburn, land managers and other agencies;
- Facilitate interaction between stakeholders in relation to bushfire management;
- Clearly and concisely communicate risk in a format that is meaningful to stakeholders and the community; and
- Monitor and review the implementation of the BRMP, to ensure enhancements are made on an on-going basis.

1.3 Limits of Authority

Enforcement of the BRMP *Treatment Schedule* (Appendix 3) is limited by the *Bush Fires Act of 1954 (as amended)*. Current limitations within the act do not allow the City of Cockburn to enforce bushfire management works on Crown Land owned by non-prescribed Departments of Public Service.

During the implementation of the BRMP, the City of Cockburn worked with State Agencies and relevant interested party's listed within the *Stakeholders List* (Appendix 4) to ensure all treatment strategies recommended were achievable without the need for compliance with enforcement.

At time of writing the BRMP, Department of Fire and Emergency Services is reviewing a possible amalgamation of the *Fire Brigades Act 1942*, *Bush Fires Act 1954* and the *Fire and Emergency Services Act 1998*. As part of this review the new Emergency Services Act may give Local Governments' the power to ensure land owners comply with bushfire management works prescribed by the relevant Local Government Authority.

1.4 Authority to Develop a Bushfire Risk Management Plan

The authority for the development of the BRMP is detailed within *Westplan – Fire*, which details that the development of the BRMP for a Local Government Authority. During the planning process of the BRMP, advice was provided by the Department of Fire and Emergency Services – Office of Bush Fire Risk Management.

The City of Cockburn maintains a Bush Fire Advisory Reference Group (BFARG) to provide technical knowledge to the City's Elected Members and Officers. The BFARG will provide advice on the effectiveness and opportunities of improvement for the BRMP on a continuing basis.

The City of Cockburn Local Emergency Management Committee (LEMC) is established under *Section 38* of the *Emergency Management Act 2005*. The LEMC is to advise and assist the Local Government with emergency management activities, reduce risks within the community and ensure that Local Emergency Management Arrangements (LEMA) are established for the Local Government area. The BRMP is considered a support plan which compliments the LEMA. Members of the City of Cockburn LEMC were given the opportunity to contribute where appropriate.

1.5 Scope of the Bushfire Risk Management Plan

The BRMP strategically addresses bushfire related risk within the City of Cockburn. The outcome of the Strategic Risk Assessment provided in chapter 4 sets the context for the Bushfire Risk Planning Area Risk assessments. The area covered by this BRMP encompasses all areas within the municipal boundaries of the City of Cockburn, exclusive of Carnac and Rottnest Island. Carnac and Rottnest Island was excluded from the BRMP, due to different land management practices and treatment options compared to the mainland of the City of Cockburn.

Any assets identified during the Bushfire Risk Planning Area Risk Assessments and the subsequent treatment strategies developed are detailed within the *Asset Risk Register* (Appendix 2), *Treatment Schedule* (Appendix 3) and *Maps* (Appendix 7).

1.6 The Project Framework

A *Project Framework* was created to provide guidance during the conception of the BRMP. The *Project Framework* outlines the responsibility for development and key milestones to be achieved. The *Project Framework* is attached in Appendix 5.

1.7 Policy, Standards and Legislation

The following policy, standards and legislation were considered to be applicable to the development and implementation of the BMRP.

1.7.1 Policies

- *State Emergency Management Policy 2.5 – Emergency Management in Local Government Districts*
- *State Emergency Management Policy 2.9 – Management of Risks*
- *State Emergency Management Plan - Fire (WESTPLAN - Fire)*
- *State Planning Policy*
- *Planning for Bushfire Protection Guidelines - Edition 2*
- *City of Cockburn Community Engagement Framework*
- *City of Cockburn Local Emergency Management Arrangements 2011*
- *City of Cockburn Community Emergency Management Risk Management Plan 2009*
- *City of Cockburn Fire Control order (as amended)*
- *City of Cockburn Permit To Set Fire To The Bush (Fire Permit) (as amended)*
- *Local Planning Policy Bushfire Prone Areas (draft)*
- *City of Cockburn Policy - Street Verge Improvements (AEW1)*

1.7.2 Standards

- *AS/NZS ISO 31000:2009 - Risk Management – Principles and Guidelines*
- *AS 3959-2009 Construction of buildings in bushfire-prone areas*
- *City of Cockburn Town Planning Scheme No.3 (as amended)*
- *Bushfire Risk Management Planning – Guidelines for preparing a Bushfire Risk Management Plan (2014)*

1.7.3 Legislation

- *Bush Fires Act 1954*
- *Conservation and Land Management Act 1984*
- *Emergency Management Act 2005*
- *Environmental Protection Act 1986*
- *Fire Brigades Act 1942*
- *Fire and Emergency Service Act 1998*
- *Local Government Act 1995*
- *Wildlife Conservation Act 1950*
- *Bush Fires Regulations 1954*
- *Emergency Management Regulations 2006*
- *Land Administration Act 1997*
- *Rottneest Island Authority Act 1987*
- *Aboriginal Heritage Act 1972*

Chapter 2 Risk Management Process

The risk management processes followed in the development of the BRMP are in accordance with the international standard for risk management, AS/NZS ISO 31000:2009. This process is outlined in Figure 1.

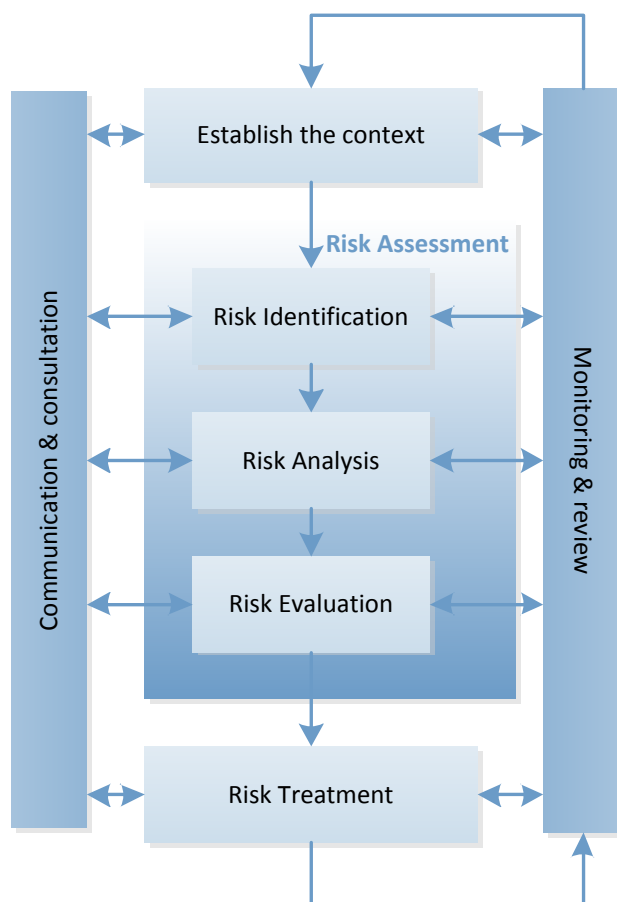


Figure 1 - An overview of the risk management process (AS/NZS ISO 31000:2009).

2.1 Communication & Consultation

As indicated in Figure 1, communication and consultation throughout the risk management process are fundamental to the preparation of an effective BRMP. The City's BRMP has been developed in consultation with the stakeholders identified in Appendix 4.

Stakeholder consultation with land owners and the community was facilitated through workshops and individual meetings with major land owners and managers within the City of Cockburn.

Public workshops were carried out for residents to provide feedback on how they perceive the City's bushfire management strategies should be implemented. Key findings from the public workshops were documented and provided as Appendix 6 of the BRMP.

2.1.1 Communication Strategy

To ensure that appropriate and effective engagement and communication occurred with relevant stakeholders, the following overarching strategies' were implemented for the development of the BRMP:

- Ensure that specific and targeted communications occurred between the City of Cockburn, internal departments, land owners/managers and the community throughout the development of the BRMP;
- Ensure that relevant stakeholders who are essential to the BRMP process, or can supply the information required for the risk assessment process were identified, engaged and had a clear understanding of the BRMP;
- Ensure prominent stakeholders and land managers did not make judgements on the acceptability of a risk based on their own individual perception;
- Provided opportunity for the local Volunteer Bush Fire Brigades to provide input into the BRMP process;
- Improved the community's understanding of bushfire risk, the BRMP process and their appreciation of the way bushfire is managed across the City of Cockburn; and
- Ensured that the community's concerns and perception of bushfire risk are identified, understood and documented.

The views, concerns and issues expressed during the development of this BRMP, along with the subsequent actions taken, have been documented in an *Issues Register*. Any significant issues that remain unresolved have also been noted in the *Issues Register* for the City's officers to address as and when appropriate. The *Issues Register* was not released within the BRMP on advice from the Office of Bushfire Risk Management (Department of Fire & Emergency Services - Office of Bushfire Risk Management, 2014).

Chapter 3 Establishing the Context

3.1 Description of the Bushfire Risk Management Plan Area

3.1.1 Location, Boundaries and Land Tenure

The City of Cockburn is located in Perth's outer southern suburbs approximately 15 kilometres from the Perth CBD. The City of Cockburn is bounded by the Cities of Fremantle, Melville to the north and the Cities of Canning and Armadale to the east, the City of Kwinana to the south and the Indian Ocean to the west. The City of Cockburn Local Government boundaries include Rottnest Island and Carnac Island, located 18 and 10 kilometers retrospectively off shore to the west.

The Rottnest Island Authority is a statutory non-government agency established by the Western Australian State Government to maintain day to day operation of the island. Carnac Island is an un-inhabited island and is principally managed by Department of Parks and Wildlife.

The City of Cockburn comprises of the suburbs of Atwell, Aubin Grove, Banjup, Beeliar, Bibra Lake, Cockburn Central, Coogee, Coolbellup, Hamilton Hill, Hammond Park, Henderson, Jandakot, Leeming (part of), Munster, Port Coogee, North Coogee, North Lake, South Lake, Spearwood, Success, Wattleup and Yangebup.

The City of Cockburn land ownership by State Agencies makes up a total of approximately 41.84 per cent of the total land holdings within the City of Cockburn, the balance remaining is made up of private and corporate freehold land. Due to the ongoing expansion of urban areas no current percentile of residential vs. rural areas would be correct for the lifetime of the BRMP. Table 1 lists the top seven agencies by land holding size. The Department of Parks and Wildlife manage land on behalf of the Conservation Commission of WA.

Relevant Agency	Percentile of Land Managed within the BRMP Area
City of Cockburn	9.83 (approximately)
Conservation Commission of WA (DPaW)	8.80
WA Planning Commission	6.52
Commonwealth of Australia (Jandakot Airport)	4.18
WA Land Authority	2.40
Department of Lands	2.37
Water Corporation	1.62

Table 1 - Overview of government Agency Land Tenure within the City of Cockburn

3.1.2 Climate and Bushfire Season

Perth is characterised as having a Mediterranean climate as it experiences warm dry summers and cool wet winters. Table 2 shows the monthly rainfall for the past 4 years and clearly shows the pattern of wet winters and dry summers. Chart 1 shows the historical average (1900 – 2013) of rainfall within the Perth metropolitan district. The predominant winds in the summer months are generally easterly to north easterly changing to south-westerly in the afternoon (Bureau of Meteorology, 2014).

In Perth and surrounding coastal areas the fire risk is greatest from summer through autumn, when the moisture content in vegetation is low. Summer and autumn days with high temperatures, low humidity and strong winds are especially conducive to the spread of fire (Blanchi, 2010). This risk of bushfires is enhanced if thunderstorms develop, accompanied by lightning with little or no rain.

The Bureau of Meteorology (BoM) states that extreme fire weather conditions in the Perth region typically occur with strong easterly or north easterly winds associated with a strong high to the south of the state and a trough offshore. Easterly winds represent about 60 per cent of extreme fire weather days, compared to less than 5 per cent associated with southerly winds (Bureau of Meteorology, 2014).

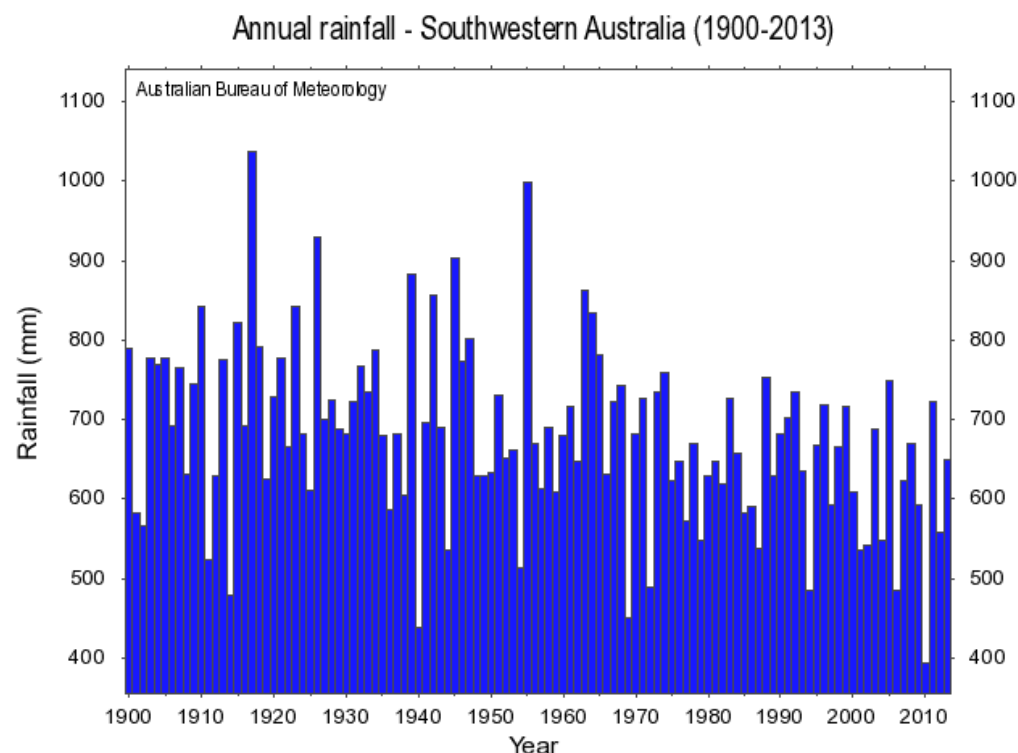
Extreme weather conditions often follow a sequence of hot days and easterly winds that culminate when the trough deepens near the coast and moves inland. Winds can change from easterly to northerly and then to westerly during this sequence of climatic events (Blanchi, 2010).

Table 2 - Rainfall average within the City of Cockburn

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2010	0.2	0.0	36.6	49.8	91.0	65.6	106.8	74.6	32.4	21.4	6.6	10.8	495.8
2011	31.4	0.0	0.0	34.2	85.6	203.2	181.0	136.2	114.4	59.0	31.6	39.0	915.6
2012	12.8	16.6	0.2	69.4	53.6	168.4	34.6	100.6	114.2	17.4	67.8	28.8	684.4
2013	6.4	1.6	61.6	19.2	164.2	51.2	165.2	194.6	173.2	40.4	9.4	2.0	889.0

(Bureau of Meteorology, 2014)

Chart 1 - Annual rainfall - South West Land Division - Western Australia



(Bureau of Meteorology, 2014)

20 - City of Cockburn Bushfire Risk Management Plan 2015 - 2020

3.1.3 Vegetation

The City of Cockburn is located within the South West Botanical Province of Western Australia which is recognised as one of the world's top 25 biodiversity hotspots (Natural Heritage Trust, 2003). Biodiversity hotspots are areas that support natural ecosystems that are largely intact and where native species and communities associated with these ecosystems are well represented. They are also areas with a high diversity of locally endemic species, which are species that are not found or are rarely found outside the hotspot (Department of Environment, 2014).

The South West Botanical Province of Western Australia has been recognised as globally significant not only because of the wide diversity of plants, animals and habitat types that are highly endemic but because of the multiple threats they are exposed to. (Natural Heritage Trust, 2003)

Within the City, contains a population of *Caladenia huegelii* (a rare orchid), in addition of nine species considered to be 'significant flora' by the Department of Parks and Wildlife. Significant flora is defined as species at varying risks of extinction, depending on their classification. (City of Cockburn, 2000)

There is a range of vegetation types and floristic communities within the City's boundaries. Within the City six different vegetation complexes are represented. The most western section supports coastal vegetation and coastal heath underlain by limestone outcrops. (City of Cockburn, 2012)

Numerous wetlands are found throughout the City and support *Melaleuca* (Paperbark) and native sedge vegetation communities. The eastern parts of the City support predominantly *Banksia Eucalypt* Woodlands which are highly diverse in their floristic makeup and an example of a Priority Ecological Community. Vegetation which supports several threatened flora and fauna species, such as *Carnaby Black Cockatoos*, are also located within the City's reserves. Thomson and Banganup Lakes are in very good condition with an intact vegetation structure, more than 80 per cent native vegetation coverage and limited signs of disturbance. Smaller remnants with greater boundary to area ratios are generally more disturbed. (City of Cockburn, 2012)

See Map 0:02 for site specific overview of environmental areas activity managed by the City of Cockburn.

3.1.4 Population and Demographics

Between 2011 and 2031, the population for the City of Cockburn is forecast to increase by 36,000 (27.48 per cent growth), at an average change of 1.62 per cent per annum (Forecast Id, 2014).

The City of Cockburn has as an aging population with 14.1 per cent of residents are over 60 years of age. The City's younger residents (14 years and under) represent 21.4 per cent (Australian Bureau of Statistics Census 2011). Combining these figures indicate the ratio of at risk residents that may be more likely to fall susceptible to smoke related illness during bushfires or controlled burns (Department of Health (Victoria), 2012). At risk populations have also been noted to need special consideration during emergency events similar to that of bushfires (Cornell, 2014).

The City of Cockburn includes residents from Cultural and Linguistically Diverse (CALD) backgrounds, of which over 18 per cent of all residents living within the City of Cockburn were born in countries where English is not their first language (Forecast Id, 2014).

Table 3 - Population by suburb Table 4 - Population by suburb

Area	2011	2016	2021	2026	2031	Total change	Avg. annual % change
City of Cockburn	95,315	109,173	119,840	126,856	131,428	+36,113	1.6
Atwell	9,146	9,196	8,686	8,358	8,151	-995	-0.6
Aubin Grove – Banjup¹	5,875	8,015	9,002	8,847	8,570	+2,695	1.9
Beeliar	6,266	8,336	8,749	8,674	8,502	+2,236	1.5
Bibra Lake	6,370	6,449	6,448	6,455	6,519	+149	0.1
Coogee/ North Coogee	4,973	6,914	9,524	11,509	13,206	+8,233	5.0
Coolbellup	5,246	5,322	5,310	5,363	5,421	+175	0.2
Hamilton Hill	10,519	10,756	10,918	11,173	11,843	+1,324	0.6
Hammond Park - Wattleup - Henderson	3,133	5,597	8,338	9,414	9,253	+6,120	5.6
Jandakot	2,895	2,874	2,930	2,972	3,008	+113	0.2
Leeming (part)	2,284	2,167	2,133	2,097	2,105	-179	-0.4
Munster	3,711	4,504	5,132	5,535	5,667	+1,956	2.1
North Lake	1,345	1,428	1,520	1,527	1,531	+186	0.6
South Lake - Cockburn Central	7,129	7,862	9,551	12,205	14,605	+7,476	3.7
Spearwood	9,678	10,084	10,660	11,113	11,278	+1,600	0.8
Success	9,033	11,116	12,019	12,659	12,877	+3,844	1.8
Yangebup	7,589	8,416	8,785	8,822	8,764	+1,175	0.7

(Australian Bureau of Statistics, 2012)

¹ Due to limitations on data available from the Australian Bureau of Statistics, Banjup and Aubin Grove data has been combined. There is approximately 1100 homes within their City of Cockburn zoned rural of this approximately 800 are located within Banjup.

3.1.5 Economic Activities and Industry

The City of Cockburn is a growing residential area, with substantial rural-residential areas, significant industrial and commercial areas. Most rural land is used for market gardening and hobby farming, much of which is located over the Jandakot Ground Water Mound (Map 0:04).

State Planning Policy 2.3 stipulates the types of protection, usage and clearing that can be undertaken within the Jandakot Ground Water Mound.

Key employment sectors within the City of Cockburn, are manufacturing, retail and education. Ship building and limestone quarrying are other important industries, with major industrial areas located in Bibra Lake, Cockburn Central, Henderson, Jandakot Airport and North Coogee. . The suburb of Henderson is home to the Australian Marine Complex, one of the largest ship building precincts in Australia. The City has three main retail centres

(Cockburn Gateway, Lakelands and Phoenix shopping centres) and one tertiary institution (Challenger TAFE) located in Henderson.

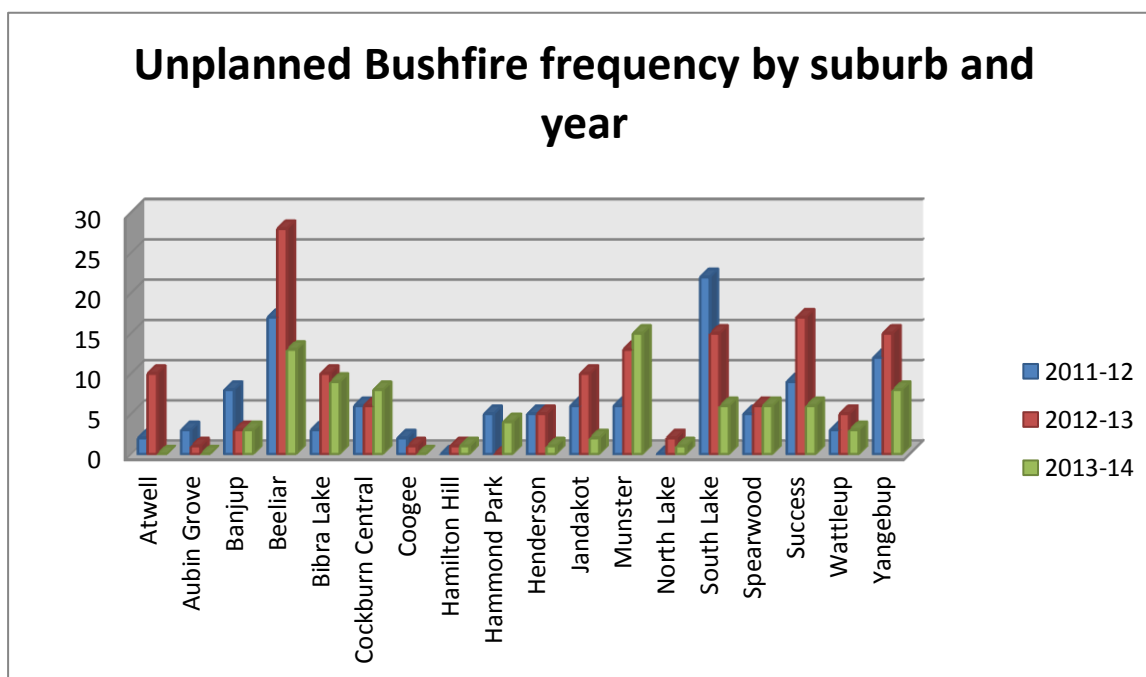
3.1.6 Bushfire Frequency and Causes of Ignition

The City of Cockburn contains a variety of native vegetation types. The majority of which is *banksia eucalypt* woodland. Much of this vegetation has become degraded due to past land uses resulting in weed invasion by non-native species. The majority of the non-native species are grasses which significantly increase the bushfire risk. These grasses increase the risk of fast moving and intense bushfires that threaten life, property and the environment. (Dr. D Simberloff, 2011)

Ignition frequency of unplanned fires can vary from seasonal conditions and location. It is believed a majority of fires within the City of Cockburn may have been contributed to human interference relating to arson. Most events of arson within the City are believed to be carried out within or close too residential areas. However, the frequency of arson within semi-rural areas may be higher than what is expected due to the difficulty in identifying fires ignition causes within these areas.

The presence of grasses in bush land areas, road reserves and public open spaces also adds to the likelihood of fires being started by accidental, deliberate or through natural causes. There is an on-going need to effectively manage grass fuels to help minimise the risk of fire (Attorney-General's Department, 2014) .

Chart 2 – Bushfire Frequency by suburb and year



NB: The above data does include the occurrence of roadside verge fires.

Planned fires, utilising the City's Fire Control Order and permit system, account for the majority of fires within the City's rural land holdings. The permit system is heavily utilised by many residents, with 532 permits issued within the 2012/2013 financial year by the City's Rangers Department. With the newly prescribed allowance on non-permit lawful burns of fuel load piles less than 1 cubic metre, it is expected the number of permits may drop over the restricted burning period, however the number of fires (especially less than 1 cubic metre) will increase.

Chapter 4 Strategic Risk Assessment

A Strategic Risk Assessment has been undertaken across the entire City of Cockburn. This assessment was used to identify the order of which the bushfire risk planning areas were prioritised for a treatment strategy to be implemented.

4.1 Strategic Risk Assessment

In order to undertake the Strategic Risk Assessment, the City of Cockburn was divided into six bushfire risk planning areas. These areas are identified as being vulnerable to bushfire and require more detailed assessment using the bushfire risk assessment process.

The *Strategic Risk Assessment Table* (table 4) was used to conduct a broad scale assessment of each bushfire risk planning area to determine their priority for further assessment.

Table 4 – Strategic Risk Assessment Table

	Low	Minor	Moderate	Major	Catastrophic
BFTA: Combined Layer Fire Behaviour Layer Ignition Risk Layer Response Times Values at Risk	Average is LOW Average is LOW Average is LOW Average is LOW Average is LOW	Average is MINOR Average is MINOR Average is MINOR Average is MINOR Average is MINOR	Average is MODERATE Average is MODERATE Average is MODERATE Average is MODERATE Average is MODERATE	Average is MAJOR Average is MAJOR Average is MAJOR Average is MAJOR Average is MAJOR	Average is CATASTROPHIC Average is CATASTROPHIC Average is CATASTROPHIC Average is CATASTROPHIC Average is CATASTROPHIC
Previous Bushfire Risk Planning	Final plan in place Coordinated treatment works have been completed	Final plan in place Coordinated treatment works progressively being implemented	Draft plan Uncoordinated treatment works undertaken	No plan of any type Uncoordinated treatment works undertaken	No plan of any type No treatment works implemented
Population vulnerable to Fire	1 - 100	101 – 1,000	1,001 – 10,000	10,001 – 100,000	>100,000
Topography	Flat Dry terrain No vehicle access issues	Gentle slope or undulation No issues for 4WDs or machinery	Moderate slope or undulation Minor access issues for 4WDs	Significant slope or undulation Severe issues for 4WDs Some machinery limited or impeded	Steep terrain or large wet, boggy areas No access for 4WDs Machinery severely impeded
Access	Multiple access roads All sealed roads, duel carriageways	2 or more access roads that are sealed, duel carriageways	Single access road that is a sealed duel carriageway	Single lane sealed road/s only access to and from community	Limited or no access.
Water Supply	Reliable reticulated water supply	Reticulated water supply, limited pressure or feed issues	Alternative water supply located in close proximity	Alternative water supply located a some distance away	No emergency water supply
Fuel Loads	Low fuel loads	Moderate fuel loads Good APZs and HSZs implemented	Moderate fuel loads	High fuel loads Limited APZs or HSZs implemented	High fuel loads No APZs or HSZs implemented

Bushfire risk has been identified using a combination of the State-wide Bushfire Threat Analysis (BFTA) - February 2013 maps provided by the Department of Fire and Emergency Services and using accredited physical fuel load assessment techniques. The Fuel loading results are available in Appendix 9 & 10 of the BRMP. The risk ratings have been developed in accordance with AS/NZS ISO 31000:2009 Risk Management Principles and Guidelines (Figure 1).

The following analyses from the DFES BFTA assessments were taken into consideration:

- Combined Likelihood and Consequences
- Fire Behaviour

- Ignition Risk
- Response Times
- Values at Risk

The BFTA defines risk in terms of the likelihood of occurrence of a bushfire, and the subsequent consequences should the event of bushfire occur. The analysis applies both quantitative and qualitative assessments based on the best available data.

Using the results of the Strategic Risk Assessment outlined in table 4 the bushfire planning areas were organised into a list of priority areas, these areas are listed within Table 5 below.

Table 5 – Bushfire Planning Area Order of Priority

Bushfire Risk Planning Area	Priority Assigned
Banjup/Atwell (Planning area 1)	1
North Lake – Yangebup Lake (Planning area 6)	2
Jandakot / Banjup north (Planning area 2)	3
Beeliar Regional Park (Planning area 4)	4
Southern Coast to Hammond Park (Planning area 3)	5
Coastal strip (planning area 5)	6
Indiscriminate Pocketed Hazards (planning area 7)	7

Map (0:01) indicates the boundaries of those bushfire risk planning areas identified within the City of Cockburn.

Chapter 5 Bushfire Risk Planning Area Risk Assessment

5.1 Bushfire Risk Planning Area Risk Assessment

The results of the Bushfire Planning Area Risk Assessments undertaken to date are shown in the *Asset Risk Register* and *Treatment Schedule*, attached as Appendix 2 and 3 retrospectively. Further assets and treatments may be added to the Asset Risk Register and Treatment Schedule as the BRMP progresses.

5.2 Asset Identification

All assets identified during the BRMP planning process have been added to the City's Geographic Information System (GIS) - Emergency Management Layer to support the City's Emergency Management staff provide key information to Hazard Management Agencies in the event of a bushfire or other emergency events within the planning area of the BRMP.

5.2.1 Human Settlement

Human settlement assets have been identified, mapped and listed in the *Asset Risk Register* including:

- **Residential areas**, including rural properties and urban interface areas;
- **Places of temporary inhabitants** including commercial and industrial areas locations.
- **Special risk and critical facilities** such as aged care facilities, schools and childcare facilities, tourist accommodation and facilities, designated evacuation centres, fire stations and police stations.

5.2.2 Economic

Economic assets have been identified, mapped and listed in the *Asset Risk Register*, including:

- **Agricultural** including pasture, livestock, and other farming;
- **Commercial and industrial** sites including major industries, waste treatment plants, mills and processing/manufacturing facilities;
- **Critical infrastructure** including power lines and substations, water and gas pipelines, telecommunications infrastructure, railway lines,
- **Tourist and recreational sites**;
- **Drinking water catchments**.

5.2.3 Environmental

Environmental assets have been identified, mapped and listed in the *Asset Risk Register*, including:

- **Endangered**, Rare and threatened flora and fauna, ecological communities and protected wetlands;
- **Vulnerable**, fire sensitive species and ecological communities; and

- **Locally important**, nature conservation and research sites, habitats, species and communities considered to be of local importance.

5.2.4 Cultural

Cultural assets have been identified, mapped and listed in the *Asset Risk Register*, including:

- **Aboriginal heritage**, places of indigenous significance;
- **Non-indigenous heritage**, places of non-indigenous significance; and
- **Other cultural assets**, community cultural assets such as halls, community centres, clubs, places of worship and recreation facilities.

5.3 Assessing Likelihood

The likelihood of bushfire risk for all assets is defined as the chance of a bushfire igniting, spreading and reaching the asset. The assessment methodology used to determine the likelihood rating is the same for each asset category; Human Settlement, Economic, Environmental and Cultural. The process for determining the likelihood rating for all asset categories is detailed below.

There are four possible likelihood ratings: unlikely, possible, likely and almost certain.

Table 6 Likelihood of Fire

	Fires are not expected to spread and reach assets	Fires are expected to spread and reach assets
Fires occur frequently	Possible	Almost certain
Fires occur infrequently	Unlikely	Likely

Due to the challenges in obtaining consistent Fire history data (ignition), the use of local knowledge and an understanding of the landscape were used to determine the likelihood of a bushfire occurring. Where data is not available, subjective estimates were used which reflect the degree of belief that a bushfire will occur. The Likelihood rating within this BRMP should be considered in the context of longer term planning and not simply if a bushfire is likely to occur in the next few years.

5.4 Consequence Rating

For the purpose of the BRMP, consequence is described as the outcome or impact of a bushfire event. The assessment methodology used to determine the consequence rating is different for each asset category; Human Settlement, Economic, Environmental and Cultural.

5.4.1 Human Settlement

The methodology for determining the consequence rating for human settlement assets is detailed below. To determine the consequence rating for a human settlement asset, the following must be considered:

- **Threat**

The threat posed by the hazard (vegetation); and

- **Vulnerability**

The vulnerability of the asset.

Threat

The bushfire threat category for an asset is calculated using a quantified bushfire threat assessment model. The model uses a process similar to the existing bushfire attack assessment methodology for the calculation of a Bushfire Attack Level (BAL)(AS3959). The methodology is based on a set of bushfire behaviour and radiant heat flux prediction models, incorporating recent bushfire research findings.

To enable the bushfire threat assessment model to calculate the bushfire threat category for a human settlement asset, the following information was taken into consideration:

- Vegetation category

The vegetation categories have been taken from the Australian Standard AS3959-2009 Construction of buildings in bushfire prone areas. The descriptions for each category are provided in Appendix 8 of the BRMP.

- Slope category

As fire travels slower down a hill, all classified vegetation that is upslope will assume a value of 0° (i.e. flat land). Where the slope is considered to be a down slope, the degrees will need to be measured. The slope of the land under the classified vegetation was considered more important than the slope of the land between the edge of the classified vegetation and the asset, as the slope of the land under the classified vegetation has a direct influence on the potential fire behaviour.

When determining the slope category there are two (2) areas where the slope was considered; the effective slope in the land under the classified vegetation, and the slope of the land between the asset and the classified vegetation.

There are five (5) slope categories considered (table 7), as per recommendation from the Office of Bushfire Risk management (Department of Fire & Emergency Services - Office of Bushfire Risk Management, 2014).

Table 7 - Slope Category

Slope Categories	Description of degrees
Upslope: All upslope and flat land	No degrees
Downslope: 0 – 5 degrees	Level ground
Downslope: > 5 – 10	degrees Easy to walk, but cycling is difficult—moderate to walk, too steep for cycling
Downslope: > 10 – 15	degrees Moderate to walk, too steep for cycling—hard climb, limit of 2WD roads
Downslope: > 15 degrees	Difficult to climb

• **Separation distance.**

Separation distance was based on the distance to the nearest point of the vegetation that has been assessed as the hazard. For assets such as suburbs where there are multiple houses being assessed together and there is a range of distances between the houses and the hazard, use the distance of the closest house(s).

Once the vegetation category, slope category and separation distance information have been determined the assessment methodology for the calculation of a Bushfire Attack Level (BAL)(AS3959) can be used to calculate the threat category. There are four (4) categories of threat: low, medium, high and very high.

Table 8 Overall Threat

Threat	Low	Medium	High	Very High
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Vulnerability

The vulnerability of human settlement assets is based on the susceptibility of an asset to the adverse effects of a bushfire. Vulnerability was determined using Table 9 below. There are three categories of vulnerability: low; moderate and high. The vulnerability category which best describes the estimated vulnerability of the asset should be selected.

Table 9 Vulnerability of human settlements

Category	Description
Low vulnerability	<ul style="list-style-type: none"> Area has had targeted community education programs. Properties are prepared (e.g. APZs are maintained, gutters are cleaned, and flammable objects are located away from hazards and buildings). Adequate access and egress. Residents/owners likely to be able to

Category	Description
	<ul style="list-style-type: none"> defend their own property. Adequate water supply. The majority of homes/structures meet current construction standards for building in bushfire prone areas. <p>Note: Special Risk and Critical Facility assets will not be assessed as low vulnerability.</p>
Moderate vulnerability	<ul style="list-style-type: none"> Area has had targeted community education programs. Properties are not prepared. Adequate access and egress. Residents/owners likely to be able to defend their own property. Adequate water supply. <p>Note: Special Risk and Critical Facility assets must have fire relocation plans in place to be assessed as moderate vulnerability.</p>
High vulnerability	<ul style="list-style-type: none"> No recent or targeted community education programs or programs have been ineffective. Properties are not prepared. Inadequate access or egress. Residents/owners unlikely or unable to defend their own property. Inadequate water supply.

During the development of the BRMP several occasions arisen where, using the examples outlined in Table 9, an asset will fall into more than one vulnerability category. For example, an asset may have targeted community education programs (low and moderate vulnerability categories) but have inadequate water supply (high vulnerability category). In these cases it was determined which vulnerability category was the most applicable.

The category with the most number of relevant examples was chosen. For instance, if an asset fits four (4) of the examples in the low vulnerability and two (2) in the moderate, the vulnerability was determined as low. If there is a 50/50 split between two categories, then the highest valued category was applied (i.e. if split between low and moderate, then moderate was applied). If the vulnerability was split between low and high, then a half-way point may be chosen and a moderate rating applied. A precautionary approach was taken and where in doubt the higher vulnerability category selected.

Consequence

The consequence rating for human settlement assets is determined using Table 10 once the threat and vulnerability categories have been determined. There are four (4) categories for consequence: minor, moderate, major and catastrophic.

Table 10 Consequence Assessment

Threat \ Vulnerability	Low	Medium	High	Very High
High Vulnerability	Moderate	Major	Catastrophic	Catastrophic
Moderate Vulnerability	Minor	Moderate	Major	Catastrophic
Low Vulnerability	Minor	Minor	Moderate	Major

5.4.2 Economic

The methodology to be used to determine the consequence rating for economic assets is detailed below. There are four (4) possible consequence ratings: minor, moderate, major and catastrophic. To determine the consequence rating for economic assets, the following must be considered:

- **Level of Impact**

The relative importance of the asset and the implications on the economy; and

- **Recovery Costs**

The capacity of the asset to recover from the impact of a bushfire.

Level of impact

The level of impact refers to the relative importance of the asset and the implications on the economy as a result of bushfire impact. There are three (3) categories: Local, Regional and State. Table 11 provides descriptions for the level of impact categories across five (5) key sectors: people (P), infrastructure (I), public administration (PA), environment (En) and economy (E).

Table 11 Level of impact table

Level	Scope	Description of impact
3	State	P Health system unable to cope. General displacement of people beyond capacity of the State. State personal support systems unable to cope. 10+ lives lost as a direct result of bushfire, hundreds injured, 300+ houses damaged or destroyed, 500+ people displaced, 10,000+ livestock lost, significant loss of breeding stock.
		I Loss of critical infrastructure and/or services for 24–48 hours to the Perth metropolitan area. Loss of services to a major regional centre or several suburbs for up to 1 week.
		PA Significant state-wide outrage. Formal inquiry commissioned at State level or above leading to changes in policy and practice.
		En Permanent total loss of one or more ecosystems or critical habitat

Level	Scope	Description of impact
		elements. Extinction of a species or significant increase in the likelihood of extinction to “almost certain” meaning that intervention measures such as captive breeding programs are required. Loss of significant State cultural assets.
		E Total costs of \$1B or 30% of State Revenue. Damage costs including legal action and/or industry impacts (tourism, forestry, wine and grapes etc) to the value of more than \$300M.
2	Regional	P Health system operating at surge capacity; under severe pressure. Displacement of people within capacity of the State to cope. State personal support systems operating at maximum capacity. 5–10 fatalities as a direct result of the bushfire event, large number of people affected by smoke or trauma, 100+ homes damaged or destroyed, 200+ people displaced and 3,000–10,000 livestock lost.
		I Loss of critical infrastructure and/or services for up to 2–5 hours to the Perth metropolitan area. Loss of services to a major regional centre or several suburbs for 3–4 days.
		PA Some outrage at local and regional levels.
		En Long term disturbance to one or more ecosystems or critical habitat elements. National response and/or support for animal welfare. Loss of regionally significant cultural asset.
		E Damage costs including legal action and/or industry impacts (tourism, businesses etc) to the value of more than \$100M.
1	Local	P Health systems operating at optimum capacity levels. Displacement of people within regional capacity to cope. Personal support needs being met. Single fatality and/or multiple serious injuries requiring hospitalisation as a direct result of the bushfire event, up to 30 houses damaged or destroyed, 50+ people displaced and up to 3,000 livestock lost.
		I Loss of critical infrastructure and/or services for up to 1 hour to the Perth metropolitan area. Loss of services to a major regional centre for 1 day. Loss of services to a community for a week.
		PA Local outrage and concern.
		En Temporary disturbance to one or more ecosystems or critical habitat elements. Local response and/or support for animal welfare.
		E Damage costs including legal action and/or industry impacts (tourism/businesses etc) to the value of more than \$30M or complete loss.

Recovery Cost

Recovery is described as the capacity of the asset to recover from the impacts of a bushfire event. This includes expenses associated with re-establishment, repair or rebuilding, lost production time or downtime, service disruption, lost revenue, decreased activity, provision of support and recovery services or any other recovery activities that incur a cost to the economy.

There are three (3) categories of recovery costs: low, moderate and high. Table 12 provides a description of the recovery costs categories.

Table 12 Recovery cost table

Category	Time Period	Description
High Recovery Costs	Months to years	Recovery is difficult without significant financial support over an extended period of time (approximately to the value of more than \$300M).
Moderate Recovery Costs	Weeks to a month	Additional financial support required for a short time period (approximately to the value of more than \$100M).
Low Recovery Costs	Hours to days	Minimal financial support required within a couple of hours (approximately to the value of more than \$30M or complete loss).

Consequence

The consequence rating for economic assets is determined using Table 13 once the level of impact and recovery costs have been determined. There are four categories for consequence: minor; moderate; major; and catastrophic.

Table 13 Consequence - Economic

Level of Impact Recovery Cost	Local	Regional	State
High Recovery Cost	Major	Major	Catastrophic
Moderate Recovery Cost	Moderate	Major	Major
Low Recovery Cost	Minor	Moderate	Moderate

5.4.3 Environmental

The methodology to be used to determine the consequence rating for environmental assets is detailed below. There are four possible consequence ratings: minor, moderate, major and catastrophic.

To determine the consequence rating for an environmental asset, the following must be considered:

- **Vulnerability**

The vulnerability of the asset, based on its conservation status and the geographic extent; and

- **Potential impact of fire**

The potential impact of a bushfire event or fire regime.

Vulnerability

The vulnerability of an environmental asset to an impact from bushfire is based on its conservation status and the geographic extent.

Conservation Status

The conservation status provides an indication of the relative importance of an environmental asset and is based on the identification of the asset subcategory as determined in Table 14.

Geographic Extent

The geographic extent or distribution provides an indication of the uniqueness or rarity of a particular environmental asset. Species or communities which occur only in one or two local government areas state-wide are considered to warrant a more cautious approach and more investment of resources than species or communities which occur more frequently.

The geographic extent of environmental assets is determined using Table 14. There are three (3) categories of geographic extent: highly restricted, restricted and widespread.

Table 14 Geographic Extent

Category	Description
Highly Restricted	The species or community is found in one (1) local government state-wide.
Restricted	The species or community is found in two (2) to four (4) local governments state-wide.
Widespread	The species or community is found in five (5) or more local government state-wide.

Table 15 should be used to determine the vulnerability of an environmental asset. The vulnerability rating refers to the susceptibility of an asset to the adverse effects of bushfire.

Table 15 Environmental Vulnerability

Conservation Status \ Geographic Extent	Locally Important	Vulnerable	Endangered
Highly Restricted	Moderate	High	Very High
Restricted	Low	Moderate	High
Widespread	Low	Low	Moderate

Potential Impact of Fire

The potential impact of a bushfire or fire regime is classified into three (3) categories: Fire sensitive, fire influenced and fire dependent. Table 16 explains in detail the characteristics associated with each regime category.

Table 16 Characteristics of fire impact

Fire Regime Category	Fire Ecology Characteristics	Typical Fire Behaviour
Fire Sensitive/ Exclude Bushfire	Most species in 'Fire Sensitive' Ecological Vegetation Classes (EVCs) do not require fire for the maintenance of their ecological values. EVCs in this category that do require fire, only require fire at very long intervals (100+ years). Fire can damage these EVCs and recovery takes many years. When fires occur too frequently in these EVCs ecological values are lost and the EVC may be replaced by other EVCs.	Generally only burn under extreme fire conditions or following prolonged drought conditions. May act as a natural firebreak. Generally very difficult to burn under typical planned burning conditions.
Fire Influenced/ Restrict Bushfire	Many, but not all, species in 'Fire Influenced' EVCs require fire to maintain their ecological values and species diversity; however fire is generally only required at long intervals. These EVCs can tolerate fire and will recover, however recovery takes longer than in 'Fire Dependent' EVCs. Repeated relatively frequent burning in these EVCs is likely to compromise ecological values and may change the EVC to another EVC.	May support high fuel hazard but only become available to burn under higher FDI conditions or during drier periods. Generally more difficult to burn than 'Fire Dependent' EVCs.
Fire Dependent/ No Conditions	Many species in 'Fire Dependent' (EVC) are fire cued and require fire relatively frequently for their regeneration and persistence. In the absence of fire these EVCs are likely to decrease in species diversity and may change to another EVC. These EVCs recover quickly following a fire. They can tolerate relatively frequent burning without compromising ecological values.	Generally burns readily under a wide range of weather conditions. Fuels generally dry out faster in these EVCs than others. Well suited to planned burning.

Consequence

The consequence rating for environmental assets is determined using Table 17, once the vulnerability and potential impact of fire have been established. There are four (4) categories for consequence: minor, moderate, major and catastrophic.

Table 17 Environmental Consequence

Vulnerability Potential Impact of Fire	Low	Moderate	High	Very High
Fire Sensitive/ Exclude Fire	Moderate	Major	Major	Catastrophic
Fire Influenced/ Restrict Fire	Minor	Moderate	Moderate	Major
Fire Dependent/ No Conditions	Minor	Minor	Minor	Moderate

5.4.4 Cultural

The methodology to be used to determine the consequence rating for cultural assets is detailed below. There are four (4) possible consequence ratings: minor, moderate, major and catastrophic. To determine the consequence rating for a cultural asset, the following must be considered:

- **Threat**

The threat posed by the hazard (vegetation); and

- **Vulnerability**

The vulnerability of the asset.

Threat

The bushfire threat category for an asset is calculated using a quantified bushfire threat assessment model. The model uses a process similar to the existing bushfire attack assessment methodology for the calculation of a Bushfire Attack Level (BAL)(AS3959). The methodology is based on a set of bushfire behaviour and radiant heat flux prediction models, incorporating recent bushfire research findings. To enable the bushfire threat assessment model to calculate the threat category for a cultural asset, the following information must be provided:

- Vegetation category;
- Slope category; and
- Separation distance

Vulnerability

The vulnerability of cultural assets is a measure of the susceptibility of the asset to the impact of fire and considers the asset's composition and structure. Assets that are unlikely to be affected by bushfire such as stone remnants and indigenous importantly lakes were

still assessed within the BRMP; however the effect of vulnerability would be considered minimal.

Table 18 Cultural Vulnerability

Category	Description	Aboriginal Heritage Examples	Non-indigenous Heritage Examples	Other Cultural Asset Examples
Low Vulnerability	The asset is likely to withstand most bushfires and/or post fire remediation is possible.	Aboriginal grinding grooves Water holes Artefact Stone arrangement Archaeological deposit Ceremonial Dreaming site Burial Conflict site	Stone buildings Stone bridges Cemetery	Stone buildings
Moderate Vulnerability	The asset is likely to be partially damaged by a bushfire. Post-fire remediation not possible.	Aboriginal hearth Aboriginal art sales Ceremonial ring	Historic homesteads (involving wattle and daub as building material)	Community hall (involving wattle and daub as building material)
High Vulnerability	The asset is likely to be destroyed by bushfire.	Aboriginal habitation structure Modified tree	Historic homesteads (involving wooden material) Wooden bridges	Scout hall (involving wooden materials)

Consequence

The consequence rating for cultural assets is determined using Table 19 once the threat and vulnerability have been completed. There are four categories for consequence: minor, moderate, major and catastrophic.

Table 19 Cultural Consequence

Threat \ Vulnerability	Low	Medium	High	Very High
High Vulnerability	Minor	Moderate	Major	Catastrophic
Moderate Vulnerability	Minor	Moderate	Moderate	Major
Low vulnerability	Minor	Minor	Moderate	Moderate

5.5 Assessing the Consequence

There are four (4) possible consequence ratings: minor, moderate, major and catastrophic. Table 20 provides a general description of each consequence rating for all asset categories.

Table 20 Consequence Rating

Consequence Rating	Descriptions
Minor • No fatalities.	<ul style="list-style-type: none"> • Some minor injuries with first aid treatment possibly required. • No persons are displaced. • Little or no personal support (physical, mental, emotional) required. • Inconsequential or no damage to an asset. • Little or no disruption to community. • Little or no financial loss.
Moderate • Medical treatment required but no fatalities. Some hospitalisation.	<ul style="list-style-type: none"> • Localised displacement of persons who return within 24 hours. • Personal support satisfied through local arrangements. • Localised damage to assets that is rectified by routine arrangements. • Community functioning as normal with some inconvenience. • Local economy impacted with additional financial support required to recover. • Small impact on environment/cultural asset with no long term effects.
Major • Possible fatalities.	<ul style="list-style-type: none"> • Extensive injuries, significant hospitalisation. • Large number of persons displaced (more than 24 hours duration). • Significant resources required for personal support. • Significant damage to assets that requires external resources. • Community only partially functioning, some services unavailable. • Local or regional economy impacted for a significant period of time with significant financial assistance required. • Significant damage to the environment/cultural asset which requires major rehabilitation or recovery works. • Localised extinction of native species (this may range from loss of a single population to loss of all of the species within the BRMP area (for a species which occupies a greater range than just the BRMP area)).

<p>Catastrophic • Significant fatalities.</p>	<ul style="list-style-type: none"> • Large number of severe injuries. • Extended and large number requiring hospitalisation. • General and widespread displacement of persons for extended duration. • Extensive resources required for personal support. • Extensive damage to assets. • Community unable to function without significant support. • Regional or State economy impacted for an extended period of time and significant financial assistance required. • Permanent damage to the environment. • Extinction of a native species in nature (this category is most relevant to species that are restricted to the BRMP area, or also occur in adjoining BRMP areas and are likely to be impacted upon by the same fire event). In nature means wild specimens and does not include flora or fauna bred or kept in captivity.
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5.6 Assessment of Bushfire Risk

A risk assessment using the methodology described within 5.4 and 5.5 of the BRMP has been undertaken for each asset identified during the Bushfire Risk Planning Area Risk Assessments (Department of Fire & Emergency Services - Office of Bushfire Risk Management, 2014). For each asset, the consequence and likelihood ratings have been determined and the subsequent risk rating calculated. *The Asset Risk Register* (Appendix 2) shows the consequence and likelihood ratings assigned to each asset identified.

Chapter 6 Risk Evaluation

6.1 Evaluating Bushfire Risk

The risk ratings determined for each asset have been evaluated to confirm that the:

- Rating reflects the relative consequences of the bush fire risk to each asset;
- Likelihood and consequence ratings assigned to each asset are appropriate; and
- Local issues have been considered.

6.2 Treatment Priorities

The treatment priority for an asset is linked to the risk rating the asset receives during its assessment. The consequence and likelihood ratings assigned to each asset have been used to determine the treatment priority for all the associated treatments linked to the asset. The treatment priority for each asset identified has been recorded in the *Asset Risk Register* (Appendix 3).

Table 21 Treatment Priorities

Consequence \ Likelihood	Minor	Moderate	Major	Catastrophic
Almost Certain	3D	2C	1C	1A
Likely	4C	3A	2A	1B
Possible	5A	4A	3B	2B
Unlikely	5C	5B	4B	3C

Within the above (table 21) matrix, the risk ratings are identified numerically from one (1) to five (5) with priorities from highest (1) to lowest (5). One (1) represents an extreme risk which has the highest priority. Where there is a need to prioritise within the risk rating a letter is used to indicate the higher priority. For example, an asset with a treatment priority of 2A is higher than an asset with a priority of 2C, even though both assets have been assessed to have the same risk rating—very high.

6.3 Risk Acceptability

Risks of Medium and Low level were not considered to require specific treatment during the life of this plan; treatments were assigned as a best practice. These assets will be managed by routine local government wide controls and monitored in case of any significant change in risk. The annual review of this BRMP will take into account all factors that may change the risk outcome. Any asset that has a risk rating change during this review will be assigned a relevant treatment priority and management strategy in consultation with the appropriate state land owner.

In most circumstances risk acceptability and treatment will be determined and/or carried out by the agency or agencies responsible for managing the land. However, as a general rule, the following courses of action have been adopted.

Table 22 - Risk Acceptability

Risk Rating	Course of Action
Extreme	Immediate attention required (priority action required before the BRMP first annual review). Affected Community must be warned of the risk. Treatment of risk will be prioritised within the City's bushfire Management budget (on CoC Lands).
Very High	Action will be required during the period of this document (5 yrs.). Community at risk should be warned of the risk.
High	Actions may be required during the life of this document (5 yrs.).
Medium	Action may not be required during the life of this document (5 yrs.)
Low	Need for action is unlikely. Treatment solution to be provided as an option

The Risk acceptance noted in Table 22 was based on evidence of stakeholders' ability to reduce the risk across the City within their individual capacities of staffing and financial constraints.

Community feedback was sought through workshops. Residents attended and provided feedback based on their individual views of bushfire risk acceptability. The outcome appeared that most residents would like risk treated within acceptable financial, environmental and resource constraints.

Chapter 7 Bushfire Risk Treatment

7.1 Local Government Wide Controls

The following controls are currently in place across the City of Cockburn to assist in the strategic management of bushfire related risk:

- Enforcement of the *Bush Fires Act 1954*, including applicable fuel management measurement regimes, firebreak standards and annual inspection programs;
- Declaration of Prohibited Burn Times, Restricted Burn Times and Total Fire Bans for all land within the City of Cockburn;
- Public education campaigns including those developed by the City of Cockburn, DPAW and DFES state-wide programs tailored to suit local needs;
- Supporting a state-wide arson prevention programs developed in conjunction with WA Police and DFES;
- Setting of appropriate land subdivision and building standards in line with DFES, Planning Commission (WAPC) and Building Commission policies and standards;
- Performance monitoring and reporting of BRMP outcomes to the City of Cockburn Council and the Office of Bushfire Risk Management (OBRM) as required by *Westplan - fire* and the BRMP Guidelines;
- Effective management of bush land reserves vested with the City of Cockburn utilising a balance of treatment strategies to complement public safety and the environment where ever possible; and
- Undertaking audits on road reserves and other lands not strategic to the environment but reserved for other unspecified purposes under the management of the City of Cockburn.

7.2 Asset Specific Treatment Strategies

There are four tier specific treatment strategies that have been utilised to manage the bushfire risks identified in the Bushfire Risk Planning Area Risk Assessments, these are identified in image 1 (below).

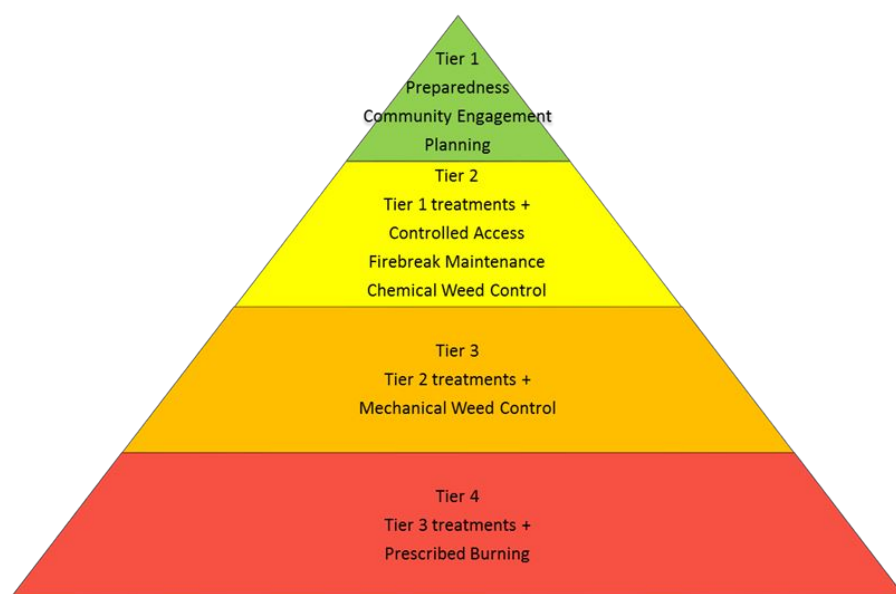


Figure 2 Treatment chart

Tier 1 Treatments

- Preparedness - Treatments focus on providing suitable access and water supply arrangements that will assist the firefighting operations.
- Community Engagement – Treatments that seek to build relationships, raises awareness and change behaviours relating to the management of bushfire related risks within the community.
- Planning – Treatments relate to the development of plans that will improve the ability of fire fighters and the community to respond to bushfire

Tier 1 Objectives

Tier 1 objectives are;

Preparedness

- Facilitate a minimum of 3 of the City's disaster awareness (Can You Do 72) workshops per calendar year.
- Ensure the City's Bushfire Brigades are trained and equipped to DFES operational doctrine and procedures at all times.
- Promote and advertise all Total Fire Ban alerts (through social media and the City's website) relevant to the City of Cockburn within 9 hours of being issued.
- Ensure residents in areas zoned rural or bushfire prone are made aware of DFES education material and brochures.
- Ensure all rural properties are inspected for compliance to the standard set by the City of Cockburn Fire Control Order within 30 working days of the commencement period of the Fire Control order.

Community Engagement

- Promotion of the disaster awareness (Can You Do 72) workshops at community events throughout the year.
- Ensure the City's Bushfire Brigades and State Emergency Service – Cockburn attend at least three (3) community functions throughout the year. (subject to operational requirements)
- Provide a dedicated bushfire prevention themed community event in rural areas once per year.
- Continue working with and seek advice from the DFES community engagement section on best practice engagements relating to bushfire and fire prevention.
- Conduct an annual review of bushfire community engagement activities in April of each year.
- Host an annual meeting for major state land holders on fuel load reduction and bushfire risk within the City of Cockburn.
- Promote and encourage residents to subscribe to, follow and be aware of social media and website posts.

Planning

- Ensure all City of Cockburn Conservation Reserves have implemented and reviewed Fire Management Plans before 1 October of each year.

- Ensure the City of Cockburn Local Emergency Management Arrangements is updated and contact list are reviewed before 1 October of each year.
- Development lots requiring a bushfire management plan will be reviewed by the City's Chief Bushfire Control Officer or a qualified assessor, in accordance with planning policies.
- Update and review the Manning Park Emergency Plan.
- Ensure fuel loads within all City Conservation Reserves are mapped and recorded each calendar year.

Tier 2 Treatments

- Tier 1 treatments plus:
- Controlled Access – Restricting unauthorised vehicle access by fencing, earth bunds or other control measures.
- Firebreak maintenance – Installation of firebreaks to relevant standards including the use of limestone and bitumen.
- Chemical Weed Control – Using approved herbicides to control weeds including Veldt Grass to reduce fuel loads.

Tier 2 Objectives

Tier 2 Objectives are;

Controlled Access

- Ensure all City conservation reserves are fenced and secured from unauthorised vehicle access throughout the year.
- Provide remote CCTV (via CoSafe) to monitor unauthorised access during the months of December – March within the City's Conservation Reserves.
- Ensure the City's Bushfire Brigade and DFES Fire and Rescue have tested access to the City's Conservation Reserves before 1 October of each year.
- Ensure all City key registers are updated and Conservation Reserves keys are accounted for throughout the year.
- Liaise with the Department of Parks and Wildlife over security/access control issues a minimal of two (2) times per year.

Firebreak Maintenance

- Review the City of Cockburn Fire Control Order firebreak specifications annually.
- Firebreaks within the City's Conservation Reserves are maintained to ensure they are fit for purpose throughout the year.
- Modification or newly created firebreaks within the City Conservation Reserves are reflected within the relevant Fire Management Plans before review.
- Land holdings enforceable by the Bush Fires Act 1954 will be inspected by the City's Rangers to ensure all works prescribed within the Fire Control Order are completed to the standard outlined.
- All rural firebreaks will be reinvestigated on complaint after their first inspection is completed.

Chemical Weed Control

- Specified chemical weed control in *extreme* and *very high* risk areas completed on City of Cockburn land within first year of the BRMP adopted by Council. (weather and environmental conditions permitting)
- Implement a review of the effectiveness chemical weed control once spraying annually.
- Map chemical weed spraying completed in accordance with the treatments schedule listed within the BRMP.
- Conduct pre/post spraying risk assessments and fuel load measurements.

Tier 3 Treatments

- Tier 1 & 2 Treatments plus:
- Mechanical Weed Control – Using mechanical means such as chainsaws, mowers and other appropriate equipment to control weeds and reduce fuel loads.

Tier 3 Objectives

Tier 3 objectives are;

Mechanical Weed Control

- All rural verges are mown prior 1 November of each year to a fuel load not exceeding 5T/Ha.
- All *extreme* and *very high* risk assets scheduled for mechanical weed controlling is completed within the first year of treatment works.
- A list of mechanical weed controllers and access thereto is made available to the public throughout the year for private bushfire management works.
- Map mechanical weed control within conservation reserves and carry out fuel load assessments upon completion of works.

Tier 4 Treatments

- Tier 1, 2 & 3 treatments plus:
- Prescribed mosaic burning – Slow, cool burns in appropriate seasons to reduce fuel loads while maintaining ecological function. Sites are generally re-burnt every 10-12 years.

Tier 4 Objectives

Prescribed Mosaic Burning

- All planned prescribed burns are advertised throughout the community on an annual basis, this includes intended areas to burn.
- All burns are carried out to standards and best practice set by the Office of Bushfire Risk Management.
- All Prescribed burning will have a post-burn assessment carried out with DFES and CoC.
- Warning signs are adequately used near roads that may be affected by smoke.

- Risk management modelling used for proscribed burning will align to ISO 3100:2009 risk framework.

Prescribed burning will only be undertaken if other measures to control fuel loads are deemed to be unsatisfactory by the City's Chief Bushfire Control Officer. Prescribed burning must be completed outside of the prohibited burning period, unless approval has been gained by the Minister for Emergency Services.

Smoke from prescribed burns can cause local air pollution and which has the potential to impact surrounding residents, particularly those that suffer from respiratory problems. On-going prescribed burning in areas of close proximity to residential housing may require a targeted and specific community engagement programs.

7.2.1 Bushfire Risk Treatment Timeframe

Treating of bushfire risk within specific timeframes is at times impossible due to weather, seasonal rainfall, soil dryness, changing risk profile of assets and limitations on external agencies mitigating risk. Figure 3 outlines an indicative timescale foreseen on City managed land and state managed land. Due to the number of risk that fall within the high and medium risk rating, it is anticipated this treatment works may take up to three years to complete.

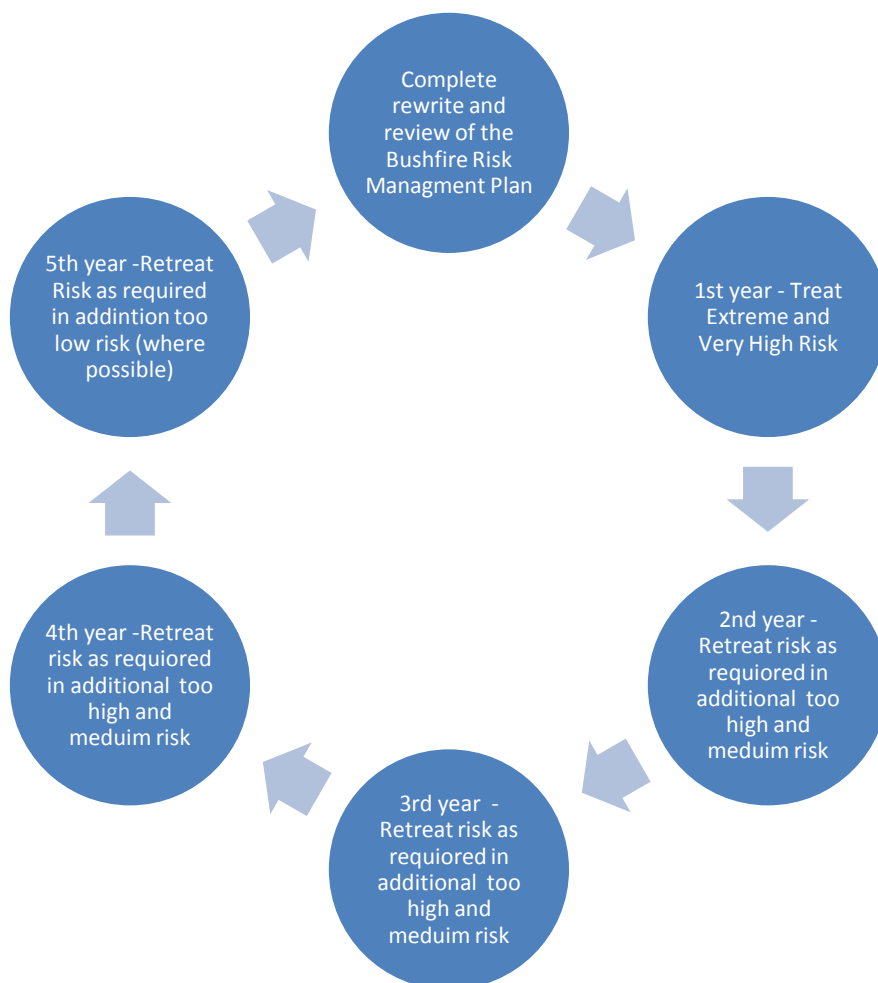


Figure 3 Bushfire Risk Treatment Timeframe

7.2.2 Evaluation of Treatments

Once a treatment is carried out by the applicable land owner or manager, it is important to ensure the overall risk has been reduced to an acceptable level. Land subjected to the *Fire Control Order* will be inspected by the City's Rangers during the prohibited burning season. Land own/managed by State Departments will be reviewed by the Chief Bushfire Control Officer or his delegate prior to the annual review of the BRMP.




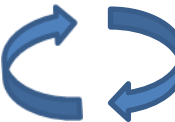
Lands subject to the *Fire Control Order* will follow the Firebreak inspection policy approved by Council (*Completion of Firebreaks ACS5*). Lands not subject to the Order will have individual consultation between the City and Relevant Agency to attempt to reduce the risk and carried out the works required.

7.3 BRMP Community Engagement

The BRMP aim is not to outline each specific community engagement activity relating to bush fire. The BRMP outlines the type of engagement to be implemented during the BRMP lifetime. Engaging the community in the BRMP process and increasing awareness of bushfire amongst the community will increase the likelihood residents will be more prepared to reduce the risk of bushfire within the community.

Community engagement activities will follow the City of Cockburn's Community Engagement Framework as outlined in table 23.

Table 23 Community Engagement Strategy

Strategy	Description	Goal	City of Cockburn Examples
Information 	Mostly one-way, information flow in which the City of Cockburn disseminates and communicates information to stakeholders.	To provide stakeholders with information about decisions, policies, plans, events and issues.	advertisement within the Cockburn Gazette, email (where the Gazette is not delivered) and social media Articles in the Cockburn Soundings and the City's social media platforms The City provides information workshops to residents relating to bushfire and disaster preparedness
Consultation  	A two-way consultative relationship between the City of Cockburn and its stakeholders in which the City invites and receives feedback on specific issues, policies, plans and events.	To capture stakeholder input and feedback to better inform decisions.	Community Perceptions Survey State Land Managers treatment schedule Survey Community dialogue workshops conducted at resident group meetings Community feedback and comments invited on proposed bushfire
Active Participation 	A mutual and active partnership between the City of Cockburn and stakeholders, whereby stakeholders actively engage and shape policy while acknowledging that the final responsibility rests with the City.	To work jointly with stakeholders to shape policies, plans, events and issues.	Supporting community-led initiatives i.e. Volunteer Bushfire Brigades Bushfire Advisory Reference Group to advise on treatment solutions required or additional requirements to be undertaken.

7.3.1 Guiding Principles for engagement

Commitment

Strong organisational commitment within the City of Cockburn to informing, consulting and facilitating active participation.

Resources

Adequate financial, human and technical resources to enable effective information, consultation and active participation. Where resources are limited, stakeholders to whom the policy, project, event or issue impacts the most are provided the greatest opportunity to access information, be consulted and actively participate.

Time

Adequate time, planning and preparation are provided to enable information, consultation and active participation. Ideally, stakeholders want early notification, advanced warning and adequate time to prepare, process and respond so that they can be informed, consulted and actively participate in matters that impact their lives.

Feedback

That the City of Cockburn accounts for the use it makes of stakeholders' input through the delivery of feedback.

Inclusive

That access to information, consultation and active participation accommodates minority and hard to reach groups.

Information

Access to information that is sufficiently detailed and appropriately pitched so that stakeholders have the capacity to be informed and understand the impact of policies, projects, events or issues. Both internal and external stakeholders feel that unless explanations and analyses of policies, plans, events and issues are provided, the opportunity to engage may be lost.

Purpose

Objectives for and limits to information, consultation and active participation are clear from the outset so that expectations and boundaries are clear. Regardless of the level of engagement, it is the City of Cockburn that is ultimately the responsible governing body.

Reflection

That the City of Cockburn maintains a consultation register and reporting system to ensure that it learns from community engagement activity.

Community Engagement is not about:

- promising to meet community needs and expectations all the time, because decision-makers cannot keep everyone happy all the time;
- consulting on every single decision, because this may not be possible or feasible due to time constraints, budget restrictions or other factors; or

- assuming that everyone in the community will want to be engaged all of the time on every issue.

7.3.2 Community Engagement Activity Examples

The below examples outlined within Information, Consultation and Active Participation have been provided as a guide on types of activities intended to be used during the life of the BRMP but are not limited to:

Information

- Information guide to bushfire and BRMP for residents and smaller stakeholders
- Bushfire prevention information relating to rural property owners and occupiers
- Provide advice to residents on weed control
- Provide advice on how to comply with the City of Cockburn Fire Control Order
- Provide advice on fire retardant trees and the use of living firebreaks
- Provide advice to residents on the creation of Fire ready groups

Consultation

- Public Comment on the proposed Fire Control Order
- Public Comment on the Fire Permit system
- Provide bushfire advice to residents before the fire season of each year
- Establish a mechanism for community review of bushfire management works undertaken
- Community surveys on fire related matters

Active Participation

- Ongoing use of the Bushfire Fire Advisory Reference Group and attendance by key volunteers of the City of Cockburn Volunteer Bushfire Brigades.
- Promote the recruitment of members into the City's Volunteer Bush Fire Brigades
- Attend local resident group meetings (when applicable) to discuss fire related matters.

7.4 Private/commercial land Fire treatment strategy

Bushfire management on private and commercial land is enforced by the Council endorsed *Fire Control Order*. Prescribed works within the Order are to be completed by 1 November each year. In pursuant of *Section 33* of the *Bush Fires Act 1954*, failure to comply with the Order may result in an infringement, and a sub-contractor appointed to carry out the required works and reimbursement sought by the City to ensure a property is compliant to the *Fire Control Order*.

The City of Cockburn Council has endorsed *Completion of Firebreaks ACS5*, this policy outlines the inspection process, issuing of infringements and (if required) the appointment of contractors to carry out bushfire management works.

Variations of the *Fire Control Order* can be sought if the property owner is unable to comply with the Order. These variations must be approved by the City before 1 October if accepted. No retrospective approval process is in place by the City.

7.5 Verge Maintenance treatment strategies

Road verges in the City of Cockburn occupy an area equivalent to 25% of all City's parks combined.

During the development of the BRMP, available DFES data was analysed to assess the historical trends of verge fires and the approximate size of these fires prior to extinguishing. Results from this analysis, suggested ignition within these areas were predominantly via human interference. Reducing the stored fuel load on verges to a level of removing the threat of ignition (mineral earth) would be un-resourceful, aesthetical unappealing and reduce their use as ecological corridor for native fauna.

Rural grass verges maintained by the City of Cockburn, will have their fuel loads reduced prior to every prohibited burning season. Fuel loads should not exceed 5 T/Ha for verges with sparse or no vegetative overstory.

Assets identified within the BRMP were assessed taking into account the fuel load levels of neighbouring verges when assessed during the development of the BRMP.

Ongoing monitoring during the prohibited burning period by the City's Fire Control Officers, Rangers and complaint by residents, will initiate a review of area specific verge hazards, relating the threat of bushfire.

7.6 Treatment Selection Considerations

The Order of works recommended by the BRMP is the highest risk ratings identified within the *Asset Risk Register*, not by geographical area. Individual assets identified by the BRMP have been assigned appropriate treatment strategies taking into account the basic criteria set out in table 24 to ensure all treatment strategies' have assigned with a holistic view beyond personal perception.

Table 24 Treatment criteria

Criteria	Consideration
Acceptability	The strategy is accepted by relevant stakeholders.
Administrative efficiency	The strategy easy to implement or will its application be neglected because of difficulty to administrate due to lack of expertise.
Capacity to undertake	The treatment option selected is achievable within the life span of the BRMP.

Criteria	Consideration
Compatibility	How compatible is the treatment strategy with others adopted by the BRMP.
Continuity of effects	Will the effects be continuous or short term and will the effects of this option be sustainable and if so at what cost.
Cost effectiveness	Will the treatment strategy be the most cost effective or could the same result be archived in a more cost effective manner by other means.
Economic and social effects	Ensuring the economic and social impacts of the treatment option is considered.
Effects on cultural assets	Assess the impacts on cultural assets.
Effects on the Environment	Will there be impacts on the environment. If so then alternative methods that will have less impact on the environment.
Judicial Authority	Do the stakeholders engaged have the authority to implement the treatment strategies.
Regulatory	Does the treatment strategy (or lack of) breach any regulatory requirements.
Political acceptability	Will the proposed treatment strategies be endorsed and acted upon by the relevant government authority
Public and relevant community groups reaction	Are there likely to be any reactions to the treatment strategies proposed.
Risk creation	Will the treatment strategy introduce new risks.
Timing	Will the beneficial effects be realised quickly.

Treatments itemised within the *treatment schedule* (Appendix 3) are listed as the highest priority treatment to be used for each asset. Assets with the risk rating of very high and above must be used in conjunction with additional treatment as specified in 7.2 - *Asset Specific Treatment Strategies*. This multiple treatment approach will allow for the risk to be reduced with consideration to resources available and budgetary constraints.

The City's environmentally managed reserves (Map 0:02) have the following additional treatment options to assist in reducing risk of bushfire in areas that require more than one treatment solution:

- Reserve specific fire responses plan;
- Chemical control - Using herbicides to control and minimise weed growth;
- Mechanical Control – Removal of fuel loads such as weeds and other vegetation by pruning, thinning and cutting back using equipment such as brush cutters, chainsaws and by hand. Vegetation may either be left to breakdown or be removed; and
- Prescribed burning – Using slow cool burns to reduce fuel loads.

7.7 Annual Works Programs

The annual program of works is identified within the *Treatment Schedule* (Appendix 3). Responsible organisations are accountable for completing the treatments identified within the *Treatment Schedule* and will incorporate the works into their respective business plans, annual works programs and budgets.

As highlighted in section 1.3 of the BRMP the limitations of the *Bush Fires Act 1954 (as amended)*, the City of Cockburn cannot enforce compliance of the recommend treatment strategies prescribed within the *Treatment Schedule* (appendix 3) on crown land owned by non-prescribed Departments of Public Service.

7.8 Ecological consideration to prescribed burning

The *Banksia Eucalypt* Forests are made up of two different types of plants, obligate seeders and resprouters . Obligate seeders are plants that are killed by fire and new individuals can only return to the environment by germination of seed buried in the seed bank in the soil or held in the canopy in fire-resistant cones (e.g. *Banksia* sp and Rottenest Island Pine - *Callitris preissii*). Very hot fires can cause *Banksia* and Rottenest Island Pine populations to die. Resprouters can survive fire, they often lose some or all of their aboveground leafy biomass but they can regrow this biomass after the fire. Such plants have rootstocks, lignotubers, burls, thick trunks or branches containing heat-resistant buds which are not destroyed by fire. There is also a considerable store of energy reserves such as starch in these structures.

The time to first flowering after fire is relatively fast for seeders, usually within 1 to 4 years. For resprouters it is much slower, taking at least 8 to 10 years for many species. Once a seedling is fully mature it has been found that reproductive success of seeder species is much greater than resprouters. Seeder species relies on fast growth to reach early maturity to produce flowers and seed before the next fire is likely to pass through the area. For the resprouter species it is not such a high priority to ensure a good seed crop before the next fire as individuals are not killed by the fire. It must however produce some seed within its lifetime to ensure successful replacement for the time it dies of old age or one fire too many (Bell, n.d.).

The Fire ecology of many vegetation complexes within the bushland in the Perth area has not yet been studied sufficiently to determine the appropriate fire regime. However, in most areas of urban bushland, the fire regime has, in recent years, been of too frequent fires. Therefore minimisation of fires may be appropriate for some areas. Repeated fires may completely remove that plant species from the community (Thomas, 1999). It is important that fires, particularly within *Banksia Eucalypt* woodland, are not too frequent and ideally should occur at intervals of 10 -12 years.

The *Treatment Schedule* (Appendix 3) indicates the use of hazard reduction burning, the City's environmental impact of this needs to be consider on an on-going basis prior to any works being carried out.

7.9 Implementation

When the treatments identified in the *Treatment Schedule* (Appendix 3) are implemented there are a number of issues that need to be considered by the responsible organisation. Depending on the treatment, issues may include off target damage from herbicide, environmental damage, loss of vegetation and habitat through clearing, loss of amenity and the impacts of smoke on surrounding residents if prescribing burning is the chosen option.

Any decision to undertake any treatment strategies within the City's managed reserves (map 0:02) will be made in conjunction with the approval of the City's Environmental Manager.

Any hazard reduction burns describe within the *Treatment Schedule* (appendix 3) will be made in conjunction with the City's Chief Bushfire Control Officer. A Permit To Set Fire To The Bush (Fire Permit) will be required to be issue for any prescribed burns undertaken within the City. All Local and State Laws relevant to the issuing of a fire permit will be met.

The Department of Parks and Wildlife will be responsible to ensure all fauna and flora environmental impact assessments are carried out on land owned or managed by the Department.

Chapter 8 Monitoring and Review

Monitoring and review processes are in place to ensure that the BRMP remains current and valid. These processes are detailed below to ensure outcomes are achieved in accordance with the *Treatment Schedule* (appendix 3) and *Project Framework* (appendix 5).

8.1 Review

A comprehensive review of this BRMP, including the Strategic and Bushfire Risk Planning Area Risk Assessments, must be undertaken at least once every five (5) years, from the date of endorsement by council. Significant circumstances that may warrant an earlier review of the BRMP would include:

- Changes to the BRMP area, organisational responsibilities or legislation;
- Changes to the bushfire risk in the area; or
- Following a major fire event.

Bushfire Risk Planning Area Risk Assessments will be undertaken and reviewed in accordance with the timeframes set in the *Project Framework* at Appendix 5.

8.2 Monitoring

The *Treatment Schedule* (Appendix 3) is a dynamic document and progression towards completion of the annual works program will be monitored and reviewed annually. The *Treatment Schedule* will be updated as treatments are progressed and completed.

Departments and organisations listed in Table 1 will be requested to submit a report to the City of Cockburn on an annual basis, updating progress towards implementation of the annual works program on all lands within their responsibility.

8.3 Reporting

Ongoing correspondence will be submitted to all organisations responsible for land that holds a high and above risk rating. Residential areas fall within this category will be targeted by community engagement activities highlighted within section 7.3 BRMP Community Engagement.

Members of the community will be advised by community engagement activities highlighted within the BRMP to notify the City of any works they believe are at risk to public safety. These will be responded to in accordance to the City of Cockburn Customer Service Charter.

An annual works implementation forum will be held with all key State Agencies/ Crown land managers listed within BRMP Stakeholders list (Appendix 4). The implementation forums will raise concerns gained through community engagement and highlight amendments to the BRMP. These meetings will be managed by the City's administrative staff. An annual report of the BRMP will be submitted to the Bush Fire Advisory Reference Group and the Office of Bushfire Risk Management for independent review.

Where applicable a post bushfire review may be undertaken to assess the effectiveness of the Bush Fire Risk *treatment Schedule* (Appendix 3). This report will be made available to relevant agencies for review.

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Appendices

Appendix 1 – Treatment Strategies list

Treatment Strategy	Treatments
Fuel Management	Maintain HSZ - Prescribed Burn
	Install APZ – mechanical works
	Install APZ – prescribed burn
	Install HSZ – chemical works
	Install HSZ – mechanical works
	Install HSZ – prescribed burns
	Maintain APZ – mechanical works
	Maintain APZ – prescribed burn
	Maintain HSZ – chemical works
	Maintain HSZ – mechanical works
	Maintain HSZ – prescribed burns
	Install APZ – chemical works
	Conduct chemical works
	Conduct mechanical works
	Conduct prescribed works
	Undertake burn edging
	Undertake weed management
	Undertake chemical works along road verge
	Undertake mechanical works along road verge
	undertake burning along road verge
	Undertake general site vegetation maintenance annually
	Undertake vegetation management around electrical infrastructure
Ignition Management	Lock gates at all times
	Lock gates on days where a Total Fire Ban is in place
	Lock gates on days where a fire danger is severe or above
	Install locks on gates
	Inspect locks monthly during the fire season
	Implement an arson prevention program
	Conduct inspections prior to issuing a permit to set fire to the bush (fire Permit)
	Perform patrols on Total Fire Ban days
	Implement a Fire Control Officer duty foster of Volunteer Bush Fire Brigade members
	Install fire risk danger signage on roadsides
Preparedness	Inspect APZ and maintain as required
	Inspect HSZ and maintain as required
	Install firebreak(s)
	Upgrade firebreak(s) with limestone road base
	Inspect firebreak(s)
	Maintain firebreak(s)
	Install fire access track(s)
	Inspect fire access track(s)
	Maintain fire access track(s)
	Widen firebreak(s)
	Widen fire access track(s)
	Implement emergency preparedness strategy/plan
	Conduct site inspections for fire crews
	Recruit additional volunteer bush fire brigade members
	Repair appliance/equipment of Volunteer Bush Fire Brigade
	Replace appliance/equipment of Volunteer Bush Fire Brigade

Planning	Upgrade appliance/equipment of Volunteer Bush Fire Brigade
	Document fire access track location within the LGA area
	Develop Emergency Management Arrangements
	Review Emergency Management Arrangements
	Implement a Fire Control Officer duty foster of Volunteer Bush Fire Brigade members
Community Engagement	Develop reserve fire management plans
	Conduct street meeting for areas of bushfire risk
	Install signage with targeted bushfire messages
	Attend community groups/residents association meeting
	Attend community events and shopping centres
	Conduct school visits
	Hold open day events at fire stations
	Conducted target community campaigns
	Publish media release(s)
	Publish joint media release
	Promote arson reward scheme in locations of arson risk
	Promote penalties for cigarette butt littering
	Promote Prepare Act Survive campaign
	Promote evaporative air conditioner factsheets

Definition of abbreviations

Asset Protection Zone

An Asset Protection Zone (APZ) is a fuel reduced area (of ideally 2 t/ha) surrounding a built asset or structure. This can include any residential building or major building such as sheds, or industrial, commercial or heritage buildings. An APZ provides: a buffer zone between a bush fire hazard and an undefended asset.

Hazard Separation Zone

A Hazard Separation Zone is an area between the asset protection zone and natural hazard, generally the hazard separation zone will have a reduced fuel load of 5 -15 T/Ha for bushland commonly seen within the City of Cockburn. Generally the distance is up to 80 metres. The Hazard separation zone will assist in reducing the intensity and rate of spread of a bushfire.

(Department of Fire & Emergency Services - Office of Bushfire Risk Management, 2014)

Appendix 2 – Asset risk Register

Appendix 2 comprises of the following tables.

- Human Settlement Assets
- Economic Assets
- Environmental Assets
- Cultural Assets

N.B. Digital copies of the Asset risk register appendix to this BRMP is available by writing to the;

Emergency Management Coordinator
City of Cockburn
PO Box 1215
Bibra lake DC WA 6965

Asset ID	Asset Name	Asset Location	Likelihood	Consequence				Risk Rating	Treatment Priority	Comments/Notes
			Likelihood Rating	Threat Calc		Vulnerability	Consequence Rating			
				Threat	Calc Threat					
CKBBAP1	urban interface 1	Lydon Blvd / Mosedale Retreat	Possible	Very High	Calc Threat	Moderate	Catastrophic	Very High (2E)	2B	Increased awareness to residents will reduce risk rating
CKBO2	Atwell Primary School	160 Lydon Boulevard ATWELL	Possible	Very High	Calc Threat	Moderate	Catastrophic	Very High (2E)	2B	Welfare Centre
CKBL3	Atwell Community Centre	129 Lydon Boulevard ATWELL	Unlikely	Very High	Calc Threat	Low	Major	Medium (4B)	4B	
CKBP4	Urban interface 2	Lydon Blvd. / Lyon Rd	Possible	Very High	Calc Threat	Moderate	Catastrophic	Very High (2E)	2B	Increased awareness to residents will reduce risk rating
CKBP5	Lyon Rd Shopping Centre	80 Lyon Rd	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	Increased awareness to residents will reduce risk rating
CKBP6	urban interface 3	Twilight Mews	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBP7	urban interface 4	Aubin Grove Bush Fire interface	Possible	Very High	Calc Threat	Moderate	Catastrophic	Very High (2E)	2B	Increased awareness to residents will reduce risk rating
CKBL8	Aubin Grove Community Centre	71 Camden Boulevard	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBO9	Aubin Grove Primary School	85 Camden Boulevard AUBIN GROVE	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBP10	Rural Living	Armada Rd / Gibbs Rd	Almost Certain	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1A)	1A	
CKBBA011	DCP Home	275 Liddell Road BANJUP	Almost Certain	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1A)	1A	
CKBBAL12	Jandakot Fire Station	41 Oxley Rd BANJUP	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	Very Prepared (OBRM prohibits as low vulnerability)
CKBBAL13	Banjup Community Centre	41 Oxley Rd BANJUP	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	Very Prepared (OBRM prohibits as low vulnerability)
CKBBAP14	Rural Living 2	Southern Part of Banjup	Almost Certain	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1A)	1A	
CKBJKP15	Rural Living	Jandakot Rd/ Owsten Court	Almost Certain	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1A)	1A	
CKBJKP16	Rural Living	Jandakot Rd (sth of airport)	Almost Certain	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1A)	1A	
CKBJKP17	Industrial complex interface	Armada Rd next to Kwn Freeway	Unlikely	High	Calc Threat	Moderate	Major	Medium (4B)	4B	
CKBUKO18	Western Power Site (Jandakot)	85 Prinsep Road JANDAKOT	Unlikely	Very High	Calc Threat	Low	Major	Medium (4B)	4B	Large Clearing around building with good access
CKBUKP19	Schaffer Corporation	27 Jandakot Road JANDAKOT	Possible	Very High	Calc Threat	Low	Major	High (3B)	3B	
CKBUKP20	Glendale Crest rural interface	Glendale Crescent	Almost Certain	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1A)	1A	
CKBUKP21	Berrigan Dr urban interface	Berrigan Dr	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBUKP22	Merrit Loop Industrial area	Merrit Loop	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	Jandakot Airport Bush Fire Management Plan in place
CKBUKO23	Jandakot Airport - North of Eagle Dr	North Eagle Dr	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBUKO24	Jandakot Airport - South of Eagle Dr	South - Eagle Dr	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	Jandakot Airport Bush Fire Management Plan in place
CKBUKO25	Western Power Site 2 (Jandakot)	450 Hope Rd Jandakot	Unlikely	Very High	Calc Threat	High	Catastrophic	High (3C)	3C	Access to site is limited by rail lines
CKBSCP26	Hammond Park Urban Interface	Hammond Park	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBSCP27	Hammond Park Catholic Primary School	25 Woodrow Avenue HAMMOND PARK	Possible	Very High	Calc Threat	Moderate	Catastrophic	Very High (2E)	2B	
CKBSCP28	Wattleup rural living area (along Wattleup Rd - south of Russell Rd)	Wattleup Rd	Possible	Very High	Calc Threat	Moderate	Catastrophic	Very High (2E)	2B	
CKBSCP29	Industrial complex interface (Wattleup RD)	Wattleup Rd	Unlikely	Low	Calc Threat	Moderate	Minor	Low (5C)	5C	
CKBSCCL30	Wattleup Community Centre	25 Marban Way WATTLEUP	Unlikely	Low	Calc Threat	Moderate	Minor	Low (5C)	5C	Welfare Centre
CKBSCP31	Telstra exchange (Wattleup)	1022 Rockingham Road WATTLEUP	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBSCP32	Ten Mile Well (Wattleup Teven)	1048 Rockingham Rd WATTLEUP	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBSCP33	53 Hurst Rd - industrial complex interface	53 Hurst Road WATTLEUP	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBSCP34	Henderson Industrial Complex interface	Cockburn Rd interfacing with bushland	Almost Certain	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1A)	1A	
CKBBEP35	Emmanuel Catholic College	122 Hammond Road SUCCESS	Unlikely	Medium	Calc Threat	Moderate	Moderate	Low (5B)	5B	
CKBBEP36	Beeliar Dr light industrial shopping complex	1/640 Beeliar Drive SUCCESS	Possible	High	Calc Threat	Moderate	Major	High (3B)	3B	
CKBBEP37	Success (North) Urban Interface	Hammond Rd - Wentworth Prde	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBBEP38	Hammond Rd rural interface	210-222, 256, 272 - 304 Hammond Rd	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBBEP39	Success (South) urban interface	North - Davies Turn / South - Mariposa Gdns	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBBEP40	Success (East) urban interface	Follow Wentworth Prde	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBBEP41	Water Corp Site - Success	35271R Bartram Road SUCCESS	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBBEDFES42	Success Fire & Rescue Station	365 Hammond Road SUCCESS	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBBEL43	Success Regional Sports Complex	Hammond Road SUCCESS	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	Welfare Centre
CKBBEP44	Success Primary School	90 Wentworth Parade SUCCESS	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBBEP45	Boronia Park urban interface	Wentworth Prde / Oak Ridge Meander SUCCESS	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBBEP46	Baler Reserve urban interface (North)	North of Russell Road	Likely	Medium	Calc Threat	Moderate	Moderate	High (3A)	3A	
CKBBEP47	Beeliar (suburb) Regional Park Urban Interface (East of rail line)	West of Beeliar Regional Park to Rail Line East	Almost Certain	High	Calc Threat	High	Catastrophic	Extreme (1A)	1A	
CKBBEP48	Beeliar Village Urban Interface	Beeliar Village Urban Interface (west of rail line)	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBBEP49	Beeliar Market Gardens	west of Spearwood Ave / south of Beeliar Dr	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBBEP50	Cockburn Cement (Mill)	Cement Works Quarry MUNSTER	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBBEP51	Water Corp Site - MUNSTER	Lot 17 Lorimer Rd	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBBEP52	MUNSTER rural residential area	North of Russell Rd / south of Beeliar Dr	Almost Certain	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1A)	1A	

CKBNLP53	Mater Christi Catholic Primary School	340 Yangebup Rd YANGEBUP	Likely	Very High	Calc Threat	High	Catastrophic	Extreme (1B)	1B	
CKBNLP54	Divine Mercy College	326 Yangebup Rd YANGEBUP	Unlikely	Very High	Calc Threat	High	Catastrophic	High (3C)	3C	
CKBNLP55	Yangebup Lake Urban Interface (west)	West of Yangebup Lake	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBNLP56	Argyle Place Urban Interface	Argyle Place Yangebup	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBNLP57	Levi Park Urban Interface	North of Plover Dr / South of Dotterel Way YANGEBUP	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBNLP58	Bibra Lake Industrial Interface (east)	West of North Lake Road / North of Rail Line	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBNLP59	Adventure World - Ice skating arena	Lot 26 Progress Dr BIBRA LAKE	Unlikely	Medium	Calc Threat	Moderate	Moderate	Low (5B)	5B	
CKBNLP60	Bibra Lake Retirement Village	Lewington Gardens	Unlikely	Medium	Calc Threat	High	Major	Medium (4B)	4B	
CKBNLP61	Tamera Dr Industrial Interface	Tamera Dr COCKBURN CENTRAL	Unlikely	Medium	Calc Threat	Moderate	Moderate	Low (5B)	5B	
CKBNLP62	Lakes Shopping Centre	620 North Lake Rd SOUTH LAKE	Unlikely	High	Calc Threat	Moderate	Major	Medium (4B)	4B	
CKBNLP63	South Lake Urban Interface	Urban Interface with Blackburn Park / Yangebup Lake	Unlikely	High	Calc Threat	Moderate	Major	Medium (4B)	4B	
CKBNLP64	south lake leisure centre	106 South Lake Dr SOUTH LAKE	Unlikely	Medium	Calc Threat	Low	Minor	Low (5C)	5C	
CKBNLP65	Lakelands Senior High School	106 South Lake Dr SOUTH LAKE	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBNLP66	South Lake Urban Interface	North Lake Dr / Bibra Dr Bibra Lake	Unlikely	High	Calc Threat	Moderate	Major	Medium (4B)	4B	
CKBNLP67	CVES Building Industrial Interface	Buckley St / Poletti Rd COCKBURN CENTRAL	Unlikely	High	Calc Threat	Low	Moderate	Low (5B)	5B	
CKBNLP68	Cockburn Central residential acreage lots	Muriel Court COCKBURN CENTRAL	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBNLP69	South Lake Urban Interface (South)	Berrigan Dr (South) Thomas St (North) SOUTH LAKE	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBNLP70	South Lake Urban Interface (West)	Berrigan Dr (South) / Impson Garden (North) SOUTH LAKE	Unlikely	Very High	Calc Threat	Low	Major	Medium (4B)	4B	
CKBNLP71	Poletti Rd (South) Urban Interface	West of Poletti Rd Cockburn central	Unlikely	High	Calc Threat	Moderate	Major	Medium (4B)	4B	
CKBNLP72	South Lake / Bibra lake Urban Interface (West of Power lines)	South Lake / Bibra Lake (West of Power Lines and Roe Hwy on-ramp)	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBNLP73	Bibra Lake Primary School	29 Annois Rd BIBRA LAKE	Unlikely	Medium	Calc Threat	Moderate	Moderate	Low (5B)	5B	
CKBNLP74	Bibra Lake Urban Interface	Bibra Dr BIBRA LAKE	Unlikely	Medium	Calc Threat	Moderate	Moderate	Low (5B)	5B	
CKBNLP75	Farrington Rd / Baker Court Industrial Complex	Lot 551 Baker Court BIBRA LAKE	Unlikely	Medium	Calc Threat	Low	Minor	Low (5C)	5C	
CKBNLP76	Murdoch Pines urban Interface	East of Baker Crt / Along Peterborough Circle BIBRA LAKE	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBNLP77	IFAP Facility	128 Farrington Rd BIBRA LAKE	Likely	High	Calc Threat	Low	Moderate	High (3A)	3A	IFAP Training Ground
CKBNLP78	Progress Dr / Malvolio Rd Urban Interface	Progress Dr / Mavolio Rd BIBRA LAKE	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBNLP79	Deller Rd (South) Urban Interface	Daller Rd (North) / Phoenix Rd (South) BIBRA LAKE	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBNLP80	Coolbellup (South) Urban Interface (Forrest Rd)	Forrest Rd (Coolbellup) BIBRA LAKE/COOLBELLUP	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBNLP81	Good life Health Club	402 North Lake Rd BIBRA LAKE	Likely	High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBNLP82	Perth Waldorf School	14 Gwilliam Dr BIBRA LAKE	Likely	Very High	Calc Threat	High	Catastrophic	Extreme (1B)	1B	Little Separation from Buildings to vegetation
CKBNLP83	Adventure World	351 Progress Dr BIBRA LAKE	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBCSO84	Water Corp Site - Mt. Brown	837 Cockburn Rd MUNSTER	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSP85	Austal Ship Yard	Lot 100 Clearance Beach Rd MUNSTER	Likely	Medium	Calc Threat	Moderate	Moderate	High (3A)	3A	
CKBCSO86	Woodman Point Caravan Park	Woodman Point - Cockburn Road - MUNSTER	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSO87	Woodman Point - Recreation Camp	Woodman Point - Cockburn Road - MUNSTER	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	One entry/exit point
CKBCSL88	Integrated Beach Facility (Coogee Surf Club)	4 Powell Rd - COOGEE	Unlikely	High	Calc Threat	Moderate	Major	Medium (4B)	4B	One entry/exit point
CKBCSL89	Coogee Caravan Park	Powell Rd - COOGEE	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBCSO90	John Graham Recreational Reserve	Woodman Point - Cockburn Road - MUNSTER	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBCSP91	Port Coogee Urban Interface	Perlinite View / Cockburn Rd	Unlikely	Medium	Calc Threat	Low	Minor	Low (5C)	5C	
CKBCSO92	Old Power Station - Coogee	Lot 3 Robb Rd COOGEE	Unlikely	Medium	Calc Threat	Moderate	Moderate	Low (5B)	5B	Asbestos / Homeless Peron Site
CKBCSP93	South East Industrial Complex	Ulidia Cove	Unlikely	High	Calc Threat	Moderate	Major	Medium (4B)	4B	
CKBCSP94	Troode St Urban Interface	485 Rockingham Rd MUNSTER	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSP95	Market Garden Swamp Urban Interface	West of Pennlake Dr / East of Garden Rd MUNSTER	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBCSO96	Coogee Primary School	22 Mayor Rd COOGEE	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBCSP97	Market Grande South East Urban Interface	East of Hamilton Rd COOGEE	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSP98	Coogee Urban interface (west)	East of Cockburn Rd COOGEE	Unlikely	Medium	Calc Threat	Low	Minor	Low (5C)	5C	
CKBCSO99	Telstra exchange - Spearwood	89 Mell Rd SPEARWOOD	Unlikely	Medium	Calc Threat	Moderate	Moderate	Low (5B)	5B	
CKBCSP100	Mell Rd Development (North)	Mell Rd SPEARWOOD	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSP101	Amberley Aged Care	30 Mell Rd SPEARWOOD	Unlikely	High	Calc Threat	High	Catastrophic	High (3C)	3C	
CKBCSP102	Pennlake Dr Urban Interface	Pennlake Dr MUNSTER	Likely	High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBCSP103	Munster Market Gardens	South Munster (West of Stock Rd)	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSP104	146 Cockburn Rd Industrial Interface	146 Cockburn Rd NORHT COOGEE	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSP105	Emplacement Crescent Industrial Interface	Along Emplacement Crt NORTH COOGEE	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSL106	Manning Park Homestead	Azelia Rd HAMILTON HILL	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSP107	Delmatinac Cub	41 Azelia Rd HAMILTN HILL	Unlikely	Medium	Calc Threat	Low	Minor	Low (5C)	5C	
CKBCSO108	Hamilton Hill Senior High School	8 Purvis Rd HAMILTON HILL	Unlikely	Medium	Calc Threat	Moderate	Moderate	Low (5B)	5B	
CKBCSP109	Angus Ave - Blackwood Ave Urban Interface	Angus Ave to Blackwood Ave HAMILTON HILL	Likely	Very High	Calc Threat	Moderate	Catastrophic	Extreme (1B)	1B	
CKBCSP110	Wheeler Rd - Purvis St Urban Interface	Wheeler Rd - Purvis St HAMILTON HILL	Unlikely	Very High	Calc Threat	Moderate	Catastrophic	High (3C)	3C	
CKBCSP111	Hamilton Hill and Spearwood (West) Urban Interface	Ommaney St - Ferris Way HAMILTON HILL / SPEARWOOD	Unlikely	High	Calc Threat	Moderate	Major	Medium (4B)	4B	

63 - City of Cockburn Bushfire Risk Management Plan 2015 - 2020

Asset ID	Asset Name	Asset Location	Asset Sub Cat.	Likelihood Inputs	Consequence Inputs			Risk Rating	Treatment Priority	Comments/Notes
				Likelihood Rating	Level of Impact	Recovery Costs	Consequence Rating			
Q121	Perth - Bunbury Gas Pipeline	Banjup (south eastern side)	Critical Infrastructure	Almost Certain	State	Low	Moderate	Very High (2C)	2C	Will need to confirm details
Q122	Jandakot Water Catchment	Banjup	Drinking Water Catchments	Almost Certain	State	Low	Moderate	Very High (2C)	2C	Long term recovery project
Q123	Water Pump 1	Hebble Loop BANJUP	Drinking Water Catchments	Possible	State	Low	Moderate	Medium (4A)	4A	
Q124	Water Pump 2	Lot 465 Bartrum Rd BANJUP	Drinking Water Catchments	Possible	State	Low	Moderate	Medium (4A)	4A	
Q125	Water Pump 3	Lot 464 Boronia Road BANJUP	Drinking Water Catchments	Possible	State	Low	Moderate	Medium (4A)	4A	
Q126	Water Pump 4	Denis De Young Reserve (LGA) Boundary	Drinking Water Catchments	Possible	State	Low	Moderate	Medium (4A)	4A	
L127	Denis De Young Race Track	Denis De Young Reserve	Tourist and Recreational	Almost Certain	Local	Low	Minor	High (3D)	3D	
P128	Lyon Blvd Shopping Village	80 Lyon Blvd ATWELL	Commercial/Industrial	Unlikely	Local	Low	Minor	Low (5C)	5C	
Q129	Jandakot Airport (airside)	Jandakot Airport	Critical Infrastructure	Unlikely	State	Moderate	Major	Medium (4B)	4B	
Q130	Jandakot Airport (Hangers)	Jandakot Airport	Critical Infrastructure	Unlikely	State	High	Catastrophic	High (3C)	3C	
Q131	Western Power (Jandakot)	85 Prinsep Road JANDAKOT	Critical Infrastructure	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
P132	Atco Gas Depot	81 Prinsep Road JANDAKOT	Commercial/Industrial	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
P133	Cockburn Central Industrial Complex	Armada Rd JANDAKOT	Commercial/Industrial	Unlikely	Regional	High	Major	Medium (4B)	4B	
Q134	Jandakot Water Pumps	As Per Map 2:02	Drinking Water Catchments	Unlikely	State	Low	Moderate	Low (5B)	5B	
Q135	Western Power High tension lines	West of Kwinana FWY	Critical Infrastructure	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
Q136	Industrial Rail Line	West of Moylan Rd WATTLEUP	Critical Infrastructure	Unlikely	State	Moderate	Major	Medium (4B)	4B	
P137	Henderson Go-Cart Track	Gemma Rd HENDERSON	Tourist and Recreational	Unlikely	Local	Moderate	Moderate	Low (5B)	5B	
P138	Henderson Industrial Interface (EAST)	West of Cockburn Rd HENDERSON	Commercial/Industrial	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
Q139	Telstra exchange - Wattleup	1022 Rockingham Rd WATTLEUP	Critical Infrastructure	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
P140	Cockburn Cement quarry	Lot 241 Rockingham Rd WATTLEUP	Commercial/Industrial	Unlikely	Regional	Low	Moderate	Low (5B)	5B	
P141	Hurst Rd Industrial Complex	53 Hurst Rd WATTLEUP	Commercial/Industrial	Unlikely	Local	Low	Minor	Low (5C)	5C	
P142	Wattleup Market Gardens	Wattleup - WATTLEUP	Agricultural	Possible	Local	Low	Minor	Low (5A)	5A	
Q143	Model Car Club/Race tract	Gemma Rd HENDERSON	Tourist and Recreational	Almost Certain	Local	Low	Minor	High (3D)	3D	
Q144	Industrial Rail Line	East of Cockburn Cement Mill	Critical Infrastructure	Unlikely	State	Moderate	Major	Medium (4B)	4B	
P145	Cockburn Cement Mill	Lot 88 Holmes Rd MUNSTER	Commercial/Industrial	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
Q146	Water Corp Site - MUNSTER	HENDERSON RD MUNSTER	Critical Infrastructure	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
P147	Cockburn Cement quarry 2	lot 888 Holmes Rd MUNSTER	Commercial/Industrial	Unlikely	Regional	Low	Moderate	Low (5B)	5B	
Q148	Western Power High tension lines	West of Kwinana FWY - Success	Critical Infrastructure	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
Q149	Water Corp Site - SUCCESS	Bartrum Rd - SUCCESS	Critical Infrastructure	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
Q150	Stock Rd - WATTLEUP/MUNSTER	Stock Rd - WATTLEUP/MUNSTER	Critical Infrastructure	Unlikely	Regional	Low	Moderate	Low (5B)	5B	
Q151	Western Power Jandakot Station and Power Lines	As Per Map 5:02	Critical Infrastructure	Unlikely	Regional	High	Major	Medium (4B)	4B	
P152	IFAP Training Facility	128 Farrington Rd NORTH LAKE	Commercial/Industrial	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
P153	North Lake Industrial Complex	Farrington Rd NORTH LAKE	Commercial/Industrial	Unlikely	Local	Moderate	Moderate	Low (5B)	5B	
P154	Good Life Fitness Gym	402 North Lake Rd NORTH LAKE	Tourist and Recreational	Unlikely	Local	Moderate	Moderate	Low (5B)	5B	
P155	Adventure World	351 Progress Dr BIBRA LAKE	Tourist and Recreational	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
P156	Bibra Lake Industrial interface	As Per Map 5:02	Commercial/Industrial	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	
Q157	Industrial Rail Line	As Per Map 5:02	Critical Infrastructure	Unlikely	State	Moderate	Major	Medium (4B)	4B	
Q158	Water Corp Site - Mt Brown	837 Cockburn Rd MUNSTER	Critical Infrastructure	Unlikely	State	Moderate	Major	Medium (4B)	4B	
P159	Henderson Industrial interface (Northern)	South of Cockburn Rd HENDERSON	Commercial/Industrial	Unlikely	State	Moderate	Major	Medium (4B)	4B	
Q160	Woodman Point Caravan Park	Woodman Point - MUNSTER	Tourist and Recreational	Unlikely	Local	Low	Minor	Low (5C)	5C	
L161	Coogee Caravan Park	POWELL Rd - COOGEE	Tourist and Recreational	Unlikely	Local	Low	Minor	Low (5C)	5C	
Q162	Stock Rd - WATTLEUP/MUNSTER	As Per Map 6:02	Critical Infrastructure	Unlikely	Regional	Low	Moderate	Low (5B)	5B	
Q163	Western Power C Y O'Conner	Lot 1 Robb Rd NORTH COOGEE	Critical Infrastructure	Unlikely	Regional	Moderate	Major	Medium (4B)	4B	

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Asset ID	Asset Name	Asset Location	Likelihood Inputs	Consequence					Risk Rating	Treatment Priority	Comments/Notes
			Likelihood Rating	Conservation Status	Vulnerability Geographic Extent	Vulnerability	Potential Impact of Fire	Consequence Rating			
CKBBAL170	Emma Tree by Reserve	Armadale Rd / Gutter Ridge Rd BANJUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL171	Bosworth Reserve	Harper Rd BANJUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL172	Mather Reserve	Bartram Rd BANJUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL173	Kraemer Reserve	Bartrum Rd / Hebble Loop BANJUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBADPaW174	Shirley Bella Swamp	Gibbs Rd / Liddelw Rd / Tapper Rd BANJUP	Likely	Endangered	Restricted	High	Restrict	Moderate	High (3A)	3A	
CKBBAL175	Gil Chalwel Reserve	Boronia Rd BANJUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL176	Banksia Eucalypt Woodland Park (North)	Gibbs Rd AUBIN GROVE	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL177	Buckingham Reserve	Gibbs Rd BANJUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL178	Denis De Yung Reserve	Liddelw Rd BANJUP	Likely	Endangered	Restricted	High	Restrict	Moderate	High (3A)	3A	
CKBBAL179	Triandra Reserve	Triandra Court BANJUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL180	Eco Park	Aurora Dr ATWELL	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL181	Kurrajong Park	Kurrajong Approach ATWELL	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBAL182	Freshwater Reserve	Hawkesbury Retreat ATWELL	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBJKL183	Bandicoot Reserve	Berrigan Dr. JANDAKOT	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBJKL184	Brandwood Reserve	Brandwood Gardens LEEMING	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBJKL185	Classon Park	Casserly Dr LEEMING	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBJKL186	Heatherlea Reserve	Heatherlea Parkway LEEMING	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBJKL187	Lukin Swamp Reserve	Merrit Loop JANDAKOT	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBJKL188	Rose Shanks Reserve	Armadale / Warton Rd JANDAKOT	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBJKL189	Verdi Reserve	Cutler Rd JANDAKOT	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBJKDPaW190	Fraser Rd Bushland	Fraser Rd JANDAKOT	Likely	Endangered	Restricted	High	Restrict	Moderate	High (3A)	3A	
CKBJKO191	Jandakot Airport Bushland (airside)	Jandakot Airport JANDAKOT	Likely	Endangered	Restricted	High	Restrict	Moderate	High (3A)	3A	
CKBJKDPaW192	Accourt Reserve	Accourt Rd JANDAKOT	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCL193	Baler Reserve	Russell Rd HAMMOND PARK	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCL194	Barfield Reserve	Barfiel Rd HAMMOND PARK	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCL195	Christmas Tree Park	Serenity Parkway HAMMOND PARK	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCL196	Frankland Park	Wattleup Rd WATTLEUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCL197	Holdsworth Reserve	Pearse / Mortimer Rd WATTLEUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCL198	Mohan Park	Mohan Loop HAMMOND PARK	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCL199	Redemptora Reserve	Redemptora Rd HENDERSON	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCL200	Roper Reserve	Roper BLVD HAMMOND PARK	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	

CKBSCDPaW201	Henderson Cliffs	Cockburn Rd HENDERSON	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBSCDPaW202	Harry Waring Marsupial Reserve		Likely	Endangered	Restricted	High	Restrict	Moderate	High (3A)	3A	
CKBBEL203	Banbar Park	Astroloma Dr SUCCESS	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEL204	Beeliar Oval Reserve	The Grange BEELIAR	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEL205	Coojong Park	Coojong Link SUCCESS	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEL206	Fancote Reserve	Henderson Rd MUNSTER	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEL207	Success Reserve Bushland	Hammond Rd / Columbus Loop SUCCESS	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEL208	Skaife Park	Henderson Rd / Holmes Rd MUNSTER	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEDPaW209	Thompson Lake	North of Russell Rd BEELIAR	Likely	Endangered	Restricted	High	Restrict	Moderate	High (3A)	3A	
CKBBEDPaW210	Kogalup Lake	South of Beeliar Dr BEELIAR	Likely	Endangered	Restricted	High	Restrict	Moderate	High (3A)	3A	
CKBBEO211	Branch Circus Bushland	Hammond Rd SUCCESS	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEO212	Lot 9001 Hammond Rd Bushland	lot 9001 Hammond Rs SUCCESS	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEO213	Water Corp Site - Munster	Henderson Rd MUNSTER	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBBEO214	Twin Bartram Swamps	Wentworth Parade SUCCESS	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBNLL215	Bibra Lake Reserve	Bibra Dr BIBRA LAKE	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBNLL216	Cocos Park Reserve	Cocos Dr BIBRA LAKE	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBNLL217	Cockburn Central Bushland (remaining 2.4Ha wetland)	North Lake Rd COCKBURN CENTRAL	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBNLL218	Levi Park	Plover Dr YANGEBUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBNLL219	Little Rush Lake Reserve	Osprey Dr YANGEBUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBNLL220	Lot 27 Progress Dr	Lot 27 Progress Dr BIBRA LAKE	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBNLL221	Nola Waters Reserve	Annois Rd BIBRA LAKE	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBNLL222	Yangebup Lake Reserve	Osprey Dr YANGEBUP	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL223	Coogee Beach Reserve	Cockburn rd. COOGEE	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL224	C Y O'Conner Reserve	Robb Rd NORTH COOGEE	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL225	Katsura Reserve	Katsura Gardens MUNSTER	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL226	Lake Coogee Reserve	Fawcett Rd MUNSTER	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL227	Manning Park	Azelia Rd HAMILTON HILL	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL228	Market Garden Swamp #3	Preston Dr MUNSTER	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL229	Market Garden Swamp #1	Garden Rd MUNSTER	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL230	Market Garden Swamp # 2		Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSL231	Mc Neil Field	Mayor Rd MUNSTER	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSDPaW232	Woodman Point Regional Park	O'Kane Court COOGEE	Likely	Endangered	Restricted	High	Exclude	Major	Very High (2A)	2A	
CKBCSDPaW233	Mt Brown	Gemma Rd HENDERSON	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSO234	Cmr of Spearwood Ave / Cockburn Rd	Cmr of Spearwood Ave / Cockburn Rd	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	
CKBCSO235	20 King St	20 King St Coogee	Likely	Locally Important	Widespread	Low	Restrict	Minor	Medium (4C)	4C	

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Asset ID	Asset Name	Asset Location	Likelihood Inputs	Consequence				Risk Rating	Treatment Priority	Comments/Notes
			Likelihood Rating	Threat Calc		Vulnerability	Consequence Rating			
				Threat	Calc Threat					
CKBBAL246	Paperbark Tree (Traffic Island)	Tapper Rd	Unlikely	Medium	Calc Threat	Low	Minor	Low (5C)	5C	
CKBBAL247	Mather Reserve	Mather Reserve BANJUP	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBBAL248	Kraemer Reserve	Bartram Rd BANJUP	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBBAP249	Ready Mix Sandpit 2	Armadale Rd	Unlikely	Medium	Calc Threat	Low	Minor	Low (5C)	5C	
CKBBAP250	Ready Mix Sandpit 1	Armadale Rd	Unlikely	Medium	Calc Threat	Low	Minor	Low (5C)	5C	
CKBJKP251	Prinsep Rd	Prinsep Rd	Unlikely	High	Calc Threat	Low	Moderate	Low (5B)	5B	
CKBJKP252	Warton Rd BANJUP	Warton Rd	Unlikely	Very High	Calc Threat	Low	Moderate	Low (5B)	5B	
CKBJKO253	Hope Rd JANDAKOT	Hope Rd JANDAKOT	Unlikely	High	Calc Threat	Low	Moderate	Low (5B)	5B	
CKBJKO254	Lukin Swamp	Eastern end of Jandakot Airport	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBJKP255	Acourt Rd	Acourt Rd Jandakot	Unlikely	Very High	Calc Threat	Low	Moderate	Low (5B)	5B	
CKBJKL256	Banjup Memorial Park	Armadale Rd	Likely	Very High	Calc Threat	Moderate	Major	Very High (2A)	2A	
CKBSCP257	Wattleup Road Swamp	290 Wattleup Rd	Almost Certain	Very High	Calc Threat	Low	Moderate	Very High (2C)	2C	
CKBSCDPaW258	Gemma Road asset	Gemma Road HENDERSON	Possible	Very High	Calc Threat	Low	Moderate	Medium (4A)	4A	
CKB5CL259	Naval Base Shacks	1136 Cockburn Rd HENDERSON	Unlikely	Very High	Calc Threat	Moderate	Major	Medium (4B)	4B	
CKBBEQ260	Kogolup Lake	764L Branch Circus BEELIAR	Almost Certain	Very High	Calc Threat	Low	Moderate	Very High (2C)	2C	
CKBBEDPaW261	Thompson Lake	15556R Pearse Road BEELIAR	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBBEP262	Hammond Road Swamp	Hammond Rd Success	Likely	High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBBEP263	Bartram Road Swamp	Bartram Rd Success	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBBEL264	Thompson Lake 01	63 Beaumont Parkway SUCCESS	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBBEDPaW265	Thompson Lake	15556R Pearse Road BEELIAR	Possible	Very High	Calc Threat	Low	Moderate	Medium (4A)	4A	
CKBBEQ266	Thompson Reservoir 1	18L Lorimer Road MUNSTER	Unlikely	Very High	Calc Threat	Low	Moderate	Low (5B)	5B	
CKBBEQ267	Thompson Reservoir 2	18L Lorimer Road MUNSTER	Unlikely	Very High	Calc Threat	Low	Moderate	Low (5B)	5B	
CKBBEQ268	Beeliar Regional Rark 4	755L Lorimer Road BEELIAR	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBNLO269	North Lake (North)	North Lake Rd Bibra Lake	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBNLO270	North Lake (Coolbellup)	North Lake Rd Bibra Lake	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBNLO271	North Lake and Bibra Lake	North Lake Dr Bibra Lake	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBNLO272	Swamp 81	South of Adventure World on North Lake Rd	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBNLO273	North Lake SW	North Lake Rd Bibra Lake	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBNLO274	Bibra Lake North	North Lake Rd Bibra Lake	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBCSO275	Cockburn Lighthouse	Cockburn Rd HENDERSON	Unlikely	Very High	Calc Threat	Low	Moderate	Low (5B)	5B	
CKBCSL276	Robb Jetty Camp	Rob Rd NORTH COOGEE	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBCSL277	Lake Coogee 1	Cockburn Rd HENDERSON	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBCSL278	Lake Coogee 2	East of Cockburn Rd HENDERSON	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBCSO279	Cockburn Rd - Henderson	Cockburn Rd HENDERSON	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBCSO280	Woodman Point	Cockburn Rd HENDERSON	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBCSL281	Lake Coogee	Cockburn Rd HENDERSON	Likely	Very High	Calc Threat	Low	Moderate	High (3A)	3A	
CKBCSO282	Cockburn Rd Buildings and Rail	Cockburn Rd HENDERSON	Likely	High	Calc Threat	Moderate	Moderate	High (3A)	3A	

Appendix 3 – Treatment Schedule

Appendix 3 comprises of the following A3 tables.

- Human Assets Treatment Schedule
- Economic Assets Treatment Schedule
- Environmental Assets Treatment Schedule
- Cultural Assets Treatment Schedule

N.B. Digital copies of the Asset risk register appendix to this BRMP is available by writing to the;

Emergency Management Coordinator
City of Cockburn
PO Box 1215
Bibra lake DC WA 6965

Asset ID	Planning Area	Asset Name	Treatment Priority	Treatment Type	Land Owner
CKBBAP1	Banjup / Atwell (Planning area 1)	urban interface 1	2B	Tier 1 Treatments	Private
CKBO2	Banjup / Atwell (Planning area 1)	Atwell Primary School	2B	Tier 1 Treatments	Other Government Agency
CKBL3	Banjup / Atwell (Planning area 1)	Atwell Community Centre	4B	Tier 1 Treatments	Local Government
CKBP4	Banjup / Atwell (Planning area 1)	Urban interface 2	2B	Tier 1 Treatments	Private
CKBP5	Banjup / Atwell (Planning area 1)	Lyon Rd Shopping Centre	3C	Tier 1 Treatments	Private
CKBP6	Banjup / Atwell (Planning area 1)	urban interface 3	3C	Tier 2 Treatments	Private
CKBP7	Banjup / Atwell (Planning area 1)	urban interface4	2B	Tier 4 Treatments	Private
CKBL8	Banjup / Atwell (Planning area 1)	Aubin Grove Community Centre	3C	Tier 1 Treatments	Local Government
CKBO9	Banjup / Atwell (Planning area 1)	Aubin Grove Primary School	3C	Tier 1 Treatments	Other Government Agency
CKBP10	Banjup / Atwell (Planning area 1)	Rural Living	1A	Tier 4 Treatments	Private
CKBBA011	Banjup / Atwell (Planning area 1)	DCP Home	1A	Tier 4 Treatments	Other Government Agency
CKBBAL12	Banjup / Atwell (Planning area 1)	Jandakot Fire Station	1B	Tier 4 Treatments	Local Government
CKBBAL13	Banjup / Atwell (Planning area 1)	Banjup Community Centre	1B	Tier 4 Treatments	Local Government
CKBBAP14	Banjup / Atwell (Planning area 1)	Rural Living 2	1A	Tier 4 Treatments	Private
CKBJKP15	Jandakot / Banjup North (Planning area 2)	Rural Living	1A	Tier 4 Treatments	Private
CKBJKP16	Jandakot / Banjup North (Planning area 2)	Rural Living	1A	Tier 4 Treatments	Private
CKBJKP17	Jandakot / Banjup North (Planning area 2)	Industrial complex interface	4B	Tier 1 Treatments	Private
CKBJKO18	Jandakot / Banjup North (Planning area 2)	Western Power Site (Jandakot)	4B	Tier 1 Treatments	Other Government Agency
CKBJKP19	Jandakot / Banjup North (Planning area 2)	Schaffer Corporation	3B	Tier 1 Treatments	Private
CKBJKP20	Jandakot / Banjup North (Planning area 2)	Glendale Crest rural interface	1A	Tier 4 Treatments	Private
CKBJKP21	Jandakot / Banjup North (Planning area 2)	Berrigan Dr urban interface	2A	Tier 1 Treatments	Private
CKBJKP22	Jandakot / Banjup North (Planning area 2)	Merrit Loop Industrial area	3C	Tier 1 Treatments	Private
CKBJKO23	Jandakot / Banjup North (Planning area 2)	Jandakot Airport - North of Eagle Dr	3C	Tier 4 Treatments	Other Government Agency
CKBJKO24	Jandakot / Banjup North (Planning area 2)	Jandakot Airport - South of Eagle Dr	3C	Tier 3 Treatments	Other Government Agency
CKBJKO25	Jandakot / Banjup North (Planning area 2)	Western Power Site 2 (Jandakot)	3C	Tier 1 Treatments	Other Government Agency
CKBSCP26	Southern Coast to Hammond Park (Planning area 3)	Hammond Park Urban Interface	1B	Tier 3 Treatments	Private
CKBSCO27	Southern Coast to Hammond Park (Planning area 3)	Hammond Park Catholic Primary School	2B	Tier 1 Treatments	Other Government Agency
CKBSCP28	Southern Coast to Hammond Park (Planning area 3)	rup rural living area (along Wattleup Rd - south of Russe	2B	Tier 4 Treatments	Private
CKBSCP29	Southern Coast to Hammond Park (Planning area 3)	Industrial complex interface (Wattleup RD)	5C	Treatment Not Possible	Private
CKBSCL30	Southern Coast to Hammond Park (Planning area 3)	Wattleup Community Centre	5C	Tier 3 Treatments	Local Government
CKBSCO31	Southern Coast to Hammond Park (Planning area 3)	Telstra exchange (Wattleup)	2A	Tier 3 Treatments	Other Government Agency
CKBSCP32	Southern Coast to Hammond Park (Planning area 3)	Ten Mile Well (Wattleup Teven)	2A	Tier 1 Treatments	Private
CKBSCP33	Southern Coast to Hammond Park (Planning area 3)	53 Hurst Rd - industrial complex interface	2A	Tier 1 Treatments	Private
CKBSCP34	Southern Coast to Hammond Park (Planning area 3)	Henderson Industrial Complex interface	1A	Tier 4 Treatments	Private
CKBBEP35	Beeliar Regional Park (Planning area 4)	Emmanuel Catholic College	5B	Tier 1 Treatments	Private
CKBBEP36	Beeliar Regional Park (Planning area 4)	Beeliar Dr light industrial shopping complex	3B	Tier 1 Treatments	Private
CKBBEP37	Beeliar Regional Park (Planning area 4)	Success (North) Urban Interface	3C	Tier 1 Treatments	Private
CKBBEP38	Beeliar Regional Park (Planning area 4)	Hammond Rd rural interface	1B	Tier 1 Treatments	Private
CKBBEP39	Beeliar Regional Park (Planning area 4)	Success (South) urban interface	1B	Tier 1 Treatments	Private
CKBBEP40	Beeliar Regional Park (Planning area 4)	Success (East) urban interface	1B	Tier 1 Treatments	Private
CKBBEO41	Beeliar Regional Park (Planning area 4)	Water Corp Site - Success	1B	Tier 2 Treatments	Other Government Agency
CKBBEDFES42	Beeliar Regional Park (Planning area 4)	Success Fire & Rescue Station	3C	Treatment Not Required	Department of Fire and Emergency Services
CKBBEL43	Beeliar Regional Park (Planning area 4)	Success Regional Sports Complex	3C	Tier 1 Treatments	Local Government
CKBBEO44	Beeliar Regional Park (Planning area 4)	Success Primary School	2A	Tier 1 Treatments	Other Government Agency
CKBBEP45	Beeliar Regional Park (Planning area 4)	Boronia Park urban interface	1B	Tier 1 Treatments	Private
CKBBEP46	Beeliar Regional Park (Planning area 4)	Baler Reserve urban interface (North)	3A	Tier 1 Treatments	Private
CKBBEP47	Beeliar Regional Park (Planning area 4)	iar (suburb) Regional Park Urban Interface (East of rail	1A	Tier 1 Treatments	Private
CKBBEP48	Beeliar Regional Park (Planning area 4)	Beeliar Village Urban Interface	3C	Treatment Not Possible	Private
CKBBEP49	Beeliar Regional Park (Planning area 4)	Beeliar Market Gardens	3C	Tier 3 Treatments	Private
CKBBEP50	Beeliar Regional Park (Planning area 4)	Cockburn Cement (Mill)	3C	Tier 1 Treatments	Private
CKBBEO51	Beeliar Regional Park (Planning area 4)	Water Corp Site - MUNSTER	1B	Tier 4 Treatments	Other Government Agency
CKBBEP52	Beeliar Regional Park (Planning area 4)	MUNSTER rural residential area	1A	Tier 4 Treatments	Private
CKBNLP53	North Lake - Yangebup Lake (Planning area 5)	Mater Christi Catholic Primary School	1B	Tier 1 Treatments	Private
CKBNLP54	North Lake - Yangebup Lake (Planning area 5)	Divine Mercy College	3C	Tier 1 Treatments	Private

CKBNLP55	North Lake – Yangebup Lake (Planning area 5)	Yangebup Lake Urban Interface (west)	2A	Tier 1 Treatments	Private
CKBNLP56	North Lake – Yangebup Lake (Planning area 5)	Argyle Place Urban Interface	2A	Tier 1 Treatments	Private
CKBNLP57	North Lake – Yangebup Lake (Planning area 5)	Levi Park Urban Interface	2A	Tier 1 Treatments	Private
CKBNLP58	North Lake – Yangebup Lake (Planning area 5)	Bibra Lake Industrial Interface (east)	1B	Tier 4 Treatments	Private
CKBNLP59	North Lake – Yangebup Lake (Planning area 5)	Adventure World - Ice skating arena	5B	Tier 1 Treatments	Private
CKBNLP60	North Lake – Yangebup Lake (Planning area 5)	Bibra Lake Retirement Village	4B	Tier 1 Treatments	Private
CKBNLP61	North Lake – Yangebup Lake (Planning area 5)	Tamera Dr Industrial Interface	5B	Tier 2 Treatments	Private
CKBNLP62	North Lake – Yangebup Lake (Planning area 5)	Lakes Shopping Centre	4B	Tier 1 Treatments	Private
CKBNLP63	North Lake – Yangebup Lake (Planning area 5)	South Lake Urban Interface	4B	Tier 1 Treatments	Private
CKBNLP64	North Lake – Yangebup Lake (Planning area 5)	South Lake Leisure centre	5C	Tier 1 Treatments	Local Government
CKBNLP65	North Lake – Yangebup Lake (Planning area 5)	Lakelands Senior High School	3C	Tier 1 Treatments	Other Government Agency
CKBNLP66	North Lake – Yangebup Lake (Planning area 5)	South Lake Urban Interface	4B	Tier 1 Treatments	Private
CKBNLP67	North Lake – Yangebup Lake (Planning area 5)	CVES Building Industrial Interface	5B	Tier 3 Treatments	Private
CKBNLP68	North Lake – Yangebup Lake (Planning area 5)	Cockburn Central residential acreage lots	1B	Tier 3 Treatments	Private
CKBNLP69	North Lake – Yangebup Lake (Planning area 5)	South Lake Urban Interface (South)	3C	Tier 3 Treatments	Private
CKBNLP70	North Lake – Yangebup Lake (Planning area 5)	South Lake Urban Interface (West)	4B	Tier 3 Treatments	Private
CKBNLP71	North Lake – Yangebup Lake (Planning area 5)	Poletti Rd (South) Urban Interface	4B	Tier 1 Treatments	Private
CKBNLP72	North Lake – Yangebup Lake (Planning area 5)	South Lake / Bibra Lake Urban Interface (West of Power line)	1B	Tier 3 Treatments	Private
CKBNLP73	North Lake – Yangebup Lake (Planning area 5)	Bibra Lake Primary School	5B	Tier 1 Treatments	Other Government Agency
CKBNLP74	North Lake – Yangebup Lake (Planning area 5)	Bibra Lake Urban Interface	5B	Tier 1 Treatments	Private
CKBNLP75	North Lake – Yangebup Lake (Planning area 5)	Farrington Rd / Baker Court Industrial Complex	5C	Tier 1 Treatments	Other Government Agency
CKBNLP76	North Lake – Yangebup Lake (Planning area 5)	Murdoch Pines urban Interface	1B	Tier 1 Treatments	Private
CKBNLP77	North Lake – Yangebup Lake (Planning area 5)	IFAP Facility	3A	Tier 4 Treatments	Private
CKBNLP78	North Lake – Yangebup Lake (Planning area 5)	Progress Dr / Malvolio Rd Urban Interface	1B	Tier 4 Treatments	Private
CKBNLP79	North Lake – Yangebup Lake (Planning area 5)	Deiler Rd (South) Urban Interface	1B	Tier 1 Treatments	Private
CKBNLP80	North Lake – Yangebup Lake (Planning area 5)	Coolbellup (South) Urban Interface (Forrest Rd)	1B	Tier 3 Treatments	Private
CKBNLP81	North Lake – Yangebup Lake (Planning area 5)	Good life Health Club	3A	Tier 1 Treatments	Private
CKBNLP82	North Lake – Yangebup Lake (Planning area 5)	Perth Waldorf School	1B	Tier 3 Treatments	Private
CKBNLP83	North Lake – Yangebup Lake (Planning area 5)	Adventure World	3C	Tier 1 Treatments	Private
CKBCSO84	Coastal Strip (planning area 6)	Water Corp Site - Mt. Brown	1B	Tier 1 Treatments	Other Government Agency
CKBCSP85	Coastal Strip (planning area 6)	Austal Ship Yard	3A	Tier 1 Treatments	Private
CKBCSO86	Coastal Strip (planning area 6)	Woodman Point Caravan Park	1B	Tier 1 Treatments	Other Government Agency
CKBCSO87	Coastal Strip (planning area 6)	Woodman Point - Recreation Camp	1B	Tier 1 Treatments	Other Government Agency
CKBCSL88	Coastal Strip (planning area 6)	Integrated Beach Facility (Coogee Surf Club)	4B	Tier 1 Treatments	Local Government
CKBCSL89	Coastal Strip (planning area 6)	Coogee Caravan Park	3C	Tier 1 Treatments	Local Government
CKBCSO90	Coastal Strip (planning area 6)	John Graham Recreational Reserve	3C	Treatment Not Required	Other Government Agency
CKBCSP91	Coastal Strip (planning area 6)	Port Coogee Urban Interface	5C	Tier 1 Treatments	Private
CKBCSO92	Coastal Strip (planning area 6)	Old Power Station - Coogee	5B	Tier 2 Treatments	Other Government Agency
CKBCSP93	Coastal Strip (planning area 6)	South East Industrial Complex	4B	Tier 1 Treatments	Private
CKBCSP94	Coastal Strip (planning area 6)	Troode St Urban Interface	1B	Tier 1 Treatments	Private
CKBCSP95	Coastal Strip (planning area 6)	Market Garden Swamp Urban Interface	2A	Tier 1 Treatments	Private
CKBCSO96	Coastal Strip (planning area 6)	Coogee Primary School	3C	Tier 2 Treatments	Other Government Agency
CKBCSP97	Coastal Strip (planning area 6)	Market Grande South East Urban Interface	1B	Tier 1 Treatments	Private
CKBCSP98	Coastal Strip (planning area 6)	Coogee Urban interface (west)	5C	Tier 3 Treatments	Private
CKBCSO99	Coastal Strip (planning area 6)	Telstra exchange - Spearwood	5B	Tier 2 Treatments	Other Government Agency
CKBCSP100	Coastal Strip (planning area 6)	Mell Rd Development (North)	1B	Treatment Not Possible	Private
CKBCSP101	Coastal Strip (planning area 6)	Amberley Aged Care	3C	Tier 1 Treatments	Private
CKBCSP102	Coastal Strip (planning area 6)	Pennlake Dr Urban Interface	2A	Tier 1 Treatments	Private
CKBCSP103	Coastal Strip (planning area 6)	Munster Market Gardens	1B	Tier 3 Treatments	Private
CKBCSP104	Coastal Strip (planning area 6)	146 Cockburn Rd Industrial Interface	1B	Tier 4 Treatments	Private
CKBCSP105	Coastal Strip (planning area 6)	Emplacement Crescent Industrial Interface	1B	Tier 4 Treatments	Private
CKBCSL106	Coastal Strip (planning area 6)	Manning Park Homestead	1B	Tier 4 Treatments	Local Government
CKBCSP107	Coastal Strip (planning area 6)	Deimatinac Cub	5C	Tier 1 Treatments	Private
CKBCSO108	Coastal Strip (planning area 6)	Hamilton Hill Senior High School	5B	Tier 4 Treatments	Other Government Agency
CKBCSP109	Coastal Strip (planning area 6)	Angus Ave - Blackwood Ave Urban Interface	1B	Tier 1 Treatments	Private
CKBCSP110	Coastal Strip (planning area 6)	Wheeler Rd - Purvis St Urban Interface	3C	Tier 1 Treatments	Private
CKBCSP111	Coastal Strip (planning area 6)	Hamilton Hill and Spearwood (West) Urban Interface	4B	Tier 1 Treatments	Private

Asset ID	Planning Area	Asset Name	Priority	Treatment Type	Land Owner
O121	Banjup / Atwell (Planning area 1)	Perth - Bunbury Gas Pipeline	2C	Tier 3 Treatments	Other Government Agency
O122	Banjup / Atwell (Planning area 1)	Jandakot Water Catchment	2C	Tier 1 Treatments	Other Government Agency
O123	Banjup / Atwell (Planning area 1)	Water Pump 1	4A	Tier 3 Treatments	Other Government Agency
O124	Banjup / Atwell (Planning area 1)	Water Pump 2	4A	Tier 3 Treatments	Other Government Agency
O125	Banjup / Atwell (Planning area 1)	Water Pump 3	4A	Tier 3 Treatments	Other Government Agency
O126	Banjup / Atwell (Planning area 1)	Water Pump 4	4A	Tier 3 Treatments	Other Government Agency
L127	Banjup / Atwell (Planning area 1)	Denis De Young Race Track	3D	Tier 1 Treatments	Local Government
P128	Banjup / Atwell (Planning area 1)	Lyon Blvd Shopping Village	5C	Tier 1 Treatments	Private
O129	Jandakot/Banjup North	Jandakot Airport (airside)	4B	Tier 1 Treatments	Other Government Agency
O130	Jandakot/Banjup North	Jandakot Airport (Hangers)	3C	Tier 1 Treatments	Other Government Agency
O131	Jandakot/Banjup North	Western Power (Jandakot)	4B	Tier 3 Treatments	Other Government Agency
P132	Jandakot/Banjup North	Atco Gas Depot	4B	Tier 3 Treatments	Private
P133	Jandakot/Banjup North	Cockburn Central Industrial Complex	4B	Tier 1 Treatments	Private
O134	Jandakot/Banjup North	Jandakot Water Pumps	5B	Tier 3 Treatments	Other Government Agency
O135	South Coast to Hammond Park	Western Power High tension lines	4B	Tier 3 Treatments	Other Government Agency
O136	South Coast to Hammond Park	Industrial Rail Line	4B	Tier 3 Treatments	Other Government Agency
P137	South Coast to Hammond Park	Henderson Go-Cart Track	5B	Tier 1 Treatments	Private
P138	South Coast to Hammond Park	Henderson Industrial Interface (EAST)	4B	Tier 1 Treatments	Private
O139	South Coast to Hammond Park	Telstra exchange - Wattleup	4B	Tier 1 Treatments	Other Government Agency
P140	South Coast to Hammond Park	Cockburn Cement quarry	5B	Tier 1 Treatments	Private
P141	South Coast to Hammond Park	Hurst Rd Industrial Complex	5C	Tier 1 Treatments	Private
P142	South Coast to Hammond Park	Wattleup Market Gardens	5A	Tier 1 Treatments	Private
O143	South Coast to Hammond Park	Model Car Club/Race tract	3D	Tier 1 Treatments	Other Government Agency
O144	Beeliar Regional Park	Industrial Rail Line	4B	Tier 3 Treatments	Other Government Agency
P145	Beeliar Regional Park	Cockburn Cement Mill	4B	Tier 3 Treatments	Private
O146	Beeliar Regional Park	Water Corp Site - MUNSTER	4B	Tier 3 Treatments	Other Government Agency
P147	Beeliar Regional Park	Cockburn Cement quarry 2	5B	Tier 1 Treatments	Private
O148	Beeliar Regional Park	Western Power High tension lines	4B	Tier 3 Treatments	Other Government Agency
O149	Beeliar Regional Park	Water Corp Site - SUCCESS	4B	Tier 3 Treatments	Other Government Agency
O150	Beeliar Regional Park	Stock Rd - WATTLEUP/MUNSTER	5B	Tier 3 Treatments	Other Government Agency
O151	North Lake / Yangebup Lake	Western Power Jandakot Station and Power Lines	4B	Tier 3 Treatments	Other Government Agency
P152	North Lake / Yangebup Lake	IFAP Training Facility	4B	Tier 1 Treatments	Private
P153	North Lake / Yangebup Lake	North Lake Industrial Complex	5B	Tier 1 Treatments	Private
P154	North Lake / Yangebup Lake	Good Life Fitness Gym	5B	Tier 1 Treatments	Private
P155	North Lake / Yangebup Lake	Adventure World	4B	Tier 1 Treatments	Private
P156	North Lake / Yangebup Lake	Bibra Lake Industrial interface	4B	Tier 1 Treatments	Private
O157	North Lake / Yangebup Lake	Industrial Rail Line	4B	Tier 3 Treatments	Other Government Agency

O158	Coastal Strip	Water Corp Site - Mt Brown	4B	Tier 1 Treatments	Other Government Agency
P159	Coastal Strip	Henderson Industrial interface (Northern)	4B	Tier 1 Treatments	Private
O160	Coastal Strip	Woodman Point Caravan Park	5C	Tier 1 Treatments	Other Government Agency
L161	Coastal Strip	Coogee Caravan Park	5C	Tier 1 Treatments	Local Government
O162	Coastal Strip	Stock Rd - WATTLEUP/MUNSTER	5B	Tier 3 Treatments	Other Government Agency
O163	Coastal Strip	Western Power C Y O'Conner	4B	Tier 3 Treatments	Other Government Agency

Asset ID	Planning Area	Asset Name	Priority	Treatment Type	Land Owner
CKBBAL170	Banjup / Atwell (Planning area 1)	Emma Tree by Reserve	4C	Tier 2 Treatments	Local Government
CKBBAL171	Banjup / Atwell (Planning area 1)	Bosworth Reserve	4C	Tier 1 Treatments	Local Government
CKBBAL172	Banjup / Atwell (Planning area 1)	Mather Reserve	4C	Tier 1 Treatments	Local Government
CKBBAL173	Banjup / Atwell (Planning area 1)	Kraemer Reserve	4C	Tier 1 Treatments	Local Government
CKBBADPaW174	Banjup / Atwell (Planning area 1)	Shirley Bella Swamp	3A	Tier 2 Treatments	Department of Park and Wildlife
CKBBAL175	Banjup / Atwell (Planning area 1)	Gil Chalwel Reserve	4C	Tier 1 Treatments	Local Government
CKBBAL176	Banjup / Atwell (Planning area 1)	Banksia Eucalypt Woodland Park (North)	4C	Tier 4 Treatments	Local Government
CKBBAL177	Banjup / Atwell (Planning area 1)	Buckingham Reserve	4C	Tier 2 Treatments	Local Government
CKBBAL178	Banjup / Atwell (Planning area 1)	Denis De Yung Reserve	3A	Tier 4 Treatments	Local Government
CKBBAL179	Banjup / Atwell (Planning area 1)	Triandra Reserve	4C	Tier 1 Treatments	Local Government
CKBBAL180	Banjup / Atwell (Planning area 1)	Eco Park	4C	Tier 2 Treatments	Local Government
CKBBAL181	Banjup / Atwell (Planning area 1)	Kurrajong Park	4C	Tier 1 Treatments	Local Government
CKBBAL182	Banjup / Atwell (Planning area 1)	Freshwater Reserve	4C	Tier 3 Treatments	Local Government
CKBJKL183	Jandakot / Banjup North (Planning area 2)	Bandicoot Reserve	4C	Tier 4 Treatments	Local Government
CKBJKL184	Jandakot / Banjup North (Planning area 2)	Brandwood Reserve	4C	Tier 3 Treatments	Local Government
CKBJKL185	Jandakot / Banjup North (Planning area 2)	Classon Park	4C	Tier 3 Treatments	Local Government
CKBJKL186	Jandakot / Banjup North (Planning area 2)	Heatherlea Reserve	4C	Tier 2 Treatments	Local Government
CKBJKL187	Jandakot / Banjup North (Planning area 2)	Lukin Swamp Reserve	4C	Tier 1 Treatments	Local Government
CKBJKL188	Jandakot / Banjup North (Planning area 2)	Rose Shanks Reserve	4C	Tier 1 Treatments	Local Government
CKBJKL189	Jandakot / Banjup North (Planning area 2)	Verdi Reserve	4C	Tier 3 Treatments	Local Government
CKBJKDPaW190	Jandakot / Banjup North (Planning area 2)	Fraser Rd Bushland	3A	Tier 4 Treatments	Department of Park and Wildlife
CKBJKO191	Jandakot / Banjup North (Planning area 2)	Jandakot Airport Bushland (airside)	3A	Tier 4 Treatments	Other Government Agency
CKBJKDPaW192	Jandakot / Banjup North (Planning area 2)	Accourt Reserve	4C	Tier 4 Treatments	Department of Park and Wildlife
CKBSCL193	Southern Coast to Hammond Park (Planning area 3)	Baler Reserve	4C	Tier 1 Treatments	Local Government
CKBSCL194	Southern Coast to Hammond Park (Planning area 3)	Barfield Reserve	4C	Tier 1 Treatments	Local Government
CKBSCL195	Southern Coast to Hammond Park (Planning area 3)	Christmas Tree Park	4C	Tier 1 Treatments	Local Government
CKBSCL196	Southern Coast to Hammond Park (Planning area 3)	Frankland Park	4C	Tier 4 Treatments	Local Government
CKBSCL197	Southern Coast to Hammond Park (Planning area 3)	Holdsworth Reserve	4C	Tier 3 Treatments	Local Government
CKBSCL198	Southern Coast to Hammond Park (Planning area 3)	Mohan Park	4C	Tier 2 Treatments	Local Government
CKBSCL199	Southern Coast to Hammond Park (Planning area 3)	Redemptora Reserve	4C	Tier 4 Treatments	Local Government
CKBSCL200	Southern Coast to Hammond Park (Planning area 3)	Roper Reserve	4C	Tier 2 Treatments	Local Government
CKBSCDPaW201	Southern Coast to Hammond Park (Planning area 3)	Henderson Cliffs	4C	Tier 4 Treatments	Department of Park and Wildlife
CKBSCDPaW202	Southern Coast to Hammond Park (Planning area 3)	Harry Waring Marsupial Reserve	3A	Tier 4 Treatments	Department of Park and Wildlife
CKBBEL203	Beeliar Regional Park (Planning area 4)	Banbar Park	4C	Tier 1 Treatments	Local Government
CKBBEL204	Beeliar Regional Park (Planning area 4)	Beeliar Oval Reserve	4C	Tier 3 Treatments	Local Government
CKBBEL205	Beeliar Regional Park (Planning area 4)	Coojong Park	4C	Tier 3 Treatments	Local Government
CKBBEL206	Beeliar Regional Park (Planning area 4)	Fancote Reserve	4C	Tier 3 Treatments	Local Government
CKBBEL207	Beeliar Regional Park (Planning area 4)	Success Reserve Bushland	4C	Tier 3 Treatments	Local Government
CKBBEL208	Beeliar Regional Park (Planning area 4)	Skaife Park	4C	Tier 3 Treatments	Local Government
CKBBEDPaW209	Beeliar Regional Park (Planning area 4)	Thompson Lake	3A	Tier 4 Treatments	Department of Park and Wildlife
CKBBEDPaW210	Beeliar Regional Park (Planning area 4)	Kogalup Lake	3A	Tier 4 Treatments	Department of Park and Wildlife
CKBBEO211	Beeliar Regional Park (Planning area 4)	Branch Circus Bushland	4C	Tier 3 Treatments	Other Government Agency
CKBBEO212	Beeliar Regional Park (Planning area 4)	Lot 9001 Hammond Rd Bushland	4C	Tier 3 Treatments	Other Government Agency
CKBBEO213	Beeliar Regional Park (Planning area 4)	Water Corp Site - Munster	4C	Tier 4 Treatments	Other Government Agency

CKBBEO214	Beeliar Regional Park (Planning area 4)	Twin Bartram Swamps	4C	Tier 3 Treatments	Other Government Agency
CKBNLL215	North Lake – Yangebup Lake (Planning area 5)	Bibra Lake Reserve	4C	Tier 4 Treatments	Local Government
CKBNLL216	North Lake – Yangebup Lake (Planning area 5)	Cocos Park Reserve	4C	Tier 3 Treatments	Local Government
CKBNLL217	North Lake – Yangebup Lake (Planning area 5)	Cockburn Central Bushland	4C	Tier 1 Treatments	Local Government
CKBNLL218	North Lake – Yangebup Lake (Planning area 5)	Levi Park	4C	Tier 3 Treatments	Local Government
CKBNLL219	North Lake – Yangebup Lake (Planning area 5)	Little Rush Lake Reserve	4C	Tier 3 Treatments	Local Government
CKBNLL220	North Lake – Yangebup Lake (Planning area 5)	Lot 27 Progress Dr	4C	Tier 3 Treatments	Local Government
CKBNLL221	North Lake – Yangebup Lake (Planning area 5)	Nola Waters Reserve	4C	Tier 1 Treatments	Local Government
CKBNLL222	North Lake – Yangebup Lake (Planning area 5)	Yangebup Lake Reserve	4C	Tier 3 Treatments	Local Government
CKBCSL223	Coastal Strip (planning area 6)	Coogee Beach Reserve	4C	Tier 1 Treatments	Local Government
CKBCSL224	Coastal Strip (planning area 6)	C Y O'Conner Reserve	4C	Tier 1 Treatments	Local Government
CKBCSL225	Coastal Strip (planning area 6)	Katsura Reserve	4C	Tier 3 Treatments	Local Government
CKBCSL226	Coastal Strip (planning area 6)	Lake Coogee Reserve	4C	Tier 2 Treatments	Local Government
CKBCSL227	Coastal Strip (planning area 6)	Manning Park	4C	Tier 4 Treatments	Local Government
CKBCSL228	Coastal Strip (planning area 6)	Market Garden Swamp #3	4C	Tier 3 Treatments	Local Government
CKBCSL229	Coastal Strip (planning area 6)	Market Garden Swamp #1	4C	Tier 3 Treatments	Local Government
CKBCSL230	Coastal Strip (planning area 6)	Market Garden Swamp # 2	4C	Tier 3 Treatments	Local Government
CKBCSL231	Coastal Strip (planning area 6)	Mc Neil Field	4C	Tier 2 Treatments	Local Government
CKBCSDPaW232	Coastal Strip (planning area 6)	Woodman Point Regional Park	2A	Tier 4 Treatments	Department of Park and Wildlife
CKBCSDPaW233	Coastal Strip (planning area 6)	Mt Brown	4C	Tier 4 Treatments	Department of Park and Wildlife
CKBCSO234	Coastal Strip (planning area 6)	Cmr of Spearwood Ave / Cockburn Rd	4C	Tier 3 Treatments	Other Government Agency
CKBCSO235	Coastal Strip (planning area 6)	20 King St	4C	Tier 3 Treatments	Other Government Agency

Asset ID	Planning Area	Asset Name	Priority	Treatment Type	Land Owner
CKBBAL246	Banjup / Atwell (Planning area 1)	Paperbark Tree (Traffic Island)	5C	Tier 1 Treatments	Local Government
CKBBAL247	Banjup / Atwell (Planning area 1)	Mather Reserve	3A	Tier 1 Treatments	Local Government
CKBBAL248	Banjup / Atwell (Planning area 1)	Kraemer Reserve	3A	Tier 1 Treatments	Local Government
CKBBAP249	Banjup / Atwell (Planning area 1)	Ready Mix Sandpit 2	5C	Tier 1 Treatments	Private
CKBBAP250	Banjup / Atwell (Planning area 1)	Ready Mix Sandpit 1	5C	Tier 1 Treatments	Private
CKBJKP251	Jandakot / Banjup North (Planning area 2)	Prinsep Rd	5B	Tier 1 Treatments	Private
CKBJKP252	Jandakot / Banjup North (Planning area 2)	Warton Rd BANJUP	5B	Tier 3 Treatments	Private
CKBJKO253	Jandakot / Banjup North (Planning area 2)	Hope Rd JANDAKOT	5B	Tier 1 Treatments	Other Government Agency
CKBJKO254	Jandakot / Banjup North (Planning area 2)	Lukin Swamp	3A	Tier 2 Treatments	Other Government Agency
CKBJKP255	Jandakot / Banjup North (Planning area 2)	Acourt Rd	5B	Tier 3 Treatments	Private
CKBJKL256	Jandakot / Banjup North (Planning area 2)	Banjup Memorial Park	2A	Tier 3 Treatments	Local Government
CKBSCP257	Southern Coast to Hammond Park (Planning area 3)	Wattleup Road Swamp	2C	Tier 3 Treatments	Private
CKBSCP258	Southern Coast to Hammond Park (Planning area 3)	Gemma Road asset	4A	Tier 4 Treatments	Department of Park and Wildlife
CKBSCL259	Southern Coast to Hammond Park (Planning area 3)	Naval Base Shacks	4B	Tier 1 Treatments	Local Government
CKBBEO260	Beeliar Regional Park (Planning area 4)	Kogolup Lake	2C	Tier 4 Treatments	Other Government Agency
CKBBEDPaW261	Beeliar Regional Park (Planning area 4)	Thompson Lake	3A	Tier 4 Treatments	Department of Park and Wildlife
CKBBEP262	Beeliar Regional Park (Planning area 4)	Hammond Road Swamp	3A	Tier 4 Treatments	Private
CKBBEP263	Beeliar Regional Park (Planning area 4)	Bartram Road Swamp	3A	Tier 3 Treatments	Private
CKBBEL264	Beeliar Regional Park (Planning area 4)	Thompson Lake 01	3A	Tier 3 Treatments	Local Government
CKBBEDPaW265	Beeliar Regional Park (Planning area 4)	Thompson Lake	4A	Tier 4 Treatments	Department of Park and Wildlife
CKBBEO266	Beeliar Regional Park (Planning area 4)	Thompson Reservoir 1	5B	Tier 4 Treatments	Other Government Agency
CKBBEO267	Beeliar Regional Park (Planning area 4)	Thompson Reservoir 2	5B	Tier 4 Treatments	Other Government Agency
CKBBEO268	Beeliar Regional Park (Planning area 4)	Beeliar Regional Park 4	3A	Tier 4 Treatments	Other Government Agency
CKBNLO269	North Lake – Yangebup Lake (Planning area 5)	North Lake (North)	3A	Tier 1 Treatments	Other Government Agency
CKBNLO270	North Lake – Yangebup Lake (Planning area 5)	North Lake (Coolbellup)	3A	Tier 1 Treatments	Other Government Agency
CKBNLO271	North Lake – Yangebup Lake (Planning area 5)	North Lake and Bibra Lake	3A	Tier 4 Treatments	Other Government Agency
CKBNLO272	North Lake – Yangebup Lake (Planning area 5)	Swamp 81	3A	Tier 3 Treatments	Other Government Agency
CKBNLO273	North Lake – Yangebup Lake (Planning area 5)	North Lake SW	3A	Tier 3 Treatments	Other Government Agency
CKBNLO274	North Lake – Yangebup Lake (Planning area 5)	Bibra Lake North	3A	Tier 3 Treatments	Other Government Agency
CKBCSO275	Coastal Strip (planning area 6)	Cockburn Lighthouse	5B	Tier 1 Treatments	Other Government Agency
CKBCSL276	Coastal Strip (planning area 6)	Robb Jetty Camp	3A	Tier 1 Treatments	Local Government
CKBCSL277	Coastal Strip (planning area 6)	Lake Coogee 1	3A	Tier 1 Treatments	Local Government
CKBCSL278	Coastal Strip (planning area 6)	Lake Coogee 2	3A	Tier 1 Treatments	Local Government
CKBCSO279	Coastal Strip (planning area 6)	Cockburn Rd - Henderson	3A	Tier 4 Treatments	Other Government Agency
CKBCSO280	Coastal Strip (planning area 6)	Woodman Point	3A	Tier 4 Treatments	Other Government Agency
CKBCSL281	Coastal Strip (planning area 6)	Lake Coogee	3A	Tier 2 Treatments	Local Government
CKBCSO282	Coastal Strip (planning area 6)	Cockburn Rd Buildings and Rail	3A	Tier 3 Treatments	Other Government Agency

Appendix 4 –BRMP Stakeholder List

Agency/Organisation/Group	Area of Interest/ Consultation
Residents of Cockburn	Private freehold lands within the City of Cockburn
City of Cockburn Bush Fire Advisory Reference Group	Provide on-going technical advice on the treatment schedule
City of Cockburn (Community Services)	Development and implementation of the BRMP
City of Cockburn (Parks and Environment)	Land management of the Reserves vested within the City of Cockburn as map 0:03
Department of Planning	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Landcorp	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Water Corporation	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Main Roads Western Australia	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Department of Education	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Western Power	Management of power lines and ancillary equipment on lands and easements of lands identified within the City of Cockburn
Landgate	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Commonwealth of Australia (Jandakot Airport Holdings)	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Department of Lands	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Department of Parks and Wildlife	Land vested as per Vested Land Holding Map (map I.D. 0:03)
Department of Fire and Emergency Services	Consultative technical support of bushfire management strategies as outlined within the treatment schedule.
Office of Bushfire Risk Management	Project consultation advice and strategic document direction.

Appendix 5 – Project Framework

Aim

The aim of this project is to document a coordinated and efficient approach towards the identification and treatment of assets exposed to bush fire related risk within the City of Cockburn.

Objectives

The Objective of this project is to develop and implement a BRMP to effectively manage bushfire related risk within the city of Cockburn in order to protect people, assets and other things valuable to the community. Specifically, the objectives of the BRMP are too:

- Guide and coordinate a tenure blind bushfire risk management program over a five (5) year period;
- Document the process used to identify, analyse and evaluate risk, determine priorities and develop a plan to systematically treat risk;
- Facilitate the effective use of the financial and physical resources available for bushfire risk management activities;
- Integrate bushfire risk management into the business processes of the City of Cockburn, land managers and other agencies;
- Ensure collaboration between stakeholders for bushfire risk management;
- Clearly and concisely communicate risk in a format that is meaningful to stakeholders and the community; and
- Monitor and review the implementation of the Plan, to ensure enhancements are made on an on-going basis.

Project Scope

The City of Cockburn BRMP will include the following attributes as part the implementation phase of the risk management plan:

- Engaging various City of Cockburn internal departments and external agencies to participate and commit to the project;
- Identify locations of risk, either quantified or perceived by carrying out physical fuel loading inspections by City of Cockburn Staff;
- GIS Mapping completed for City of Cockburn to identify Bushfire risk areas;

- Determine risk assessment of those sites to quantify the risk and determine a prioritised approach according to the determined risk ratings; and
- Determine the ideal treatment strategies for the sites to reduce the risk rating.
- Life of the plan will last five (5) years with annual reviews to be carried out on treatment solutions provided as part of the BRMP

Project Outputs

Output from the process of developing the BRMP will be as follows:

- BRMP asset mapping
- BRMP treatment mapping
- Geospatial data gained during the BRMP mapped within the City's GIS layer
- Comprehensive fuel loading assessments completed
- Implement initial consultation with major State land loading departments on proposed treatment strategies

Project Schedule 2014;

	Task Description	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Establish a scope of works required for updating the existing Bush Fire Management Plan												
2	Prepare a draft brief for, and engage a consultant or suitable person(s) for the purposes of identifying Bushfire Risk across the City of Cockburn municipal boundaries.												
3	BFARG update												
4	Update to extraordinary BFARG meeting												
5	Internal stakeholder meeting												
6	External stake holder meeting												
7	Bush Fire Risk Assessment Officer Start												
8	Bush Fire Risk Assessment Officer Completed												
9	Public Workshop												
10	Review of draft plan (internal)												
12	Internal stakeholder meeting												
13	Seek Council approval for public comment												
14	Advertise for Public comment												
15	finalise changes												
16	September/October OCM for anticipated consideration by Council												
17	Ongoing review												

Budget and Expenditure

The BRMP will be wholly funded by the City of Cockburn within its operational budget approved by Council for the 2013/2014 financial year and remaining funds carried forward for the 2014/2015 financial year. The funding allocated will assist the City in employing staff on a casual basis to carry out a tenure blind fuel loading assessment, advertising community engagement activities and advertising the management plan and assist in any sundry minor expenses that occur during the development of the plan.

The City's staff involved in this project will have their wages absorbed by the relevant service unit. The City's CBFCO assistance during the development phase will be done in agreement with the Department of Fire and Emergency Service District Officer as per the current Fire Managers Memorandum of Understanding.

No additional budget has been allocated for any treatment works beyond what was approved by council for the 2013/2014 and 2014/2015 financial years.

Responsibilities

The below responsibilities have been designated to the following roles within the City of Cockburn as responsible officers in the development process of the BRMP.

Manager of Community Services

- Provide advice on governance to ensure the BRMP is carried out to the City's Policies and guidelines
- Chair External Stakeholder meetings
- Chair meetings reviewing the BRMP draft
- Provide BRMP briefing to Elected Members
- Liaise and inform Directors on major milestones of the project.

Ranger & Community Safety Manager

- Provide technical compliance advice on fuel reduction activities on private land
- Review Superseded Bush Fire Management Plan
- Chair internal stakeholder meetings
- Provide advice and information of the City's Fire Control Order
- Chair individual stakeholder meetings
- Provide comment on proposed solutions for issues highlighted within the planning process
- Member of the draft review group

Environmental Manager

- Assess potential treatment solutions for environmental impact
- Provide environmental advice during the BRMP planning process
- Engage with the community on environmental concerns during community engagement activities
- Ensure treatment strategies' proposed will not pose unnecessary risk on environmental assets
- Assist with ensuring fuel load assessments have been carried out in high risk areas.
- Member of the draft review group

Emergency Management & Projects Coordinator

- Coordinate the assembly of all information retaining to the BRMP
- Initiate contact with all external stakeholders
- Critique information given by internal information sources
- Establish contacts with affected neighbouring Local Governments
- Ensure the BRMP meets internal deadlines in time
- Supervisor casual staff employed for the purpose of completing the BRMP
- Build key relationship with OBRM
- Coordinate community engagement activities during the development of the BRMP
- Coordinate GIS resources to ensure maps are accurate
- Coordinate any public comment requirements are carried out if requested.
- Member of the draft review group

Governance & Risk Coordinator

- Provide advice on risk management process used
- Provide advice on wording and terminology used
- Ensure any liabilities are considered during the BRMP process
- Review draft BRMP

Chief Bush Fire Control Officer/ DFES

- Provide technical advice on fuel loading assessments carried out by the City
- Conduct regular compliance check on fuel loads are complete across the City
- Provide technical advice on treatment solutions during external stakeholder meetings
- Provide technical advice on treatment solutions during internal stakeholder meetings
- Liaise with the City on treatment solutions suggested/ ensure treatment solutions are reflected to the risk
- Review suggested treatment solutions proposed by external stakeholders
- Member of the draft review group

Reporting Requirements

Reporting during the planning process will be as per the City of Cockburn's organisational chart for internal staff. Any salient issues raised during the planning process of this document were added to the *Issues Register* by the City's Emergency Management & Project Coordinator. Issues raised by any external departments will be added into the issues registry and will not be altered by the City in anyway.

Appendix 6 – Public Consultation - Key Findings

Summary:

As part of the Bush Fire Risk Management plan (BRMP) consultation phase, the City conducted two workshops to gauge and understand the following themes;

- Perceptions of Bush Fire
- Environmental Considerations
- Risk Management/ Risk Acceptability
- Enhancing Community Knowledge and Safety

The workshops were conducted in grouped round table discussion format and hosted by an independent facilitator. City staff attended the workshops to present key considerations of the BRMP and provide basic answers to queries raised during the discussion phase of the project.

Although a number of views were represented, the key findings were the issues/ideas raised most frequently between all participants. At no stage were specific ideas and views of residents used to alter the risk ratings to suite community perception.

The Workshops were carried out with consideration to the City of Cockburn Community Engagement Framework.

Theme one – Perceptions of bushfire

- Residents are more aware of the risk of bushfire following the Banjup/ Forrestdale Bushfire in February 2014
- Long term residents say they are aware, having been through multiple bushfires before, however they worry about the new residents who move into the area between fires and do not understand the extent of the threat.
- Some residents believe that they are fully prepared to stay and defend their properties; others say they are prepared only to a certain extent, whilst some would evacuate immediately leaving just their sprinklers running for their home's protection.
- Residents had limited knowledge of the Fire Danger Index and its meaning. They would like more information about the stages and what each stage represents.

Theme two – Environmental considerations

- Residents are concerned about the decline in biodiversity in the Banjup area, that it is a sensitive natural ecosystem. Stating other methods of fuel reduction should be explored, beyond normal burning and fire breaks.
- Residents believe it is difficult to control fuel loads on their properties due to council imposed burning restrictions.

- Residents would like expert advice on what they are allowed to do with the vegetation on their properties and how to take care of it properly.
- Residents would like a brochure containing pictures and brief understandable descriptions of weeds are distributed to rural land owners so they are aware of what to look out for and remove to reduce their fire risk.
- Residents would like to see a veldt grass removing subsidy set up by council or increase current subsidies available to reduce veldt grass on their properties.

Theme three - Risk Management / Risk Acceptability

- Residents believe bushfire management is important in rural areas, risk calculated using the risk framework should be treated from the highest risk down.
- Risk identified can be accepted if other more cost effective solutions such as community engagement can be made more readily between the City of Cockburn, Local Volunteer Bush Fire Brigades and the community.
- Assets that face an extreme risk highlighted within the BRMP should be have a process to alert nearby residents.
- Residents would like the council and DPaW to burn their land/reserves as much as the other so their land isn't a threat to residential properties.

Theme four - Enhancing Community Knowledge and Safety

- Community information barbeques with DFES, City of Cockburn staff and local fire fighters to provide advice.
- Bushfire related Street parties organised by residents but support by the City of Cockburn/ local volunteer bush fire brigades - for residents to get to know their neighbours including contact details, work details (eg FIFO), and assets that may be affected by fire (horses, cars etc).
- More preparedness/ bushfire prevention displays at community events/meetings.
- Create a 'one stop' website for residents to access all of the information they require to make decisions on minimizing risks.
- Increase the community engagement between schools to ensure children are aware the risk around them and help improve their families knowledge of bushfire prevention. Specific engagement activities should be conducted with high school students to prevent arson in conjunction with WA Police.

Appendix 7 – Maps

Within the Bushfire Risk Management Plan (BRMP) the following maps have been included to assist in identifying assets for readers of this plan. Due to data being sourced from various methods, no accuracy can be guaranteed. Please consult with the City of Cockburn for further clarification.

Map Index

Overarching maps

- 0:01 Bushfire planning areas boundary
- 0:02 Environmentally Managed reserves within the City of Cockburn
- 0:03 Vested Land Holding Map
- 0:04 Jandakot Water Mound

Bushfire planning area 1 – Banjup / Atwell

- 1:01 Human Assets
- 1:02 Economic Assets
- 1:03 Environmental Assets
- 1:04 Cultural Assets

Bushfire Planning Area 2 - Jandakot / Banjup North

- 2:01 Human Assets
- 2:02 Economic Assets
- 2:03 Environmental Assets
- 2:04 Cultural Assets

Bushfire Planning Area 3 - Southern Coast to Hammond Park

- 3:01 Human Assets
- 3:02 Economic Assets
- 3:03 Environmental Assets
- 3:04 Cultural Assets

Bushfire Planning Area 4 - Beeliar Regional Park

- 4:01 Human Assets
- 4:02 Economic Assets
- 4:03 Environmental Assets
- 4:04 Cultural Assets

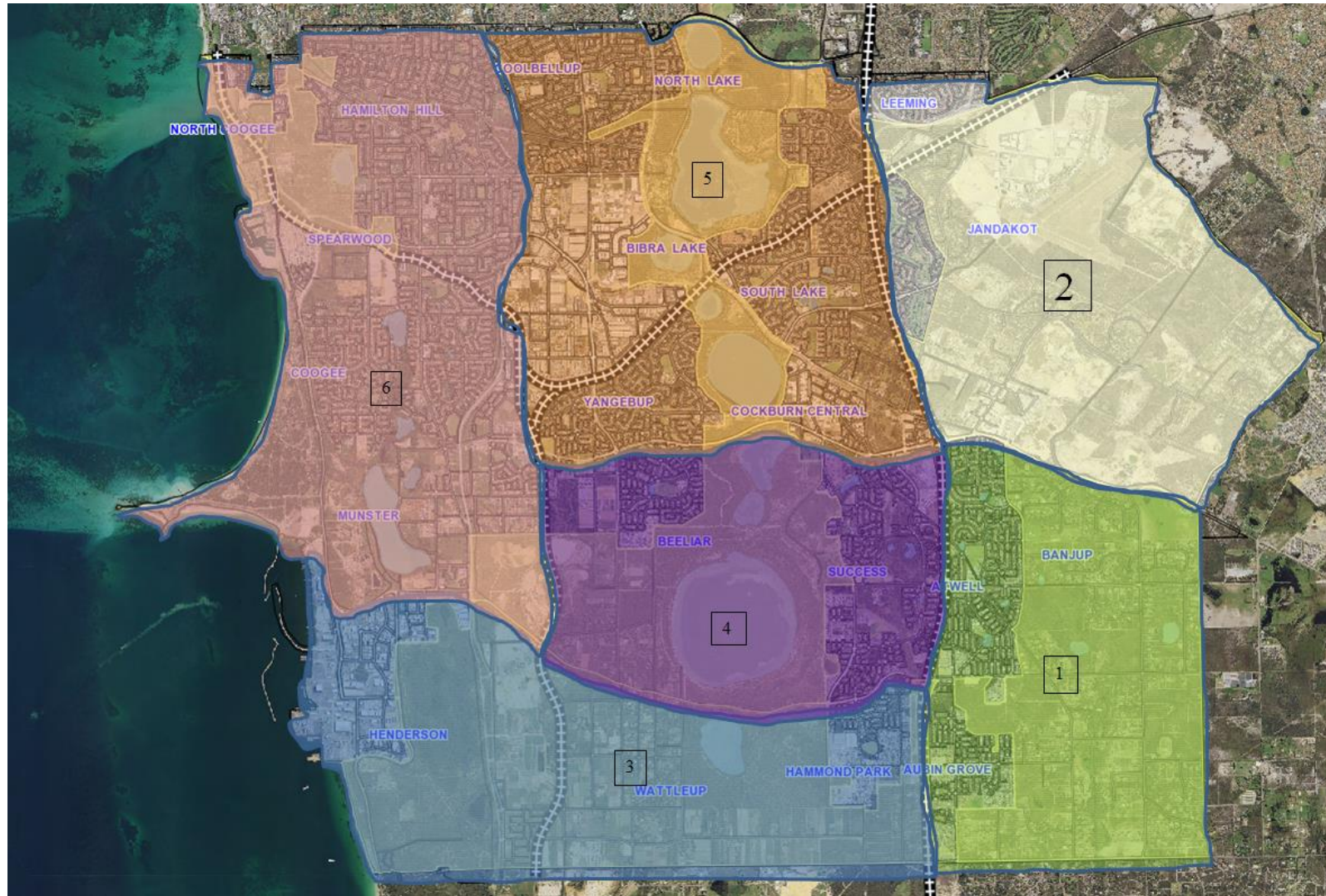
Bushfire Planning Area 5- North Lake – Yangebup Lake (Planning area 5)

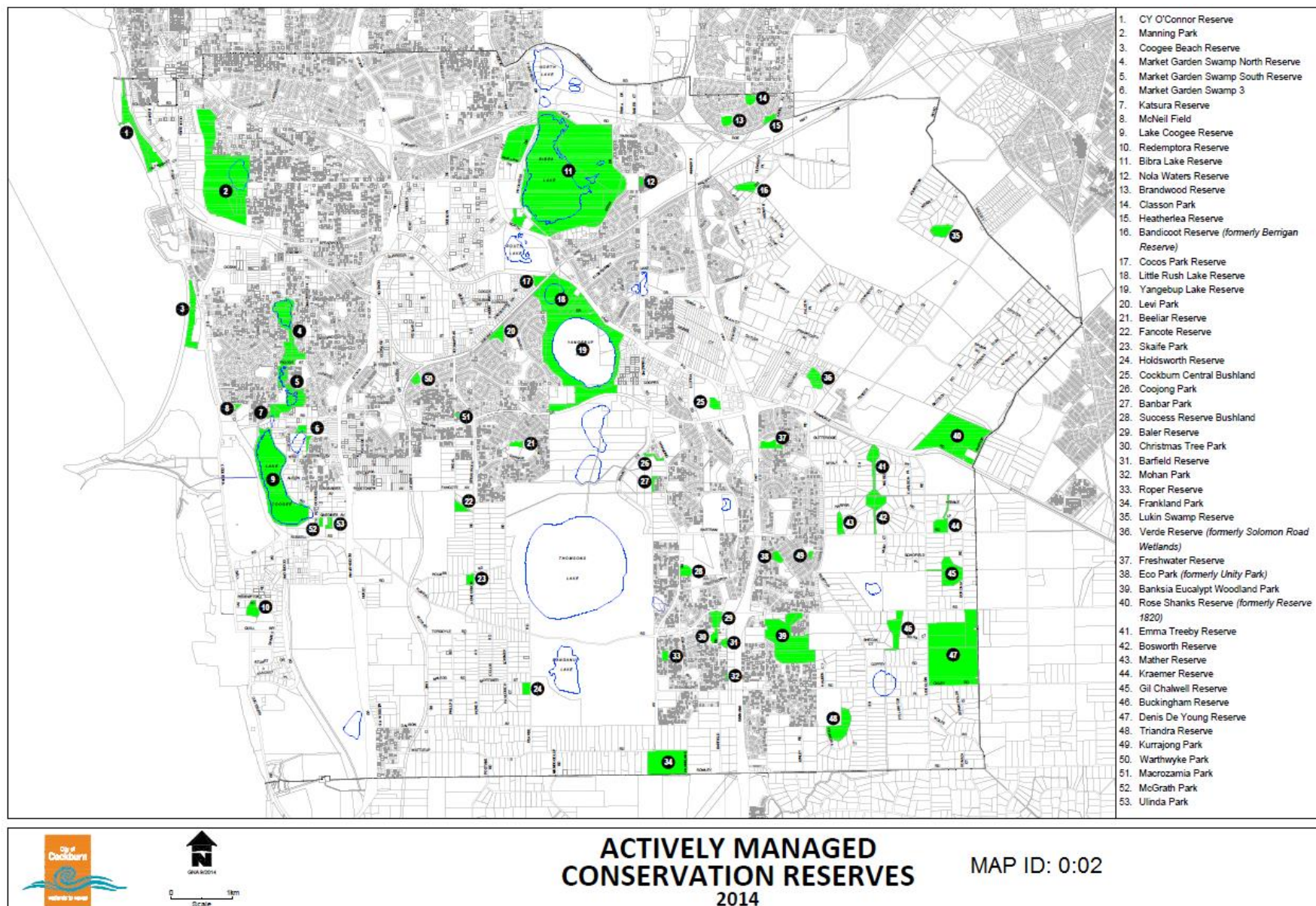
- 5:001 Human Assets
- 5:02 Economic Assets
- 5:03 Environmental Assets
- 5:04 Cultural Assets

Bushfire Planning Area 6 - Coastal Strip

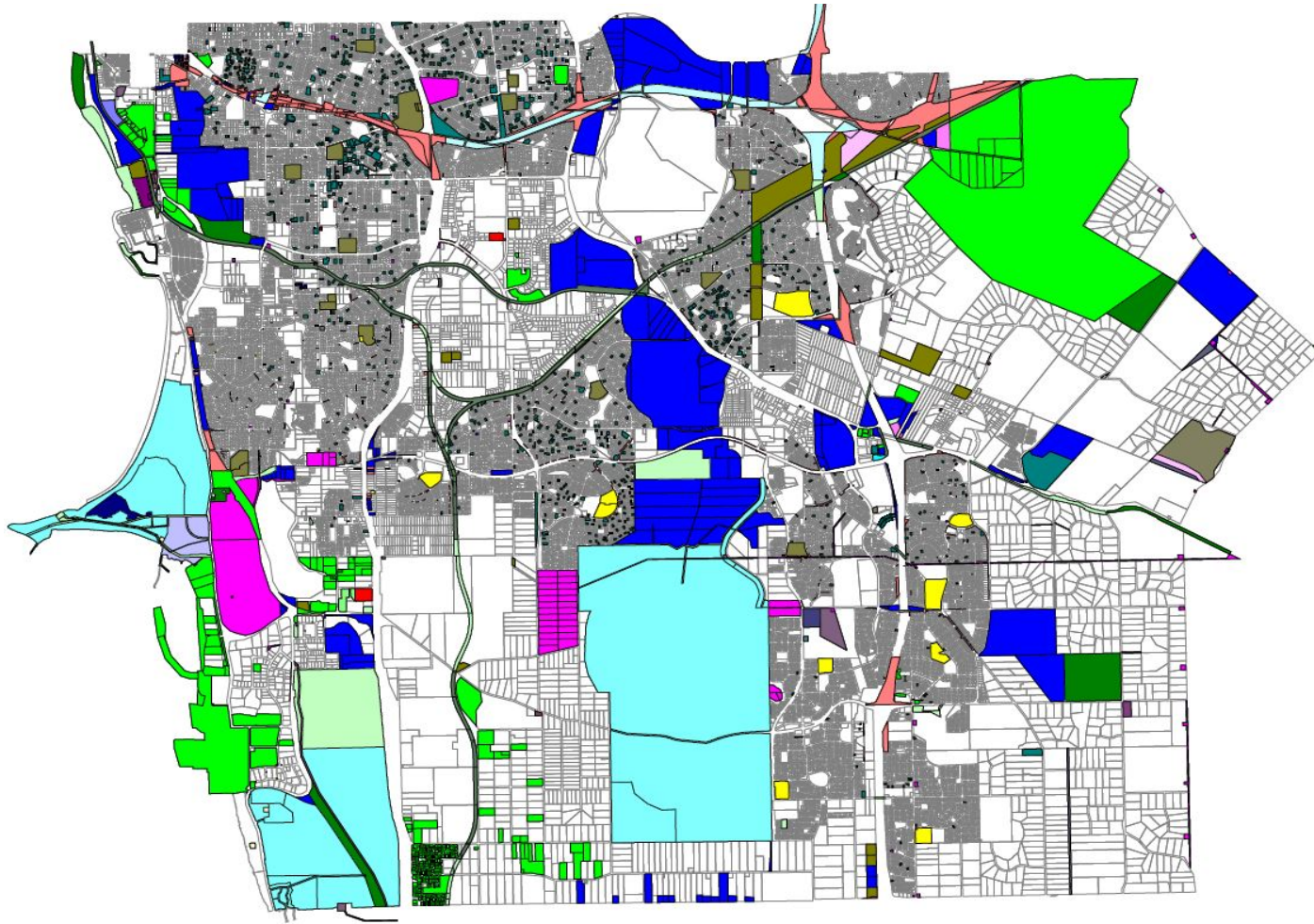
- 6:01 Human Assets
- 6:02 Economic Assets
- 6:03 Environmental Assets
- 6:04 Cultural Assets

Bushfire Planning Area Boundaries (Map ID 0:01)













































Vested Land Holding Map (MAP ID 0:03)

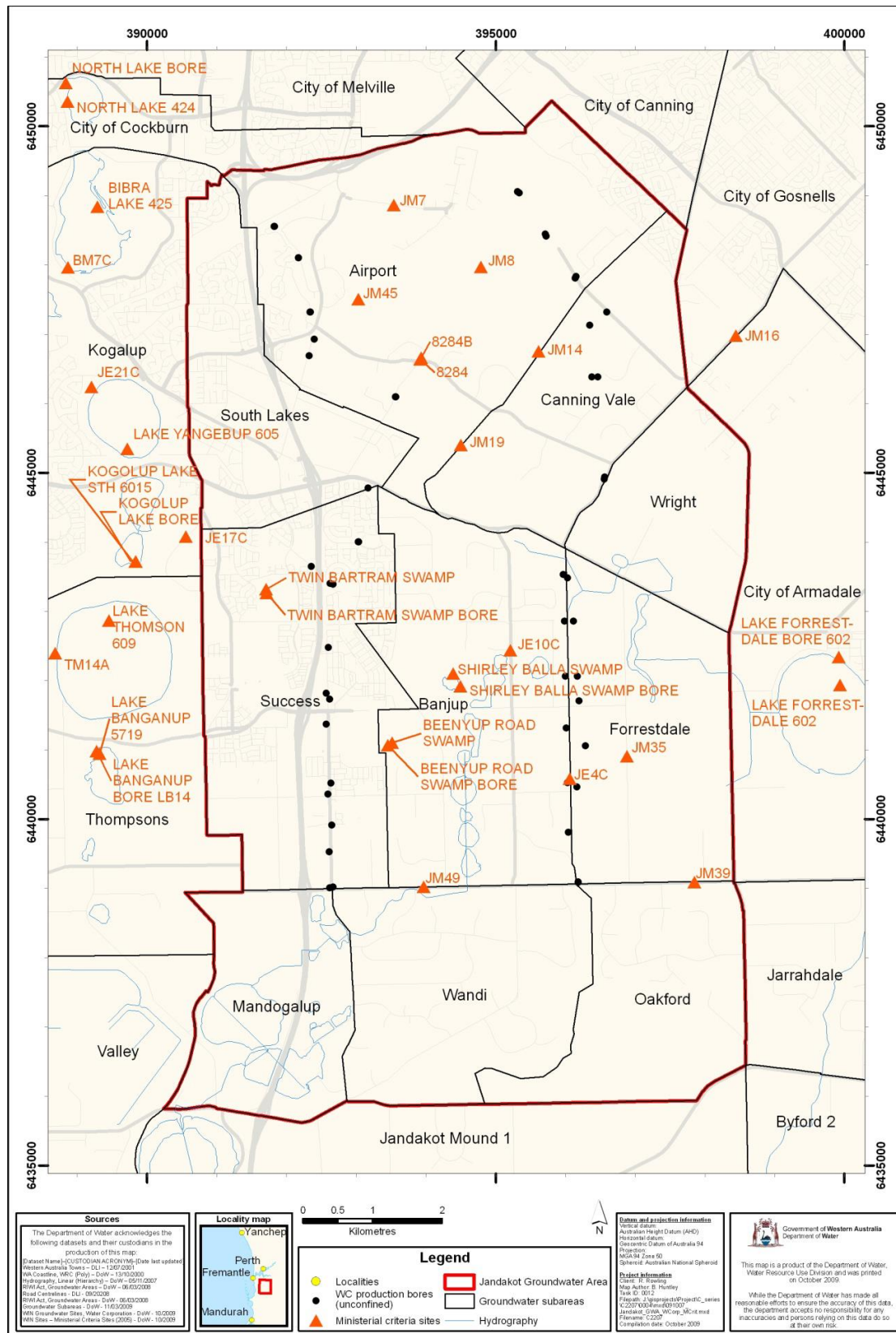


Vested Land Holding Map (MAP ID 0:03) Legend

Government Department		
	Australian Wool Corporation	(1)
	Commonwealth of Australia	(15)
	Defence Housing Australia	(18)
	Department of Aboriginal Affairs	(1)
	Department of Education	(11)
	Department of Fire and Emergency Services	(1)
	Department of Health	(1)
	Department of Lands	(17)
	Department of Sport and Recreation	(1)
	Electricity Generation Corporation	(2)
	Electricity Networks Corporation	(144)
	Housing Authority	(1280)
	Main Roads WA	(146)
	Minister for Science & Innovation	(2)
	Minister for Works	(1)
	Public Transport Authority	(3)
	St John Ambulance Association of WA Inc	(1)
	State of WA (Conservation Commission of WA)	(33)
	State of WA (DBNGP Land Access Minister)	(1)
	State of WA (Department for Child Protection and Family Support)	(1)
	State of WA (Department of Agriculture and Food)	(1)
	State of WA (Department of Child Protection and Family Support)	(1)
	State of WA (Department of Education)	(18)
	State of WA (Department of Fire and Emergency Services)	(1)
	State of WA (Department of Lands - PAW)	(492)
	State of WA (Department of Lands)	(101)
	State of WA (Department of Transport)	(5)
	State of WA (Electricity Networks Corporation)	(5)
	State of WA (Fremantle Port Authority)	(4)
	State of WA (Main Roads WA)	(27)
	State of WA (Potato Marketing Board of WA)	(6)
	State of WA (Public Transport Authority)	(73)
	State of WA (WA Planning Commission)	(2)
	State of WA (Water Corporation)	(32)
	State of WA (Western Australia Police)	(3)
	Telstra Corporation Ltd	(8)
	VET (WA) Ministerial Corporation	(1)
	WA Land Authority	(441)
	WA Planning Commission	(199)
	Water Corporation	(141)

(Department of Water, 2008)

MAP ID: 0:04 Jandakot Water Mound



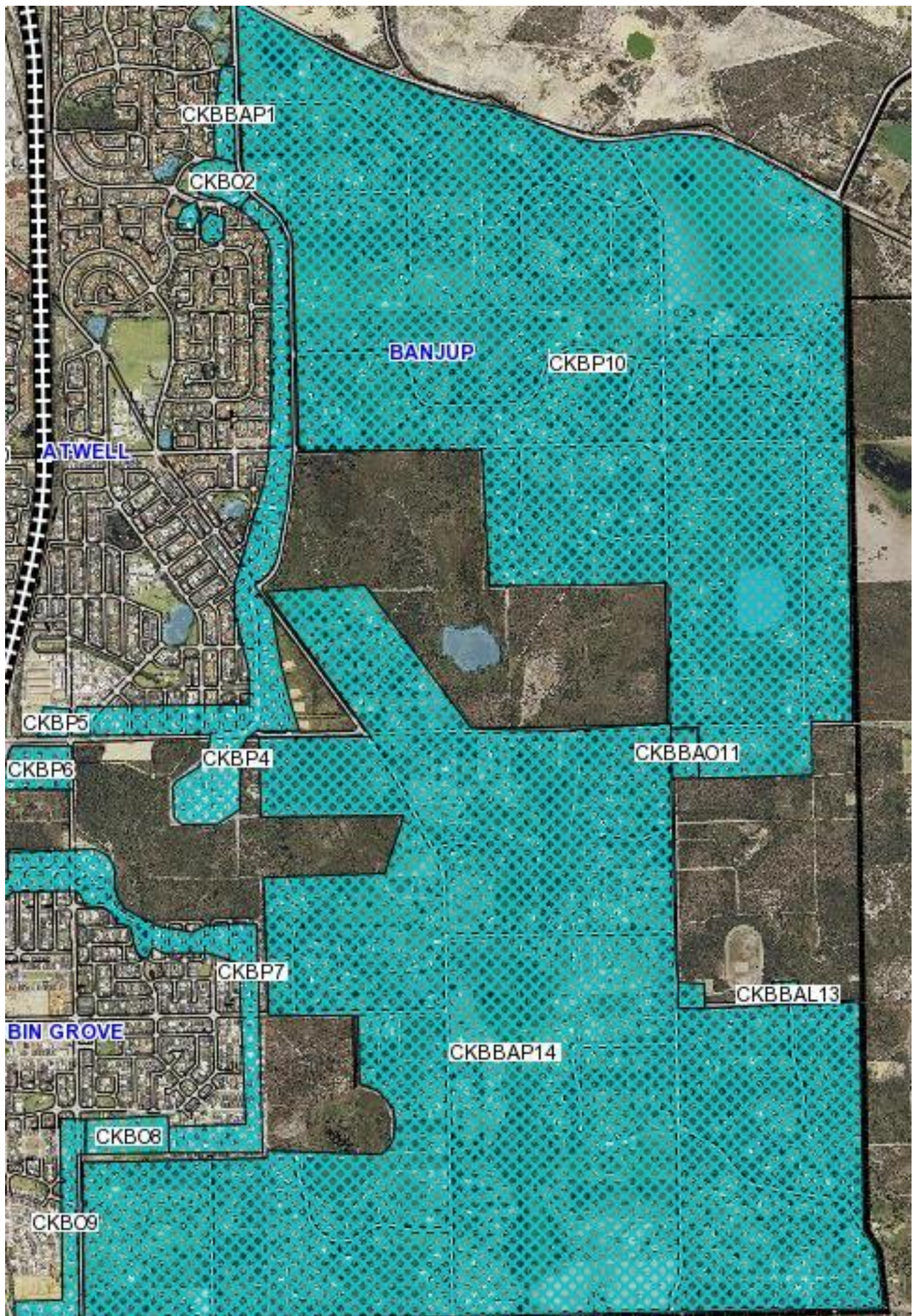
Banjup/ Atwell – Human Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 1:01

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBBAP1	urban interface 1	Lydon Blvd./ Mosedale Retreat	Very High (2B)
CKBO2	Atwell Primary School	160 Lydon Boulevard ATWELL	Very High (2B)
CKBL3	Atwell Community Centre	129 Lydon Boulevard ATWELL	Medium (4B)
CKBP4	Urban interface 2	Lydon blvd. / Lyon Rd	Very High (2B)
CKBP5	Lyon Rd Shopping Centre	80 Lyon Rd	High (3C)
CKBP6	urban interface 3	Twilight Mews	High (3C)
CKBP7	urban interface4	Aubin Grove Bush Fire interface	Very High (2B)
CKBL8	Aubin Grove Community Centre	71 Camden Boulevard	High (3C)
CKBO9	Aubin Grove Primary School	85 Camden Boulevard AUBIN GROVE	High (3C)
CKBP10	Rural Living	Armada Rd / Gibbs Rd	Extreme (1A)
CKBBAO11	DCP Home	275 Liddelow Road BANJUP	Extreme (1A)
CKBBAL12	Jandakot Fire Station	41 Oxley Rd BANJUP	Extreme (1B)
CKBBAL13	Banjup Community Centre	41 Oxley Rd BANJUP	Extreme (1B)
CKBBAP14	Rural Living 2	Southern Part of Banjup	Extreme (1A)



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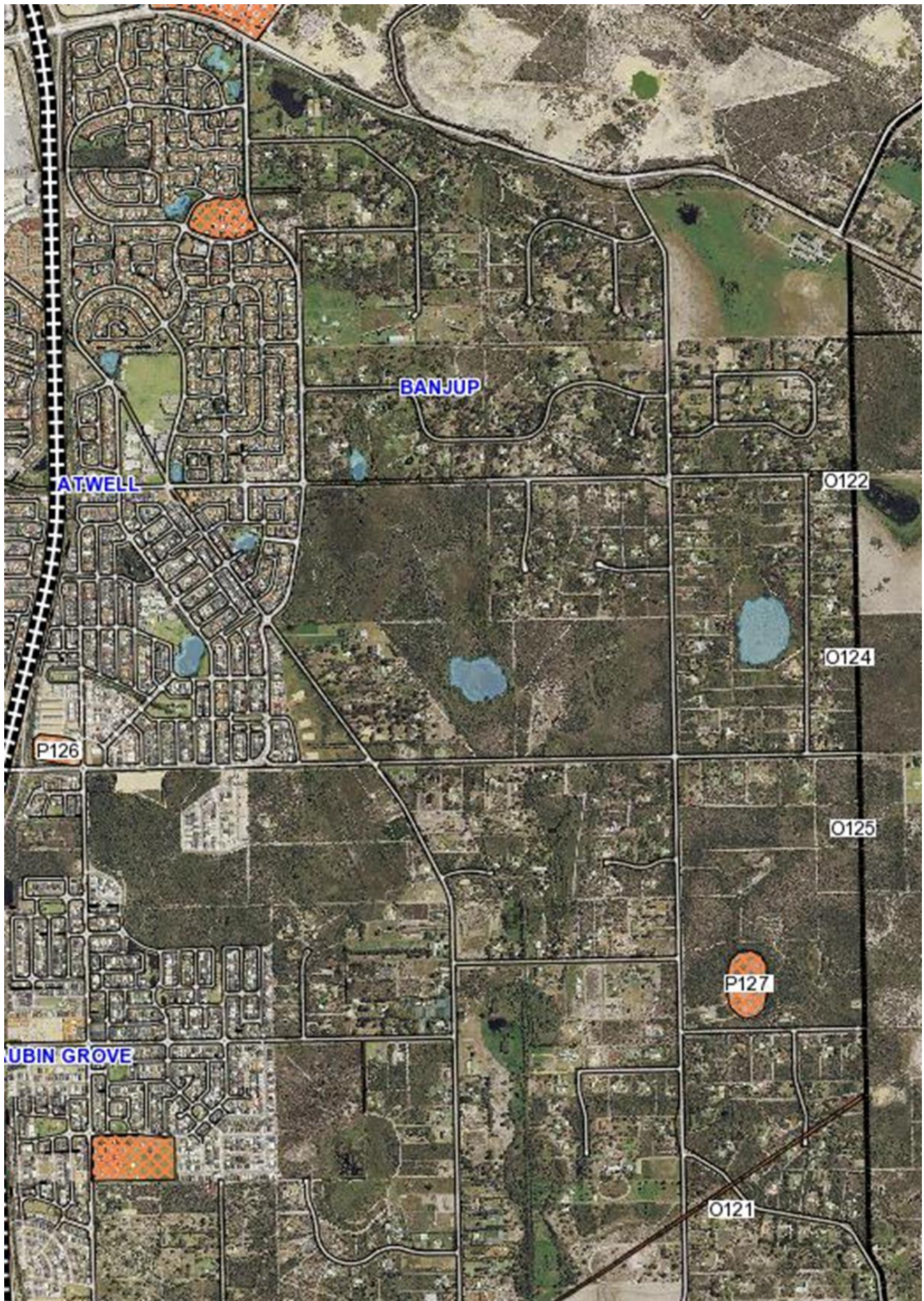
Banjup/ Atwell – Economic Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 1:02

Asset Code	Asset Name	Asset Location	Asset Risk Rating
O121	Perth - Bunbury Gas Pipeline	Banjup (south eastern side)	Very High (2C)
O122	Jandakot Water Catchment	Banjup	Very High (2C)
O123	Water Pump 1	Hebble Loop BANJUP	Medium (4A)
O124	Water Pump 2	Lot 465 Bartrum Rd BANJUP	Medium (4A)
O125	Water Pump 3	Lot 464 Beronia Road BANJUP	Medium (4A)
O126	Water Pump 4	Denis De Young Reserve (LGA) Boundary	Medium (4A)
L127	Denis De Young Race Track	Denis De Young Reserve	High (3D)
P128	Lyon Blvd Shopping Village	80 Lyon Blvd ATWELL	Low (5C)



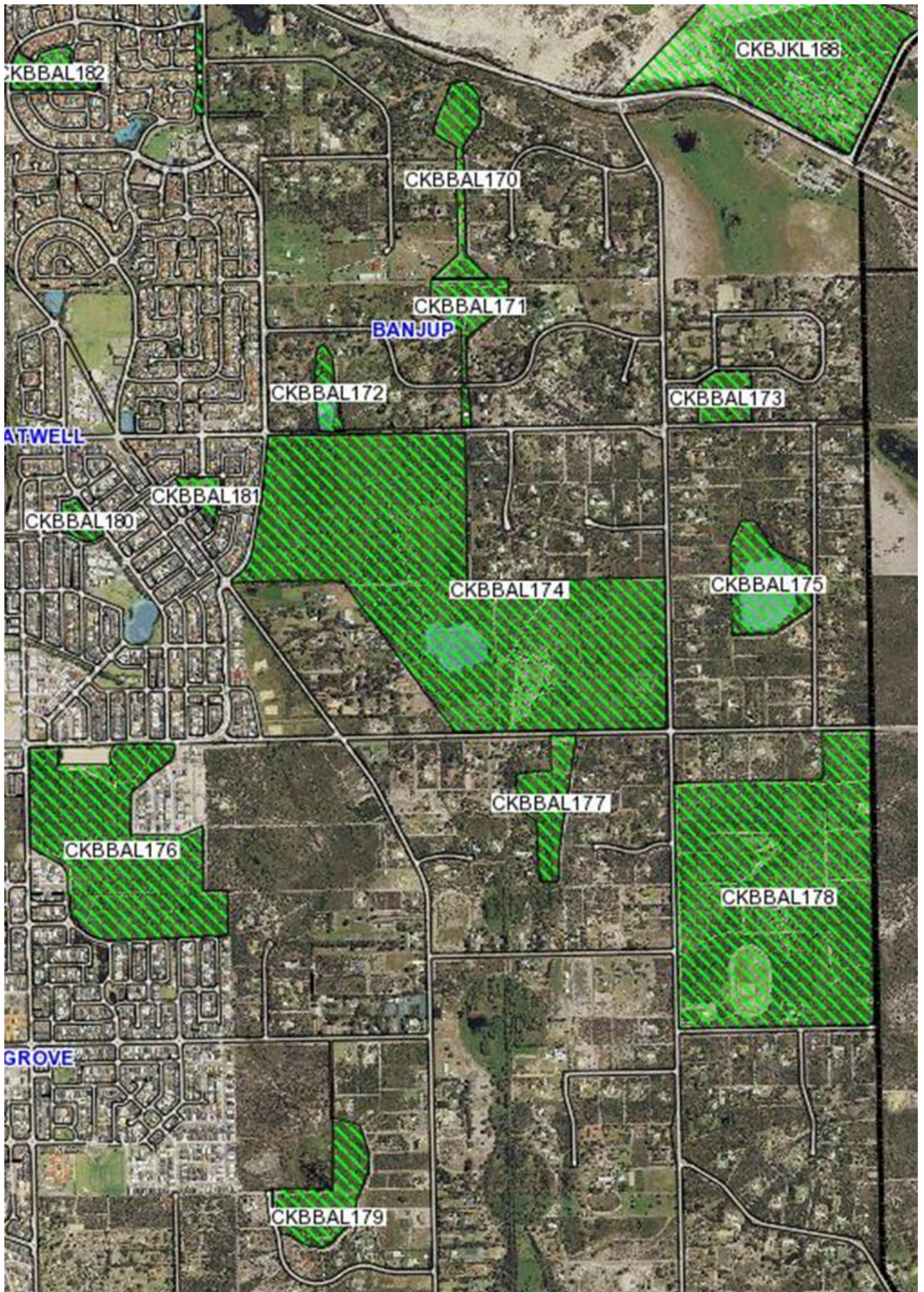
Banjup/ Atwell – Environmental Assets



Bushfire Risk Management Plan 2015– 2020

MAP ID: 1:03

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBBAL170	Emma Treeby Reserve	Armada Rd / Gutter Ridge Rd BANJUP	Medium (4C)
CKBBAL171	Bosworth Reserve	Harper Rd BANJUP	Medium (4C)
CKBBAL172	Mather Reserve	Bartram Rd BANJUP	Medium (4C)
CKBBAL173	Kraemer Reserve	Bartrum Rd / Hebble Loop BANJUP	Medium (4C)
CKBBADPaW174	Shirley Bella Swamp	Gibbs Rd / Liddelw Rd / Tapper Rd BANJUP	High (3A)
CKBBAL175	Gil Chalwel Reserve	Boronia Rd BANJUP	Medium (4C)
CKBBAL176	Banksia Eucalypt Woodland Park (North)	Gibbs Rd AUBIN GROVE	Medium (4C)
CKBBAL177	Buckingham Reserve	Gibbs Rd BANJUP	Medium (4C)
CKBBAL178	Denis De Yung Reserve	Liddelw Rd BANJUP	High (3A)
CKBBAL179	Triandra Reserve	Triandra Court BANJUP	Medium (4C)
CKBBAL180	Eco Park	Aurora Dr ATWELL	Medium (4C)
CKBBAL181	Kurrajong Park	Kurrajong Approach ATWELL	Medium (4C)
CKBBAL182	Freshwater Reserve	Hawkesbury Retreat ATWELL	Medium (4C)



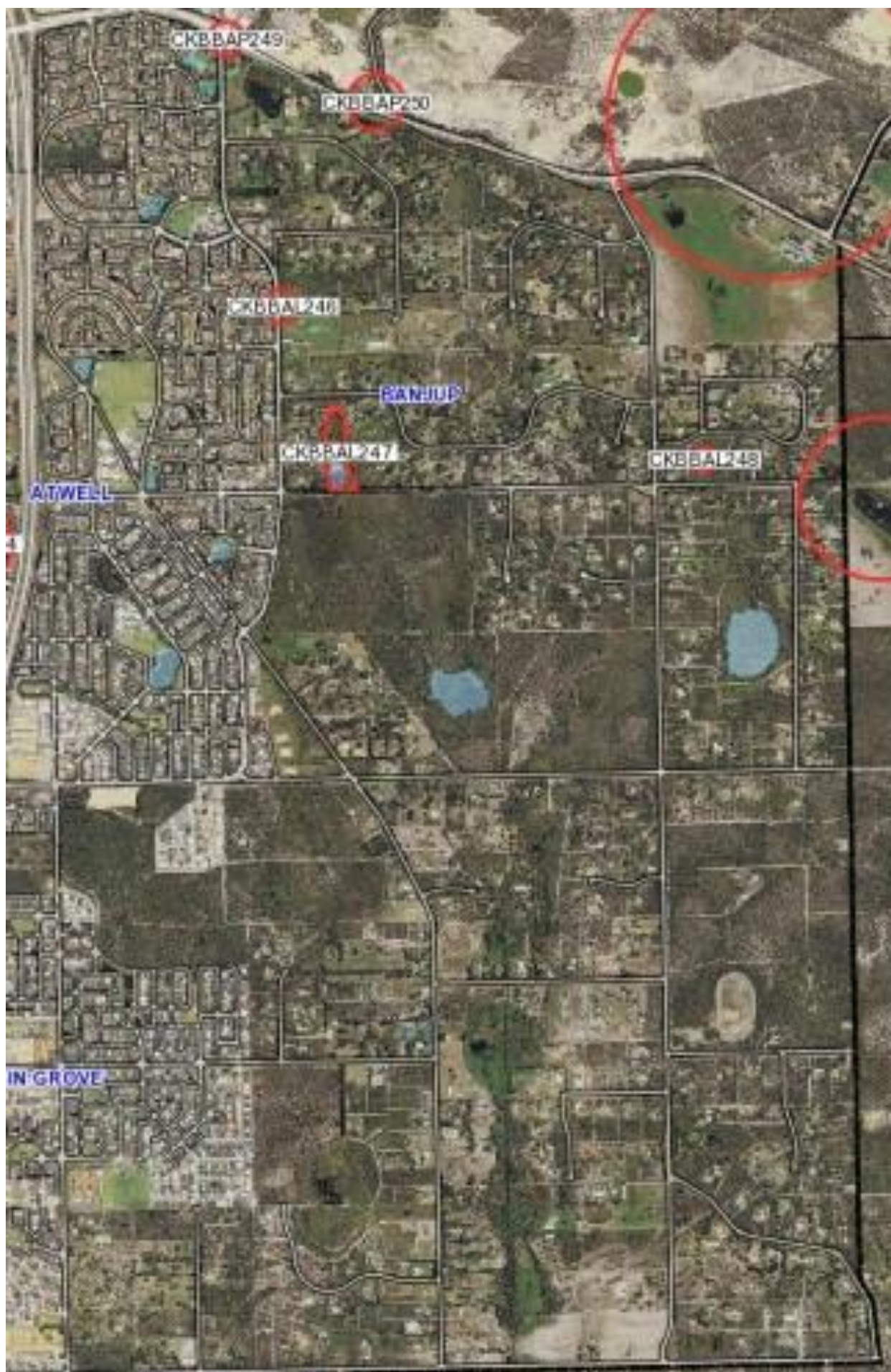
Banjup/ Atwell – Cultural Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 1:04

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBBAL2 46	Papperbark Tree (Traffic Island)	Tapper Rd	Low (5C)
CKBBAL2 47	Mather Reserve	Mather Reserve BANJUP	High (3A)
CKBBAL2 48	Kraemer Reserve	Bartram Rd BANJUP	High (3A)
CKBBAP2 49	Ready Mix Sandpit 2	Armadale Rd	Low (5C)
CKBBAP2 50	Ready Mix Sandpit 1	Armadale Rd	Low (5C)



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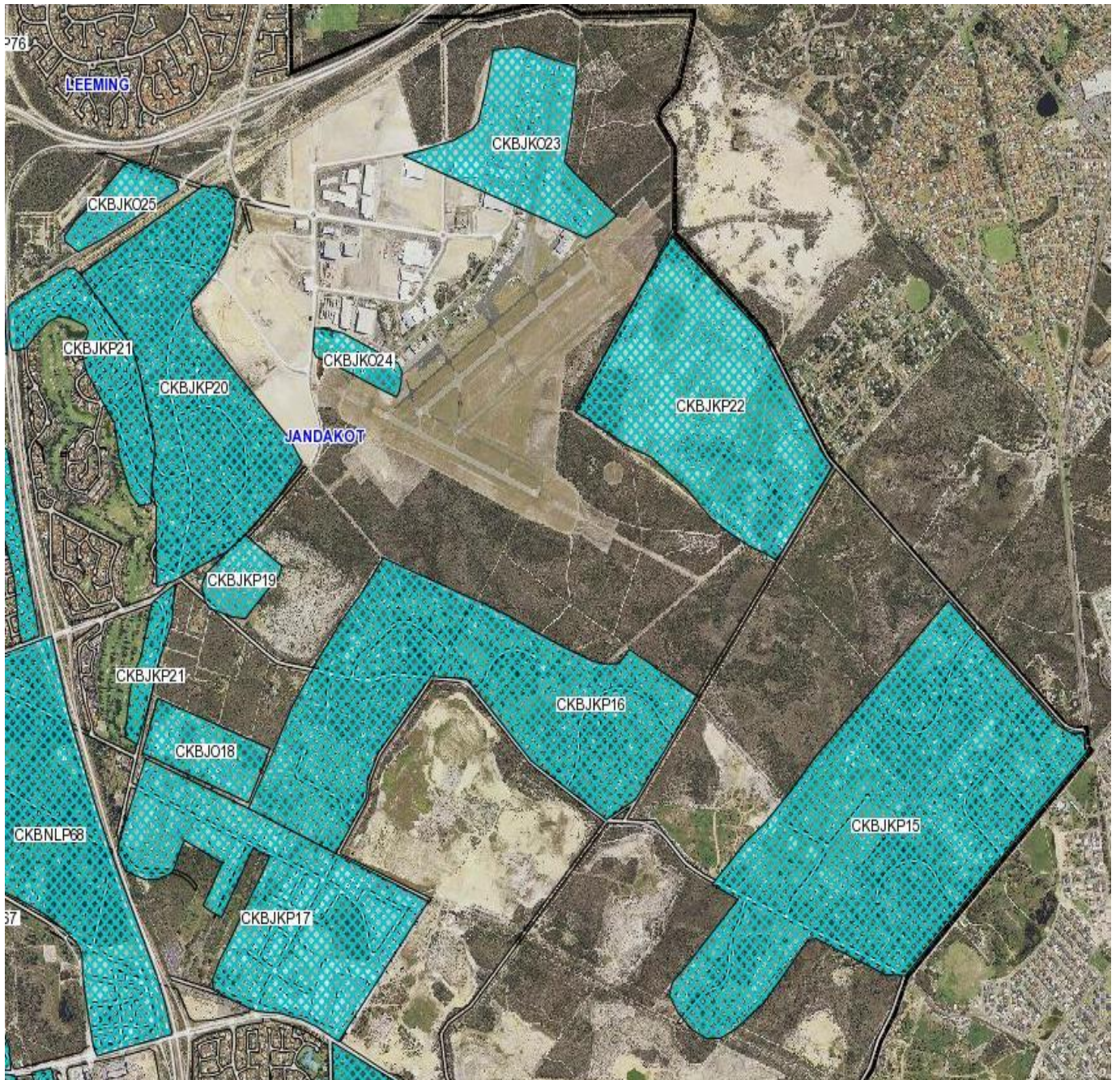
Jandakot / Banjup North – Human Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID:2:01

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBJKP 15	Rural Living	Jandakot Rd/ Owsten Court	Extreme (1A)
CKBJKP 16	Rural Living	Jandakot Rd (sth of airport)	Extreme (1A)
CKBJKP 17	Industrial complex interface	Armadale Rd next to Kwn Freeway	Medium (4B)
CKBJKO 18	Western Power Site (Jandakot)	85 Prinsep Road JANDAKOT	Medium (4B)
CKBJKP 19	Schaffer Corporation	27 Jandakot Road JANDAKOT	High (3B)
CKBJKP 20	Glendale Crst rural interface	Glendale Crescent	Extreme (1A)
CKBJKP 21	Berrigan Dr urban interface	Berrigan Dr	Very High (2A)
CKBJKP 22	Merrit Loop Industrial area	Merrit Loop	High (3C)
CKBJKO 23	Jandakot Airport - North of Eagle Dr	North Eagle Dr	High (3C)
CKBJKO 24	Jandakot Airport - South of Eagle Dr	South - Eagle Dr	High (3C)
CKBJKO 25	Western Power Site 2 (Jandakot)	450 Hope Rd Jandakot	High (3C)



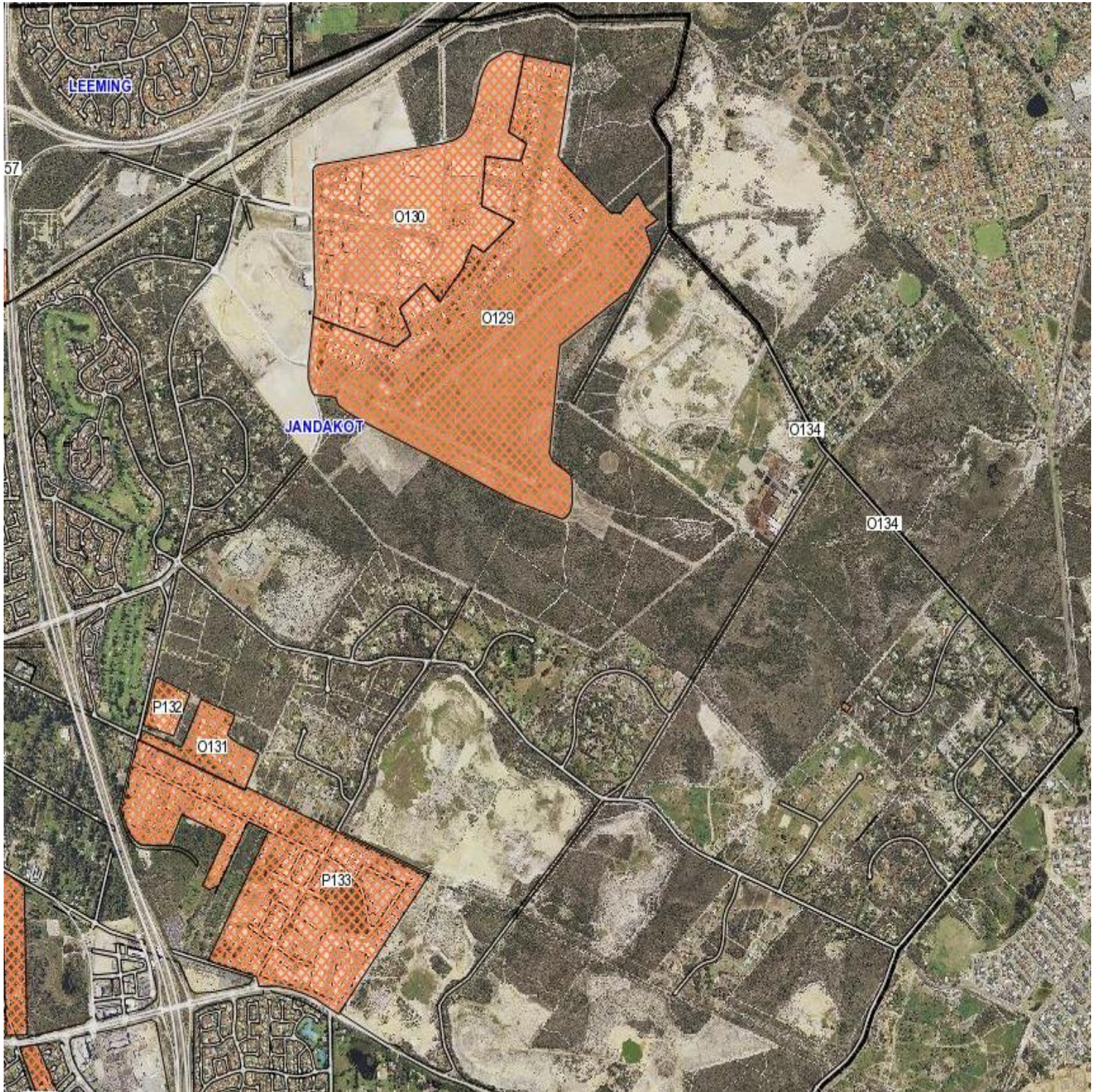
Jandakot / Banjup North – Economic Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID:2:02

Asset Code	Asset Name	Asset Location	Asset Risk Rating
O129	Jandakot Airport (airside)	Jandakot Airport	Medium (4B)
O130	Jandakot Airport (Hangers)	Jandakot Airport	High (3C)
O131	Western Power (Jandakot)	85 Prinsep Road JANDAKOT	Medium (4B)
P132	Atco Gas Depot	81 Prinsep Road JANDAKOT	Medium (4B)
P133	Cockburn Central Industrial Complex	Armadale Rd JANDAKOT	Medium (4B)
O134	Jandakot Water Pumps	As Per Map 2:02	Low (5B)



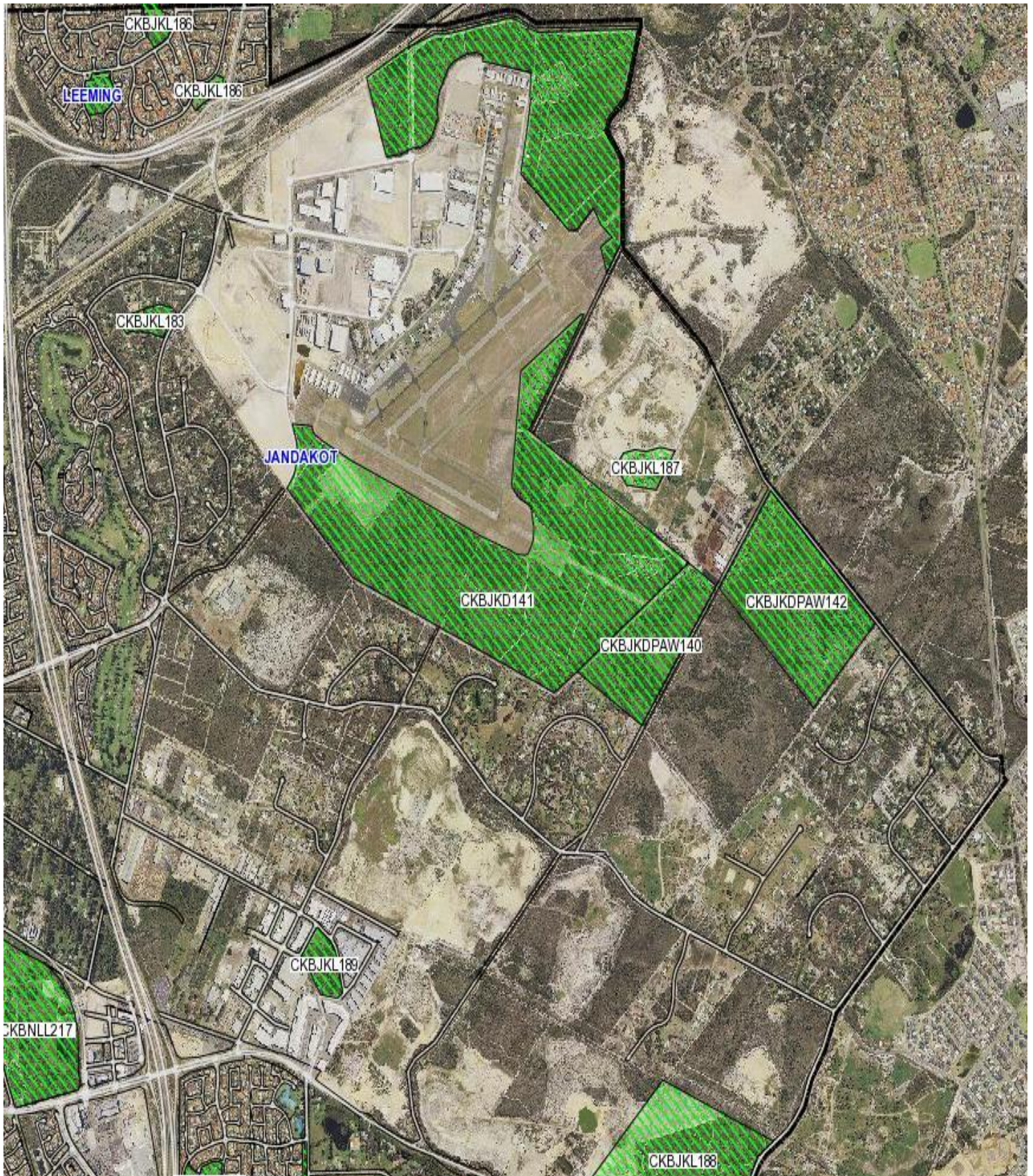
Jandakot / Banjup North – Environmental Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 2:03

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBJKL183	Bandicoot Reserve	Berrigan Dr. JANDAKOT	Medium (4C)
CKBJKL184	Brandwood Reserve	Brandwood Grdns LEEMING	Medium (4C)
CKBJKL185	Classon Park	Casserly Dr LEEMING	Medium (4C)
CKBJKL186	Heatherlea Reserve	Heatherlea Parkway LEEMING	Medium (4C)
CKBJKL187	Lukin Swamp Reserve	Merrit Loop JANDAKOT	Medium (4C)
CKBJKL188	Rose Shanks Reserve	Armadale / Warton Rd JANDAKOT	Medium (4C)
CKBJKL189	Verdi Reserve	Cutler Rd JANDAKOT	Medium (4C)
CKBJKDPaW190	Fraser Rd Bushland	Fraser Rd JANDAKOT	High (3A)
CKBJKO191	Jandakot Airport Bushland (airside)	Jandakot Airport JANDAKOT	High (3A)
CKBJKDPaW192	Accourt Reserve	Accourt Rd JANDAKOT	Medium (4C)



Jandakot / Banjup North – Cultural Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID:2:04

Asset Code	Asset Name	Asset Location	Asset Risk Rating
1 CKBJKP25	Prinsep Rd	Prinsep Rd	Low (5B)
2 CKBJKP25	Warton Rd BANJUP	Warton Rd	Low (5B)
3 CKBJKO25	Hope Rd JANDAKOT	Hope Rd JANDAKOT	Low (5B)
4 CKBJKO25	Lukin Swamp	Eastern end of Jandakot Airport	High (3A)
5 CKBJKP25	Acourt Rd	Acourt Rd Jandakot	Low (5B)
CKBJKL256	Banjup Memorial Park	Armada Rd	Very High (2A)



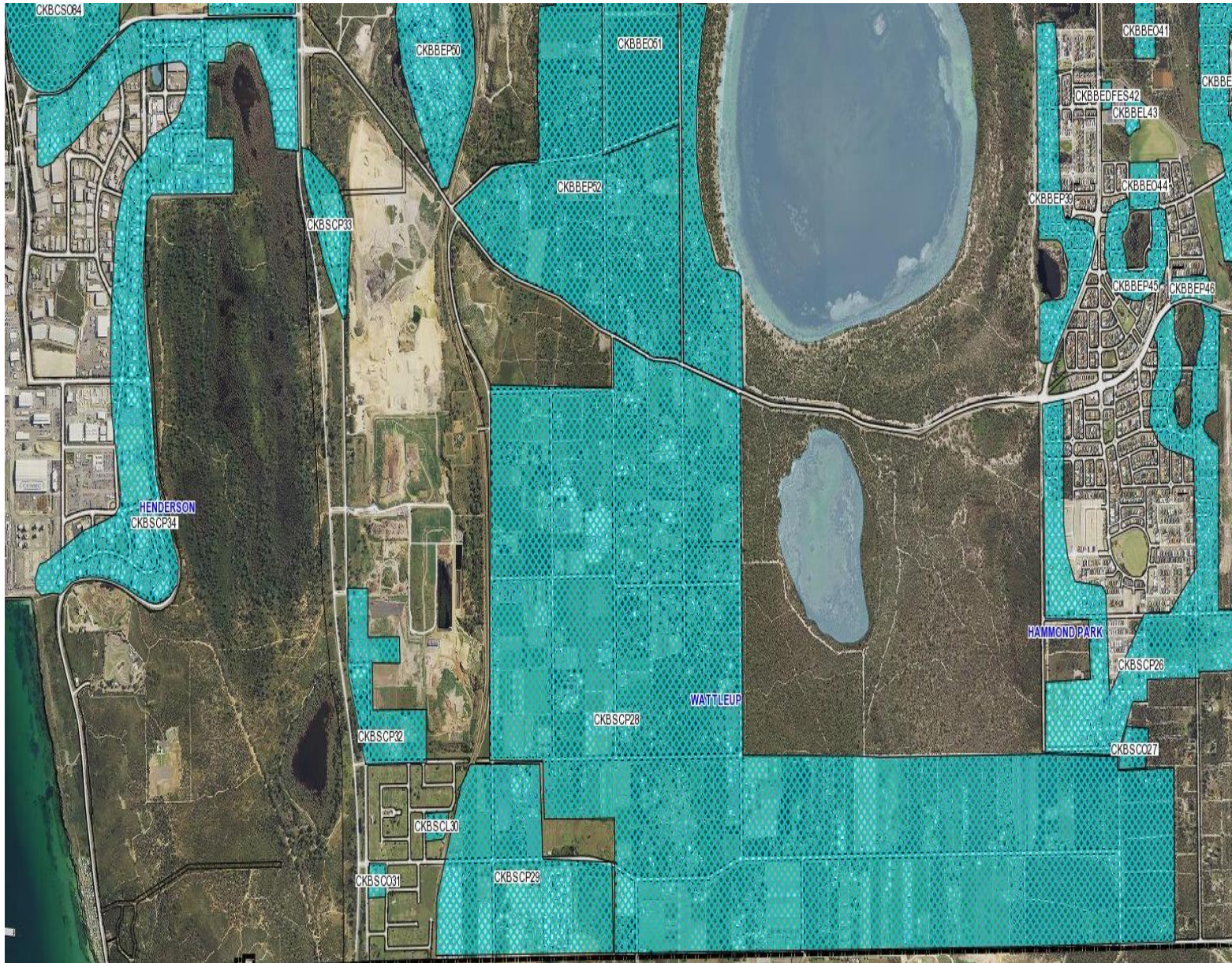
Southern Coast to Hammond Park – Human Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 3:01

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBSC O27	Hammond Park Catholic Primary School	25 Woodrow Avenue HAMMOND PARK	Very High (2B)
CKBSC P28	Wattleup rural living area (along Wattleup Rd - south of Russell Rd)	Wattleup Rd	Very High (2B)
CKBSC P29	Industrial complex interface (Wattleup RD)	Wattleup Rd	Low (5C)
CKBSCL 30	Wattleup Community Centre	25 Marban Way WATTLEUP	Low (5C)
CKBSC O31	Telstra exchange (Wattleup)	1022 Rockingham Road WATTLEUP	Very High (2A)
CKBSC P32	Ten Mile Well (Wattleup Teven)	1048 Rockingham Rd WATTLEUP	Very High (2A)
CKBSC P33	53 Hurst Rd - industrial complex interface	53 Hurst Road WATTLEUP	Very High (2A)
CKBSC P34	Henderson Industrial Complex interface	Cockburn Rd interfacing with bushland	Extreme (1A)
CKBBE P35	Emmanuel Catholic College	122 Hammond Road SUCCESS	Low (5B)
CKBBE P36	Beeliar Dr light industrial shopping complex	1/640 Beeliar Drive SUCCESS	High (3B)
CKBBE P37	Success (North) Urban Interface	Hammond Rd - Wentworth Prde	High (3C)



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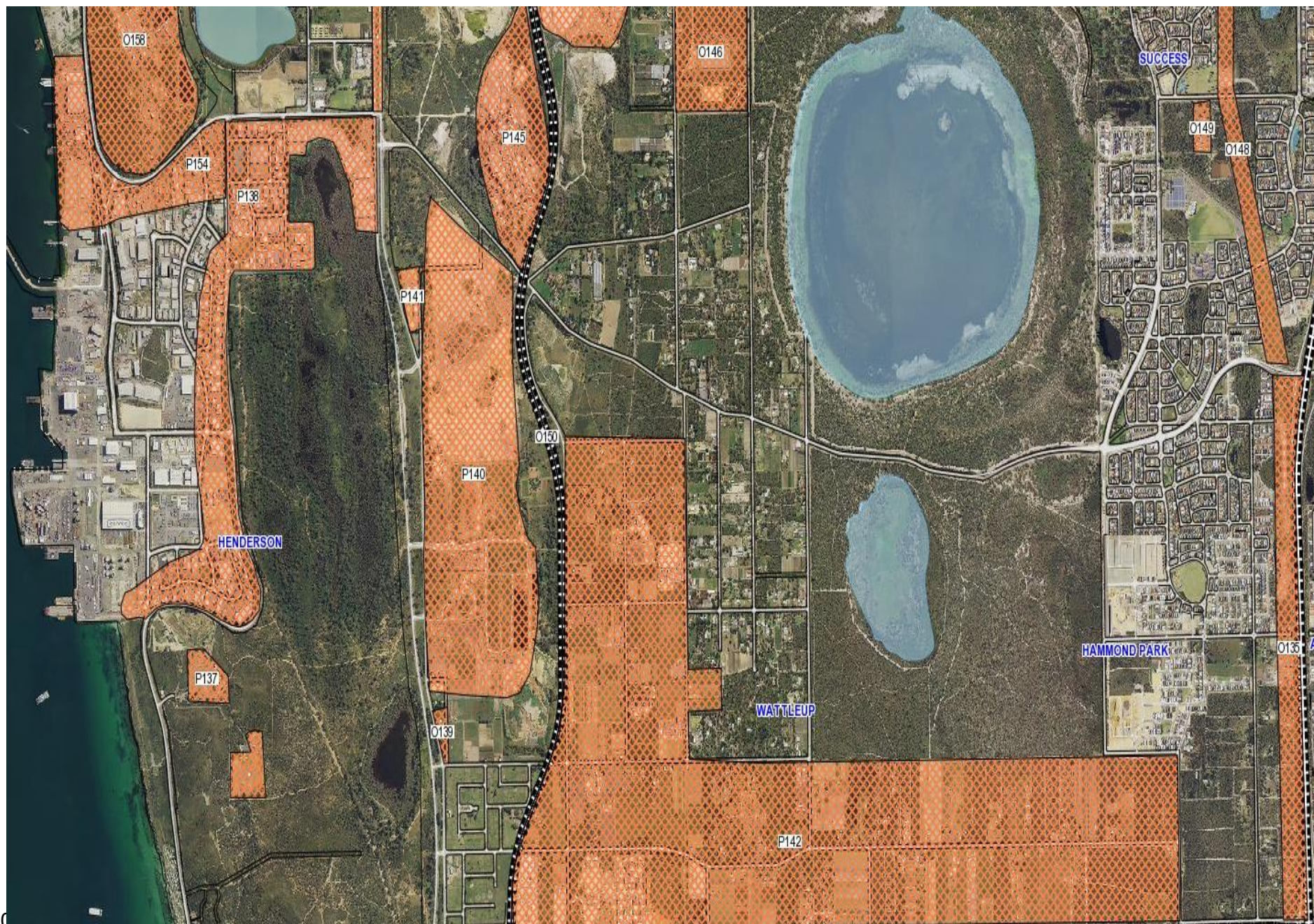
Southern Coast to Hammond Park – Economic Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 3:02

Asset Code	Asset Name	Asset Location	Asset Risk Rating
O135	Western Power High tension lines	West of Kwinana FWY	Medium (4B)
O136	Industrial Rail Line	West of Moylan Rd WATTLEUP	Medium (4B)
P137	Henderson Go-Cart Track	Gemma Rd HENDERSON	Low (5B)
P138	Henderson Industrial Interface (EAST)	West of Cockburn Rd HENDERSON	Medium (4B)
O139	Telstra exchange - Wattleup	1022 Rockingham Rd WATTLEUP	Medium (4B)
P140	Cockburn Cement quarry	Lot 241 Rockingham Rd WATTLEUP	Low (5B)
P141	Hurst Rd Industrial Complex	53 Hurst Rd WATTLEUP	Low (5C)
P142	Wattleup Market Gardens	Wattleup - WATTLEUP	Low (5A)
O143	Model Car Club/Race tract	Gemma Rd HENDERSON	High (3D)



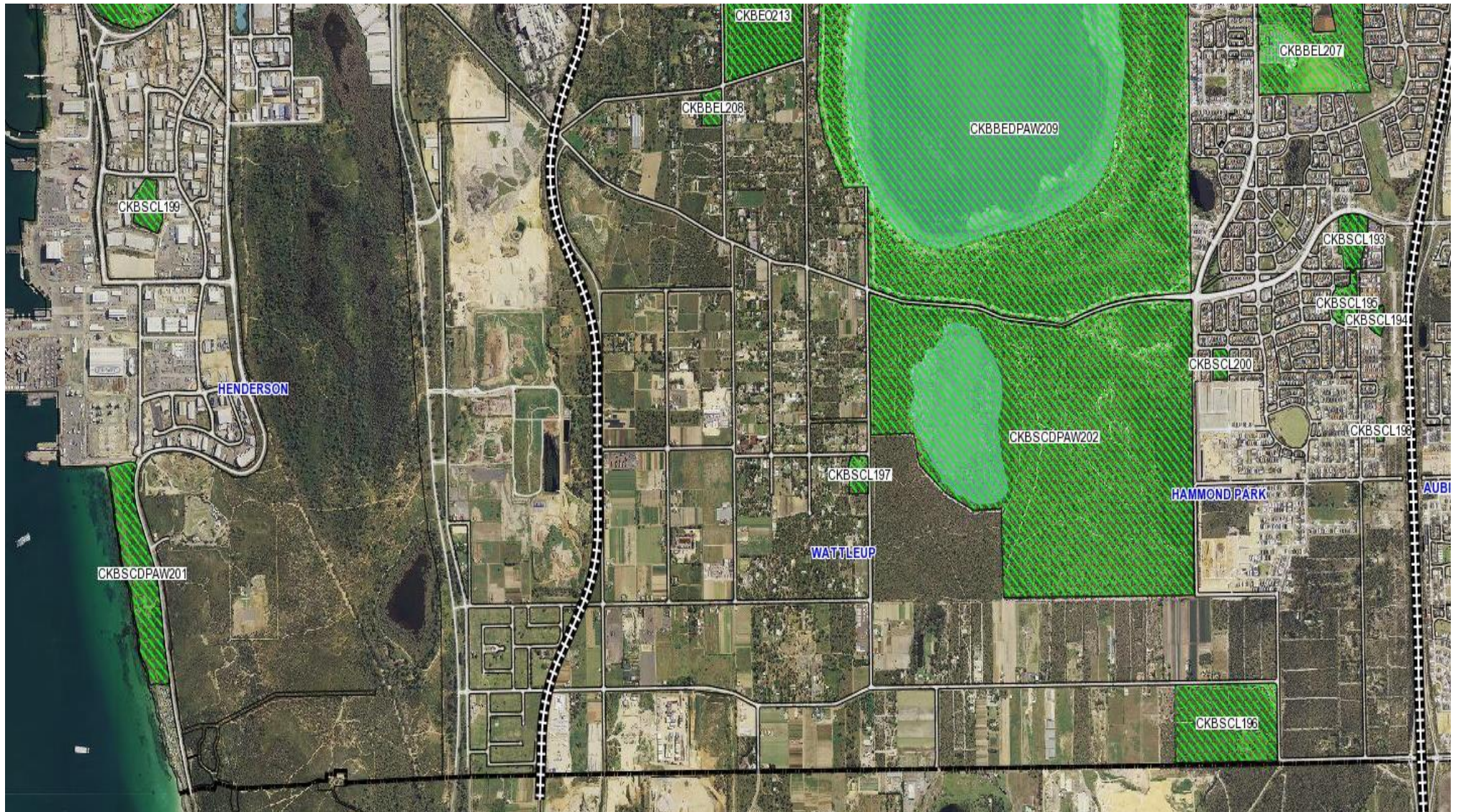
Southern Coast to Hammond Park – Environmental Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 3:03

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBSCL193	Baler Reserve	Russell Rd HAMMOND PARK	Medium (4C)
CKBSCL194	Barfield Reserve	Barfiel Rd HAMMOND PARK	Medium (4C)
CKBSCL195	Christmas Tree Park	Serrenity Parkway HAMMOND PARK	Medium (4C)
CKBSCL196	Frankland Park	Wattleup Rd WATTLEUP	Medium (4C)
CKBSCL197	Holdsworth Reserve	Pearse / Mortimer Rd WATTLEUP	Medium (4C)
CKBSCL198	Mohan Park	Mohan Loop HAMMOND PARK	Medium (4C)
CKBSCL199	Redemptora Reserve	Redemptora Rd HENDERSON	Medium (4C)
CKBSCL200	Roper Reserve	Roper BLVD HAMMOND PARK	Medium (4C)
CKBSCDPaW201	Henderson Cliffs	Cockburn Rd HENDERSON	Medium (4C)
CKBSCDPaW202	Harry Waring Marsupial Reserve		High (3A)





Southern Coast to Hammond Park – Cultural Assets

Bushfire Risk Management Plan 2015 – 2020

MAP ID: 3:04

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBSCP257	Wattleup Road Swamp	290 Wattleup Rd	Very High (2C)
CKBSCDPaW258	Gemma Road asset	Gemma Road HENDERSON	Medium (4A)
CKBSCL259	Naval Base Shacks	1136 Cockburn Rd HENDERSON	Medium (4B)



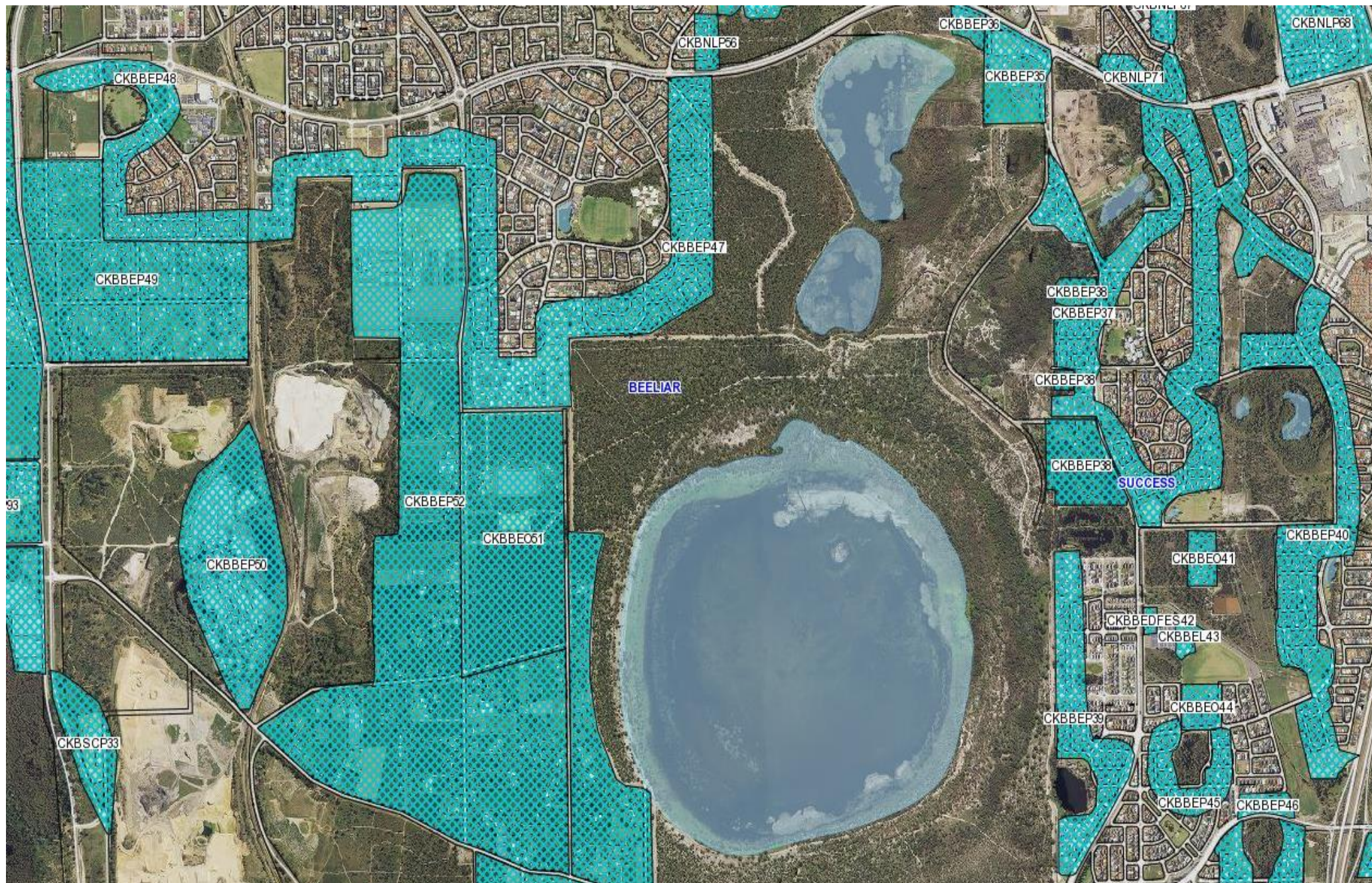
Beeliar Regional Park – Human Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 4:01

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBBEP35	Emmanuel Catholic College	122 Hammond Road SUCCESS	Low (5B)
CKBBEP36	Beeliar Dr light industrial shopping complex	1/640 Beeliar Drive SUCCESS	High (3B)
CKBBEP37	Success (North) Urban Interface	Hammond Rd - Wentworth Prde	High (3C)
CKBBEP38	Hammond Rd rural interface	210-222, 256, 272 - 304 Hammond Rd	Extreme (1B)
CKBBEP39	Success (South) urban interface	North - Daviesa Turn / South - Mariposa Gdns	Extreme (1B)
CKBBEP40	Success (East) urban interface	Follow Wentworth Prde	Extreme (1B)
CKBBEO41	Water Corp Site - Success	35271R Bartram Road SUCCESS	Extreme (1B)
CKBBED FES42	Success Fire & Rescue Station	365 Hammond Road SUCCESS	High (3C)
CKBBEL43	Success Regional Sports Complex	Hammond Road SUCCESS	High (3C)
CKBBEO44	Success Primary School	90 Wentworth Parade SUCCESS	Very High (2A)
CKBBEP45	Boronia Park urban interface	Wentworth Prde / Oak Ridge Meander SUCCESS	Extreme (1B)
CKBBEP46	Baler Reserve urban interface (North)	North of Russell Road	High (3A)
CKBBEP47	Beeliar (suburb) Regional Park Urban Interface (East of rail line)	West of Beeliar Regional Park to Rail Line East	Extreme (1A)
CKBBEP48	Beeliar Village Urban Interface	Beeliar Village Urban Interface (west of rail line)	High (3C)
CKBBEP49	Beeliar Market Gardens	west of Spearwood Ave / south of Beeliar Dr	High (3C)
CKBBEP50	Cockburn Cement (Mill)	Cement Works Quarry MUNSTER	High (3C)
CKBBEO51	Water Corp Site - MUNSTER	Lot 17 Lorimer Rd	Extreme (1B)
CKBBEP52	MUNSTER rural residential area	North of Russell Rd / south of Beeliar Dr	Extreme (1A)



Beeliar Regional Park – Economic Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 4:02

Asset Code	Asset Name	Asset Location	Asset Risk Rating
O144	Industrial Rail Line	East of Cockburn Cement Mill	Medium (4B)
P145	Cockburn Cement Mill	Lot 88 Holmes Rd MUNSTER	Medium (4B)
O146	Water Corp Site - MUNSTER	HENDERSON RD MUNSTER	Medium (4B)
P147	Cockburn Cement quarry 2	lot 888 Holmes Rd MUNSTER	Low (5B)
O148	Western Power High tension lines	West of Kwinana FWY - Success	Medium (4B)
O149	Water Corp Site - SUCCESS	Bartrum Rd - SUCCESS	Medium (4B)
O150	Stock Rd - WATTLEUP/MUNSTER	Stock Rd - WATTLEUP/MUNSTER	Low (5B)



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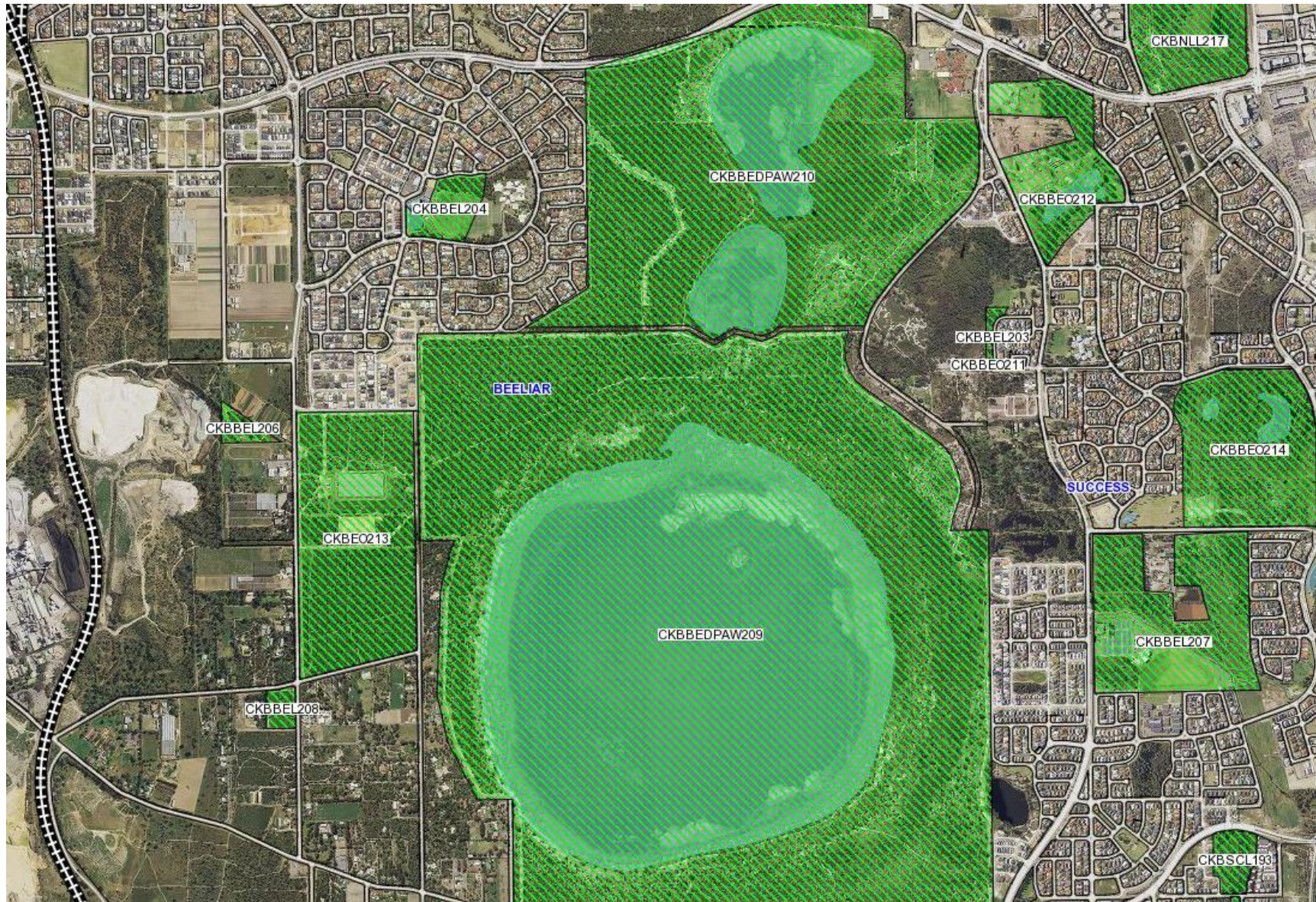
Beeliar Regional Park – Environmental Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 4:03

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBBEL203	Banbar Park	Astroloma Dr SUCCESS	Medium (4C)
CKBBEL204	Beeliar Oval Reserve	The Grange BEELIAR	Medium (4C)
CKBBEL205	Coojong Park	Coojong Link SUCCESS	Medium (4C)
CKBBEL206	Fancote Reserve	Henderson Rd MUNSTER	Medium (4C)
CKBBEL207	Success Reserve Bushland	Hammond Rd / Columbus Loop SUCCESS	Medium (4C)
CKBBEL208	Skaife Park	Henderson Rd / Holmes Rd MUNSTER	Medium (4C)
CKBBEDPaW209	Thompson Lake	North of Russell Rd BEELIAR	High (3A)
CKBBEDPaW210	Kogalup Lake	South of Beeliar Dr BEELIAR	High (3A)
CKBBEO211	Branch Circus Bushland	Hammond Rd SUCCESS	Medium (4C)
CKBBEO212	Lot 9001 Hammond Rd Bushland	lot 9001 Hammond Rd SUCCESS	Medium (4C)
CKBBEO213	Water Corp Site - Munster	Henderson Rd MUNSTER	Medium (4C)
CKBBEO214	Twin Bartram Swamps	Wentworth Parade SUCCESS	Medium (4C)



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Beeliar Regional Park – Cultural Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 4:04

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBBEO260	Kogolup Lake	764L Branch Circus BEELIAR	Very High (2C)
CKBBEDPaW2 61	Thompson Lake	15556R Pearse Road BEELIAR	High (3A)
CKBBEP262	Hammond Road Swamp	Hammond Rd Success	High (3A)
CKBBEP263	Bartram Road Swamp	Bartram Rd Success	High (3A)
CKBBEL264	Thompson Lake 01	63 Beaumont Parkway SUCCESS	High (3A)
CKBBEDPaW2 65	Thompson Lake	15556R Pearse Road BEELIAR	Medium (4A)
CKBBEO266	Thompson Reservoir 1	18L Lorimer Road MUNSTER	Low (5B)
CKBBEO267	Thompson Reservoir 2	18L Lorimer Road MUNSTER	Low (5B)
CKBBEO268	Beeliar Regional Park 4	755L Lorimer Road BEELIAR	High (3A)



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North Lake / Yangebup Lake – Human Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 5:01

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBNL P53	Mater Christi Catholic Primary School	340 Yangebup Rd YANGEBUP	Extreme (1B)
CKBNL P54	Divine Mercy College	326 Yangebup Rd YANGEBUP	High (3C)
CKBNL P55	Yangebup Lake Urban Interface (west)	West of Yangebup Lake	Very High (2A)
CKBNL P56	Argyle Place Urban Interface	Argyle Place Yangebup	Very High (2A)
CKBNL P57	Levi Park Urban Interface	North of Plover Dr / South of Dotterel Way YANGEBUP	Very High (2A)
CKBNL P58	Bibra Lake Industrial Interface (east)	West of North Lake Road / North of Rail Line	Extreme (1B)
CKBNL P59	Adventure World - Ice skating arena	Lot 26 Progress Dr BIBRA LAKE	Low (5B)
CKBNL P60	Bibra Lake Retirement Village	Lewington Gardens	Medium (4B)
CKBNL P61	Tamera Dr Industrial Interface	Tamera Dr COCKBURN CENTRAL	Low (5B)
CKBNL P62	Lakes Shopping Centre	620 North Lake Rd SOUTH LAKE	Medium (4B)
CKBNL P63	South Lake Urban Interface	Urban Interface with Blackburn Park / Yangebup Lake	Medium (4B)
CKBNL L64	south lake leisure centre	106 South Lake Dr SOUTH LAKE	Low (5C)
CKBNL O65	Lakelands Senior High School	106 South Lake Dr SOUTH LAKE	High (3C)
CKBNL P66	South Lake Urban Interface	North Lake Dr / Bibra Dr Bibra Lake	Medium (4B)
CKBNL P67	CVES Building Industrial Interface	Buckley St / Poletti Rd COCKBURN CENTRAL	Low (5B)
CKBNL P68	Cockburn Central residential acreage lots	Muriel Court COCKBURN CENTRAL	Extreme (1B)
CKBNL P69	South Lake Urban Interface (South)	Berrigan Dr (South) Thomas St (North) SOUTH LAKE	High (3C)
CKBNL P70	South Lake Urban Interface (West)	Berrigan Dr (South) / Impson Garden (North) SOUTH LAKE	Medium (4B)
CKBNL P71	Poletti Rd (South) Urban Interface	West of Poletti Rd Cockburn central	Medium (4B)
CKBNL P72	South Lake / Bibra lake Urban Interface (West of Power lines)	South Lake / Bibra Lake (West of Power Lines and Roe Hwy on-ramp)	Extreme (1B)
CKBNL O73	Bibra Lake Primary School	29 Annois Rd BIBRA LAKE	Low (5B)
CKBNL P74	Bibra Lake Urban Interface	Bibra Dr BIBRA LAKE	Low (5B)

CKBNL O75	Farrington Rd / Baker Court Industrial Complex	Lot 551 Baker Court BIBRA LAKE	Low (5C)
CKBNL P76	Murdoch Pines urban Interface	East of Baker Crt / Along Peterborough Circle BIBRA LAKE	Extrem e (1B)
CKBNL P77	IFAP Facility	128 Farrington Rd BIBRA LAKE	High (3A)
CKBNL P78	Progress Dr / Malvolio Rd Urban Interface	Progress Dr / Mavolio Rd BIBRA LAKE	Extrem e (1B)
CKBNL P79	Deller Rd (South) Urban Interface	Daller Rd (North) / Phoenix Rd (South) BIBRA LAKE	Extrem e (1B)
CKBNL P80	Coolbellup (South) Urban Interface (Forrest Rd)	Forrest Rd (Coolbellup) BIBRA LAKE/COOLBELLUP	Extrem e (1B)
CKBNL P81	Good life Health Club	402 North Lake Rd BIBRA LAKE	High (3A)
CKBNL P82	Perth Waldorf School	14 Gwilliam Dr BIBRA LAKE	Extrem e (1B)
CKBNL P83	Adventure World	351 Progress Dr BIBRA LAKE	High (3C)

North Lake / Yangebup Lake – Economic Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 5:02

Asset Code	Asset Name	Asset Location	Asset Risk Rating
O151	Western Power Jandakot Station and Power Lines	As Per Map 5:02	Medium (4B)
P152	IFAP Training Facility	128 Farrington Rd NORTH LAKE	Medium (4B)
P153	North Lake Industrial Complex	Farrington Rd NORTH LAKE	Low (5B)
P154	Good Life Fitness Gym	402 North Lake Rd NORTH LAKE	Low (5B)
P155	Adventure World	351 Progress Dr BIBRA LAKE	Medium (4B)
P156	Bibra Lake Industrial interface	As Per Map 5:02	Medium (4B)
O157	Industrial Rail Line	As Per Map 5:02	Medium (4B)



North Lake / Yangebup Lake – Environmental Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 5:03

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBNLL215	Bibra Lake Reserve	Bibra Dr BIBRA LAKE	Medium (4C)
CKBNLL216	Cocos Park Reserve	Cocos Dr BIBRA LAKE	Medium (4C)
CKBNLL217	Cockburn Central West (Remaining 2.4Ha wetlands area)	North Lake Rd COCKBURN CENTRAL	Medium (4C)
CKBNLL218	Levi Park	Plover Dr YANGEBUP	Medium (4C)
CKBNLL219	Little Rush Lake Reserve	Osprey Dr YANGEBUP	Medium (4C)
CKBNLL220	Lot 27 Progress Dr	Lot 27 Progress Dr BIBRA LAKE	Medium (4C)
CKBNLL221	Nola Waters Reserve	Annois Rd BIBRA LAKE	Medium (4C)
CKBNLL222	Yangebup Lake Reserve	Osprey Dr YANGEBUP	Medium (4C)



North Lake / Yangebup Lake – Cultural Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 5:04

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBNLO2 69	North Lake (North)	North Lake Rd Bibra Lake	High (3A)
CKBNLO2 70	North Lake (Coolbellup)	North Lake Rd Bibra Lake	High (3A)
CKBNLO2 71	North Lake and Bibra Lake	North Lake Dr Bibra Lake	High (3A)
CKBNLO2 72	Swamp 81	South of Adventure World on North Lake Rd	High (3A)
CKBNLO2 73	North Lake SW	North Lake Rd Bibra Lake	High (3A)
CKBNLO2 74	Bibra Lake North	North Lake Rd Bibra Lake	High (3A)



Coastal Strip – Human Assets

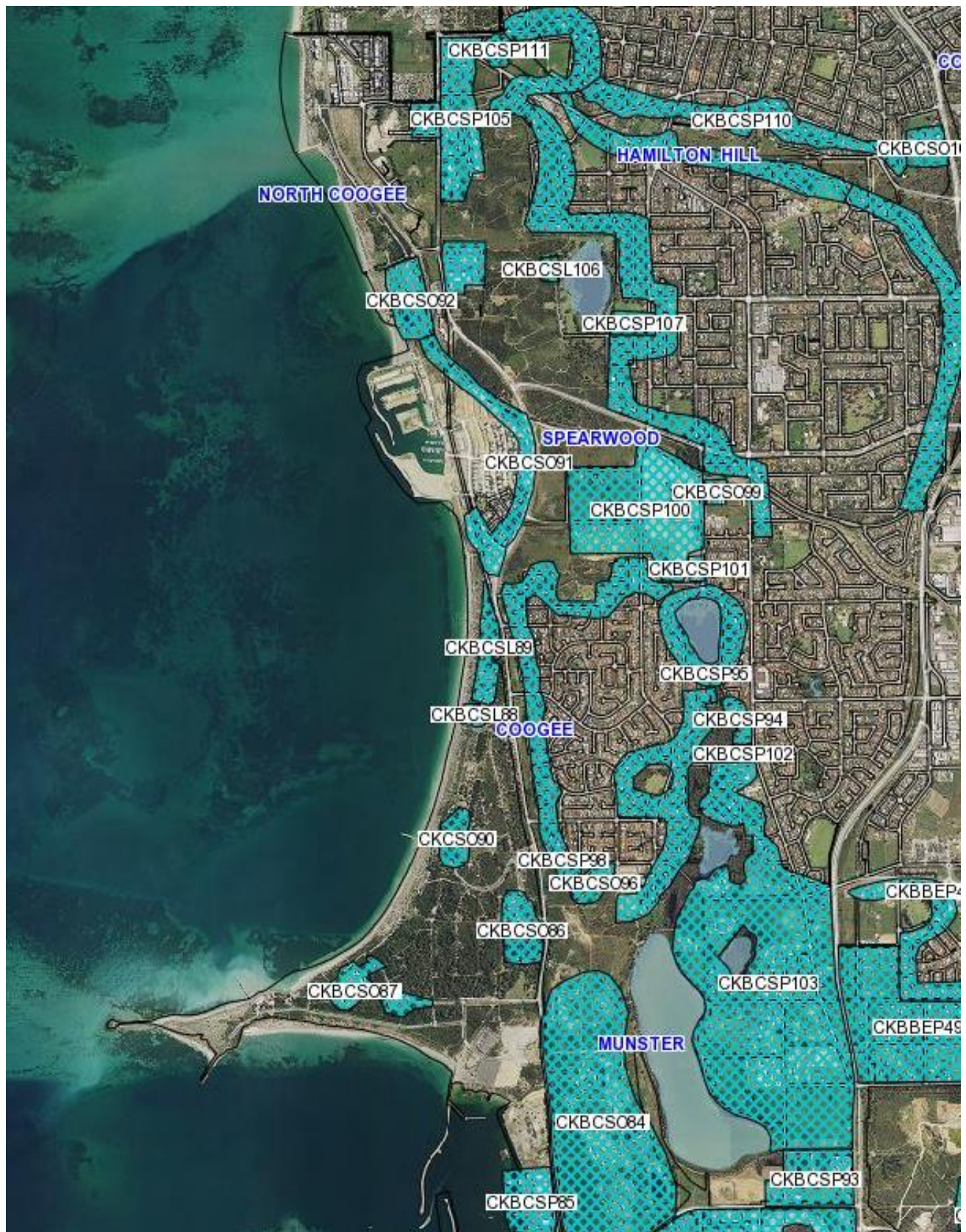


Bushfire Risk Management Plan 2015 – 2020

MAP ID: 6:01

Asset Code	Asset Name	Asset Location	Asset Risk Rating
4 CKBCSO8	Water Corp Site - Mt. Brown	837 Cockburn Rd MUNSTER	Extreme (1B)
5 CKBCSP8	Austal Ship Yard	Lot 100 Clearance Beach Rd MUNSTER	High (3A)
6 CKBCSO8	Woodman Point Caravan Park	Woodman Point - Cockburn Road - MUNSTER	Extreme (1B)
7 CKBCSO8	Woodman Point - Recreation Camp	Woodman Point - Cockburn Road - MUNSTER	Extreme (1B)
8 CKBCSL8	Integrated Beach Facility (Coogee Surf Club)	4 Powell Rd - COOGEE	Medium (4B)
9 CKBCSL8	Coogee Caravan Park	Powell Rd -COOGEE	High (3C)
0 CKBCSO9	John Graham Recreational Reserve	Woodman Point - Cockburn Road - MUNSTER	High (3C)
1 CKBCSP9	Port Coogee Urban Interface	Perlinite View / Cockburn Rd	Low (5C)
2 CKBCSO9	Old Power Station - Coogee	Lot 3 Robb Rd COOGEE	Low (5B)
3 CKBCSP9	South East Industrial Complex	Ulidia Cove	Medium (4B)
4 CKBCSP9	Troode St Urban Interface	485 Rockingham Rd MUNSTER	Extreme (1B)
5 CKBCSP9	Market Garden Swamp Urban Interface	West of Pennlake Dr / East of Garden Rd MUNSTER	Very High (2A)
6 CKBCSO9	Coogee Primary School	22 Mayor Rd COOGEE	High (3C)
7 CKBCSP9	Market Garnde South East Urban Interface	East of Hamilton Rd COOGEE	Extreme (1B)
8 CKBCSP9	Coogee Urban interface (west)	East of Cockburn Rd COOGEE	Low (5C)
9 CKBCSO9	Telstra exchange - Spearwood	89 Mell Rd SPEARWOOD	Low (5B)
00 CKBCSP1	Mell Rd Development (North)	Mell Rd SPEARWOOD	Extreme (1B)
01 CKBCSP1	Amberley Aged Care	30 Mell Rd SPEARWOOD	High (3C)
02 CKBCSP1	Pennlake Dr Urban Interface	Pennlake Dr MUNSTER	Very High (2A)
03 CKBCSP1	Munster Market Gardens	South Munster (West of Stock Rd)	Extreme (1B)
04 CKBCSP1	146 Cockburn Rd Industrial Interface	146 Cockburn Rd NORHT COOGEE	Extreme (1B)
05 CKBCSP1	Emplacement Crescent Industrial Interface	Along Emplacement Crt NORTH COOGEE	Extreme (1B)
06 CKBCSL1	Manning Park Homestead	Azelia Rd HAMILTION HILL	Extreme (1B)
07 CKBCSP1	Delmatinac Cub	41 Azelia Rd HAMILTN HILL	Low (5C)
08 CKBCSO1	Hamilton Hill Senior High School	8 Purvis Rd HAMILTON HILL	Low (5B)
CKBCSP1	Angus Ave - Blackwood Ave	Angus Ave to Blackwood Ave HAMILTON	Extreme

09	Urban Interface	HILL	(1B)
CKBCSP1 10	Wheeler Rd - Purvis St Urban Interface	Wheeler Rd - Purvis St HAMILTON HILL	High (3C)
CKBCSP1 11	Hamilton Hill and Spearwood (West) Urban Interface	Ommanney St - Ferris Way HAMILTON HILL / SPEARWOOD	Medium (4B)



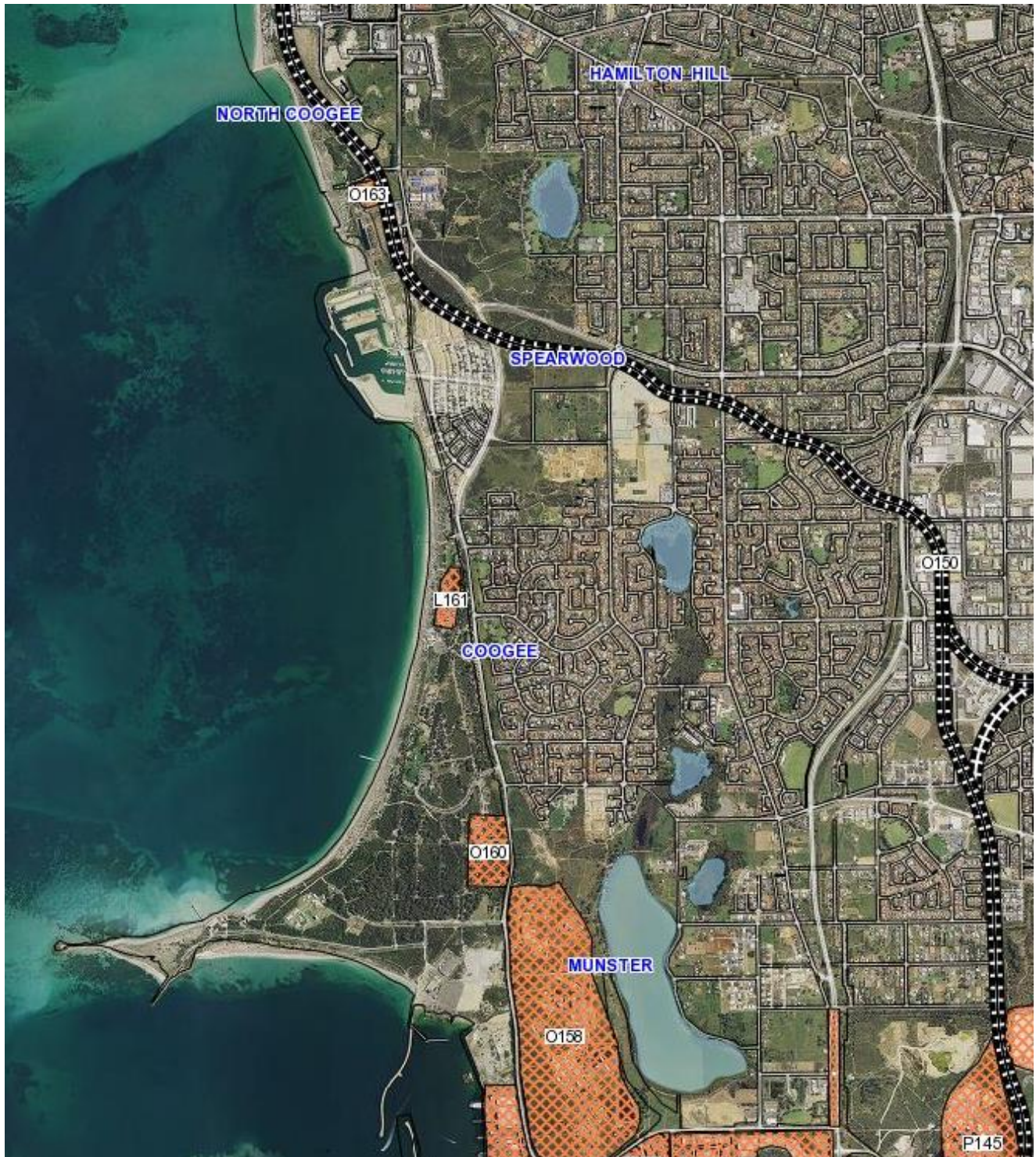
Coastal Strip – Economic Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 6:02

Asset Code	Asset Name	Asset Location	Asset Risk Rating
O158	Water Corp Site - Mt Brown	837 Cockburn Rd MUNSTER	Medium (4B)
P159	Henderson Industrial interface (Northern)	South of Cockburn Rd HENDERSON	Medium (4B)
O160	Woodman Point Caravan Park	Woodman Point - MUNSTER	Low (5C)
L161	Coogee Caravan Park	POWELL Rd - COOGEE	Low (5C)
O162	Stock Rd - WATTLEUP/MUNSTER	As Per Map 6:02	Low (5B)
O163	Western Power C Y O'Conner	Lot 1 Robb Rd NORTH COOGEE	Medium (4B)



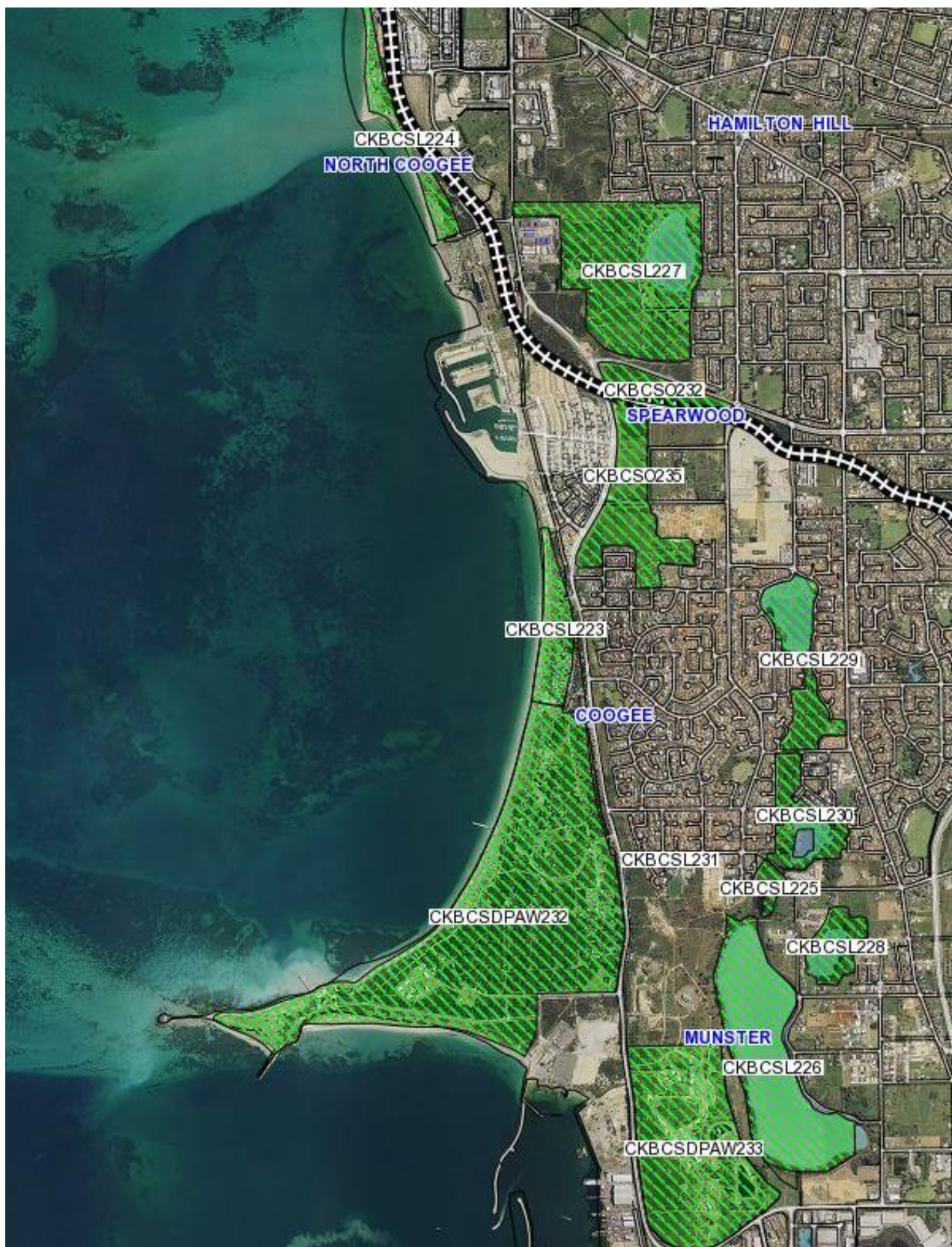
Coastal Strip – Environmental Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 6:03

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBCSL223	Coogee Beach Reserve	Cockburn rd. COOGEE	Medium (4C)
CKBCSL224	C Y O'Conner Reserve	Robb Rd NORTH COOGEE	Medium (4C)
CKBCSL225	Katsura Reserve	Katsura Gardens MUNSTER	Medium (4C)
CKBCSL226	Lake Coogee Reserve	Fawcett Rd MUNSTER	Medium (4C)
CKBCSL227	Manning Park	Azelia Rd HAMILTON HILL	Medium (4C)
CKBCSL228	Market Garden Swamp #3	Preston Dr MUNSTER	Medium (4C)
CKBCSL229	Market Garden Swamp #1	Garden Rd MUNSTER	Medium (4C)
CKBCSL230	Market Garden Swamp # 2		Medium (4C)
CKBCSL231	Mc Niel Field	Mayor Rd MUNSTER	Medium (4C)
CKBCSDPaW232	Woodman Point Regional Park	O'Kane Court COOGEE	Very High (2A)
CKBCSDPaW233	Mt Brown	Gemma Rd HENDERSON	Medium (4C)
CKBCSO234	Corner of Spearwood Ave / Cockburn Rd	Corner of Spearwood Ave / Cockburn Rd	Medium (4C)
CKBCSO235	20 King St	20 King St Coogee	Medium (4C)



Coastal Strip – Cultural Assets



Bushfire Risk Management Plan 2015 – 2020

MAP ID: 6:04

Asset Code	Asset Name	Asset Location	Asset Risk Rating
CKBCSO2 75	Cockburn Lighthouse	Cockburn Rd HENDERSON	Low (5B)
CKBCSL2 76	Robb Jetty Camp	Rob Rd NORTH COOGEE	High (3A)
CKBCSL2 77	Lake Coogee 1	Cockburn Rd HENDERSON	High (3A)
CKBCSL2 78	Lake Coogee 2	East of Cockburn Rd HENDERSON	High (3A)
CKBCSO2 79	Cockburn Rd - Henderson	Cockburn Rd HENDERSON	High (3A)
CKBCSO2 80	Woodman Point	Cockburn Rd HENDERSON	High (3A)
CKBCSL2 81	Lake Coogee	Cockburn Rd HENDERSON	High (3A)
CKBCSO2 82	Cockburn Rd Buildings and Rail	Cockburn Rd HENDERSON	High (3A)



Appendix 8 Australian Standard AS3959-2009 Construction of buildings in bushfire prone areas (Extract)

Vegetation Classification	Vegetation Type	Figure No.	Description
A Forest	Tall open forest Tall woodland	01 02	Trees over 30 metres high; 30-70% foliage cover; (may include understorey ranging from rainforest and tree ferns to low trees and tall shrubs). Found in areas of highly reliable rainfall. Typically dominated by eucalypts.
	Open forest Low open forest	03 04	Trees 10-30 metres high; 30-70% foliage cover; (may include understorey of sclerophyllous low trees and tall scrubs or grass). Typically dominated by eucalypts.
	Pine plantations	Not shown	Trees 10-30 metres in height at maturity generally comprising Pinus species or other softwood species, planted as a single species for the production of timber.
B Woodland	Woodland Open woodland	05	Trees 10-30 metres high; 10-30% foliage cover dominated by eucalypts; understorey low trees to tall scrubs typically dominated by Acacia, Callitris or Casuarina.
	Low woodland Low open woodland Open shrubland	06 07 08 09	Low trees and shrubs 2-10 metres high; foliage cover less than 10%. Dominated by eucalypts and Acacias. Often have a grassy understorey or low shrubs. Acacias and Casuarina woodlands grade to Atriplex shrublands in the arid and semi-arid zones.
	Closed heath Open heath	10 11	Found in wet areas but which are affected by poor soil fertility or shallow soils. Shrubs 1-2 metres high often comprising of Banksia, Hakea and Grevillea. Wet heaths occur in sands adjoining dunes of the littoral (shore) zone. Montane heaths occur on shallow or water-logged soils.
C Shrubland	Low shrubland	12	Shrubs <2 metres high; greater than 30% foliage cover. Understoreys can contain grasses, Acacia and Casuarina often dominant in the arid and semi-arid zones.
	Closed Scrub	13	Found in areas wet enough to support eucalypts trees, which are affected by poor soil fertility of shallow soils. >30% foliage cover. Dry heaths occur in rocky areas. Shrubs 1-2 metres high. Often coastal wetlands.
D Scrub	Open Scrub	14	Trees greater than 2 metres high, 10-30% foliage cover. Dominated by eucalypts or co-dominant melaleuca and myoporum with a mixed understorey.
	Tall Shrubland	15	Vegetation dominated by shrubs (especially eucalypts and acacias) with a multi-stemmed habit; usually greater than 2 metres in height; <30% foliage cover. Understorey of widespread to dense low shrubs (Acacia) or sparse grasses.
F Rainforest	Tall closed forest Closed forest Low closed forest	16 17 18	Trees 10-40 metres in height; >90% foliage cover; understorey may contain a large number of species with a variety of heights.
	Low open Shrubland Hummock grassland Closed tussock grassland Tussock grassland Open tussock Sparse open tussock Dense sown pasture Sown pasture Open herbfield Sparse open herbfield	19 20 21 22 23 24 25 26 27 28	All forms including situations with shrubs and trees if the overstorey foliage cover is less than 10%.
	Notes: Overstoreys of Open Woodland, Low Open Woodland, Tall Open Shrubland and Low Open Shrubland should be classified to the vegetation type on the basis of their understoreys, others to be classified on the basis of their overstoreys. Vegetation height is the average height of the top of the overstorey.		

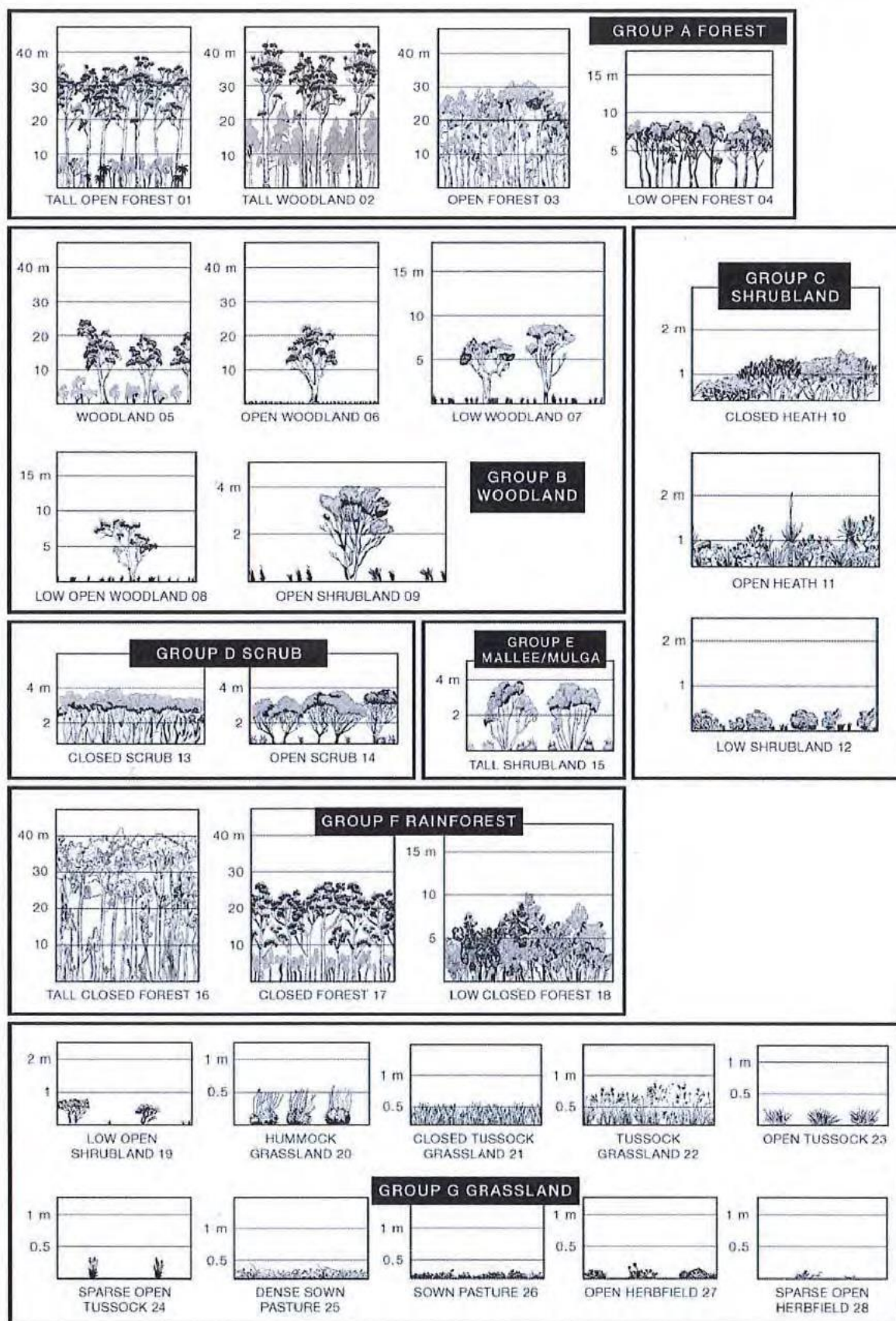
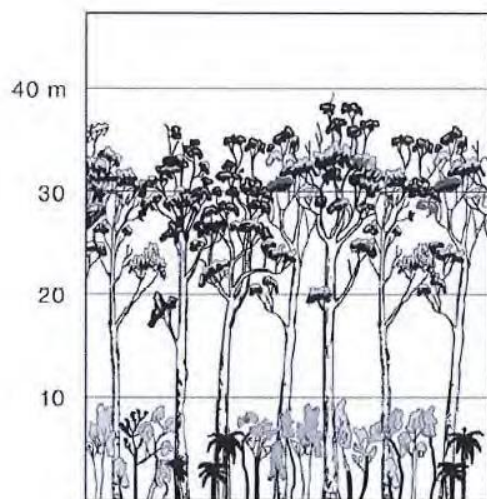
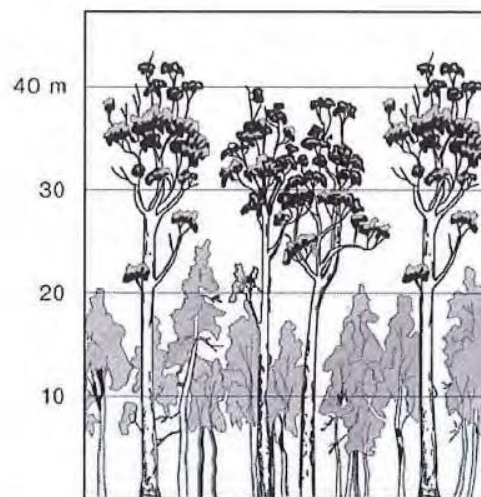


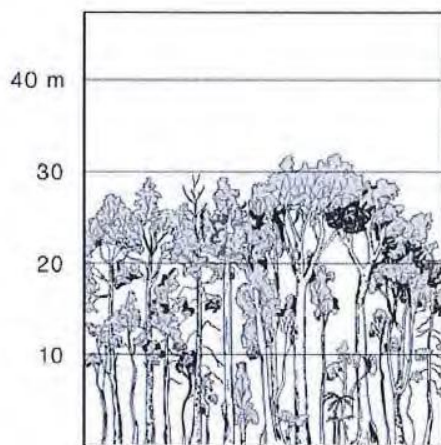
Figure 4 Classification of Vegetation



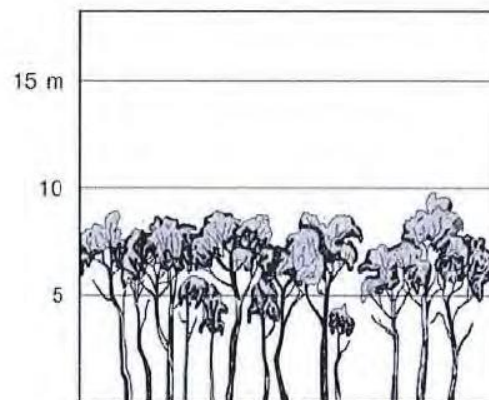
TALL OPEN FOREST A-01



TALL WOODLAND A-02



OPEN FOREST A-03



LOW OPEN FOREST A-04

Figure 5 Classification of Vegetation – Forest

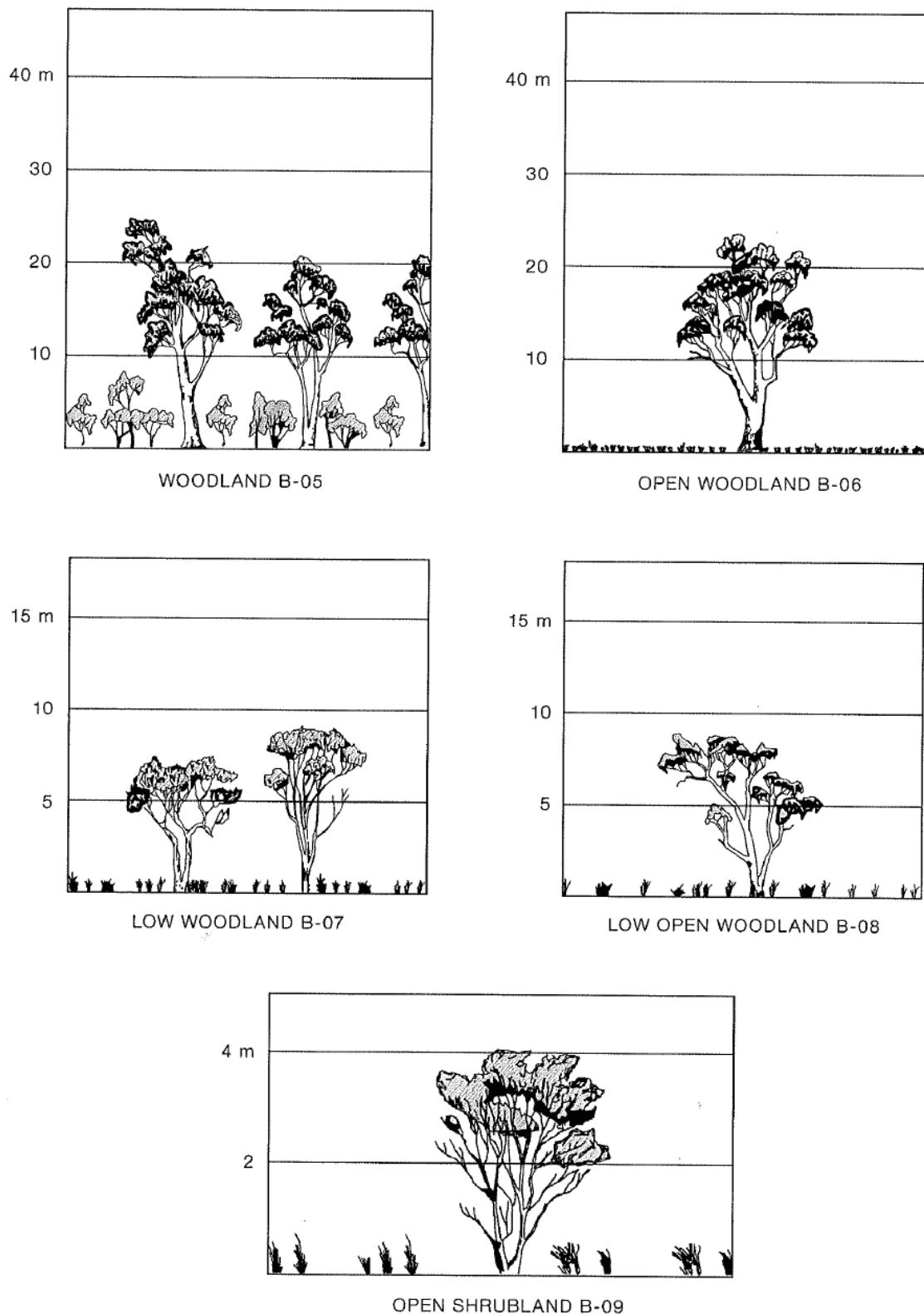
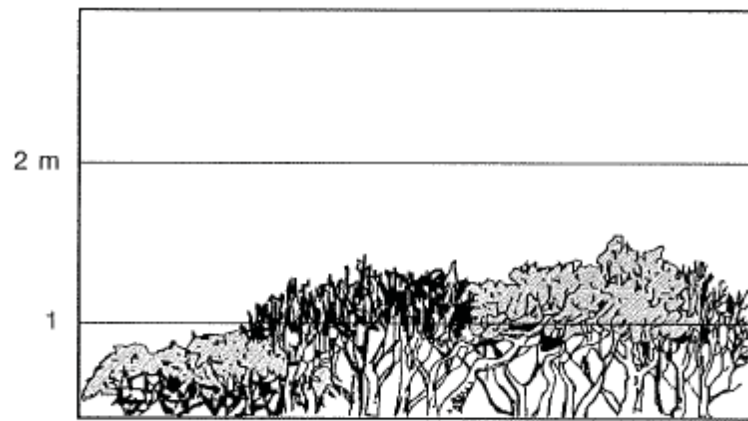
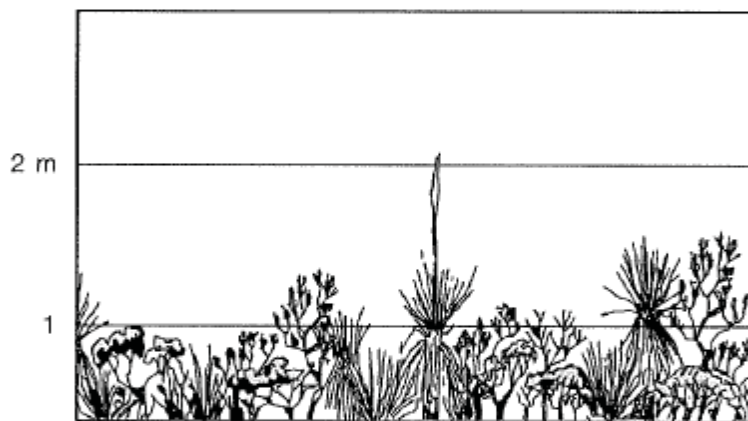


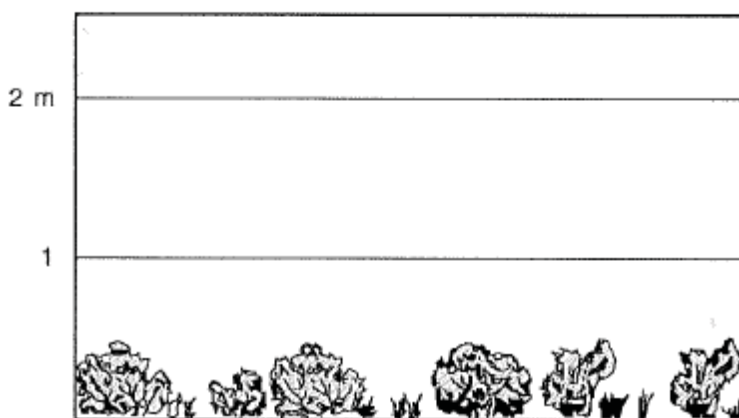
Figure 6 Classification of Vegetation – Woodland



CLOSED HEATH C-10



OPEN HEATH C-11



LOW SHRUBLAND C-12

Figure 7 Classification of Vegetation – Shrubland

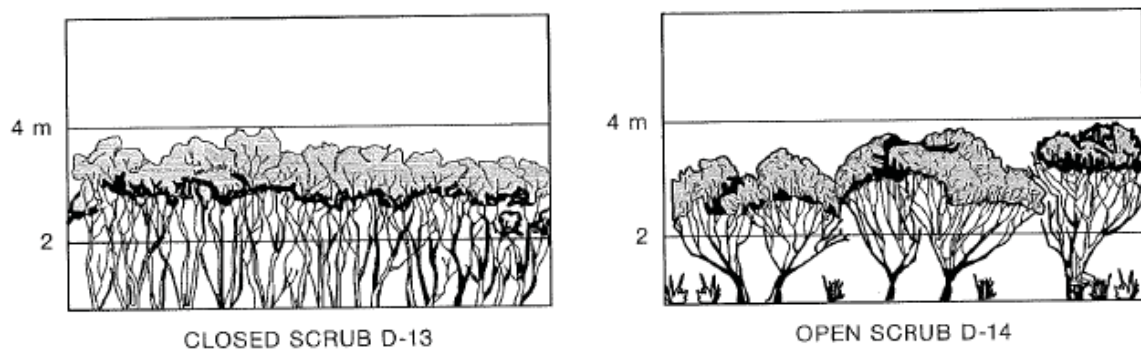


Figure 8 Classification of Vegetation – Scrub

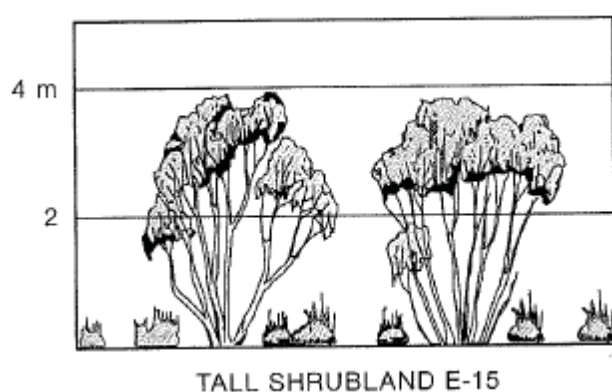
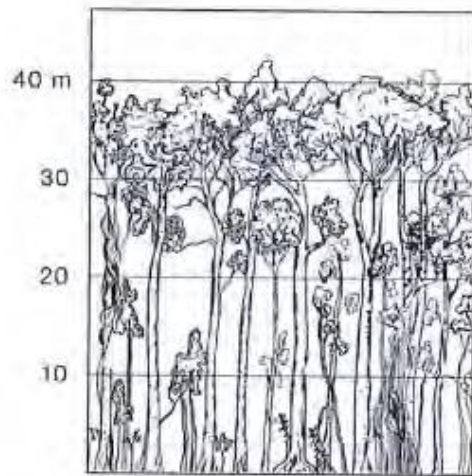
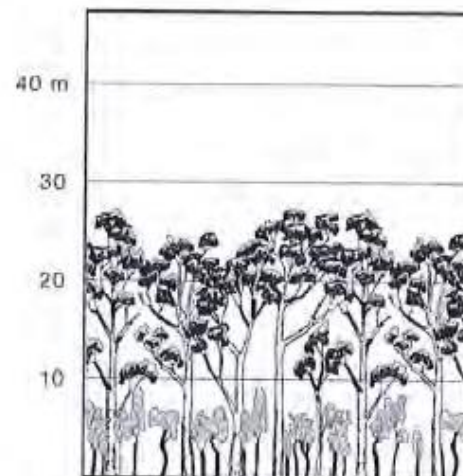


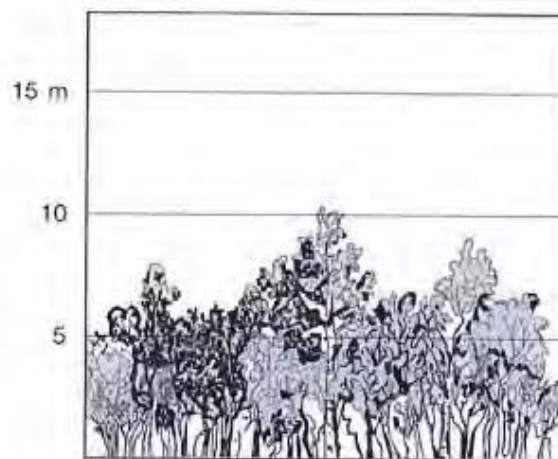
Figure 9 Classification of Vegetation - Mallee/ Mulga



TALL CLOSED FOREST F-16



CLOSED FOREST F-17



LOW CLOSED FOREST F-18

Figure 10 Classification of Vegetation – Rainforest

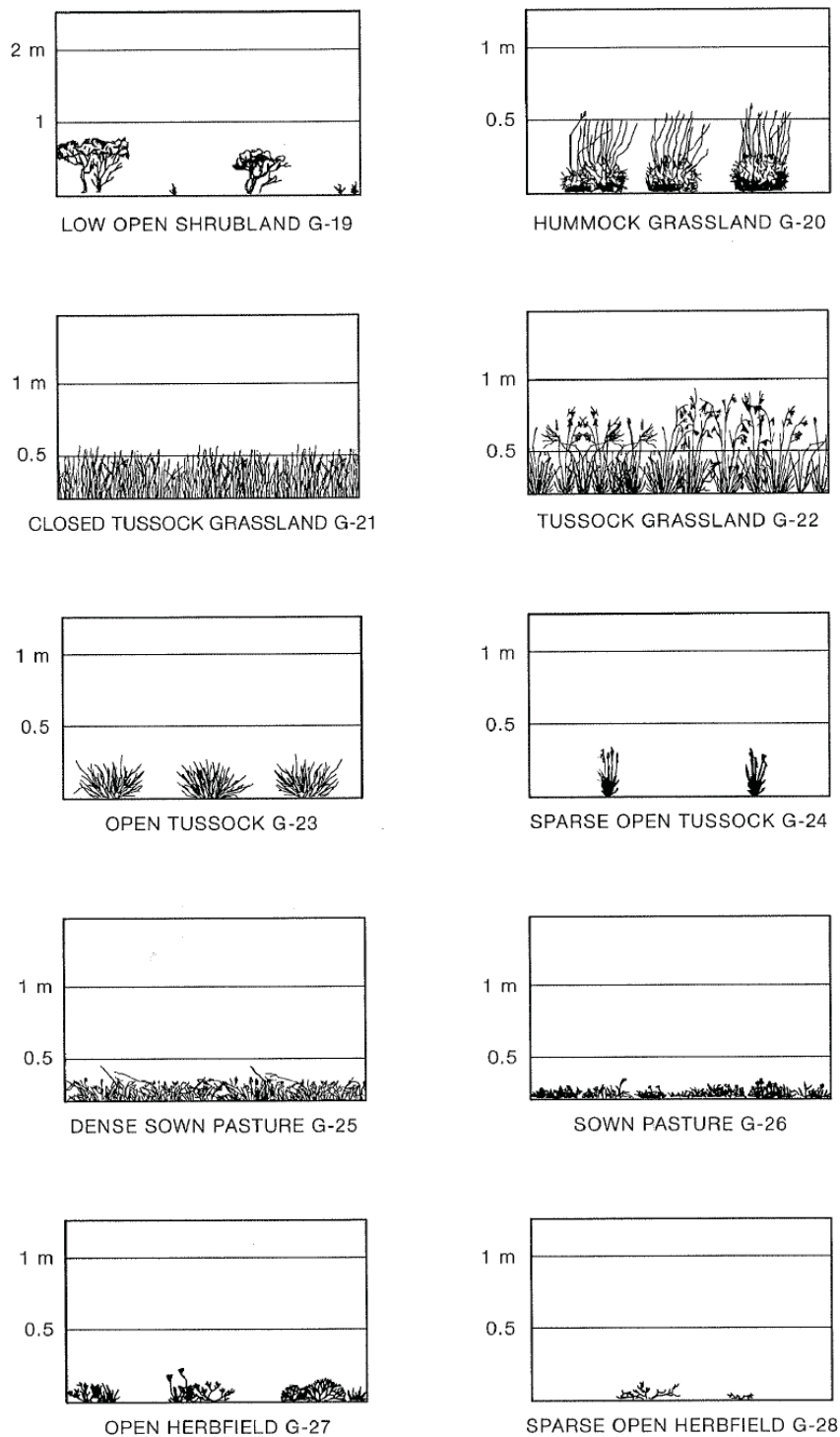


Figure 11 Classification of Vegetation - Grassland (unmanaged)

City of Cockburn Conservation Reserves Fuel Loading Assessment 2014

Methodology

The fuel load calculations in this document have been made using the conversion tables in the DPaW (formerly DEC) "Red Book" of Forest Fire Behaviour Tables for Western Australia.

Due to the fact that the Red Book deals only with the forest areas in the southern regions of Western Australia, assumptions have been made when calculating the tonnage for the areas observed.

In the Red Book there is no table which deals directly with the Mallee Heath scrub so instead the table 7.2.1 – Litter Depth and Weight 'Jarrah Dominant' has been utilised to calculate tonnage from the litter depth.

Litter Depth MM	Forest Type					
	Kerri Dominant	Mixed M.J.K.	Jarrah Dominant	<i>P. pinaster</i> needle	<i>Pradiata</i> needle	Wandoo
	Litter weight (tonnes/Ha)					
5	3.2	2.6	2.7	2.5	2.8	4.4
10	6.4	5.1	5.3	4.9	5.2	8.8
15	9.6	7.7	8.0	7.4	7.2	13.2
20	13.0	10.3	11.0	10.0	9.0	17.6
25	16.0	13.0	13.0	12.4	10.7	22.0
30	19.0	15.0	16.0	15.0	12.0	26.4
35	23.0	17.0	19.0	17.0	14.0	30.0
40	26.0	19.0	21.0	20.0	16.0	
45	29.0	22.0	24.0	22.0	18.0	
50	32.0	25.0	27.0	25.0	20.0	
55	35.0	27.0	29.0	27.0	22.0	
60	39.0			29.0	24.0	
65	42.0			31.0	26.0	
70	45.0			33.0	28.0	
80	51.0			37.0	31.0	
90	58.0			41.0	34.0	
100	64.0			45.0	37.0	

The tonnage assessed is an educated estimate due to the interpretation of the forest tables and whilst these tables are not ideal, they are the only conversion tables currently available. The same methodology was used by the City in its 2011 Fuel Load Assessment. The conversions may not be accurate for some of the smaller Reserves that were assessed.

Another factor to note is that the table 7.2.1 'Jarrah Dominant' only calculates litter to tonnage up to 55mm of litter, therefore any litter readings higher than this 55mm were calculated at the maximum supplied conversion of 55mm = 29 T/Ha.

Litter is not the only consideration when calculating fuel loads and as such, Scrub Structural Type – 'Type 6' has been utilised for all calculations.

In Table 7.4.1 – Scrub Fuel Weight (Tonnes/Hectare) it has been assumed that the total live scrub (consumed in intense wildfire) to be worst case scenario and therefore the factor of 7 has been added to the total tonnage calculations.

Scrub Structural Type	Average Scrub Height (MM)	Total Live Scrub (Consumed in intense wildfire)			Total Foliage (Consumed in moderate wildfires)			Low Foliage (Consumed in prescribed burning)		
		Dense	Medium	Sparse	Dense	Medium	Sparse	Dense	Medium	Sparse
1. For example, hazal, netic, kerri wattle	7.0 +	40	35	31	9	8	7	0.5	0.3	0.3
	6.0	35	31	26	8	7	6	0.5	0.3	0.3
	5.5	30	27	23	7	6	5	0.5	0.3	0.2
	5.0-	25	20	17	5	5	4	0.5	0.3	0.2
2. For example, hazel or netic, with <i>Acacia</i> sp, understory	7.0 +	49	43	39	10	9	8	3	2.5	1.5
	6.0	43	38	33	9	8	7	3	2	1.5
	5.5	38	34	29	8	7	6	3	2	1.2
	5.0-	33	29	25	7	6	5	2.5	1.5	1.0
3. For example, hovea, A. <i>pulchella</i> A. <i>strigosa</i>, A. <i>pentadenia</i>	3.5 +	19	13	9	6	5	3.5	2	1.5	1
	3.0	16	11	7	5	4	3	2	1.5	1
	2.5	13	9	6	4	3	2.5	2	1.8	1.2
	2.0	9	7	5	3	2.5	2	2.5	2	1.5
	1.5 -	6	4	3	2.5	2	1.5	2.5	2	1.5
4. For Example, netric, A. <i>urophylla</i>, young hael	5.5 +	32	25	20	6	5	4	1.5	1.2	1
	5.0	26	20	15	5	4	3	1.5	1.2	1
	4.5	23	17	11	4	3	2.5	1.2	1	1
	4.0	20	14	8	4	3	2	1.2	1	1
	3.5 -	16	10	7	3	2.5	2	1	1	0.8
5. For example, netic, A. <i>urophylla</i>, young hazal	5.5 +	35	28	20	6	5	4	2	1.5	1
	5.0	28	22	16	5	4	3	2	1.5	1
	4.5	22	18	14	4	3	2.5	2	1.5	1
	4.0	19	15	11	4	3	2	1.5	1.2	1
	3.5 -	14	12	9	3	2.5	2	1.5	1.2	1
6. For example, young scrub, tall grasses, jarrah scrub	1.5 +	7	5	4	3.5	3	2.5	2.5	2	1.5
	1.2	5	4	3	3	2.5	2	2	1.5	1
	0.9	3	3	2	2.5	2	1.5	2	1.5	1
	0.6 -	3	2	1.5	2	1.5	1	1.5	1	0.8

For the purpose of this analysis the scrub flammability factor has been discounted. If it were to be applied the 'high' factor would be utilised, and at 50% dead, it would provide a multiplying factor of 5.

As such, the tonnage figure supplied for each area has been calculated thus;

Table 7.2.1 – Average Litter Depth to Tonnage – Jarrah Dominant + Scrub Fuel Weight (7) = Total Tonnes per Hectare.

E.g. 30mm (16 T/ha) + 7 = 23 Tonnes/Hha

	Fuel Loading Average by Reserve	T/Ha
1	C Y O'Connor Reserve	28.1
2	Manning Park	29.3
3	Coogee Beach Reserve	12.1
4	Market Gardens Swamps	21.3
5	McNeil Field	N/A
6	Lake Coogee	25.5
7	Redemptora Reserve	17.7
8	Sherbrook Reserve	N/A
9	Bibra Lake Reserve	27.9
10	Nola Waters Reserve	N/A
11	Brandwood Reserve	23.5
12	Classon Park	23.5
13	Bandicoot Reserve	26.0
14	Heatherlea Reserve	26.4
15	Cocos Park Reserve	21.6
16	Little Rush Lake	25.8
17	Yangebup Lake	28.0
18	Beeliar Reserve	23.9
19	Fancote Reserve	24.2
20	Levi Park	20.9
21	Skaife Park	22.2
22	Holdsworth Reserve	27.5
23	Cockburn Central West	33.6
24	Coojong Park	29.3
25	Banbar Park	20.9
26	Success Bushland Reserve	25.8
27	Baler Reserve	24.6
28	Christmas Tree Park	23.5
29	Barfield Reserve	22.2
30	Mohan Park	18.8
31	Roper Reserve	23.5
32	Frankland Park	26.2
33	Lukin Swamp Reserve	12.4
34	Verde Reserve	24.3
35	Freshwater Reserve	15.0
36	Eco Park	17.8
37	Banksia Eucalypt Woodland Park	20.7
38	Rose Shanks Reserve	15.9
39	Emma Treeby Reserve	29.5
40	Bosworth Reserve	18.2
41	Mather Reserve	28
42	Kraemer Reserve	21.0
43	Gil Chalwell Reserve	N/A
44	Buckingham Reserve	N/A
45	Dennis De Young Reserve	29.3
46	Triandra Reserve	25.6
47	Macrozamia Park	14.0
48	Mt Brown Reserve	33.5
49	Brownman Swamps	32.3

N/A Not Assessed

CY O'Connor Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	28						
2	15	15						
3	45	31						
4	50	34						
5	90	36						
6	50	34						
7	30	23						
8	30	23						
9	50	34						
10	30	23						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	28.1
					7	28.1		

Manning Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21	1	30	16	1	30	16
2	110	29	2	30	16	2	50	27
3	100	29	3	50	27	3	20	11
4	50	27	4	40	21	4	40	21
5	90	29	5	70	29	5	30	16
6	30	16	6	20	11	6	70	29
7	50	27	7	50	27	7	70	29
8	100	29	8	30	16	8	60	29
9	30	16	9	30	16	9	60	29
10	10	5.3	10	50	27	10	50	27
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	29.3
					7	29.8		
					7	27.6		
					7	30.4		

Coogee Beach Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	10	5.3						
2	10	5.3						
3	5	2.7						
4	5	2.7						
5	10	5.3						
6	10	5.3						
7	0	0						
8	15	8.0						
9	15	8.0						
10	15	8.0						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	12.06
					7	12.06		

Market Garden Swamps (North, South & 3)

Location # 1 (North)			Location # 2 (South)			Location # 3 (3)		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	10	5.3	1	20	11	1	80	29
2	80	29	2	10	5.3	2	130	29
3	10	5.3	3	10	5.3	3	30	16
4	20	11	4	30	16	4	50	27
5	30	16	5	20	11	5	40	21
6	20	11	6	30	16	6	40	21
7	10	5.3	7	40	21	7	40	21
8	60	29	8	10	5.3	8	50	27
9	50	27	9	20	11	9	130	29
10	10	5.3	10	60	29	10	110	29
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	24.4
					7	21.3		
					7	19.9		
					7	31.9		

Note: 60% of area is underwater for eight to ten months of the year.

Lake Coogee

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	10	5.3	1	20	11	1	40	21
2	20	11	2	60	29	2	30	16
3	20	11	3	110	29	3	30	16
4	40	21	4	50	27	4	30	16
5	60	29	5	60	29	5	20	11
6	60	29	6	10	5.3	6	20	11
7	190	29	7	20	11	7	40	21
8	50	27	8	10	5.3	8	20	11
9	120	29	9	20	11	9	20	11
10	50	27	10	70	29	10	30	16
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	25.5
					7	28.8		
					7	25.7		
					7	22.0		

Redemptora Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	30	16						
3	40	21						
4	10	5.3						
5	10	5.3						
6	10	5.3						
7	30	16						
8	20	11						
9	10	5.3						
10	10	5.3						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	17.7
					7	17.7		

Bibra Lake Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11	1	40	21	1	20	11
2	30	16	2	30	16	2	80	29
3	40	21	3	40	21	3	20	11
4	60	29	4	30	16	4	40	21
5	40	21	5	100	29	5	60	29
6	20	11	6	90	29	6	40	21
7	70	29	7	90	29	7	130	29
8	20	11	8	70	29	8	5	2.7
9	40	21	9	70	29	9	20	11
10	70	29	10	50	27	10	30	16
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	27.9
					7	26.9		
					7	31.6		
					7	25.1		

Brandwood Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	30	16						
3	30	16						
4	40	21						
5	30	16						
6	20	11						
7	40	21						
8	40	21						
9	20	11						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	23.5
					7	23.5		

Classon Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	10	5.3						
2	30	16						
3	40	21						
4	20	11						
5	30	16						
6	40	21						
7	30	16						
8	50	27						
9	30	16						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	23.5
					7	23.5		

Bandicoot Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	100	29						
3	30	16						
4	70	29						
5	40	21						
6	40	21						
7	50	27						
8	60	29						
9	90	29						
10	80	29						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	26.0
					7	26.0		

Heatherlea Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	50	34						
2	30	23						
3	20	18						
4	40	28						
5	40	28						
6	30	23						
7	80	29						
8	40	21						
9	30	16						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	26.4
					7	26.4		

Cocos Park Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	120	29						
2	40	21						
3	20	11						
4	10	5.3						
5	10	5.3						
6	10	5.3						
7	30	16						
8	40	21						
9	10	5.3						
10	50	27						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	21.6
					7	21.6		

Little Rush Lake

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16	1	10	5.3	1	60	29
2	10	5.3	2	20	11	2	40	21
3	20	11	3	20	11	3	50	27
4	10	5.3	4	30	16	4	30	16
5	30	16	5	60	29	5	80	29
6	40	21	6	40	21	6	50	27
7	30	16	7	40	21	7	50	27
8	60	29	8	60	29	8	40	21
9	30	16	9	40	21	9	40	21
10	20	11	10	30	16	10	40	21
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	25.8
					7	21.6		
					7	25.0		
					7	30.9		

Yangebup Lake

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16	1	60	29	1	40	21
2	30	16	2	40	21	2	20	11
3	60	29	3	20	11	3	10	5.3
4	60	29	4	80	29	4	40	21
5	80	29	5	60	29	5	50	27
6	80	29	6	40	21	6	60	29
7	30	16	7	60	29	7	30	16
8	90	29	8	50	27	8	20	11
9	80	29	9	10	5.3	9	40	21
10	20	11	10	20	11	10	40	21
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	28.0
					7	30.3		
					7	28.2		
					7	25.3		

Beeliar Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	30	16						
3	20	11						
4	50	27						
5	20	11						
6	40	21						
7	30	16						
8	70	29						
9	20	11						
10	20	11						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	23.9
					7	23.9		

Fancote Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21						
2	10	5.3						
3	90	29						
4	40	21						
5	40	21						
6	10	5.3						
7	30	16						
8	30	16						
9	30	16						
10	40	21						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	24.2
					7	24.2		

Levi Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21						
2	20	11						
3	40	21						
4	20	11						
5	20	11						
6	40	21						
7	20	11						
8	20	11						
9	10	5.3						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	20.9
					7	20.9		

Skaife Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	10	5.3						
2	20	11						
3	30	16						
4	10	5.3						
5	40	21						
6	20	11						
7	30	16						
8	30	16						
9	40	21						
10	60	29						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	22.2
					7	22.2		

Holdsworth Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21						
2	50	27						
3	40	21						
4	40	21						
5	20	11						
6	120	29						
7	50	27						
8	20	11						
9	40	21						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	27.5
					7	27.5		

Cockburn Central West

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	25	13						
2	70	29						
3	40	21						
4	60	29						
5	60	29						
6	80	29						
7	90	29						
8	60	29						
9	80	29						
10	60	29						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	33.6
					7	33.6		

Note: Samples taken from only unburnt patch in the area.

Coojong Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	30	16						
3	40	21						
4	60	29						
5	40	21						
6	50	27						
7	70	29						
8	40	21						
9	40	21						
10	50	27						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	29.3
					7	29.3		

Banbar Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	30	16						
3	40	21						
4	20	11						
5	20	11						
6	10	5.3						
7	40	21						
8	30	16						
9	30	16						
10	20	11						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	20.9
					7	20.9		

Success Bushland Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21						
2	50	27						
3	30	16						
4	30	16						
5	20	11						
6	40	21						
7	20	11						
8	50	27						
9	40	21						
10	40	21						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	25.8
					7	25.8		

Baler Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	30	16						
3	40	21						
4	30	16						
5	40	21						
6	30	16						
7	30	16						
8	30	16						
9	50	27						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	24.6
					7	24.6		

Christmas Tree Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	60	29						
2	80	29						
3	20	11						
4	50	27						
5	30	16						
6	0	0						
7	30	16						
8	140	5.3						
9	20	11						
10	40	21						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	23.5
					7	23.5		

Barfield Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	40	21						
3	10	5.3						
4	10	5.3						
5	30	16						
6	40	21						
7	60	29						
8	20	11						
9	20	11						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	22.2
					7	22.2		

Mohan Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21						
2	10	5.3						
3	10	5.3						
4	20	11						
5	30	16						
6	20	11						
7	30	16						
8	10	5.3						
9	20	11						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	TT/Ha	Average	18.8
					7	18.8		

Roper Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	10	5.3						
3	40	21						
4	30	16						
5	80	29						
6	30	16						
7	20	11						
8	60	29						
9	10	5.3						
10	40	21						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	23.5
					7	23.5		

Frankland Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21						
2	20	11						
3	10	5.3						
4	70	29						
5	20	11						
6	10	5.3						
7	50	27						
8	30	16						
9	60	29						
10	50	27						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	26.2
					7	26.2		

Lukin Swamp Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	0	0						
2	0	0						
3	0	0						
4	10	5.3						
5	10	5.3						
6	10	5.3						
7	30	16						
8	20	11						
9	10	5.3						
10	10	5.3						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	12.4
					7	12.4		

Verde Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21						
2	50	27						
3	20	11						
4	10	5.3						
5	20	11						
6	30	16						
7	30	16						
8	30	16						
9	40	21						
10	60	29						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	24.3
					7	24.3		

Freshwater Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	10	5.3						
3	10	5.3						
4	10	5.3						
5	30	16						
6	10	5.3						
7	10	5.3						
8	10	5.3						
9	30	16						
10	10	5.3						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	15.0
					7	15.0		

Eco Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	1030	16						
3	20	11						
4	20	11						
5	10	5.3						
6	20	11						
7	20	11						
8	0	0						
9	30	16						
10	20	11						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	17.8
					7	17.8		

Banksia Eucalypt Woodland Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16	1	20	11	1	0	0
2	30	16	2	20	11	2	0	0
3	10	5.3	3	30	16	3	10	5.3
4	40	21	4	30	16	4	20	11
5	70	29	5	20	11	5	20	11
6	50	27	6	40	21	6	10	5.3
7	80	29	7	50	27	7	20	11
8	60	29	8	20	11	8	30	16
9	10	5.3	9	20	11	9	20	11
10	20	11	10	30	16	10	0	0
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	20.7
					7	25.9		
					7	22.1		
					7	14.1		

Rose Shanks Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21	1	20	11	1	20	11
2	20	11	2	30	16	2	10	5.3
3	10	5.3	3	10	5.3	3	20	11
4	10	5.3	4	20	11	4	20	11
5	30	16	5	20	11	5	10	5.3
6	10	5.3	6	20	11	6	20	11
7	0	0	7	40	21	7	10	5.3
8	10	5.3	8	20	11	8	20	11
9	10	5.3	9	0	0	9	20	11
10	10	5.3	10	10	5.3	10	10	5.3
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	15.9
					7	14.9		
					7	17.3		
					7	15.7		

Emma Treeby Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	60	29						
2	10	5.3						
3	50	27						
4	10	5.3						
5	40	21						
6	60	29						
7	120	29						
8	70	29						
9	100	29						
10	40	21						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	29.5
					7	29.5		

Bosworth Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	40	21						
3	20	11						
4	10	5.3						
5	10	5.3						
6	20	11						
7	10	5.3						
8	40	21						
9	10	5.3						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	18.2
					7	18.2		

Mather Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	50	27						
2	50	27						
3	50	27						
4	30	16						
5	100	29						
6	50	27						
7	10	5.3						
8	50	27						
9	60	29						
10	70	29						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	28.0
					7	28.0		

Kraemer Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	40	21						
3	30	16						
4	20	11						
5	30	16						
6	30	16						
7	20	11						
8	30	16						
9	30	16						
10	40	21						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	21.0
					7	21.0		

Gil Chalwell Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
Summary Location 1 Location 2 Location 3							Average	

Note : No fuel loads could be taken due to the reserve being completely burnt from recent fires.

Buckingham Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
Summary Location 1 Location 2 Location 3							Average	

Note : No fuel loads could be taken due to the reserve being completely burnt from recent fires.

Dennis De Young Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	30	16						
3	30	16						
4	90	29						
5	70	29						
6	50	27						
7	90	29						
8	70	29						
9	30	16						
10	40	21						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	29.3
					7	29.3		

Triandra Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	20	11						
3	20	11						
4	40	21						
5	10	5.3						
6	20	11						
7	70	29						
8	70	29						
9	60	29						
10	60	29						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	25.6
					7	25.6		

Macrozamia Park

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11						
2	10	5.3						
3	10	5.3						
4	0	0						
5	10	5.3						
6	0	0						
7	20	11						
8	10	5.3						
9	30	16						
10	20	11						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	14.0
					7	14.0		

Mt Brown Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	40	21						
3	60	29						
4	120	29						
5	50	27						
6	50	27						
7	70	29						
8	70	29						
9	90	29						
10	60	29						
Summary Location 1 Location 2 Location 3					Factor	TT/ha	Average	33.5
					7	33.5		

Brownman Swamps

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16						
2	60	29						
3	40	21						
4	60	29						
5	100	29						
6	50	27						
7	50	27						
8	50	27						
9	50	27						
10	40	21						
Summary Location 1 Location 2 Location 3					Factor		Average	32.3
					7	32.3		

City of Cockburn Fuel Loading (Non – Council Land) Assessment 2014

Methodology

The fuel load calculations in this document have been made using the conversion tables in the DPaW (formerly DEC) "Red Book" of Forest Fire Behaviour Tables for Western Australia.

Due to the fact that the Red Book deals only with the forest areas in the southern regions of Western Australia, assumptions have been made when calculating the tonnage for the areas observed.

In the Red Book there is no table which deals directly with the Mallee Heath scrub so instead the table 7.2.1 – Litter Depth and Weight 'Jarrah Dominant' has been utilised to calculate tonnage from the litter depth.

Litter Depth MM	Forest Type					
	Kerri Dominant	Mixed M.J.K.	Jarrah Dominant	<i>P. pinaster</i> needle	<i>Pradiata</i> needle	Wandoo
	Litter weight (tonnes/Ha)					
5	3.2	2.6	2.7	2.5	2.8	4.4
10	6.4	5.1	5.3	4.9	5.2	8.8
15	9.6	7.7	8.0	7.4	7.2	13.2
20	13.0	10.3	11.0	10.0	9.0	17.6
25	16.0	13.0	13.0	12.4	10.7	22.0
30	19.0	15.0	16.0	15.0	12.0	26.4
35	23.0	17.0	19.0	17.0	14.0	30.0
40	26.0	19.0	21.0	20.0	16.0	
45	29.0	22.0	24.0	22.0	18.0	
50	32.0	25.0	27.0	25.0	20.0	
55	35.0	27.0	29.0	27.0	22.0	
60	39.0			29.0	24.0	
65	42.0			31.0	26.0	
70	45.0			33.0	28.0	
80	51.0			37.0	31.0	
90	58.0			41.0	34.0	
100	64.0			45.0	37.0	

The tonnage assessed is an educated estimate due to the interpretation of the forest tables and whilst these tables are not ideal, they are the only conversion tables currently available. The same methodology was used by the City in its 2011 Fuel Load Assessment. The conversions may not be accurate for some of the smaller Reserves that were assessed.

Another factor to note is that the table 7.2.1 'Jarrah Dominant' only calculates litter to tonnage up to 55mm of litter, therefore any litter readings higher than this 55mm were calculated at the maximum supplied conversion of 55mm = 29 T/Ha.

Litter is not the only consideration when calculating fuel loads and as such, Scrub Structural Type – 'Type 6' has been utilised for all calculations.

In Table 7.4.1 – Scrub Fuel Weight (Tonnes/Hectare) it has been assumed that the total live scrub (consumed in intense wildfire) to be worst case scenario and therefore the factor of 7 has been added to the total tonnage calculations.

Scrub Structural Type	Average Scrub Height (MM)	Total Live Scrub (Consumed in intense wildfire)			Total Foliage (Consumed in moderate wildfires)			Low Foliage (Consumed in prescribed burning)		
		Dense	Medium	Sparse	Dense	Medium	Sparse	Dense	Medium	Sparse
1. For example, hazal, netic, kerri wattle	7.0 +	40	35	31	9	8	7	0.5	0.3	0.3
	6.0	35	31	26	8	7	6	0.5	0.3	0.3
	5.5	30	27	23	7	6	5	0.5	0.3	0.2
	5.0-	25	20	17	5	5	4	0.5	0.3	0.2
2. For example, hazel or netic, with <i>Acacia</i> sp, understory	7.0 +	49	43	39	10	9	8	3	2.5	1.5
	6.0	43	38	33	9	8	7	3	2	1.5
	5.5	38	34	29	8	7	6	3	2	1.2
	5.0-	33	29	25	7	6	5	2.5	1.5	1.0
3. For example, hovea, A. <i>pulchella</i> A. <i>strigosa</i> , A. <i>pentadenia</i>	3.5 +	19	13	9	6	5	3.5	2	1.5	1
	3.0	16	11	7	5	4	3	2	1.5	1
	2.5	13	9	6	4	3	2.5	2	1.8	1.2
	2.0	9	7	5	3	2.5	2	2.5	2	1.5
	1.5 -	6	4	3	2.5	2	1.5	2.5	2	1.5
4. For Example, netric, A. <i>urophylla</i> , young hael	5.5 +	32	25	20	6	5	4	1.5	1.2	1
	5.0	26	20	15	5	4	3	1.5	1.2	1
	4.5	23	17	11	4	3	2.5	1.2	1	1
	4.0	20	14	8	4	3	2	1.2	1	1
	3.5 -	16	10	7	3	2.5	2	1	1	0.8
5. For example, netic, A. <i>urophylla</i> , young hazal	5.5 +	35	28	20	6	5	4	2	1.5	1
	5.0	28	22	16	5	4	3	2	1.5	1
	4.5	22	18	14	4	3	2.5	2	1.5	1
	4.0	19	15	11	4	3	2	1.5	1.2	1
	3.5 -	14	12	9	3	2.5	2	1.5	1.2	1
6. For example, young scrub, tall grasses, jarrah scrub	1.5 +	7	5	4	3.5	3	2.5	2.5	2	1.5
	1.2	5	4	3	3	2.5	2	2	1.5	1
	0.9	3	3	2	2.5	2	1.5	2	1.5	1
	0.6 -	3	2	1.5	2	1.5	1	1.5	1	0.8

For the purpose of this analysis the scrub flammability factor has been discounted. If it were to be applied the 'high' factor would be utilised, and at 50% dead, it would provide a multiplying factor of 5.

As such, the tonnage figure supplied for each area has been calculated thus;

Table 7.2.1 – Average Litter Depth to Tonnage – Jarrah Dominant + Scrub Fuel Weight (7) = Total Tonnes per Hectare.

E.g. 30mm (16 T/ha) + 7 = 23 Tonnes/Hha

	Land Area	T/Ha
1	Thompson Lake	32.3
2	Kogalup Lake	34.3
3	Jandakot Airport – Landside	29.9
4	Jandakot Airport – Airside	31.9
5	North Lake	35.5
6	South Lake	30.2
7	Harry Waring Marsupial Reserve – Main Reserve	25.9
8	Harry Waring Marsupial Reserve – (Southwest unfenced corner)	31.1
9	Boldewood Reserve	28.5
10	Torgoyle Reserve	28.6
11	Farrington Bushland	27.3

Thompsons Lake

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21	1	20	11	1	30	16
2	50	27	2	50	27	2	70	29
3	70	29	3	20	11	3	50	27
4	20	11	4	70	29	4	60	29
5	40	21	5	60	29	5	70	29
6	20	11	6	90	29	6	70	29
7	90	29	7	90	29	7	50	27
8	50	27	8	60	29	8	80	29
9	60	29	9	90	29	9	60	29
10	80	29	10	60	29	10	70	29
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	32.3
					7	30.4		
					7	32.2		
					7	34.3		

Kogalup Lake

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	20	11	1	60	29	1	80	29
2	40	21	2	60	29	2	120	29
3	30	16	3	60	29	3	80	29
4	60	29	4	70	29	4	60	29
5	90	29	5	80	29	5	60	29
6	60	29	6	100	29	6	90	29
7	70	29	7	90	29	7	90	29
8	80	29	8	90	29	8	120	29
9	50	27	9	50	27	9	70	29
10	40	21	10	70	29	10	70	29
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	34.3
					7	31.1		
					7	35.8		
					7	36.0		

Jandakot Airport – Landside

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	80	29	1	30	16	1	40	21
2	50	27	2	90	29	2	80	29
3	40	21	3	40	21	3	30	16
4	40	21	4	50	27	4	30	16
5	30	16	5	30	16	5	60	29
6	50	27	6	50	27	6	30	16
7	40	21	7	20	11	7	40	21
8	50	27	8	40	21	8	60	29
9	60	29	9	70	29	9	60	29
10	60	29	10	30	16	10	40	21
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	29.9
					7	31.7		
					7	28.3		
					7	29.7		

Jandakot Airport – Airside

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16	1	60	29	1	40	21
2	30	16	2	40	21	2	50	27
3	50	27	3	90	29	3	60	29
4	40	21	4	80	29	4	50	27
5	40	21	5	80	29	5	50	27
6	60	29	6	20	11	6	30	16
7	50	27	7	40	21	7	30	16
8	90	29	8	50	27	8	40	21
9	60	29	9	80	29	9	60	29
10	50	27	10	60	29	10	70	29
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	31.9
					7	32.2		
					7	32.4		
					7	31.2		

North Lake

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	60	29	1	29	36	1	50	27
2	120	29	2	29	36	2	80	29
3	100	29	3	29	36	3	40	21
4	90	29	4	29	36	4	60	29
5	60	29	5	29	36	5	100	29
6	50	27	6	29	36	6	80	29
7	90	29	7	29	36	7	100	29
8	100	29	8	29	36	8	60	29
9	50	27	9	29	36	9	90	29
10	50	27	10	29	36	10	70	29
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	35.5
					7	35.4		
					7	36.0		
					7	35.0		

South Lake

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	30	16	1	30	16	1	40	21
2	40	21	2	50	27	2	50	27
3	50	27	3	60	29	3	30	16
4	80	29	4	50	27	4	30	16
5	40	21	5	80	29	5	40	21
6	40	21	6	40	21	6	30	16
7	50	27	7	80	29	7	80	29
8	40	21	8	60	29	8	30	16
9	60	29	9	40	21	9	40	21
10	60	29	10	30	16	10	130	29
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	30.2
					7	31.1		
					7	31.4		
					7	28.2		

Harry Waring Marsupial Reserve – Main Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	60	29	1	120	29			
2	60	29	2	50	27			
3	40	21	3	10	5.3			
4	70	29	4	20	11			
5	50	27	5	20	11			
6	60	29	6	30	16			
7	30	16	7	10	5.3			
8	20	11	8	30	16			
9	20	11	9	50	27			
10	0	0	10	60	29			
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	25.9
					7	27.2		
					7	24.7		

Harry Waring Marsupial Reserve – (Southwest unfenced corner)

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21	1	70	29			
2	30	16	2	60	29			
3	20	11	3	80	29			
4	70	29	4	70	29			
5	70	29	5	60	29			
6	80	29	6	70	29			
7	30	16	7	40	21			
8	50	27	8	90	29			
9	10	5.3	9	80	29			
10	30	16	10	100	29			
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	31.1
					7	26.9		
					7	35.2		

Boldewood Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	40	21						
2	20	11						
3	50	27						
4	40	21						
5	60	29						
6	40	21						
7	50	27						
8	40	21						
9	40	21						
10	30	16						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	28.5
					7	28.5		

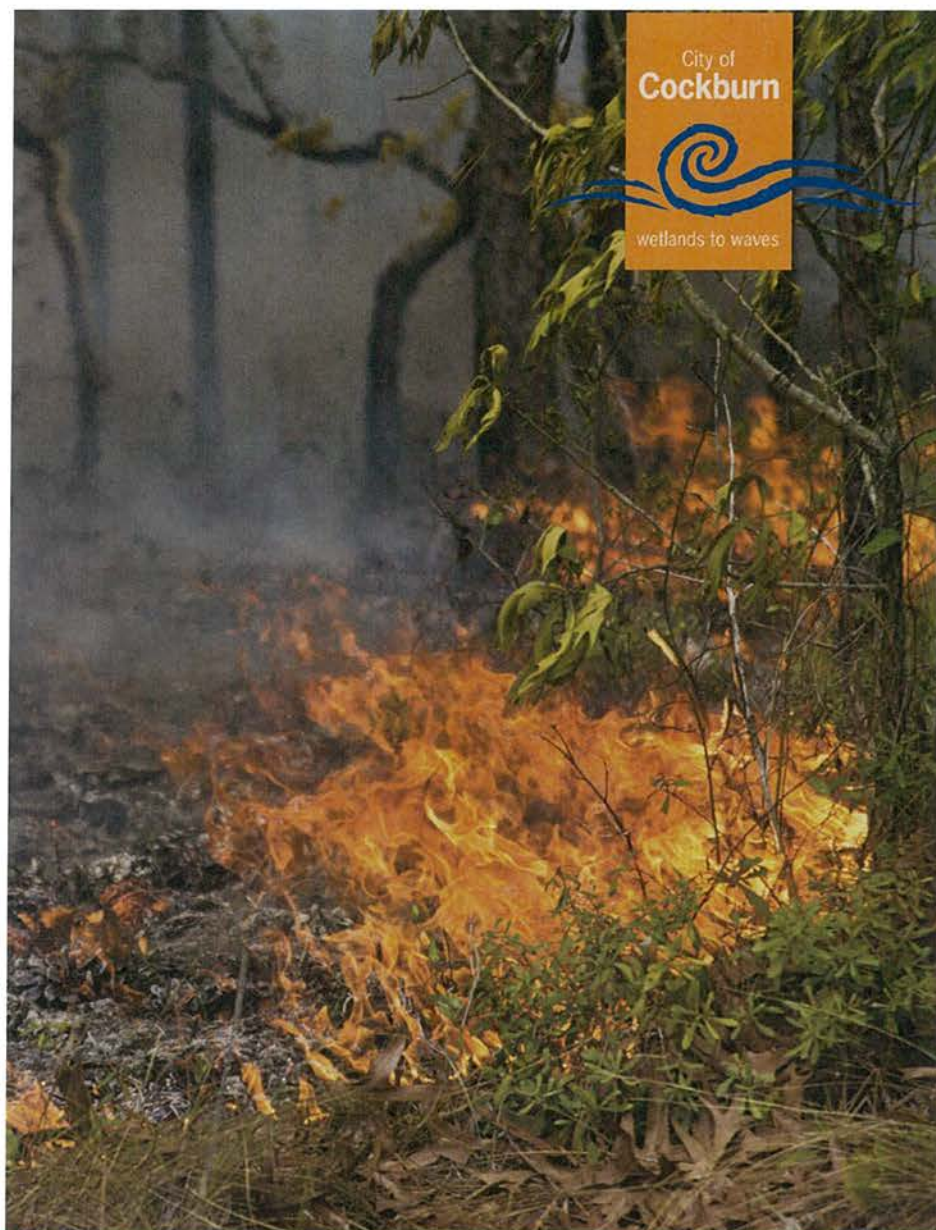
Torgoyle Reserve

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	60	29	1	50	27			
2	40	21	2	60	29			
3	40	21	3	60	29			
4	30	16	4	40	21			
5	0	0	5	40	21			
6	20	11	6	40	21			
7	50	27	7	30	16			
8	70	29	8	70	29			
9	40	21	9	30	16			
10	40	21	10	50	27			
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	28.6
					7	26.6		
					7	30.6		

Farrington Bushland

Location # 1			Location # 2			Location # 3		
Reading #1	mm	T/ha	Reading #	mm	T/ha	Reading #	mm	T/ha
1	50	27						
2	30	16						
3	20	11						
4	30	16						
5	60	29						
6	30	16						
7	40	21						
8	70	29						
9	50	27						
10	20	11						
Summary Location 1 Location 2 Location 3					Factor	Total T/ha	Average	27.3
					7	27.3		

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City of Cockburn

BUSHFIRE RISK

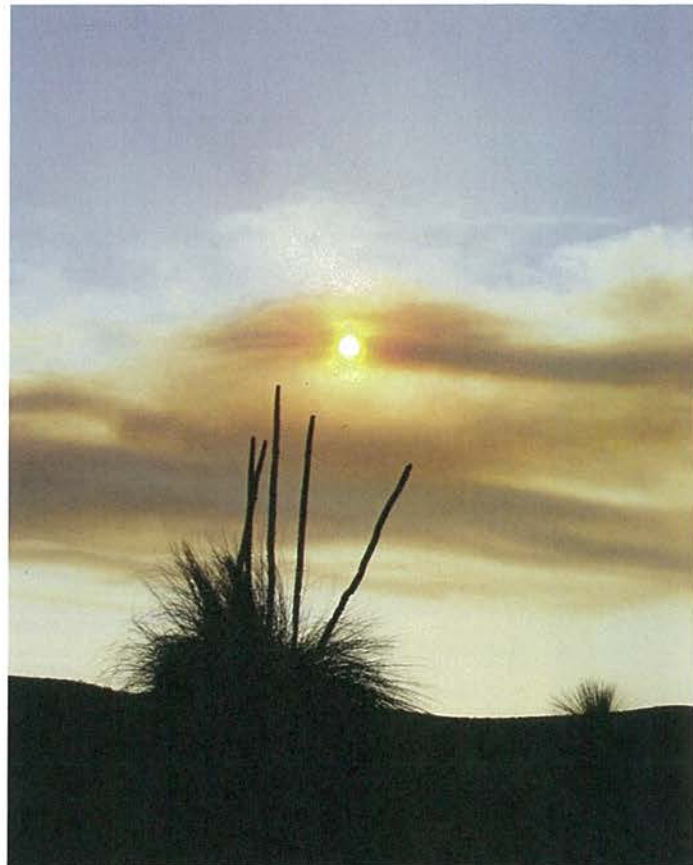
A residents guide to the City's
Bushfire Risk Management Plan
2015 – 2020

cockburn.wa.gov.au

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Michael Emery
Emergency Management and Project Coordinator
15 October 2014



Introduction

As part of the City's Bushfire Risk Management Plan 2015 – 2020 (BRMP), the city has produced a simplified guide for residents and stakeholders to use while attempting to review the risk of bushfire within the City of Cockburn.

Although this guide is heavily summarised from the BRMP, this document highlights key information and provides an overview of the methodology used during the development of the Bushfire Risk Management Plan. In addition to this provides further background information on the development of bushfires within the City of Cockburn.

What is a Bushfire Risk?

Bushfire is a real threat to the safety of residents and property within the coastal plains of Perth. A contributing factor to bushfires and their severity is governed by the amount of fuel available to burn. Cockburn Sound is especially susceptible to build up of fuel loads by wet winters creating ground vegetation growth, and hot dry summers which dries growth and subsequently turning it into ground fire fuel commonly referred to as fuel load.

The BRMP provides the basis for treating and reducing the risk of fire, reducing the fuel load and increasing community awareness of the risks associated with bushfire. In accordance with the BRMP objectives, identifying risk by carrying physical fuel load assessments across the City of Cockburn was critical to accurately assess the level of fuels within areas of bushfire risk. The results of these fuel load assessments were factored into the overall risk assessment process that included data obtained through the Department of Fire and Emergency Services, which included bushfire historical trends, response times and water availability.



What else contributes to Bushfires?

Ambient temperature

The higher the temperature the more likely it is that a fire will start or continue to burn. This is because the volatile organic compounds contained within trees and plants are closer to their ignition point at high temperatures and additionally pre-heated fuel loads burn faster.

Different tree and plants have significantly different volatile organic compounds, for example, eucalypts based plants have been known to spontaneously self-combust through the release of chemicals within the plant during relatively moderate temperatures. Most Deciduous trees and fruit trees have a significant increase in being resistant against the threat of bushfire. However, these trees do not stop the spread of fire.

Fuel moisture

Dry fuel will burn quickly where is, damp or wet fuel may not burn at all. As a consequence, the time since rainfall and the amount of rain received is an important consideration in assessing the risk likelihood of a bushfire. During the development of the BRMP, drought measurements were used as an indicator to assess bushfire weather conditions.

Relative humidity

Dry air promotes a greater intensity fire than moist air. Low humidity evaporates moisture from vegetation and flammable materials, making them easier to ignite.



Slope angle

Fires pre-heat their fuel source through radiation and convection. Due to this heat transfer effect, a fire will burn faster uphill because the flames can reach more unburnt fuel in front of the fire and slow travelling downhill.

As a general rule, the speed of a fire will double with every 10 degree increase in slope so that on a 20 degree slope, its speed of advance is four times greater than on flat ground.

Wind speed

Wind acts to drive a fire by blowing the flames into fresh fuel, bringing it to ignition point and providing a continuous supply of oxygen. Embers are also carried by the wind which creates ignition of new fires potentially up to several kilometres downwind from the fire the embers originated from.

Winds between 12 to 15km/h make a significant difference in the behaviour of bushfires. When wind speeds are below this speed, they often burn slower with a decrease risk of spreading. However, even a slight increase in wind speed above this threshold could result in an increase chance of the fire spreading.

Ignition of Bushfire

Ignition frequency of unplanned fires can vary by seasonal conditions and location. It is believed a majority of uncontrollable fires within the City of Cockburn may have been contributed to human interference relating to arson. Most events of arson within the City are believed to be carried out within or close to residential areas. However, the frequency of arson within semi-rural areas may be higher than what is expected due to the difficulty in identifying fire ignition causes.

Planned fires, utilising the City's Fire Control Order and permit system accounts for the majority of fires within the City's rural land holdings. The fire permit system is heavily utilised by many residents, with 532 permits issued within the 2012/2013 financial year by the City's Rangers Department. With the newly prescribed allowance of non-permit lawful burns of vegetation piles less than 1 cubic metre, it is expected the number of permits may drop over the restricted burning period, however the number of fires (especially less than 1 cubic metre) will increase.

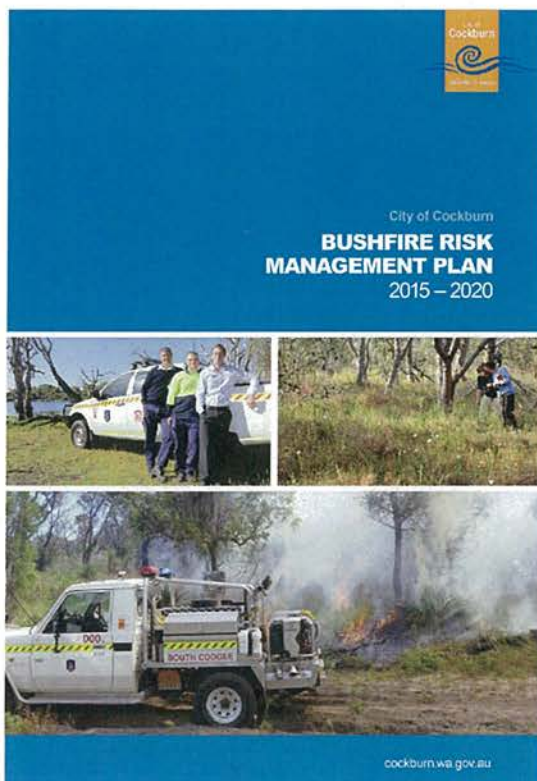


Bushfire Risk Management Plan 2015 – 2020 explained

Background

Under the Emergency Management Act 2005, the City of Cockburn has the legislative requirement to ensure it meets all requirements set out in hazard specific state plans. The State Plan for bushfire (Westplan – Fire) specifies each Local Government area to have a completed Bushfire Risk management Plan in place.

The Risk framework used to develop the City of Cockburn Bushfire Risk Management Plan was underpinned by the AS/NZS ISO 3100:2009 risk framework.



Aim and Objectives

The aim of the BRMP is to document a coordinated and efficient approach towards the identification and treatment of assets exposed to bushfire related risk within the City of Cockburn.

The objective of the BRMP is to effectively reduce bushfire related risk within the City of Cockburn in order to protect people and asset. Specifically, the objectives of this plan are to:

- Guide and coordinate a (tenure blind) bushfire risk management/mitigation program over a five (5) year period;
- Review the Treatment Schedule (appendix 3) annually;
- Document the process used to identify, analyse and evaluate risk, determine priorities and develop a plan to systematically treat risks;
- Facilitate the effective use of the financial and physical resources available for bushfire risk management activities;
- Integrate bushfire risk management into the business processes of the City of Cockburn, land managers and other agencies;
- Facilitate interaction between stakeholders in relation to bushfire mitigation;
- Clearly and concisely communicate risk in a format that is meaningful to stakeholders and the community; and
- Monitor and review the implementation of the BRMP, to ensure enhancements are made on an on-going basis.

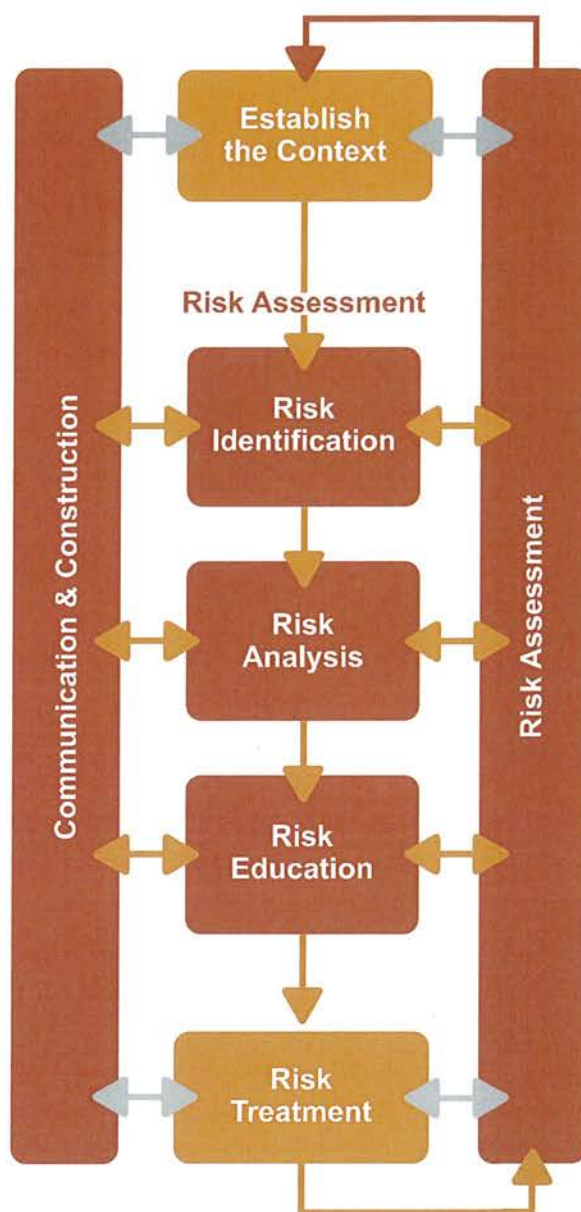
Scope of the Bushfire Risk Management Plan

The area covered by this BRMP encompasses all areas within the municipal boundaries of the City of Cockburn, exclusive of Carnac and Rottnest Island. The map below, show each planning area used to create the BRMP, these areas were used during the planning stages to ensure all risk were identified and an appropriate treatment type was allocated.



The Risk Management Process

The risk management processes followed in the development of the BRMP are in accordance with the international standard for risk management, AS/NZS ISO 31000:2009.



Assessing the Likelihood

The likelihood of bushfire risk for assets is defined as the chance of a bushfire igniting, spreading and reaching the asset. The assessment methodology used to determine the likelihood rating is the same for each asset category; Human Settlement, Economic, Environmental and Cultural. The process for determining the likelihood rating for all asset categories is detailed below.

There are four possible likelihood ratings:
Unlikely, Possible, Likely and Almost certain.

Fire Likelihood Ratings	Fires are not expected to spread and reach assets	Fires are expected to spread and reach assets
Fires occur frequently	Possible	Almost certain
Fires occur infrequently	Unlikely	Likely

Assets identified

During the Bushfire Risk Management Plan process, the City categorised all assets into four (4) different categories. This was carried out to ensure the threat, the level of impact, vulnerability and consequence rating were applicable to each asset.

Human Settlement

- Residential areas, including rural properties and urban interface areas;
- Places of temporary inhabitants, including commercial & industrial area locations.
- Special risk and critical facilities such as aged care facilities, schools and childcare facilities, tourist accommodation and facilities, designated evacuation centres, fire stations and police stations.

Economic Assets

- Agricultural including pasture, livestock;
- Commercial and industrial sites, including major industries, waste treatment plants, mills and processing/manufacturing facilities;
- Critical infrastructure, including power lines and substations, water and gas pipelines, telecommunications infrastructure, railway lines;
- Tourist and recreational sites;
- Drinking water catchments.



Environmental Assets

- Endangered, Rare and threatened flora and fauna, ecological communities and protected wetlands;
- Vulnerable, fire sensitive species and ecological communities; and
- Locally important, nature conservation and research sites, habitats, species and communities considered to be of local importance.

Cultural Assets

- Aboriginal heritage, places of indigenous significance;
- Non-indigenous heritage, places of non-indigenous significance; and
- Other cultural assets, community cultural assets such as halls, community centres, clubs, places of worship and recreation facilities.

Further information on this and the specific breakdown of the Risk matrix used for each category is available within Chapter 5 Bushfire Risk Planning Area Risk Assessment of the City of Cockburn Bushfire Risk Management Plan 2015 – 2020.



Risk Evaluation

The treatment priority for an asset is linked to the risk rating the asset receives during its assessment. The consequence and likelihood ratings assigned to each asset have been used to determine the overall risk rating and treatment priority for the treatments linked to the asset. The treatment priority for each asset identified has been recorded in the Asset Risk Register of the Bushfire Risk Management Plan 2015 2020.

Consequence Likelihood	Minor	Moderate	Major	Catastrophic
Almost Certain	3D	2C	1C	1A
Likely	4C	3A	2A	1B
Possible	5A	4A	3B	2B
Unlikely	5C	5B	4B	3C

Within the above matrix, the risk ratings are identified numerically from one (1) to five (5) with priorities from highest (1) to lowest (5). One (1) represents an extreme risk which has the highest priority. Where there is a need to prioritise within the risk rating a letter is used to indicate the higher priority. For example, an asset with a treatment priority of 2A is higher than an asset with a priority of 2C, even though both assets have been assessed to have the same risk rating — very high.

BRMP Maps and Risk Documents

Maps of assets identified have been created during the development of the Bushfire Risk Management Plan 2015 – 2020.

These maps and associated asset and treatment registers are available at:

City of Cockburn's website:

www.cockburn.wa.gov.au/EmergencyManagement

Or by writing to:

Emergency Management Coordinator

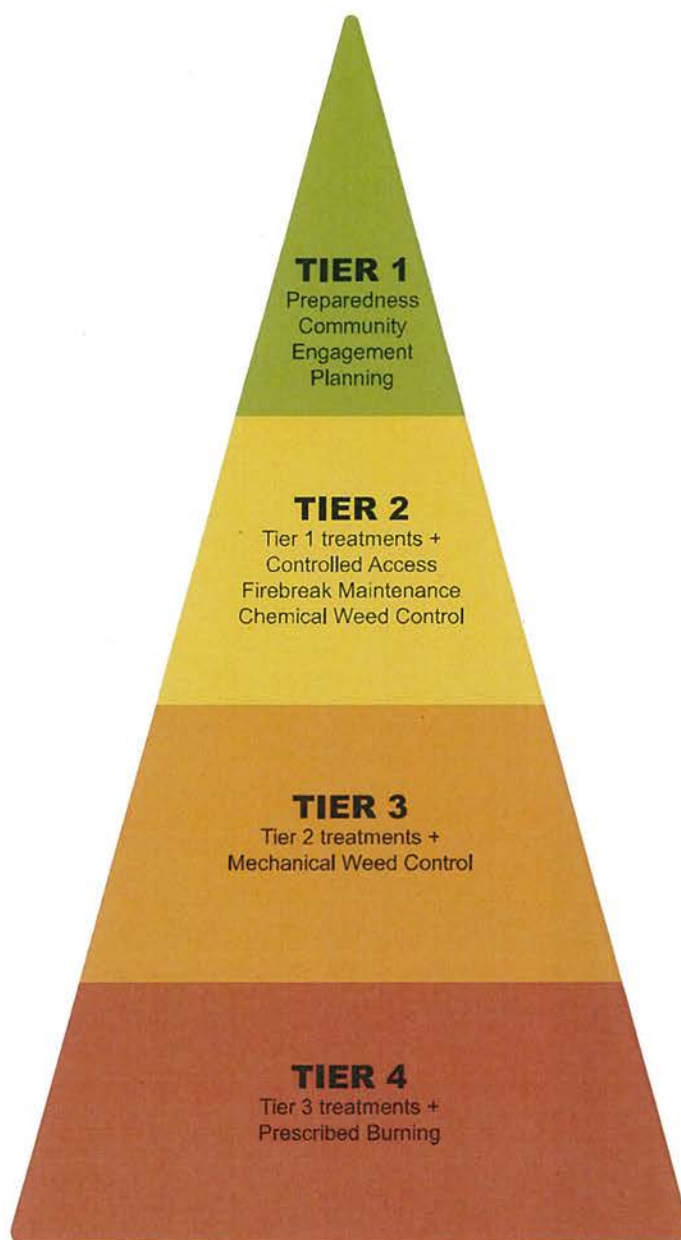
PO Box 1215

Bibra Lake DC WA 6965

Treatment Strategies

There are four tiers specific treatment strategies that have been used to manage the bushfire risks identified in the Bushfire Risk Planning Area Risk Assessments. The tier system utilised within the BRMP, allows for an incremental increase in treatment works if the risk has not been reduced to an acceptable level.

Land subjected to compliance via the Fire Control Order will be inspected by the City's Rangers during the prohibited burning season. Crown land within the City will be reviewed by the Chief Bushfire Control Officer or his delegate prior to the annual review of the BRMP. The tiered level system allows for the efficient use of resources and funds to ensure mitigation works carried out are effective and reviewed as part of the overall treatment strategy.



More information on the tiered level treatment system can be obtained from Chapter 7 Bushfire Risk Treatments of the City of Cockburn Bushfire Risk Management Plan 2015 – 2020.

Private/Commercial Land Fire treatment Strategy

Private and commercial land will be governed by the Council endorsed Fire Control Order. Prescribe works within the Order are to be completed by 1 November each year in pursuant to Section 33 — Bush Fires Act 1954. Failure to comply with the Order may result in an infringement to the property owner, and a sub-contractor appointed to carry out the required works and reimbursement sought by the City on mitigation works used to ensure a property is compliant to the Fire Control Order.

Variations of the Fire Control Order can be sought if the property owner is unable to comply with the Order. These variations must be approved by the City of Cockburn before 1 October. No retrospective approval process is available within the Fire Control Order.

Crown Land & State Managed Land Treatment Limitations

Current legal limitations of the Bush Fires Act 1954 do not give Local Government Authorities the legal power to enforce mitigation works on state agencies referred to under the act as non-prescribed departments of public service. It is conceived there will be changes to this legal ambiguity in the future. With the current consideration of amalgamating several Acts to form one Emergency Services Act that will bind state agencies to implanting mitigation works.

During the implementation of the BRMP, the City of Cockburn worked with State Agencies to ensure all treatment strategies recommended were achievable without the need for compliance with enforcement.

Monitoring and Review of the BRMP

The Bushfire Risk Management Plan identifies a monitoring and review process to ensure the BRMP remains current and valid. These processes are detailed below to ensure outcomes are achieved in accordance with the objectives and goals of the BRMP.

Reviews of the BRMP will be carried out annually with a complete rewrite every five (5) years.

Significant circumstances that may warrant an earlier review of the BRMP would include:

Changes to the BRMP area, organisational responsibilities or legislation;

- Changes to the bushfire risk in the area;
- Following a major fire event.

An annual works implementation forum will be held with all key State Agencies. The implementation forums will raise concerns gained through community engagement and highlight amendments to the BRMP. These meetings will be managed by the City's administrative staff. An annual report of the BRMP will be submitted to the Bush Fire Advisory Reference Group and Office of Bushfire Risk Management for independent review.

Where applicable a post bushfire review may be undertaken to assess the effectiveness of the Treatment Schedule outlined within the BRMP. This report will be made available to relevant agencies for review.

City of Cockburn Emergency Management:
www.cockburn.wa.gov.au/EmergencyManagement

Emergency Management Address:
PO Box 1215
Bibra lake DC WA 6965

City of Cockburn
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This document is available in
alternative formats upon request



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5 January 2015

S Cain
Chief Executive
City of Cockburn
Spearwood
WA

Dear Mr Cain

PROPOSED BUSHFIRE RISK MANAGEMENT PLAN 2014 - 2019 (BRMP) AND RESIDENTS GUIDE TO BUSHFIRE RISK.

Attached is the response of the Banjup Residents Group to your request for public comment on the City of Cockburn's proposed Bushfire Risk Management Plan 2014 - 2019 (BRMP) and Residents Guide To Bushfire Risk.

The Banjup Residents Group is not able to support the proposed Bushfire Risk Management Plan. Our main concerns are:

- No action plan for extreme risks to be treated urgently
- Extreme risks submerged in complex spreadsheets
- Misrepresentation of DFES 'Visual Fuel Guide'
- Complacency in the face of Extreme fire risks
- Documents are not meaningful to average ratepayer

We propose that quantified and scheduled plans be prepared for the urgent reduction of Extreme and Very High fire risks in Cockburn's reserves. These risks could eventuate and kill people, as has happens elsewhere in Australia, sadly almost every year.

By the City's own admission in the BRMP, the risks to our lives and properties in Banjup is Extreme. In the 11 months since the catastrophic fire in Banjup, the City of Cockburn has done nothing to reduce the fuel loads in Banjup's reserves. This complacency is of grave concern to us.

We would welcome the opportunity to discuss our concerns with the City's councillors and officers.

Yours sincerely

Colin Bramwell

Vice President

Visit our web site at: <http://www.banjup.webs.com/>

BUSHFIRE RISK MANAGEMENT PLAN 2014 - 2019 (BRMP) AND RESIDENTS GUIDE TO BUSHFIRE RISK

SUBMISSION BY BANJUP RESIDENTS GROUP (Inc)

6 January 2015

1. Summary

The Banjup Residents Group is not able to support the proposed Bushfire Risk Management Plan. Our main concerns are:

- No action plan for extreme risks to be treated urgently
- Extreme risks submerged in complex spreadsheets
- Misrepresentation of DFES 'Visual Fuel Guide'
- Complacency in the face of Extreme fire risks
- Documents are not meaningful to average ratepayer

We propose that quantified and scheduled plans be prepared for the urgent reduction of Extreme and Very High fire risks in Cockburn's reserves. These risks could eventuate and kill people, as has happens elsewhere in Australia, sadly almost every year.

Councillors will want to know what is being done in their name to reduce fire risks. Explicit and understandable plans should be put to an Ordinary Council Meeting for councillors' review and potential endorsement, in the same way that planning applications are reviewed.

2. Residents Guide to Bushfire Risk

A stated objective of the BRMP is:

Clearly and concisely communicate risk in a format that is meaningful to stakeholders and the community

We understand that the 'Residents Guide' is an attempt to meet this objective. In this, the Guide fails.

The Guide provides some generalities of the causes and behaviours of bush fires and goes on to provide a list of how Cockburn officers prepared the full Bushfire Risk Management Plan. There is extensive use of jargon and several spelling and grammar errors.

The Guide tells communities nothing about the risk of bushfire in their areas or what Cockburn is doing or will do about it and when.

The average landowner in Banjup will presumably receive the Guide in his letterbox. He will read the first couple of pages and ask himself what it means to him. The answer will be 'little or nothing'.

The Guide as currently drafted will be wasted on its target audience.

3. Bushfire Risk Management Plan

The Banjup Residents Group provided detailed comments on the first draft of the BRMP. We note that, apart from providing more information about the methods used to assess bush fire risk (lifted from the Office of Bushfire Risk Management's BRMP Guidelines), few of our comments have been acknowledged in the latest draft, not least the difficulties that an interested lay person might have in understanding the document. Consequently, we shall not repeat our comments here in detail. However, we shall state again our main concerns.

3.1. No Action Plan

Elected members of the City of Cockburn will be asked to adopt the BRMP but there is such a mass of detail presented in it that it will be a challenge for any but the most closely involved to identify what must be done by the City within 3 months, 6 months, a year, and thereafter.

No resource requirements have been identified, so councillors have no means of assessing any recommendations for assigning scarce resources (money, people) to what priorities (dangerous, extreme).

Further, no schedule has been prepared showing what Cockburn internal processes need to be developed, by when, and by whom. Similarly, there is no plan for engagement with other parts of government.

The absence of a plan of action is a clear indication of Cockburn's complacent attitude towards extreme fire risks that exist now in many of the City's reserves.

3.2. Misrepresentation of the 'Visual Fuel Guide'

The BRMP states in the Executive Summary that:

Results of the fuel loading assessment carried out during the development of the BRMP, indicated fuel loads within the City of Cockburn Conservation Reserves were mostly consistent with what is considered typical for the type of vegetation measured. This assessment was compared to the DFES Visual Fuel Load Guide.

This statement misrepresents the *DFES Visual Fuel Load Guide*.

The DFES Guide makes it clear that the photos shown are to be used to visually determine fuel loads. There is no implication that the photos are typical of a type of vegetation. The photos only show what 16 tonnes per hectare of banksia woodland looks like, for example. There is no implication either, that the fuel loads shown in the photos are 'safe'.

As we will demonstrate later in our submission from information provided by DFES and DPaW, fuel loads above 10 tonnes per hectare are unlikely to be controlled successfully, so even the DFES Guide example of 16 tonnes per hectare is very dangerous.

In Cockburn's reserves, the average fuel loading is 23.7 tonnes per hectare, with some as high as 33.6 tonnes per hectare (see BRMP Appendix 9, page 144, '*Fuel Loading Average by Reserve*').

We are concerned that the misrepresentation that Cockburn's fuel loads are somehow what is expected has led to complacency in setting priorities. In reality, the fuel loads in Reserves are 2 or 3 times any safe limit.

3.3. Extreme Risks Submerged in Complex Spreadsheets

Currently, Banjup's risks are buried deep in the Bush Fire Risk Management Plan (see over). For example, on page 56, line 14 of about 100 shows "Rural Living 2", southern Banjup:

Likelihood	Almost certain
Threat	Very high
Vulnerability	Moderate
Consequence	Catastrophic
Risk Rating	Extreme 1A

This one line implies that over 300 householders in south Banjup are at EXTREME risk of fire engulfing them.

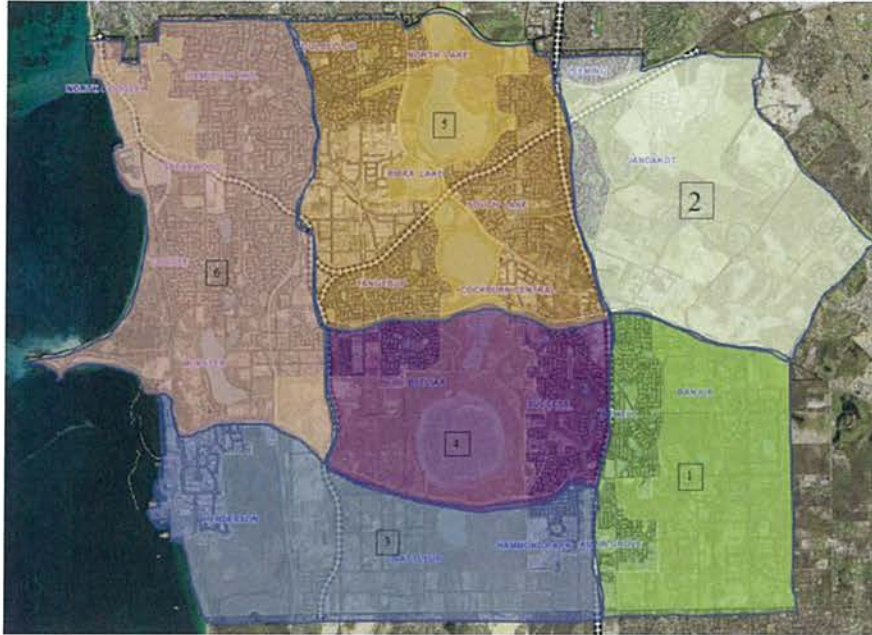
Yet how does the average householder know how to find in this complex spreadsheet this huge risk to his life and property?

How can he know what is being done about it and when?

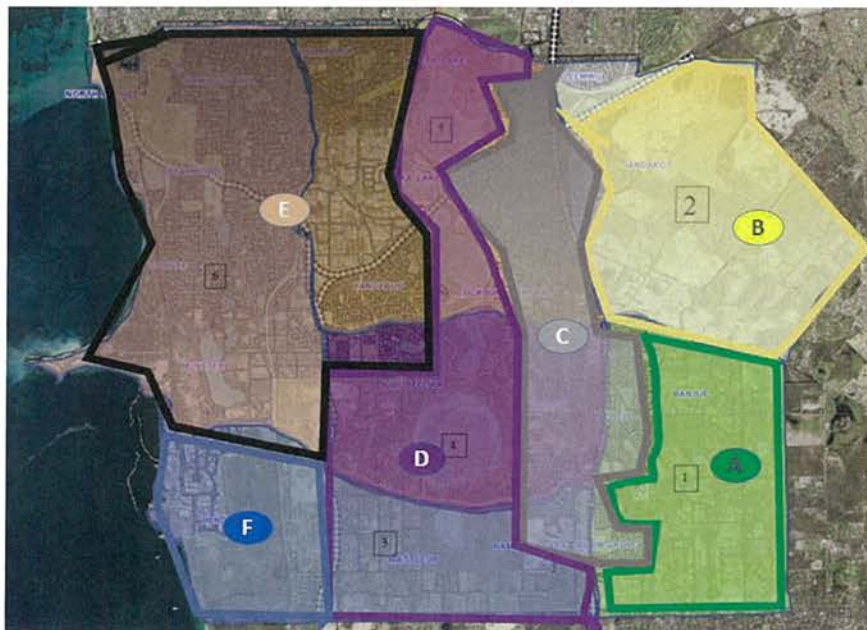
Map ID	Planning Area	Asset ID	Asset Name	Asset Location	Likelihood Rating	Consequence				Risk Rating	Comments/Notes
						Threat Calc		Vulnerability	Consequence Rating		
						Threat	Calc Threat				
1.03	Banjup / Atwell (Planning area 1)	CKBBAP1	urban interface 1	Lydon Blvd / Mosedale Retreat	Possible	Very High	Calc Threat: 100	Moderate	Catastrophic	Very High (2B)	Increased awareness to residents will reduce risk rating
1.03	Banjup / Atwell (Planning area 1)	CKBO2	Atwell Primary School	160 Lydon Boulevard ATWELL	Possible	Very High	Calc Threat: 100	Moderate	Catastrophic	Very High (2B)	
1.03	Banjup / Atwell (Planning area 1)	CKBL3	Atwell Community Centre	129 Lydon Boulevard ATWELL	Unlikely	Very High	Calc Threat: 100	Low	Major	Medium (4B)	Welfare Centre
1.03	Banjup / Atwell (Planning area 1)	CKBP4	Urban interface 2	Lydon Blvd / Lyon Rd	Possible	Very High	Calc Threat: 100	Moderate	Catastrophic	Very High (2B)	Increased awareness to residents will reduce risk rating
1.03	Banjup / Atwell (Planning area 1)	CKBP5	Lyon Rd Shopping Centre	80 Lyon Rd	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
1.03	Banjup / Atwell (Planning area 1)	CKBP6	urban interface 3	Twilight Mews	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	Increased awareness to residents will reduce risk rating
1.03	Banjup / Atwell (Planning area 1)	CKBP7	urban interface4	Aubin Grove Bush Fire Interface	Possible	Very High	Calc Threat: 100	Moderate	Catastrophic	Very High (2B)	Increased awareness to residents will reduce risk rating
1.03	Banjup / Atwell (Planning area 1)	CKBL8	Aubin Grove Community Centre	71 Camden Boulevard	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
1.03	Banjup / Atwell (Planning area 1)	CKBO9	Aubin Grove Primary School	85 Camden Boulevard AUBIN GROVE	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
1.03	Banjup / Atwell (Planning area 1)	CKBP10	Rural Living	Amadale Rd / Gibbs Rd	Almost Certain	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
1.03	Banjup / Atwell (Planning area 1)	CKBBA011	DCP Home	275 Liddelow Road BANJUP	Almost Certain	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
1.03	Banjup / Atwell (Planning area 1)	CKBBAL12	Jandakot Fire Station	41 Oxley Rd BANJUP	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	Very Prepared (OBRM prohibits as low vulnerability
1.03	Banjup / Atwell (Planning area 1)	CKBBAL13	Banjup Community Centre	41 Oxley Rd BANJUP	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	Very Prepared (OBRM prohibits as low vulnerability
1.03	Banjup / Atwell (Planning area 1)	CKBBAP14	Rural Living 2	Southern Part of Banjup	Almost Certain	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
2.01	Jandakot / Banjup North (Planning area 2)	CKBJKP15	Rural Living	Jandakot Rd/ Owsten Court	Almost Certain	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
2.01	Jandakot / Banjup North (Planning area 2)	CKBJKP16	Rural Living	Jandakot Rd (sth of airport)	Almost Certain	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
2.01	Jandakot / Banjup North (Planning area 2)	CKBJKP17	Industrial complex interface	Armadae Rd next to Kwn Freeway	Unlikely	High	Calc Threat: 100	Moderate	Major	Medium (4B)	
2.01	Jandakot / Banjup North (Planning area 2)	CKBJK018	Western Power Site (Jandakot)	85 Prinsep Road JANDAKOT	Unlikely	Very High	Calc Threat: 100	Low	Major	Medium (4B)	
2.01	Jandakot / Banjup North (Planning area 2)	CKBJKP19	Schaffer Corporation	27 Jandakot Road JANDAKOT	Possible	Very High	Calc Threat: 100	Low	Major	High (3B)	Large Clearing around building with good access
2.01	Jandakot / Banjup North (Planning area 2)	CKBJKP20	Glendale Crest rural interface	Glendale Crescent	Almost Certain	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
2.01	Jandakot / Banjup North (Planning area 2)	CKBJKP21	Berrigan Dr urban interface	Berrigan Dr	Likely	High	Calc Threat: 100	Moderate	Major	Very High (2A)	
2.01	Jandakot / Banjup North (Planning area 2)	CKBJKP22	Merri Loop Industrial area	Merri Loop	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
2.01	Jandakot / Banjup North (Planning area 2)	CKBJK023	Jandakot Airport - North of Eagle Dr	North Eagle Dr	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	Jandakot Airport Bush Fire Management Plan in place
2.01	Jandakot / Banjup North (Planning area 2)	CKBJK024	Jandakot Airport - South of Eagle Dr	South - Eagle Dr	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	Jandakot Airport Bush Fire Management Plan in place
2.01	Jandakot / Banjup North (Planning area 2)	CKBJK025	Western Power Site 2 (Jandakot)	450 Hope Rd Jandakot	Unlikely	Very High	Calc Threat: 100	High	Catastrophic	High (3C)	Access to site is limited by rail lines
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP26	Hammond Park Urban Interface	Hammond Park	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP27	Hammond Park Catholic Primary School	25 Woodrow Avenue HAMMOND PARK	Possible	Very High	Calc Threat: 100	Moderate	Catastrophic	Very High (2B)	
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP28	Wattleup rural living area (along Wattleup Rd - south of Russell Rd)	Wattleup Rd	Possible	Very High	Calc Threat: 100	Moderate	Catastrophic	Very High (2B)	
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP29	Industrial complex interface (Wattleup RD)	Wattleup Rd	Unlikely	Low	Calc Threat: 100	Moderate	Minor	Low (5C)	
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP30	Wattleup Community Centre	25 Marban Way WATTLEUP	Unlikely	Low	Calc Threat: 100	Moderate	Minor	Low (5C)	Welfare Centre
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP31	Telstra exchange (Wattleup)	1022 Rockingham Road WATTLEUP	Likely	High	Calc Threat: 100	Moderate	Major	Very High (2A)	
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP32	Ten Mile Well (Wattleup Teven)	1048 Rockingham Rd WATTLEUP	Likely	High	Calc Threat: 100	Moderate	Major	Very High (2A)	
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP33	53 Hurst Rd - industrial complex interface	53 Hurst Road WATTLEUP	Likely	High	Calc Threat: 100	Moderate	Major	Very High (2A)	
3.01	Southern Coast to Hammond Park (Planning area 3)	CKBSCP34	Henderson Industrial Complex interface	Cockburn Rd interfacing with bushland	Almost Certain	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP35	Emmanuel Catholic College	122 Hammond Road SUCCESS	Unlikely	Medium	Calc Threat: 100	Moderate	Moderate	Low (5B)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP36	Beeliar Dr light industrial shopping complex	1/640 Beeliar Drive SUCCESS	Possible	High	Calc Threat: 100	Moderate	Major	High (3B)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP37	Success (North) Urban Interface	Hammond Rd - Wentworth Prde	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP38	Hammond Rd rural interface	210-222, 256, 272 - 304 Hammond Rd	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP39	Success (South) urban interface	North - Daviesa Turn / South - Manposa Gdns	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP40	Success (East) urban interface	Follow Wentworth Prde	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP41	Water Corp Site - Success	35271R Bartram Road SUCCESS	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP42	Success Fire & Rescue Station	365 Hammond Road SUCCESS	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEL43	Success Regional Sports Complex	Hammond Road SUCCESS	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	Welfare Centre
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP44	Success Primary School	90 Wentworth Parade SUCCESS	Likely	High	Calc Threat: 100	Moderate	Major	Very High (2A)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP45	Boronia Park urban interface	Wentworth Prde / Oak Ridge Meander SUCCESS	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP46	Baler Reserve urban interface (North)	North of Russell Road	Likely	Medium	Calc Threat: 100	Moderate	Moderate	High (3A)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP47	Beeliar (suburb) Regional Park Urban Interface (East of rail line)	West of Beeliar Regional Park to Rail Line East	Almost Certain	High	Calc Threat: 100	High	Catastrophic	Extreme (1A)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP48	Beeliar Village Urban Interface	Beeliar Village Urban Interface (west of rail line)	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP49	Beeliar Market Gardens	west of Spearwood Ave / south of Beeliar Dr	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP50	Cockburn Cement (Mill)	Cement Works Quarry MUNSTER	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP51	Water Corp Site - MUNSTER	Lot 17 Lorimer Rd	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
4.01	Beeliar Regional Park (Planning area 4)	CKBBEP52	MUNSTER rural residential area	North of Russell Rd / south of Beeliar Dr	Almost Certain	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1A)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP53	Mater Christi Catholic Primary School	340 Yangebup Rd YANGEBUP	Likely	Very High	Calc Threat: 100	High	Catastrophic	Extreme (1B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP54	Divine Mercy College	326 Yangebup Rd YANGEBUP	Unlikely	Very High	Calc Threat: 100	High	Catastrophic	High (3C)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP55	Yangebup Lake Urban Interface (west)	West of Yangebup Lake	Likely	High	Calc Threat: 100	Moderate	Major	Very High (2A)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP56	Argyle Place Urban Interface	Argyle Place Yangebup	Likely	High	Calc Threat: 100	Moderate	Major	Very High (2A)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP57	Levi Park Urban Interface	North of Plover Dr / South of Dotterel Way YANGEBUP	Likely	High	Calc Threat: 100	Moderate	Major	Very High (2A)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP58	Bibra Lake Industrial Interface (east)	West of North Lake Road / North of Rail Line	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP59	Adventure World - Ice skating arena	Lot 26 Progress Dr BIBRA LAKE	Unlikely	Medium	Calc Threat: 100	Moderate	Moderate	Low (5B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP60	Bibra Lake Retirement Village	Lewington Gardens	Unlikely	Medium	Calc Threat: 100	High	Major	Medium (4B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP61	Tamera Dr Industrial Interface	Tamera Dr COCKBURN CENTRAL	Unlikely	Medium	Calc Threat: 100	Moderate	Moderate	Low (5B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP62	Lakes Shopping Centre	620 North Lake Rd SOUTH LAKE	Unlikely	High	Calc Threat: 100	Moderate	Major	Medium (4B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP63	South Lake Urban Interface	Urban Interface with Blackburn Park / Yangebup Lake	Unlikely	High	Calc Threat: 100	Moderate	Major	Medium (4B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP64	south lake leisure centre	106 South Lake Dr SOUTH LAKE	Unlikely	Medium	Calc Threat: 100	Low	Minor	Low (5C)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP65	Lakelands Senior High School	106 South Lake Dr SOUTH LAKE	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP66	South Lake Urban Interface	North Lake Dr / Bibra Dr Bibra Lake	Unlikely	High	Calc Threat: 100	Moderate	Major	Medium (4B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP67	CVES Building Industrial Interface	Buckley St / Poletti Rd COCKBURN CENTRAL	Unlikely	High	Calc Threat: 100	Low	Moderate	Low (5B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP68	Cockburn Central residential acreage lots	Muniel Court COCKBURN CENTRAL	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP69	South Lake Urban Interface (South)	Berrigan Dr (South) Thomas St (North) SOUTH LAKE	Unlikely	Very High	Calc Threat: 100	Moderate	Catastrophic	High (3C)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP70	South Lake Urban Interface (West)	Berrigan Dr (South) / Impson Garden (North) SOUTH LAKE	Unlikely	Very High	Calc Threat: 100	Low	Major	Medium (4B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP71	Poletti Rd (South) Urban Interface	West of Poletti Rd Cockburn central	Unlikely	High	Calc Threat: 100	Moderate	Major	Medium (4B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP72	South Lake / Bibra lake Urban Interface (West of Power lines)	South Lake / Bibra Lake (West of Power Lines and Roe Hwy on-ramp	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP73	Bibra Lake Primary School	29 Annois Rd BIBRA LAKE	Unlikely	Medium	Calc Threat: 100	Moderate	Moderate	Low (5B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP74	Bibra Lake Urban Interface	Bibra Dr BIBRA LAKE	Unlikely	Medium	Calc Threat: 100	Moderate	Moderate	Low (5B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP75	Farrington Rd / Baker Court Industrial Complex	Lot 551 Baker Court BIBRA LAKE	Unlikely	Medium	Calc Threat: 100	Low	Minor	Low (5C)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP76	Murdoch Pines urban Interface	East of Baker Crt / Along Peterborough Circle BIBRA LAKE	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP77	IFAP Facility	128 Farrington Rd BIBRA LAKE	Likely	High	Calc Threat: 100	Low	Moderate	High (3A)	IFAP Training Ground
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP78	Progress Dr / Malvolio Rd Urban Interface	Progress Dr / Malvolio Rd BIBRA LAKE	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP79	Daller Rd (South) Urban Interface	Daller Rd (North) / Phoenix Rd (South) BIBRA LAKE	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP80	Coolbellup (South) Urban Interface (Forrest Rd)	Forrest Rd (Coolbellup) BIBRA LAKE/COOLBELLUP	Likely	Very High	Calc Threat: 100	Moderate	Catastrophic	Extreme (1B)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP81	Good life Health Club	402 North Lake Rd BIBRA LAKE	Likely	High	Calc Threat: 100	Low	Moderate	High (3A)	
5.01	North Lake – Yangebup Lake (Planning area 5)	CKBNLP82	Perth Waldorf School	14 Gwilliam Dr BIBRA LAKE	Likely	Very High	Calc Threat: 100	High</			

3.4. Bushfire Planning Area Boundaries Not Meaningful

Appendix 7, page 78, shows proposed Bushfire Planning Area Boundaries.



It is unclear why these boundaries were chosen. They mix urban areas with rural areas, the eventual risk management strategies for each will be quite different. More useful planning boundaries would have been several north-south strips following the lines of interface between urban and rural areas, as below:



The advantage of these boundaries is that they group similar landscapes with similar infrastructures together. For example, area A is just the rural area of south Banjup that has no reticulated water for firefighting and does not include the urban area of Atwell that does have reticulated water. Area D, includes the reserves and wetlands of the Beeliar Regional Park but not the urban areas of Coolbellup and Yangebup. Area C is just the urban areas of Atwell, Aubin Grove, South Lake, and Success along the Kwinana Freeway ribbon suburbs.

All of our proposed alternative areas share similar problems and will likely have similar solutions. Further, from a community communication perspective, it is easier to understand: residents in Atwell will recognise that they have more in common with Success than they do with Banjup.

3.5. Asset Specific Treatment Strategies

The BRMP lists 4 tiers of Asset Specific Treatment Strategies (page 39). Each tier is described by 'Treatments' and 'Objectives'. Few of the 'Objectives' are measureable – they are more properly 'Processes'. This then begs the question: *"How do we know how effective each level of treatment has been?"* The BRMP does not provide any answers.

For example, if Tier 2 Treatments are a success, then should we see achievements such as:

- 98% of firebreaks are installed correctly and on time
- Veldt grass not present in De Young Reserve in October

3.6. Additional Risk Treatments

Banjup residents suggest these additional risk treatments be included in the BRMP:

1. Have a mechanism for residents to make a 'Bush Fire Hazard Complaint' about perceived high fuel loads in neighbouring properties, as is the practice in NSW. Although legislative support for facilitating compliance may not yet be available, it would allow advice and guidance resources of Cockburn to be focused on 'at risk' properties.
2. Have monthly roadside green waste collections in winter and spring in rural areas to reduce fuel load on properties and minimise the need for burning. The costs are not prohibitive – a truck with a big mulcher and 3 men for a day costs about \$2,700.
3. Have a mechanism for including residents' suggestions for improving the BRMP whenever the Plan is updated, which might be after the end of each year's fire season, if not more often.

4. Dangerous Fuel Loads In Banjup Reserves

The BRMP does little to highlight the risks of the dangerous fuel loads in Cockburn's reserves. We submit that Cockburn seriously underestimates the dangers of the fuel loads and consequently puts lives and properties at severe risk. We note that the Banjup fire of 3 February 2014 was out of control until it reached Tapper Road and the Atwell urban area. If the wind had been stronger, then the flames might well have consumed houses hundreds of metres into the locality, as the residents of Canberra experienced in 2003.

4.1. Fuel Loads Reported in Cockburn's Bush Fire Risk Management Plan

Cockburn officers have estimated these fuel loads in Banjup in their recently published Bush Fire Risk Management Plan:

Reserve	Tonnes / hectare
Rose Shanks	15.9
Emma Treeby	29.5
Bosworth	18.2
Mather	28
Kraemer	21
Dennis de Young	29.3
Triandra	25.6

As we shall demonstrate subsequently, fires with these fuel loads are 2 or 3 times those that fire fighters can control; this is the crux of our concerns.

4.2. Assessment of Fuel Load Risk by Cockburn Officers

The BRMP states in the Executive Summary that:

Results of the fuel loading assessment carried out during the development of the BRMP, indicated fuel loads within the City of Cockburn Conservation Reserves were mostly consistent with what is considered typical for the type of vegetation measured. This assessment was compared to the DFES Visual Fuel Load Guide.

However, the Introduction to that DFES Guide states:

This booklet is designed as a reference guide to allow fire managers, natural resource managers, community members and local government to effectively assess the fire risk in relation to the quantity of scrub fuel on the land under their jurisdiction.

It goes on to say:

This guide is intended to assist the user in visually determining scrub fuel loads.

(See http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/VisualFuelLoadsPublications/FESA-Visual_Fuel_Load_Guide_Swan_Coastal_1.pdf and http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/VisualFuelLoadsPublications/FESA-Visual_Fuel_Load_Guide_Swan_Coastal_2.pdf)

The DFES Guide does not say that the photographs it shows are "... are consistent with what is considered typical for the type of vegetation measured" as Cockburn's officers would have us infer.

Page 5 of the second part of the DFES Guide has this photograph of Banksia woodland common to Banjup:

16.3t/ha scrub Dense scrub understorey under a banksia overstorey.



That is, if the banksia woodland looks like this, then there are 16.3 tonnes per hectare of fuel within it. Importantly, the DFES Guide does not imply that such a fuel load is safe. Indeed, some Banjup landowners' properties looked like this before they were burned through uncontrollably in February 2014.

In the unburned part of the Dennis de Young Reserve near the fire station today there is much more dense scrub understorey, as below



Cockburn's Bush Fire Risk Management Plan estimates that the fuel load there is 29.3 tonnes per hectare.

300 metres away, another part of the Dennis de Young Reserve was burned in the February fire and now looks like this, 10 months later:



The woodland was burned hot by the high fuel load and has hardly started recovering. There are very few banksia seedlings evident.

A fuel load double that shown in the DFES Guide is worrisome and gives reason to consider what are its implications and what might need to be done about it.

4.3. Risks to Neighbouring Properties

In the BRMP at 7.6 Treatment Selection Criteria, there is mention of '*Reserve Specific Fire Response Plans*'.

On 21 October, Cockburn officers provided Banjup residents with a '*Fire Response Plan*' for the De Young reserve.

The Plan's map shows "Properties At Risk" from fire only to be those directly abutting the reserve along Gibbs Road east.



There is no recognition that the properties 10 metres across Liddelow and Oxley Roads are also at risk. February's experience tells us that they are just as vulnerable. This omission is worrisome.

The '*Fire Response Plan*' provided is dated October 2013. The experience of 3 February 2014 shows that a fire in the De Young reserve on a hot (37° C) windy (40 km/hr) day cannot be contained in the reserve.

Further, the '*Fire Response Plan*' has been shown by the February fire to be ineffective. It is not clear whether the De Young Plan or any other Plan has been improved in the light of experience.

Banjup residents urge the City of Cockburn to review urgently all of its Fire Response Plans and not wait for the next review of the BRMP.

4.4. State Government Advice

4.4.1. DFES' Need to Manage Fuel Loads

A DFES publication, "Why do we need to manage fuels in the urban/forest interface zone?" gives advice that is contrary to Cockburn's complacent attitude to high fuel loads in its reserves.

(See <http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireInfoNotesPublications/DFES-InfoNote-ForestFuelLoadsinUrbanInterface.pdf>)

It is worth restating DFES' advice:

By managing and reducing fuel loads fire-fighters are able to put bush fires out more quickly. This also reduces the impact a fire has on property and lives of the owners and surrounding neighbours.

With the correct weather conditions and planning, property owners can undertake their own prescribed burning during winter months to reduce the risk of bush fires.

This will reduce the impact a bush fire may have on the owner's property and assist fire fighters in suppressing a fire.

High fuel loads in a bush fire which will burn quicker and hotter and destroy more bush.

As the intensity of the fire increases, it is harder for fire-fighters to put the fire out as their options become increasingly diminished. This can be seen from the head fire behaviour classes table over the page.

For example a fire which starts in the Perth hills which has 20 tonne per hectare of fuel and travels at 200 metres per hour will have a fire intensity of approximately 2,000 kilowatts per metre. The table over the page shows fire-fighters can put the fire out using fire appliances and machinery to cut fire breaks.

A destructive fire doesn't need extreme weather conditions.

A fire of 2,000 kilowatts per metre in the Perth hills which has 20 tonnes per hectare of fuel only needs a temperature of 30 degrees, relative humidity of 55 percent and a wind speed of 16 kilometres per hour before it directly exceeds the capability of fire-fighters to directly attack the bush fire.

The only way to stop this from occurring and to decrease fire intensity is by reducing and managing the amount of fuel available. (our bold)

In the margin of the DFES note, this equation is shown:

$$\text{Fire Intensity} = \frac{\text{Rate of Spread} \times \text{Fuel Load}}{2}$$

Using DFES' example:

$$2,000 \text{ kilowatts per metre} = \frac{200 \text{ metres per hour} \times 20 \text{ tonnes per hectare}}{2}$$

or 1,000 electric kettles per metre !!

Using the fuel load of the De Young reserve, say 30 tonnes/ha, and a rate of spread of 500 metres/hour (the Banjup fire travelled at 1,000 metres per hour), then the Fire Intensity in the De Young reserve would be:

$$\frac{500 \times 30}{2} = 7,500 \text{ kilowatts per metre}$$

2

However, DFES note states on page 2:

Direct attack not possible/unlikely to succeed.

Intensity > 2000 kW/m and/or ROS > 400 m/hr in forest/woodland

We know from experience that a summer fire in Banjup in a 40 km/hr wind travels at 1,000 metres per hour

With a potential fire intensity of almost 4 times the DFES limit, the risks in the De Young Reserve are extreme and would likely be catastrophic for neighbouring landowners.

4.5. Department of Parks & Wildlife Advice

Further confirmation of the extreme fire risk of the reserves in Banjup is given by the **Department of Parks & Wildlife** on their web site:

Fire fact

Recommended limits of head fire behaviour and suppression strategies.

- *Fire intensity less than 800 kW/m can be suppressed with hand tools with water support as a direct attack.*
- *Fire intensity less than 2000 kW/m can be suppressed by machines, tankers and water bombers as a direct attack.*
- *Fire intensity greater than 2000 kW/m may be suppressed by machines, tankers and water bombers using an indirect attack.*
- ***Fire intensity greater than 3000 kW/m is unlikely to be suppressed.***
(our bold)

It only takes between five and eight years for fuel loads in most forest types to build up to a point where fire intensity is likely to exceed 3000kW/m under summer conditions. Creating a mosaic of fuel loads across the landscape – including low fuel areas where bushfires can be easily controlled and to minimise fire runs in high fuel areas – enables safe and effective fire suppression operations to occur in these forests.

Low intensity, mosaic or patch burning is designed to provide protection to the environment and to communities, and is usually conducted in spring and autumn and autumn-like conditions when weather is mild and fire behaviour is moderate and easier to manage. Science-based fire behaviour models assist fire managers to plan and implement prescribed burns.

See <http://www.dpaw.wa.gov.au/management/fire/fire-and-the-environment/51-fuel-loads-and-fire-intensity>

5. Can Fuel Load Be Reduced?

Cool controlled burns in a mosaic pattern in winter will reduce the fuel load but the understorey will take time to recover. This may be a better alternative than the scorched earth that remains after the 2014 Banjup fire.

Banjup is 23 square kilometres, with reserves accounting for about one fifth of that – 4.4 sq km. The De Young reserve alone is 0.9 sq km..

There appear to be no proven practical alternatives to mosaic burning in Banjup's reserves.

Cockburn's environmentalists maintain that burning banksia woodland regularly will just turn the woodland into grassland savannah. As can be seen at the De Young reserve, an intense fire in summer will turn the woodland into grassland anyway.

Aesthetically and conservatively, some may wish to refrain from cool burning the reserves; however, the extreme risk remains and will increase over the years until a catastrophe burns everything. Mosaic burning may be the best alternative to the scorched earth of a severe and widespread bush fire.

6. How Often Will Fires Occur?

Arson is the major cause of bush fire around Perth. Because the metropolitan area is so large, there are more arsonists there than in less densely populated country areas. As Banjup is on the urban interface and close to high populations, it is at considerable risk from arsonists.

Banjup's last major fire before 2014 was in 1997 – 17 years previously. We might expect major fires in the area every 15 to 20 years or more frequently, depending on arsonists.

Note that only 300 of Banjup's 2300 hectares was burned in the February fire. The chances of a fire in Banjup's unburned areas remain as high as ever.

Philosophically we might ask whether preserving natural unmanaged bushland within the Perth metropolitan area is possible. Is the arsonist's threat to lives and property too great?

7. Who Accepts the Risks?

Cockburn's Chief Bush Fire Control Officer has written (28 October) that

... how the fuel load is mitigated is determined by a number of factors, such as the potential risk to life, property and then the environment, with the most appropriate risk treatments being determined by the City of Cockburn.

Taking this with the BRMP's assertion that "*fuel loads within the City of Cockburn Conservation Reserves were mostly consistent with what is considered typical for the type of vegetation measured*" the Cockburn officers seem to have made the assessment that 29 tonnes/hectare in reserves is an acceptable risk. However, we know that a 16 tonnes/hectare fire cannot be controlled (Banjup experience and DFES Infonote).

It is a bold, brave judgement to recommend that such high risks are acceptable, particularly for middle managers at the City of Cockburn. Such judgements affecting lives and property should come under intense scrutiny, with the officers required to demonstrate how they have come to their conclusions.

It is not appropriate that officers' decisions of such importance are buried in complex tables in lengthy documents such as Cockburn's Bush Fire Risk Management Plan.

8. Role of the City of Cockburn Council

It is not appropriate that decisions about acceptability of extreme risks should be made at middle levels in the bureaucracy.

Decisions about extreme risks should be made by Cockburn Councillors. After all, they make complex planning decisions at every meeting, sometimes after advertised and extensive consultation. Suppose a planning application were made to build a petrol station on the corner of Liddelow and Armadale roads. There would be any number of criteria to be met and procedures to be audited before planning permission were given. Yet when was the last time a petrol station anywhere went up in flames? Catastrophic bushfires in Perth happen every year.

If Extreme and Very High fire risks in reserves were made explicit to everyone by bringing each of them and their treatments to a Cockburn Council meeting for review and potential endorsement (rather than burying them deep in an emergency or risk management plan), then the whole community would be better informed and better and more accountable decisions would be made.



Government of **Western Australia**
 Department of **Fire & Emergency Services**
 Office of Bushfire Risk Management



Our Ref: 21604; 15/03823

Mr Stephen Cain
 CEO City of Cockburn
 PO Box 1215
 BIBRA LAKE WA 6965

Dear Mr Cain

RE: DRAFT BUSHFIRE RISK MANAGEMENT PLAN 2014-2019 FOR PUBLIC COMMENT

The Office of Bushfire Risk Management (OBRM) would like to thank the City of Cockburn (the City) for the opportunity to provide comments on their Draft Bushfire Risk Management Plan 2014-2019.

OBRM is an independent office within the Department of Fire and Emergency Services (DFES), reporting directly to the Fire and Emergency Services Commissioner. OBRM was established in May 2012 as part of the State Government's response to the Perth Hills and Margaret River bushfires in 2011.

OBRM's mission is to enhance the efficient and effective management of bushfire related risk in order to protect people, assets and other things valuable to the Western Australian (WA) community. Its main functions are to regulate prescribed burning throughout WA, advise stakeholders regarding 'best practice' standards for bushfire related risk management and to liaise with agencies, organisations, volunteer fire brigades and the community to understand each other's needs.

OBRM's role in improving the management of bushfire risk in WA has involved the development and trialing of a pilot version of the Bushfire Risk Management Planning Guidelines (Guidelines). The Guidelines, developed in line with *AS/NZS ISO 31000:2009 Risk Management - Principles and Guidelines* is in the final review stage. OBRM provided a copy of the Guidelines (pilot version) to the City to assist in the development of the draft document you have presented for public comment. The first published version of the Guidelines will be available to local governments in 2015 and over time, local governments will be able to develop their own Bushfire Risk Management Plans (BRMP) as per the Guidelines and enhance the management of bushfire risk to the community.

OBRM commends the City's proactive approach to bushfire risk management and offers the following advice in the context of bushfire risk management best practice and the Draft Bushfire Risk Management Plan 2014-2019.

The Background (pg.10) cites the OBRM document provided to the City incorrectly. The document provided was a pilot version and titled 'Bushfire Risk Management Planning – Guidelines for preparing a Bushfire Risk Management Plan Version 1.0 January 2014 (pilot version)'. All references to this document in the BRMP will need to reflect that it was a pilot version of the Guidelines. The pilot Guidelines were provided to the City on the provision that the City would update their BRMP when the BRMP Guidelines (non-pilot version) are formally published. We anticipate the updated version to be available in the first half of 2015.

The document uses the terminology 'bushfire risk mitigation'. In line with best practice, OBRM suggests replacing the term 'mitigation' with 'management', to reflect the dynamic nature of hazards and the ongoing monitoring and review processes that are required for effective risk management.

The City is commended for the unique approach used to allocate tiered treatment strategies to each risk. The tool was an effective method for identifying a broad range of strategies available for risk treatment, prior to the development of a detailed treatment schedule and annual works program. OBRM has been assisting the City's officers to commence this process and look forward to completion of this next stage of the BRMP.

The Bushfire Risk Management System (BRMS), which is still under development, will assist further with the prioritisation of risks and allow a detailed treatment schedule to be developed over time. However, OBRM are considering the approach used by the City for inclusion in the BRMP Handbook and training, as an additional tool to assist local governments develop a treatment schedule and program of works.

OBRM will be in contact in the coming months to advise the City of the publication of the revised Bushfire Risk Management Planning Guideline, handbook and associated training packages. If you have any queries, please contact OBRM either via OBRM@dfes.wa.gov.au or call (08) 9395 9300.

Yours sincerely



MURRAY CARTER
DIRECTOR OBRM

30 January 2015

Attachment 5 – Public Comment Submission – Confidential

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]
[REDACTED]

Submission Name: Proposed- Bushfire Risk Management Plan

Do you Object to this Submission: Support

Do you wish to keep their details confidential: Yes

Comments: [REDACTED] support is subject to the following comments below. Thank you for the opportunity to comment on the City of Cockburn Bushfire Risk Management Plan (BRMP). The [REDACTED] would like to take this opportunity to commend the City for its proactive approach towards adopting the BRMP process in managing bushfire risk throughout the City. [REDACTED] has reviewed the content of the comprehensive Plan in detail, and provides its feedback in response. [REDACTED] notes that [REDACTED] per cent of land managed within the BRMP Area has been attributed to the [REDACTED], however it is unclear as to what type of land is comprised in this figure (i.e. unallocated Crown land, unmanaged reserves etc.). This figure will need to be verified by [REDACTED] officers, however this will take time to confirm. Any UCL and UMR within the City of Cockburn is currently managed under the existing MoU arrangement with the Department of Fire and Emergency Services (DFES). However, [REDACTED] notes that this arrangement is presently under review. [REDACTED] notes that the concept “owner” has been used on several occasions, but it may be rather misleading. For example, does “owner” include an “occupier” of land also (occupier seems to be used in conjunction with “owner” on page 44). In addition, there might be different categories of “owner”, depending on the type of land referred to; for example, [REDACTED] management responsibility extends to unallocated Crown land and unmanaged reserves, but not to managed reserves or roads. The “owners” for those latter categories of land would be the management body and the relevant road authority, respectively. The following provides an example of [REDACTED] proposed definition of “owner” in response to a review of certain legislation, which may be applied in a general sense to definitions of “owner” in other contexts. (a) in relation to a managed reserve — the management body of the reserve; (b) in relation to a road — whichever of the following persons who, under a written law, has the care, control and management of the road — (i) the local government in whose district the road is situated; (ii) the Commissioner of Main Roads; (iii) the Minister as defined in the Public Works Act 1902 section 2; (c) in relation to Crown land that is vested in a person or body under a written law other than the Land Administration Act 1997 — that person or body; (d) in relation to Crown land that is subject to a lease, other than land referred to in paragraph (a), (b) or (c) — the Minister for Lands and the lessee; (e) in relation to any other Crown land — the Minister for Lands. This shows that depending on the context and circumstance, the “owner” might change. [REDACTED] encourages the City of Cockburn to clarify this concept in its paper, particularly given that [REDACTED] land ([REDACTED] identified in the paper) has not been categorised in the manner suggested above. [REDACTED] notes the current limitations within the Bush Fires Act 1954 which do not allow the City of Cockburn

to enforce mitigation works on Crown Land owned by [REDACTED]. Whilst [REDACTED] appreciates the importance of actively managing bushfire risk on lands for which it is responsible, with limited available funding and broad accountability for UCL / UMR extending Statewide, mitigation treatments identified for UCL/UMR within the City of Cockburn must also be prioritised against similar and competing needs occurring within the large number of other Local Government Areas (LGAs) across Western Australia. Until equivalent Plans are completed within each of these remaining LGAs, it is difficult to perform this prioritisation in practice. [REDACTED] would like to highlight that the Vested Land Holding Map (MAP ID 0:03) on page 80 refers to the former "State Land Services" and should be updated to reflect the "Department of Lands".



LANDCORP

Our Ref: A1170956
Enquiries: 9482 7554
Date: 30 January 2014

ATTN: Mr Stephen Cain
 Chief Executive Officer
 City of Cockburn
 9 Coleville Crescent
 SPEARWOOD WA 6163

By email: customer@cockburn.wa.gov.au

Dear Stephen

CITY OF COCKBURN BUSHFIRE RISK MANAGEMENT PLAN (2014 – 2019)

Thank you for the opportunity to comment on the City of Cockburn's Bushfire Risk Management Plan (BRMP). Please find below our feedback and requested amendments in context of the Cockburn Central West project:

- Cockburn Central West (shown on the plan attached) has been incorrectly referred to as "Cockburn Central Bushland" (page 79, 120, 144, 154). The structure plan for Cockburn Central West was adopted by resolution of the City of Cockburn Council on 14 November 2013 and subsequently endorsed by the Western Australian Planning Commission on 20 October 2014. Therefore, the current reference in the BRMP is an inaccurate description of the site. Furthermore, forward works for the City of Cockburn's Regional Recreation and Aquatic Centre is underway, which has seen a large portion of the existing sparsely vegetated area being removed. We request that the landholding is referred to throughout the document as Cockburn Central West rather than Cockburn Central Bushland.
- The risk rating of the Western Power easement area (adjacent to the Cockburn Central West site) of 4B (pg 418) is not current should be updated based on the clearing for the future parking area for the Cockburn's Regional Recreation and Aquatic Centre.
- The risk rating of the Cockburn Central West development site (pg 120) of 4C is not current and should be update based on the extensive earthworks and clearing which has occurred onsite.
- Cockburn Central West has been referred to incorrectly in the BRMP as an environmental asset. As noted above, a structure plan has been approved for this area which identifies that the majority of the site is mixed use and community purposes development area. Approximately 2.4ha of land will be a reserve for conservation for the existing wetland, the BRMP should be updated accordingly.
- The southern portion of the Cockburn Central West site has been incorrectly referenced as an actively managed Conservation Reserve (page 79). Based on the approved Structure Plan, approximately 2.4ha of land associated with the existing wetland will be a reserve for conservation purposes, the BRMP should be updated

accordingly.

Below are some land tenure errors identified on the Vested Land Holding Map (page 80):

- Lots 451-454 Pacific Avenue, Atwell is identified as owned by LandCorp. This land has been sold to private owners so should be removed from the plan.
- Lot 1001 Crown Terrace, Coogee is identified as owned by LandCorp. This land has been vested in the State of WA through associated subdivision processes. Title details are Volume LR 3164 Folio 82. This parcel should be identified as owned by State Land Services.
- Lot 131 Gibbs Road, Aubin Grove is identified as owned by LandCorp. This land has been vested in the State of WA through associated subdivision processes. Title details are Volume LR 3161 Folio 838. This parcel should be identified as owned by State Land Services.

Thank you again for the opportunity to provide comment on the proposed BRMP, we look forward to receiving feedback on the requested amendments.

Yours sincerely



Matt Bradley
SENIOR DEVELOPMENT MANAGER

WESTERN AUSTRALIAN LAND AUTHORITY ABN 34 868 192 835

Level 6, Wesfarmers House, 40 The Esplanade, Perth Western Australia 6000
Locked Bag 5, Perth Business Centre, Perth Western Australia 6849

T 08 9482 7499 **F** 08 9481 0861

E landcorp@landcorp.com.au
landcorp.com.au

ATTACHMENT 1: COCKBURN CENTRAL WEST STRUCTURE PLAN





Our Ref A1170753
Enquiries Nicola Popenhagen 9482 7813

Chief Executive Officer
City of Cockburn
P O Box 1215
BIBRA LAKE WA 6965

Dear Stephen

PROPOSED BUSHFIRE RISK MANAGEMENT PLAN (2014 TO 2019) - PUBLIC COMMENT PERIOD FOR SUBMISSIONS

Thank you for the opportunity to provide comments on the City of Cockburn's proposed Bushfire Risk Management Plan (2014 to 2019). LandCorp has undertaken a review of the documentation with regards to current planning and development of the Latitude 32 Industry Zone.

A review of the BRMP notes omissions and inconsistencies in the document which have the potential to impact on the planning and development of Latitude 32, in particular requirements on landowners and future developers in the area. An outline of where Latitude 32 fits into the BRMP and key issues are outlined below:

Latitude 32 Industry Zone is located within 3 of the 7 Bushfire Risk Planning Areas, being:

- North Lake – Yangebup Lake (Planning Area 6)
- Beeliar Regional Park (Planning Area 4)
- Southern Coast to Hammond Park (Planning Area 3)

A number of assets located within the Latitude 32 project area have been identified within these areas, and have subsequently been allocated an asset risk rating:

- Wattleup Rural Living Area (along Wattleup Road, south of Russell Road) – Very High 2B
- Industrial complex interface (Wattleup Road) - Low 5C
- Wattleup Community Centre (Marban Way) - Low 5C
- Telstra Exchange (Wattleup) - Very High 2A – also noted as Medium 4B
- Ten Mile Well (Wattleup Tavern) - Very High 2A
- 53 Hurst Road – industrial complex interface - Very High 2A also noted as Low 5C
- Western Power High Tension Lines – Medium 4B
- Industrial rail line – Medium 4B
- Cockburn Cement Quarry – Low 5B
- Wattleup Market Garden – Low 5A
- Cockburn Cement Mill – High 3C – also Medium 4B

It is noted that there are significant inconsistencies between asset risk ratings when assets cross two or more of the asset headings. For example, the Telstra Exchange being allocated

both a Very High 2A risk rating under the Human Assets and a Medium 4B risk rating under the Economic Assets. It is acknowledged there are varying methods of assessing and analysing risk between the four asset headings, however given the risk / bushfire threat comes from the same fuel load, it is unclear as to how and why there are varying risk ratings, and as such varying treatments for mitigating the risk. Confirmation of the methodology for determining risk for assets which cross multiple asset categories and guidance on which rating prevails is recommended.


Whilst outlining the assets and the associated risk rating / treatment strategy the plan does not highlight where the bushfire threat originates, and where or how the strategies are to be implemented. For example, in the case of the assets located within Latitude 32, and within the Southern Coast to Hammond Park Bushfire Planning Area, it is noted that much of the bushfire threat originates from the Beeliar Regional Park – to the west of the assets, and located on state land. As the threat is not located on land owned by the asset there is no mechanism for the owner/management authority to undertake the required treatments in order to mitigate the risk, and incentive for the landowner/management authority of the land on which the threat originates to implement the required treatment strategies.

Additionally, in areas where there is the potential for multiple threats there is no clear direction as to which threats are to be managed, and how. The BRMP falls short of its duty in identifying bushfire threats. A logical step would be to utilise the information provided within the BRMP to identify where threats originate and allocate the risk and associated treatment strategy to the threat, not the asset. This would allow for a clear direction for treatment strategies to appropriately implemented, thus effectively reducing the bushfire risk.

Overall, the content of the BRMP is generally vague in terms of how the treatment strategies are to be implemented and how the risk to the outlined assets is to be mitigated. There is significant uncertainty on the impacts and requirements of the BRMP on development, in particular on parcels of land which are highlighted as assets under the BRMP. The risk rating should be reflected back onto the threat and the threat managed through the treatment strategies ensuring there is no requirement for existing and future development to undertake onerous measures to mitigate risk where this is not appropriate.

If you have any queries in relation to this advice please call Nicola Popenhagen on 9482 7813.

Yours sincerely



David Lewis
Manager General Industrial

29 January 2015

City of Cockburn
Bush Fire Risk Management Plan
DRAFT B – PUBLIC COMMENT REVIEW PERIOD

Page No.	Comment
2	➤ 'Document Control' should be larger formatting size than 'Document History'
2	<ul style="list-style-type: none"> ➤ 1.2 – to include 3.1.5, 4.1, in addition to Project Framework/3.1.6. ➤ 1.5 – Review panel DRAFT A – Itemise the 'Review Panel' ➤ 1.6 – M Emery / T Wegwermer/ C Beaton ➤ 1.9 – M Emery / T Wegwermer ➤ Appendix 9 – T Wegwermer/ K Jewell/ S Goedeckie/ M Ricci/ Data compilation – M Emery ➤ Page numbers may look better centred to the bottom of the page throughout document and include the name of the document in the document footer for ease of reference.
2	➤ Would have expected 'Draft B' be have been suitably reviewed by the review team prior to being submitted for public comment
5	<ul style="list-style-type: none"> ➤ Delete extra space between Risk Assessment Risk Evaluation ➤ General Formatting and sentence/ paragraph spacing throughout.
6	Delete extra space between Hazard Management Agency and Prescribed Burning
8	<p>Executive Summary –</p> <ul style="list-style-type: none"> ➤ First para – new para after '....associated with Bush Fire.' ➤ Last line, new second para – read <i>'Efficient and effective management of this risk is imperative as seasonal weather conditions vary, increasing urban development activities in bushland areas and financial and other resource restrictions are experienced'</i> ➤ New third para (old second para) first line – read <i>'One of the methods utilised to determine the risk included undertaking physical bush fire fuel load sampling on land across the City of Cockburn, with these results factored into the overall risk assessment process. Other information that assisted in determining risk ratings included the analysis of historical data of Bush fire incidents across the City of Cockburn obtained from the Department of Fire and Emergency Services'</i> ➤ Fourth para, last line – Delete entirely as it is an opinion - <i>'Partial areas of land outside of the legislative control of the City of Cockburn has been considered higher risk due to remiss fire mitigation works in the past by non-prescribed departments of the public service as defined under the Bush Fires Act 1954.'</i>
9	<ul style="list-style-type: none"> ➤ Bullet point 2, 3 and 4 are not recommendations, they are requirements. ➤ Bullet point 4 should read <i>'Bush Fire Awareness through Community Engagement'</i> ➤ Last para, first line – <i>'The BRMP is....., however, the City of Cockburn has not yet entered into any formal agreement or endorsed memorandum of understanding with third parties as a result of preparing this BRMP'</i>
10	➤ 1.1 first para, first line – read – <i>'The State Emergency Management Committee, pursuant to Emergency Management Act 2005, compiles and monitors the maintenance of planning documents (WESTPLAN) prepared by the Hazard Management Agencies to ensure that the hazards prescribed to them as defined by Emergency Management Regulations 2006 are adequately addressed.'</i>

	➤ 1.1 First para, second line – edit <i>'WESTPLAN – Fire identifies the requirement for an integrated Bush Fire.....'</i>
11	<p>➤ 1.3 – Limit of Authority – replace with - read – <i>'The limit of Authority for this BRMP is for land areas contained within the City of Cockburn municipal boundaries, exclusive of both Carnac and Rottnest Island.'</i></p> <p><i>It should be noted that while there is no legal or formal authority provided to the City of Cockburn to enforce the requirements of this BRMP on state agencies, through the development of the BRMP, the City of Cockburn has actively engaged with various State agencies and Non-government agencies (NGA) as outlined in the Stakeholders List (Appendix 4).</i></p> <p><i>This process was critical to ensure that their initial support from State government and non-government agencies was achieved in order to realistically be able to implement the objectives as defined by this BRMP, through mutual consultation, communication and collaboration.'</i></p> <p>➤ Delete entire para – Not relevant <i>'At the time of writing the BRMP, Department.....'</i></p>
11	➤ 1.4 – Edit/ read – <i>'The authority to develop this BRMP is through direction given within WESTPLAN – Fire. <<Insert last para. Here and remove all other detail contained within this section>></i>
12	➤ 1.7.1 – Second last bullet point – read <i>'Local Planning Policy Bush Fire Prone areas (DRAFT)'</i>
16	<p>➤ Reference is to be at top of table</p> <p>➤ Percentile of Land managed within the BRMP area is not equal to 100% so statistics are incomplete.</p>
17	<p>➤ Insert space in title - <i>'South Western Australia'</i></p> <p>➤ Chart to use a lighter colour to allow for easier identification of closely related trends.</p>
18	<p>➤ 3.1.3 – second para, first line Edit/read – <i>'The South West botanical.....'</i></p> <p>➤ Third para, first line - edit – <i>'The City contains.....'</i></p> <p>➤ Move fourth para to be in front of the third and then combine together to form one para.</p>
23 – 36	➤ Question / Clarification - Has this chapter been taken from the CERA project as previously developed by WALGA – EM? If so, reference?
42	➤ 7.3 – Question - Is this process consistent with the City of Cockburn Community Engagement Plan as developed by Community Development – Reference to it?
44	➤ 7.3.2 – Insert - <i>'Examples shown below are, not limited to.'</i>
45	➤ 7.4 (cont.) – Edit - Variations are submitted to the City Rangers office for review and approved by the City of Cockburn CBFCO. (Existing practice)
50	➤ Works Cited - City of Cockburn Community Engagement Plan omitted.
55, 60	<p>➤ Address should reflect;</p> <p>Emergency Management and Projects Coordinator City of Cockburn PO Box 1215 Bibra Lake DC WA 6965</p>
72	➤ BUDGET AND EXPENDITURE - Amend line to: <i>'The CBFCO will assist with the BRMP development and implementation once endorsed in accordance within</i>

activities specified within the Memorandum of Understanding between the City and Department of Fire and Emergency Services.

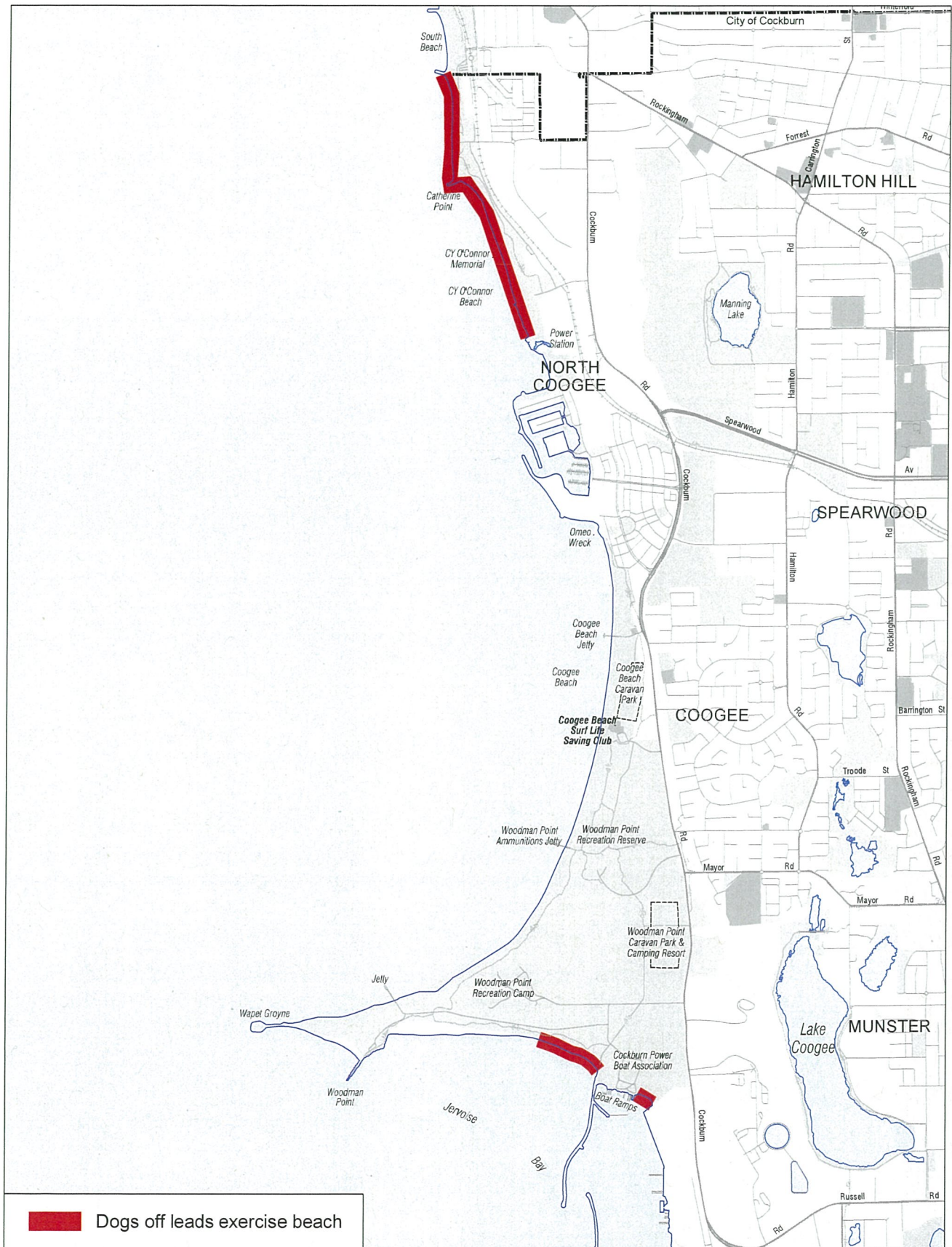
- *Insert – ‘An indicative cost analysis for implementing treatments for each planning area to aid in the development of future agency budgets will be prepared following the formal endorsement of this BRMP.’*


72

- **Responsibilities – CBFCO/DFES:**

Insert point 2 of Ranger and Community Safety Manager and add ‘Assists in the review of.....

- *Insert point – ‘Monitor implementation of treatment strategies where they relate specifically to hazard reduction burning, community awareness and distribution of Community engagement information remains consistent and compliant to acceptable standards.’*





City of
Cockburn

wetlands to waves



GNA 5/2015

0 1km

Scale

DOGS OFF LEADS EXERCISE BEACHES