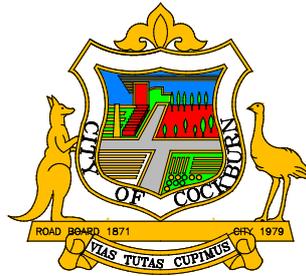


# **CITY OF COCKBURN**



**ORDINARY COUNCIL**

**AGENDA PAPER**

**FOR**

**THURSDAY, 8 SEPTEMBER 2016**

# CITY OF COCKBURN

## SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 8 SEPTEMBER 2016 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, 8 SEPTEMBER 2016 AT 7:00 PM**

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

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

4. **ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)**
5. **(OCM 8/9/2016) - APOLOGIES AND LEAVE OF ABSENCE**
  - Mr Don Green - Apology
6. **ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
7. **PUBLIC QUESTION TIME**
8. **CONFIRMATION OF MINUTES**
  - 8.1 **(OCM 8/9/2016) - MINUTES OF THE ORDINARY COUNCIL MEETING - 11/8/2016**

**RECOMMENDATION**

That Council confirms the Minutes of the Ordinary Council Meeting held on Thursday 11 August 2016, as a true and accurate record.

**COUNCIL DECISION**

**8.2 (OCM 8/9/2016) - MINUTES OF THE SPECIAL COUNCIL MEETING - 25/8/2016**

**RECOMMENDATION**

That Council confirms the Minutes of the Special Council Meeting held on Thursday 25 August 2016, as a true and accurate record.

**COUNCIL DECISION**

**9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE**

**10. DEPUTATIONS AND PETITIONS**

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

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

**13. COUNCIL MATTERS**

**13.1 (OCM 8/9/2016) - REVIEW OF CITY OF COCKBURN LOCAL LAW RELATING TO STANDING ORDERS (025/001) (D GREEN/J NGOROYEMOTO) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) pursuant to Section 3.16 (4) of the Local Government Act 1995 repeal the City of Cockburn Local Law Relating To Standing Orders published in the Government Gazette on 10 August 1999, and as amended on 24 October 2000, 30 August 2002

and 18 November 2005, as shown in Attachment 1 to the Agenda, and

- (2) pursuant to Section 3.12 (4) of the Act, proceed to make the City of Cockburn Standing Orders Local Law 2016, as shown in Attachment 2 to the Agenda.

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

## **COUNCIL DECISION**

### **Background**

At the Ordinary Council Meeting held on 9 June 2016, it was resolved to advertise the formal review of Council's Local Law Relating to Standing Orders and the intention to subsequently adopt a new Local Law Relating to Standing Orders. The proposed changes to the Standing Orders were outlined in the associated officer report to the Meeting.

In order to progress the resolutions of Council, the current and proposed Local Laws were advertised for public comment for a period of six weeks which expired on 28 July 2016.

At the close of the public comment period, three submissions were received and are addressed in the report.

### **Submission**

N/A

### **Report**

The purpose of the proposed Local Law is to ensure that the proceedings of Council meetings and associated business practices of the City of Cockburn are conducted in accordance with acceptable contemporary standards.

The effect of the proposed Local Law is to ensure a lawful, consistent and orderly approach to the conduct of City of Cockburn Council business is undertaken.

The process for reviewing the Standing Orders Local Law was undertaken by a Reference Group of Council, whose purpose it was to peruse the current Standing Orders and recommend the necessary changes to modernise and otherwise update them to satisfy contemporary standards and address some legislative imperatives.

The proposed new version of the Standing Orders, as shown in Attachment 2, represents the consensus view of the Reference Group and has been made available for public comment for the required six (6) week period.

During this time, a small number of submissions have been received and are provided as Attachment 3.

In response to the submissions, the following officer comment is provided.

1. WA Local Government Association (WALGA) – As a matter of course, any significant amendment proposed to be made to the City's Local Laws are referred to the Governance Unit of WALGA for comment, in order to maximise the opportunity for any proposal to be scrutinised prior to final Council consideration. On this occasion, the feedback from WALGA offers a suggestion that the proposed Local Law could be substantially reduced in quantity by simply following the WALGA Local Laws template. This suggestion cites one example related to "Disclosure of Interests", whereby the WALGA model simply states that these matters be dealt within the provisions of the Act. However, the example given that the City's version has omitted the provisions related to Proximity Interests contained in Section 5.60B of the Act is incorrect, as this is covered by the reference to Section 5.60, which includes 5.60B for the purposes of identifying whether a member has a defined interest. The fact that the City's preference is to emphasise certain sections of the interest disclosure provisions does not make the Local Law any less authentic than the "model" which may be preferred by WALGA, or any other local government, as the format for the Local Law.
2. Staff Member – (Strategic Planning Services) – Notes that the current Standing Orders provisions for seeking a Deputation to Council Meeting are not user friendly and "antiquated" in the current document. This is acknowledged and has been reworded to reflect more modern terminology while retaining the formality required by an applicant to seek a deputation for a Council Meeting. The submission refers to a process adopted by the City of Swan which enables persons wishing to make a "Deputation" to a Council Meeting to do so utilising the time allocated for Public

Question Time (PQT). While this is an option, it is not recommended, as the City of Cockburn process for PQT is limited to questions and as such other “presentations” are more appropriately dealt with within the Deputation provisions recommended at Clause 4.7 of the proposed Standing Orders.

The new City’s website will outline a simplified process of how to make a deputation.

3. Department of Local Government & Communities – The local law making process under the Local Government Act 1995, section 3.12(3)(b) requires for the immediate sending of the proposed local law to the Minister for Local Government for comment, after State-wide local public notice is published, for comment.

The City received comments from the Department of Local Government and Communities, the majority of the comments were minor in nature, related to formatting, grammatical, or changes which remove inconsistencies with Acts or regulations and similar matters. All of the suggestions from the department have now been incorporated into the proposed local law as shown in the attachment, with the exception of the following suggestions:

*“A number of the City’s definitions already defined in the Local Government Act 1995 and it is therefore suggested that you refer to the definitions given for these terms in that Act”.*

The City acknowledges this comment; however, the City prefers not to make this change, as the City’s definitions are still considered consistent with the *Local Government Act 1995*. The City’s definitions emphasise and provide the exact specific meanings for these terms in the proposed local law. The terms in question are given meanings in the proposed local law that are in accordance, and reflect the same meaning as given in the *Local Government Act 1995*. This practice will enhance the readability and understanding of the local law, without the need to reference and sight a different document.

*“It is suggested that the penalty for a breach of the local law is reduced to \$1000 with a daily penalty of \$100 for continuing offences. This comment relates to clauses 5.2 and 12.3;”*

The City has set these penalties in the proposed local law to the maximum penalty permitted under the *Local Government Act 1995* of the amount of \$5000. The City takes matters of confidentiality as a major issue, and is of the view that the \$5000 penalty is in

accordance with the *Local Government Act 1995* provisions, and deters confidentiality breaches. This penalty amount has been previously set at the same level in the Standing Orders Local Laws 2005 of the City of Cockburn. The Act allows for the maximum penalty for offences, and the City would like to keep the penalty at the same level.

Therefore, the proposed local law as shown in the attachment is considered not to be different from the local law that was originally advertised by the City.

### Conclusion

It is recommended that Council adopts the proposed new Standing Orders procedures and submits them for Gazettal, prior to becoming effective.

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

#### **Leading & Listening**

- Deliver sustainable governance through transparent and robust policy and processes

### **Budget/Financial Implications**

Minor costs associated with compliance of statutory advertising and printing requirements is available within Council's Governance Budget.

### **Legal Implications**

Sections 3.12 and 3.16 of the Local Government Act 1995 refer.

### **Community Consultation**

A six (6) week statutory public comment period was advertised in the "West Australian" and "Cockburn Gazette" newspapers as well as displayed on the City of Cockburn website and on the City's notice boards in the Administration Building and Libraries.

### **Risk Management Implications**

A "Low" level of "Brand / Reputation", "Operations/ Service Disruption" and "Compliance" risk is likely to impact on the City in the event proposed changes to the Standing Orders are not adopted by Council.

**Attachment(s)**

1. Standing Orders (current) recommended for repeal
2. Draft proposed Standing Orders recommended for adoption.
3. Copies of Submissions received.

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

Those who lodged a submission on the proposal have been advised that this matter is to be considered at the 8 September 2016 Council Meeting.

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

Nil.

**13.2 (OCM 8/9/2016) - AUSTRALIA DAY FIREWORKS PROPOSAL (152/010) (M LA FRENAIS)****RECOMMENDATION**

That Council

- (1) receive the report; and
- (2) declines to undertake the future delivery of the Indian Ocean Fireworks on Australia Day in 2017 and the out years in the event that the City of Fremantle ceases to run their event.

**COUNCIL DECISION****Background**

*Mayor Howlett provided the following Notice of Motion:*

*That Council:*

- (1) *require the development of a report about the feasibility of funding a fireworks display within the District on Australia Day 2017 or the out years, either solely or in partnership with other organisations that may wish to participate; and*

- (2) *require the report be considered by Council at a future meeting.*

Since 2012, the City of Cockburn has sponsored the City of Fremantle's Indian Ocean Fireworks for four years, and currently has a three year sponsorship agreement from 2015 to 2018. The agreement is \$27.5K per year (including GST), which represents a 50% contribution to the firework component of the Fremantle event. The City of Fremantle has indicated that it no longer wishes to run a fireworks event on Australia day due to cultural reasons.

### **Submission**

N/A

### **Report**

An email was received by the City of Cockburn from the City of Fremantle advising that they wish to cease the Indian Ocean Fireworks 2015-2018 sponsorship agreement and offer to sponsor a City of Cockburn event. Subsequently, the City of Fremantle resolved at its Ordinary Council meeting on the 24 August 2016 that:

1. The City to write to the City of Cockburn requesting an immediate end to the current Australia Day event contract that runs until 2018.
2. Officers discuss with City of Cockburn options to host the fireworks event which the City of Fremantle may contribute \$25,000 for the event in 2017 and 2018.
3. Council to discuss with the Chamber of Commerce and Nyoongar Elders other options for marking Australia Day.

The City has researched undertaking its own fireworks event taking into consideration event management requirements, risk, cultural consideration, safety, budget implications, location, the City's current events program and environmental impacts.

Officers have considered the risk of bushfire from the proposed fireworks, and have received advice from the Chief Bushfire Control Officer that an inland location in Cockburn Central would pose a significantly higher fire risk due to the close proximity to bushland than a coastal location with fireworks discharged from a barge in the ocean.

Coogee Beach Reserve is also the only coastal location that would be feasible because of parking availability, space for crowds, and the ocean is away from any marina/boats that could sustain damage. It is expected that people would view the display from different vantage points along the coast.

The cost of undertaking a fireworks event on Australia Day is \$195K including GST for option one, based on the budget detailed below. Option two includes providing a public transport component, subject to availability. This would increase the budget to \$225K.

There is no budget allocated in the 2016/17 financial year for this event, other than the \$27.5K in the Grants and Donations budget to sponsor the City of Fremantle. The cost would be in addition to running the City's current Australia Day Event of \$67K.

The City of Fremantle publicly states that it costs \$145K to run this event; however, this is the cost to the department who runs it. Other Business Units within the City of Fremantle do incur additional costs such as Human Resources for insurance and Rangers for wages. The City of Cockburn Events Team would need to factor these costs into the Events Budget as they are cross charged internally.

Item	Cockburn Cost	Fremantle Cost
Fireworks (based on 20 minute firework display – Fremantle display was 20 minutes)	\$45K	\$45K- the same
Barge and exclusion boats	\$11K	\$11K- the same
Lighting Towers and Traffic Management	\$20K	\$4K- the need for extensive traffic management is due to lack of parking compared to Fremantle. Fremantle also has comprehensive existing lighting where our reserve and beaches do not.
Generators	\$2K	\$0 – Fremantle has existing power, Coogee has none.
Radio-Simulcast	\$10K	\$10K- the same
Toilets and Dongas (incl cleaning)	\$10K	\$10K- the same
First Aid and Surf Lifesavers	\$3K	\$3K- the same
Security	\$15K	\$15K- the same
Extension of stage and entertainment	\$15K	\$15K- the same
Promotion	\$15K	\$15K- the same

Item	Cockburn Cost	Fremantle Cost
Outsource running of event & Legal costs	\$20K	\$0- done in house
Post event survey	\$5K	\$5K - the same
Internal staffing estimate including rangers (double time and a half)	\$5K	\$0 - Fremantle does not cross charge staff from other departments
Waste management, clean up	\$6K	\$0- internal charges are not shown in Fremantle's budgets
VIP function (optional)	\$6K	\$6K- the same
Contingency unexpected requirements result from risk management plan etc	\$7K	\$0- no contingency in Fremantle
Cancellation Insurance for weather	\$10K	\$0- Insurance in Fremantle paid out of a HR budget
<b>Total Option 1</b>	<b>\$205K inc GST</b>	
<b>Total Option 2 – including public transport contingency subject to availability</b>	<b>\$235K inc GST</b>	

### *Sponsorship*

The City of Fremantle has indicated that they may contribute \$25K sponsorship for the event.

Sponsorship from Healthway and Lotterywest is highly unlikely. Lotterywest is the major sponsor of the Perth Skyworks and the City is aware that they have declined to sponsor the City of Fremantle event previously. Additionally, the City tends to target its Lotterywest funding applications to City infrastructure priorities.

Healthway has also declined to sponsor the City of Fremantle event previously. The City is also requested Healthway sponsorship for the Harvest Hoo Ha event which may prevent gaining funding for the proposed Fireworks event.

### *Environment*

The City's Environmental Services advises against the use of fireworks because they have a negative impact on the environment. Fireworks are known to have debris such as paper and plastic which can be deadly when ingested by wildlife. Chemical residue is likely to be toxic to aquatic and land-based wildlife. Other issues include toxic smoke and the impact that the bright lights might have on fish/birdlife. The City has also recently launched its marine litter campaign – clean ocean clean catch. It may be considered hypocritical and counterproductive to launch fireworks in the very environment the City is advocating protection of.

### *Bushfires*

If the fireworks were discharged from a barge on the ocean and if the barge was located a reasonable distance from Coogee Beach, there would be no objection from DFES.

However, their support is subject to these conditions.

1. All activities proposed will need to comply in full with *Regulation 39E – Bushfires Act 1954*.
2. Strict adherence to the *Dept. of Mines and Petroleum Code of Practice Safe use of Outdoor fireworks in Western Australia - Part 6.1 – Weather Conditions*.

What the latter means is; should the local wind conditions meet or exceed 50km/h just before or during the event, the event must be immediately deferred or cancelled, irrelevant of the location of the barge.

Advice provided from the Chief Bushfire officer was that if the fireworks event were to be held inland at this time of year, they would not be supportive. Therefore, a firework display at Cockburn Central would not be appropriate at this time of year.

### *Traffic Management*

With such a significant number of people attending an event like this the management of traffic and parking issues will be critically important. The City's engineering services recommends encouraging people to consider alternative transport modes e.g. local residents walking to the event and the provision of public transport. Despite this it is expected there would still be a significant volume of vehicle traffic attracted to it.

A traffic and parking management plan would need to be prepared and would need to be approved by engineering and Main Roads WA. As

people would be encouraged to view the fireworks from a number of vantage points along the coast it would make the parking/traffic management more complex and costly. Management of these issues on the day would be quite resource intensive and could not be accommodated in-house. It would be necessary to engage a traffic management contractor.

The City's engineering services advises that management of on-street parking on local roads would potentially be the most difficult aspect to manage because of limited in-house resources and the likely need to manage parking over a long period of the day. The responsibility of managing on-street parking is not something that the City can delegate.

#### *Current Australia Day Event*

The current Australia Day event that the City runs is very popular, capturing people as they come down to the beach. This event runs from 8 am to midday. If the events were to proceed, it would mean that the City would need to run the morning event as well as starting an event at 4 pm. The morning event has already been advertised in promotional material pre-designed prior to this Council resolution. Acts and activities have already been booked and contractually been committed to. It is also already promoted as a morning event through the Council Calendar which is distributed to all residents.

If the City of Cockburn were to continue with the current Australia Day event (which is well attended and popular) and host fireworks, an external event company would need to be contracted to organise and manage the evening event. The City has two event staff and a duty of care. It would not be safe to permit staff to work a 14+ hour day, in what are often very hot conditions.

#### *Aboriginal Cultural Considerations*

The City of Cockburn's Aboriginal Reference Group was consulted to determine their views from a Cultural perspective about the City of Cockburn proposing to operate a Fireworks Event on 26 January on Australia Day. The main points from the Aboriginal Reference Group member's responses were as follows:

- The City of Fremantle' decision is considered a positive decision because they are acknowledging the Aboriginal cultural sensitivities about January 26 not being an inclusive date for all Australians to celebrate together. It is generally viewed as a negative date for Aboriginal Community Members who are the first Australians and this decision will go towards righting some of the past wrongs against Aboriginal people.

- They would like the Nyungar Elders views to be considered and respected as the traditional custodians of City Cockburn land, and so they request further consultation with Nyungar elders about this proposal before deciding to proceed with the Fireworks.
- They would like to ask that Council not just consider the majority, but also be equitable and inclusive, because January 26 is not a day of celebration for Aboriginal people as this was the beginning of a range of past wrongs against Aboriginal people which have had devastating impacts that are still negatively affecting Aboriginal people today.
- In general Aboriginal people would like to celebrate Australia Day on a different day of the year which is inclusive and respectful of all Australians, and the Fremantle decision has helped to raise the profile of this concern, and they would not like to see the City of Cockburn take on the fireworks because this will undermine this position.

In summary, none of the Aboriginal Reference Group members were supportive of the City of Cockburn managing an Australia Day January 26 Fireworks event, because this would be seen to be culturally insensitive to Nyungar people who are the traditional custodians of this land and the first Australians.

#### *Cockburn Lights Event Concept*

Council adopted the annual events program at the Ordinary Council Meeting of June 2016. This included a budget to develop a detailed scope for a 'Cockburn Lights' event. The aim is to develop a unique event showcasing the Cockburn Coast through an innovative and creative laser light show display, theatre, art and hawkers market. As the coast develops and the population increases, it has the potential to become a drawcard for the Cockburn Coast, as well as a popular community event. The work to develop the concept has been commissioned.

#### *Fireworks in the region*

The Cities of Perth and Armadale currently have firework displays on Australia Day so there are other options for residents to attend this type of event.

#### *Conclusion*

While this partnership with the City of Fremantle has provided a well attended community event, the City recommends that it would be imprudent to develop a fireworks event in Cockburn for 2017, or the out years based on taking the following into consideration:

- The fact that a concept is currently being developed for a more unique coastal event with laser show and cultural components.
- The high cost for a 20 minute firework display.
- The environmental impact.
- Minimal economic benefit unlike for Fremantle
- The Aboriginal Cultural sensitivities that have been raised by the City of Cockburn's Aboriginal Reference Group
- The City has its own unique Australia Day event which captures people coming to the beach in the morning.

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

#### **Moving Around**

- Advocate for improvements to public transport, especially bus transport

#### **Community, Lifestyle & Security**

- Provide residents with a range of high quality, accessible programs and services
- Provide safe places and activities for residents and visitors to relax and socialise

#### **Economic, Social & Environmental Responsibility**

- Sustainably manage our environment by protecting, managing and enhancing our unique natural resources and minimising risks to human health

### **Budget/Financial Implications**

\$205K incl GST without provision of free public transport or \$235K incl GST with the provision of a public transport service, subject to availability.

If the City of Fremantle were to provide sponsorship of \$25K then the cost to the City of Cockburn for this event will be reduced by this amount.

### **Legal Implications**

The City of Cockburn would not take on any of the City of Fremantle's long term contracts for the Indian Ocean Fireworks event, but would need to investigate what should be done with the trademarking of the name or whether a legal agreement should be drawn up with the City of Fremantle in regard to use of the name. The City would need to draw up a legal agreement in regard to the sponsorship.

**Community Consultation**

N/A

**Risk Management Implications**

Failure to adopt the recommendation by approving the fireworks event will potentially increase environmental risks associated with running the event and will also increase the risk of reputational damage in relation to Aboriginal cultural concerns.

If the fireworks event proceeded at Coogee Beach, there is a reduced risk of Bushfire in comparison to other inland locations.

If the fireworks proceeded in the Coogee Beach area there is a medium risk of environmental damage including increased risk of harm to wildlife and marine life in the Coogee Beach vicinity.

**Attachment(s)**

N/A

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 8 September 2016 Council Meeting.

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

Nil.

**13.3 (OCM 8/9/2016) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING - 25 AUGUST 2016 (182/001; 182/002; 086/003) (B PINTO) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Thursday, 25 August 2016, 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 25 August 2016. 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 Policies and associated Delegated Authorities and Position Statements relative to the Community Services Division, including those DAPPS which were required to be reviewed on an as needs basis.

**Strategic Plan/Policy Implications**

**Leading & Listening**

- Deliver sustainable governance through transparent and robust policy and processes
- Ensure sound long term financial management and deliver value for money
- Listen to and engage with our residents, business community and ratepayers with greater use of social media
- Provide for community and civic infrastructure in a planned and sustainable manner, including administration, operations and waste management

**Budget/Financial Implications**

As contained in the Minutes.

**Legal Implications**

N/A

**Community Consultation**

As contained in the Minutes.

**Risk Management Implications**

Failure to adopt the Minutes may result in inconsistent processes and lead to non-conformance with the principles of good governance, and non-compliance with the Local Government Act 1995 for delegations made under the Act.

**Attachment(s)**

Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting – 25 August 2016.

**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 8/9/2016) - PROPOSED STRUCTURE PLAN – LOCATION: PART LOT 22 AND LOT 51 MAYOR ROAD, MUNSTER – OWNER: MICHAEL IVAN TOMASICH AND DANICA TOMASICH – APPLICANT: TPG TOWN PLANNING, URBAN DESIGN AND HERITAGE (110/150) (T VAN DER LINDE) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) pursuant to *Schedule 2, Part 4, clause 19 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015*, endorse the Schedule of Submissions prepared in respect of the proposed part Lot 22 and Lot 51 Mayor Road Structure Plan (“Structure Plan”) and

advertise the following modifications proposed to the structure plan to address the issues raised in the submissions, utilising the plan included in Attachment 2 to this report 'City's Alternate Design' for a period of 28 days:

1. Change all "LSP" and "Local Structure Plan" references to "Structure Plan", including the title of Plan 1, to be consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Amend Plan 1 to include the whole of Lot 22 Mayor Road within the Structure Plan area. Designate an R60 coding over the portion of Lot 22 on the corner of Rockingham and Mayor Road and an R40 coding over the other portion of Lot 22. Amend Figures 1-5 accordingly.
3. Executive summary, paragraph 1 is to refer to Lot 22 in its entirety and refer to the total site area as 2.1615 hectares in accordance with modification 2 above. Amend the Executive Summary table and section 1.2.2 of Part Two to reflect this larger area.
4. Executive summary table, amend the *Total estimated lot yield, Estimated number of dwellings* and *Estimated residential site density*, as well as section 3.3 of Part Two to reflect updated Structure Plan map in accordance with modification 2 above. Calculations for dwellings per gross hectare and dwellings per site hectare should be rounded down.
5. Executive summary table, amend the *Estimated area and percentage of public open space* to read "0.2162 ha, representing 10% of the gross subdivisible area". Reflect this change in section 3.2 of Part Two.
6. Executive summary table, include *Estimated Population* as per the Planning and Development Regulations Structure Plan Framework and reference this in section 3.3 of Part Two.
7. Part One, section 1, paragraph 1 needs to be amended to refer to the Structure Plan encompassing all of Lot 22 and Lot 51 Mayor Road as per modification 2 above.
8. Part One, section 4.3, notification 1 and 2 are subject to the BMP being updated as per the modifications listed in recommendation (2) below.

9. Include additional notifications on title within Part One, section 4.3 as follows:
- a) *“3. This land may be affected by midge from nearby lakes and/or wetlands. Enquiries can be made with the City of Cockburn Environmental Services.”; and*
  - b) *“4. This lot is in close proximity to Munster Pump Station No. 1 and 2 waste water treatment plants and may be adversely affected by virtue of odour emissions from that facility.”*
10. Include additional Subdivision and Development Requirements within Part 1, section 4 table of Structure Plan report stating:
- a) *“No direct access to Mayor Road is permitted, and applications will also need to facilitate access from existing dwellings to proposed Road 2 rather than via Mayor Road.”*
  - b) *“The proposed POS is to be maintained in perpetuity at the standard prescribed for the Building Protection Zone by the Bushfire Management Plan prepared by FirePlan WA and dated January 2016 (or as updated).”*
  - c) *“Pedestrian paths shall be provided along all subdivisional roads to the satisfaction of the City.”*
  - d) *“A shared path shall be provided along proposed Road 1.”*
  - e) *“Detailed intersection analysis and assessment of the Mayor Road/Road 1 intersection will need to be undertaken to determine the form of the intersection treatment and geometric requirements as part of any subdivision application.”*
  - f) *“In the event development is not yet completed over Lot 20 and 21 Rockingham Road and Lot 50 Mayor Road, temporary cul-de-sacs of 18m diameter are to be provided at the eastern termination of proposed Road 2 and at the intersection of proposed Road 1 and 3 as illustrated at Figure 4, and maintained until such time that the roads are extended.” Update Figure 4 to show this.*
11. Part One, section 5, modifies reference to date of BMP following modifications to the BMP in accordance with recommendation (2) below.
12. Part One, section 5, include additional requirements for Local Development Plans as follows:
- a) *‘3. The R60 lot gaining battleaxe access from proposed Road 2 as well as the two lots adjoining the*

- battleaxe driveway for the purposes of appropriate bin pad locations and vehicular access and egress.'*
- b) *'4. Lots sharing a boundary with Mayor Road for the purpose of appropriate vehicular access and egress to proposed Road 2.'*
13. Amend Plan 1 to be consistent with the City's preferred design concept at Attachment 2 particularly with regards to road layout and location of POS. Amend Figures 3-5 accordingly.
  14. Increase the battle-axe driveway width providing access from Road 2 to the R60 site in the north-east to 8m.
  15. Erie Lane to the south of Lot 51 is to be shown on Plan 1 as intersecting with and being accessible via proposed Road 1.
  16. Amend Plan 1 to ensure that the north-eastern corner of Lot 22 at the intersection of Mayor Road and Rockingham Road is truncated appropriately.
  17. Amend Plan 1 to ensure the POS to the south-west of the Structure Plan area is truncated appropriately in order to accommodate future services and road infrastructure within standard road reserves so that it does not compromise the POS.
  18. Amend the Plan 1 and Figure 3 Legend title "*Region Scheme Reserves*" to "*Local Scheme Reserves*".
  19. Add "*Local Roads*" under the abovementioned "*Local Scheme Reserves*" title within the Plan 1 and Figure 3 Legend and colour white in accordance with the City's Scheme maps.
  20. Rename the Plan 1 and Figure 3 Legend title "*Other*" to "*Other Categories*" in accordance with the City's Scheme maps.
  21. Reword the Plan 1 and Figure 3 Legend item referring to 2m widening of Mayor Road to "*Land to be set aside as a separate lot to be ceded by the WAPC for Metropolitan Region Scheme 'Other Regional Road' Reserve*" and include under the "*Other Categories*" title;
  22. Rename the Plan 1 and Figure 3 Legend title "*Local Planning Scheme Zones*" to "*Local Scheme Zones*" in

accordance with the City's Scheme maps.

23. Include an additional section within Part Two referencing the Munster Pump Station No. 1 and 2 for the purposes of description and context of notification 4 required under modification 10 above.
24. Part Two, section 1.1, paragraph 3 should refer to the entirety of Lots 22 and 51 Mayor Road.
25. Part Two, section 1.2.1, paragraph 1 should refer to the entirety of Lots 22 and 51 Mayor Road.
26. Bus routes referred to in part two, section 1.2.1, paragraph 3 are not high frequency as it is defined under the Residential Design Codes (R-Codes).
27. Part Two, section 1.2.2, paragraph 1 should refer to the entirety of Lots 22 and 51 Mayor Road and the total Structure Plan area should be amended to 21,615m<sup>2</sup>.
28. Remove reference within Part Two, section 1.2.2, paragraph 2 to existing dwellings being excluded from the Structure Plan area and remove the last sentence regarding a subdivision application.
29. Part Two, section 1.2.3 table should refer to the area of Lot 22 as 7,453m<sup>2</sup> and not 5,138m<sup>2</sup>;
30. Part Two, section 1.2.3, paragraph 2 should be amended to state *"There is a caveat listed on the Certificate of Title for Lot 22 in favour of Ivanka Angela Gryska and Mark John Gryska, as to portion only, being the existing dwelling to the west of Lot 22."* A copy of this caveat is to be provided within the documentation.
31. Part Two, section 1.3.1, first paragraph, last sentence should read *"As part of a future application for subdivision approval, this MRS reserved portion of the Site will be ceded for 'Other Regional Road' reserve and as part of the subdivision clearance process receive credit against the Development Contribution Area (DCA 6) liability for these properties."*
32. Part Two, section 1.3.1, last sentence should read *"The Site is subject to Development Contribution Area 13 (DCA 13), which establishes a developer contribution arrangement for the upgrade of local and regional*

*recreational and landscape facilities within the whole of the City of Cockburn and Development Contribution Area 6 (DCA6), which establishes a developer contribution arrangement specifically for the Munster locality, in particular for a proportional upgrading of Beelias Drive (Mayor Rd) between Stock and Cockburn Roads."*

33. The policy numbers referred to in Part Two, section 1.3.3.2 should be updated to be consistent with the City's new policy numbering on the City's website;
34. Part Two, section 3.1, paragraph 3 should be reworded to "*The Structure Plan identifies two (2) separate 'Parks and Recreation' reserves along the southern and eastern boundaries of Lot 51 Mayor Road, which will provide local community recreation spaces for the structure plan area.*"
35. The 1.2207ha of residential area referred to in Part Two, section 3.1, paragraph 4, needs to be amended in accordance with modification 2 above.
36. Part Two, section 3.2, paragraph 2 should be updated to reflect the revised POS layout as per Attachment 2 and refer to the combined area of POS as 2161.5m<sup>2</sup>, being 10% of the land area of Lots 51 and 22 Mayor Road.
37. Part Two, section 3.3 should include reference to the dwellings per gross hectare to ensure consistency with the *estimated residential site density* section of the Executive Summary table.
38. Part Two, section 3.3, paragraph 2 and 4 should be amended to take into consideration the two additional portions of Lot 22 as per modification 2 above.
39. Part Two, section 3.4, paragraph 2 should be removed.
40. Part Two, section 3.4 should refer to the City's requirement that two 2x18m diameter temporary cul-de-sac heads are constructed where proposed Road 3 intersects with proposed Road 1 and at the eastern end of proposed Road 2 where it is to be extended through Lot 21, for the purpose of waste truck movements as per Attachment 2.
41. Part Two, section 3.4, final sentence to state "*Pedestrian paths shall be provided on all road reservations within the proposed subdivision.*"

42. Part Two, section 3.5 needs to be updated to accord with the approved LWMS dated July 2016 (Rev B). Ensure repetition within the table against SW1 of "Manner in which compliance is achieved" is remedied.
  43. Amend Figure 4 to illustrate temporary cul-de-sacs referred to in modification 10f) above.
  44. The POS calculations included in the tables on Figures 3 and 5 are to be amended in accordance with modification 2 and 36 above.
  45. Include indicative bin pad locations on Figure 5, particularly for the R60 grouped site fronting Mayor Road.
  46. If required, update the Civil Engineering Servicing Report at Appendix D to address the concerns raised by the Water Corporation in the attached Schedule of Submissions (Attachment 4) regarding gravity sewer and filling of Lot 51.
- (2) adopt the Bushfire Management Plan (BMP) prepared by FirePlan WA in respect of the proposed Structure Plan dated January 2016 subject to the following modifications:
1. Update to reflect the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* ("SPP 3.7") and the *Guidelines for Planning and Bushfire Prone Areas* ("the Guidelines").
  2. Include at least two geo-referenced photographs to support the Bushfire Hazard Level (BHL) Assessment vegetation classification. Should any discrepancies arise between the classified vegetation referred to in the report and the actual vegetation types on site, the BMP will need to be updated to the satisfaction of the City in consultation with the WAPC.
  3. Update the BHL Assessment in accordance with the methodology set out in the Guidelines (Appendix 2, page 50-51). The bushfire hazard should be mapped as per Figure 10, page 52 of the Guidelines. Areas that are assessed as low hazard, but are within 100 metres of a moderate or extreme bushfire hazard are to adopt a moderate bushfire hazard within that 100 metres.
  4. Figure 5 *Indicative BAL RATINGS and Building Protection Zone* is to be included at a size that allows it to be printed to scale in order to validate the distances from proposed

lots to the classified vegetation. Should any discrepancies arise, section 5.7 of the BMP will need to be amended to the satisfaction of the City of Cockburn in consultation with the WAPC. The boundary of the Open Forest Extreme hazard as per Figure 3 needs to be shown on Figure 5.

- (3) advise the proponent that prior to subdivision of the Structure Plan area, coordination with the landowners of Lot 50 Mayor Road, Lots 20 and 21 Rockingham Road, Lot 230 Erie Lane and Lot 236 Monger Road, Munster is required to ensure that finished fill/excavation lot heights result in compatible and practical drainage flow paths and road levels across lot boundaries.
- (4) advise the proponent and those persons who made a submission of Council's decision.

## COUNCIL DECISION

### Background

The proposed Structure Plan encompasses a portion of Lot 22 (No. 176) Mayor Road and Lot 51 Mayor Road, Munster ("Structure Plan") (see Attachment 1). The Structure Plan was received on 17 February 2016 following preliminary discussions with the City on the Structure Plan design in 2015.

Although the City raised a number of concerns with the Structure Plan design, the proponent did not agree with the City's concerns and wished to proceed with the advertising of the Structure Plan without making any modifications. Under direction of the WAPC, the Structure Plan was advertised for 28 days from the 28 June until the 26 July 2016. The concerns of the City and the issues raised in the submissions are further discussed throughout the succeeding report. These concerns and issues account for the number of modifications which are required to the Structure Plan. Many of the modifications address the City's concerns as discussed with the proponent prior to advertising. Thus, as before, it is expected that the proponent will not be in favour of making these modifications to the Structure Plan, particularly where they address the design and location of POS and internal road layout.

## **Submission**

The Structure Plan was lodged by TPG Town Planning, Urban Design and Heritage on behalf of Michael Tomasich (the landowner).

## **Report**

### Planning Background

The subject land is 1.9302ha in size and is bound by Mayor Road to the north, Rockingham Road to the east, and land progressively being redeveloped for residential purposes to the south and west. Market Garden Swamp No. 3 is located approximately 100m to the south-west.

The subject land contains an existing shed on Lot 51 but no dwellings. The two dwellings located within Lot 22 have been excluded from the Structure Plan area. Historically the land was used for market gardening. These operations have since ceased and the land remains cleared of significant vegetation.

The majority of the subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") with a 2m wide strip of land along the northern boundary reserved as 'Other Regional Roads' for the future widening of Mayor Road.

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

Structure plans have been approved and development has begun over Lot 150 Mayor Road and Lot 20 Rockingham Road. A structure plan was recently lodged with the City for Lot 21 Rockingham Road and is currently undergoing assessment. The proposed Structure Plan design and layout is required to respond and assimilate with adjacent approved structure plans.

### Design and Density

The Structure Plan proposes residential densities of R30, R40 and R60 to facilitate the development of 40 dwellings. The proposal will assist in ensuring the state dwelling targets for the South Metropolitan Perth area, as identified within Perth and Peel@3.5 million strategic land use planning document, are reached whilst providing additional housing diversity to the locality.

However, the City has undertaken extensive engagement with the proponent for the draft Structure Plan and has advised them that their

design raises a number of concerns. These include that the proposed layout would create fragmented open space, an unsafe movement network comprising a series of right angle bends, and a lack of design consistency with the proposed structure plan for Lot 21 Rockingham Road and the approved structure plan for Lot 20 Rockingham Road. These issues are discussed in further detail below.

The Structure Plan also proposes to exclude two portions of Lot 22 containing existing dwellings from the Structure Plan area. These two portions are also zoned 'Development' and require preparation of a Structure Plan to designate zonings over this land. Thus, the exclusion of these two portions results in the insufficient allocation of a planning structure to guide future land use, subdivision and development of these two portions, in particular matters of waste management and appropriate vehicle access are not addressed should this land be excluded. Furthermore, it results in a reduction in POS provision within the Structure Plan area and insufficient dealings in respect of Developer Contribution Areas.

As a result of these concerns, the City requested modifications to the Structure Plan in accordance with a preferred design concept. However, the applicant was not willing to modify the design and subsequently the City was directed to advertise the Structure Plan as it was originally lodged with the City. As previously stated, the above modifications again address these issues and thus it is expected the proponent will not be in favour of these.

#### Community Consultation Outcomes

The Structure Plan was advertised for public comment for a period of 28 days from 28 June 2016 until 26 July 2016 in accordance with Regulation requirements. A total of twenty-one (21) submissions were received, with fifteen (15) being from government agencies. The advice and comments of these government agencies particularly concerned the proposed road/access and POS layout, connection to sewerage, modifications to the BMP, as well as modifications to the LWMS which have now been completed and the LWMS approved by the Department of Water and the City of Cockburn.

Six (6) submissions were received from or on behalf of nearby landowners with three (3) supporting the proposal, two (2) objecting to the proposal and one (1) conditionally supportive of the proposal.

Major concerns raised by landowners and government agencies are addressed in the following sections of the report.

All submissions have been outlined and addressed in detail in the Schedule of Submissions (Attachment 4).

### Public Open Space (POS)

One (1) landowner submission raised concerns with the amount and layout of the POS provided within the Structure Plan area. The City also raised major concerns with the proposed POS layout which are discussed below.

The Structure Plan proposes two areas of POS at the southern portion of Lot 51 with the 1067m<sup>2</sup> area to be incorporated with the POS already ceded over Lot 50 Mayor Road to the west, Lot 8000 Riverina Parade to the south (previously Lot 19 Rockingham Road) and the POS surrounding Market Garden Swamp No.3.

The 863m<sup>2</sup> area of POS located along the eastern boundary of Lot 51 is adjacent to approved POS over Lot 20 Rockingham Road. The intention is to create a more useable and consolidated area of POS. However, the location and design of the POS does not achieve this, particularly considering the proposed location of POS over Lot 21 Rockingham Road (illustrated in Attachment 3). The configuration of the POS as proposed by the Structure Plan results in the consolidated POS over Lots 51 Mayor Road and Lots 21 and 20 Rockingham Road being visually disjointed, reducing passive surveillance. The current layout also limits options available for landscaping of the POS.

The exclusion of the two portions of Lot 22 Mayor Road from the Structure Plan area reduces the gross subdivisible area and thus reduces the 10% required POS contribution under *Liveable Neighbourhoods*. This results in a smaller area of POS to service future residents in the locality. As per section 4.3.1 of *Development Control Policy 2.3 Public Open Space in Residential Areas* this loss of POS will not be able to be recuperated in the future from the two excluded portions of Lot 22, as these lots are too small to provide useable POS on-site and are isolated from the proposed POS to the south within Lot 51 Mayor Road, and Lots 20 and 21 Rockingham Road.

In addition, truncation of the POS is required at the intersection of proposed Roads 1 and 3 and where Road 1 bends along the southern boundary of Lot 51 to ensure all services and road infrastructure is contained within standard road reserves and does not compromise the POS. This would further reduce the total POS provided within the Structure Plan area.

Furthermore, as illustrated in the Subdivision Concept Plan attached to the Structure Plan documentation, the POS will share its boundary with only one residential lot and thus there will be limited opportunity for passive surveillance of the POS from surrounding residences.

The City's preferred design illustrated at Attachment 2 and contextually at Attachment 3 provides a more consolidated and useable area of POS which would also be more efficient and cost effective to maintain and landscape. Furthermore, this alignment of the POS allows for a far greater number of dwellings to front the POS, thus significantly increasing opportunities for passive surveillance of the POS. Realignment of the POS in accordance with the City's concept results in greater amenity for future residents in terms of functionality and safety.

### LWMS

The LWMS prepared by Emerge Associates in support of the Structure Plan was lodged as an appendix to the Structure Plan and subsequently forwarded to the Department of Water for comment. The Department of Water provided a number of comments and required changes to the LWMS as did the City. The applicant has since provided an updated version of the LWMS in accordance with these comments which has been approved by the City and Department of Water.

### Roads, Traffic and Access

The current road layout proposing the intersection of Road 1 and 3 in close proximity to the right angle bend of Road 1 along the southern boundary of Lot 51 is not desirable in terms of safe vehicle movement and efficiency. It is preferable that the number of right angle bends is minimised as per the City's concept design at Attachment 2.

As raised by the City in the submissions, the design of the proposed north-eastern R60 land and its proposed access to Road 2 has the potential to create problems for neighbouring residents due to the lack of road frontage to place waste bins for collection, and on-street (overflow) visitor parking. Similarly, these issues apply to the portions of land the applicant has currently excluded from the structure plan area. Access, parking and bin pad location issues will need to be addressed via a Local Development Plan as per recommendation (1)12a) and b) above. Further, as per recommendation (1)14 above, widening of the battle-axe access to the R60 coded land will provide wider frontage to Road 2 and thus will assist in alleviating potential bin collection and parking concerns.

Traffic volume is expected to increase in the future as part of the planned extension and upgrade of Mayor Road/Beeliar Drive and thus further analysis and assessment of the Mayor Road/Road 1 intersection will need to be done as part of the subdivision planning to determine the intersection treatment and its geometric requirements.

## Fire Management

The BMP has been prepared in accordance with *Planning for Bush Fire Protection Guidelines* (May 2010). However, the BMP is required to be prepared in accordance with SPP 3.7 and the new Guidelines. The BMP will need to be revised to reflect the new legislated changes.

## **Strategic Plan/Policy Implications**

### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Ensure growing high density living is balanced with the provision of open space and social spaces
- Ensure a variation in housing density and housing type is available to residents

### **Community, Lifestyle & Security**

- Provide for community facilities and infrastructure in a planned and sustainable manner
- Provide safe places and activities for residents and visitors to relax and socialise
- Create and maintain recreational, social and sports facilities and regional open space

## **Budget/Financial Implications**

The required Structure Plan application fee has been calculated and paid by the proponent. There are no other direct financial implications associated with the proposed Structure Plan.

## **Legal Implications**

Pursuant to *Schedule 2, Part 4, clause 19(2) of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015* and recommendation (1) above, the City is to take what it considers the appropriate steps to advertise the Structure Plan modifications for 28 days.

Pursuant to *Schedule 2, Part 4, clause 25 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015*, the proponent is permitted to apply to the State Administrative Tribunal (SAT) for a review of a decision by the WAPC not to approve the Structure Plan in accordance with Part 14 of the *Planning and*

*Development Act 2005*. Should this be the case, a representative of the City may be required to attend SAT proceedings.

### **Community Consultation**

Pursuant to *Schedule 2, Part 4, clause 18 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015*, public consultation was undertaken for 28 days commencing on the 28 June 2016 and concluding on the 26 July 2016.

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

Twenty-one (21) submissions were received during the advertising period of which fifteen (15) were received from government agencies and six (6) from or on behalf of landowners. Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions.

### **Risk Management Implications**

The Structure Plan proposes a design that the City has raised a number of concerns over as discussed in the above Report. The recommended modifications to the Structure Plan address these concerns and thus if these modifications are not supported, the result would be a Structure Plan that does not appropriately provide the coordination of key infrastructure or public amenity. The current Structure Plan design is not consistent with orderly and proper planning and would not provide future residents with a safe and efficient local road network or sufficient and useable Public Open Space as discussed in the preceding report.

It is noted that the multitude of recommended modifications to the Structure Plan may result in ultimate refusal by the WAPC. The applicant would then have the right to review the decision at the State Administrative Tribunal. Despite this, the City has taken a proactive approach in recommending approval of the Structure Plan subject to these modifications which, if addressed appropriately, alleviates the City's concerns and will result in a good planning structure over the subject land.

### **Attachment(s)**

1. Structure Plan Map
2. City's Alternate Design
3. City's Alternate Design Contextual 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 8 September 2016 Council Meeting.

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

Nil.

#### 14.2 (OCM 8/9/2016) - INITIATION OF PROPOSED SCHEME AMENDMENT NO. 112 – LOCATION: LOTS 101, 103 AND 104 JANDAKOT ROAD, JANDAKOT – OWNER: SCHAFFER CORPORATION LTD – APPLICANT: MGA TOWN PLANNERS (109/048) (L SANTORIELLO) (ATTACH)

##### RECOMMENDATION

That Council

- (1) require the following modifications to the draft Town Planning Scheme No. 3 proposed Amendment 112:
  1. The *Noise and Vibration Impact Assessment* (under Appendix 1) to be updated to incorporate the advice from the City of Cockburn's Health Services dated 9 August 2016. This aims to make it clear under page 21 that any future application will require a development specific Acoustic report, including the site identified by dot point 1 on page 21 of the report. This is to be to the satisfaction of the Chief Executive Officer.
  2. The *Environmental Assessment* (under Appendix 8) to be updated to incorporate the advice from the City's Environmental Services dated 17 August 2016. This aims to ensure further investigation is required with regard to the remnant vegetation directly to the south of the Bush Forever Site. It is noted a firebreak will be required to the south of the Bush Forever site. The identified adjacent bushland is considered to be an appropriate strip for such purposes. This is to be to the satisfaction of the Chief Executive Officer.
  3. The *Traffic Report* (under Appendix 6) to be updated to incorporate the advice from the City dated 22 August 2016. This aims for the report to be updated to identify how the extensive queue lengths expected by 2031 can be reduced by maybe providing additional road capacity on the

approaches to the intersection, and/or any other measures. This is to be to the satisfaction of the Chief Executive Officer.

(2) in pursuance of Clause 75 of the *Planning and Development Act 2005* ('the Act') and Part 5, Division 2 Regulation 37 (1) (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations') initiate the proposed scheme amendment, to the City of Cockburn Town Planning Scheme No. 3 ("Scheme") as shown below, and subject to (7) below, proceed to advertise the amendment following modifications being carried out as outlined in (1) above:

1. Amending Additional Use 1 contained in the table of Additional Uses to read:

<b>No.</b>	<b>Description of Land</b>	<b>Additional Use</b>	<b>Conditions</b>
AU 1	Lots 101, 103 (excluding Bush Forever Area 388) and Lot 104 Jandakot Road, Jandakot	<ul style="list-style-type: none"> <li>• Nursery;</li> <li>• Masonry Production;</li> <li>• Warehouse, Showroom and Storage where the display, selling, hiring or storage of goods, equipment, plant or materials and the incidental site activities do not pose risk of pollution to the below ground public drinking water source.</li> </ul> <p>The Use Class Definition's for 'Warehouse', 'Showroom' and 'Storage' are defined in Schedule 1 of the Scheme inclusive of the supplementary restrictions as mentioned above which limit the nature of the permissible goods, equipment, plant or</p>	<p>Planning Approval for Lots 101, 103 and 104 Jandakot Road, Jandakot, are subject to;</p> <p>a) Due consideration to groundwater risk minimisation.</p> <p>b) No bulk storage of green-waste, compost or 'Toxic and Hazardous Substances' ('THS') are permitted above 25 litres in total volume, excluding fuel within vehicle fuel tanks. THS includes pesticides, herbicides, fuel (storage), explosives, flammable liquids, cleaners, alcohols, fertilizers (other than on lot 104 under current planning approvals),</p>

		<p>materials to those which do not pose risk of pollution to the below ground public drinking water source.</p> <p><b>1. Environmental Requirements</b></p> <p><b>Industrial Wastewater:</b> All wastewater produced from activities on-site must be disposed of to a system approved by the Local Government and in liaison with the Department of Water.</p> <p><b>Site Chemical Risk:</b> A Site Chemical Risk Assessment Report being prepared and implemented and regularly updated.</p> <p><b>Dust Management:</b> No visible dust generated by any aspect of operations on-site is to leave the subject land. The operator is required to submit to the Local Government, after consultation with the Department of Environment and Conservation a Dust Management Plan. The Dust Management Plan must be to the satisfaction of the Local Government, and upon approval by the Local Government, is to be implemented and all times.</p> <p><b>Noise Emissions:</b> The development</p>	<p>medical or veterinary chemicals, pool chemicals and corrosive substances; inclusive of the substances listed in the Poisons Act 1964 (Appendix B). These substances may only be stored in volumes above 25 litres if contained within domestic sized packages ready for end-use in domestic situations.</p> <p>c) Due consideration and compliance with the Western Australian Planning Commission's 'Transport Assessment Guidelines for Developments' where appropriate.</p> <p>d) The prior preparation and approval of a Local Development Plan ('LDP') detailing;</p> <ul style="list-style-type: none"> <li>i. The standards to be applied for physical development in order to ensure the protection of the below ground public drinking water source;</li> <li>ii. Vehicle access and egress arrangements;</li> <li>iii. Noise</li> </ul>
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		<p>is to comply with the Environmental Protection Act 1986, which contains penalties where noise limits exceed those, prescribed by the Environmental Protection (Noise) Regulations 1997. If noise emissions from loading operations and the block plant fail to comply with the Environmental Protection Act 1986, additional acoustic measures must be carried out as soon as reasonably practical to ensure the use complies with the Act.</p> <p><b>Lighting:</b> The installation and maintenance of lighting must at all times comply with the requirements of Australian Standard AS 4282-1997 "Control of the Obstructive Effects of Outdoor Lighting".</p> <p><b>Complaints:</b> The operator must prepare a "Complaints Handling Procedure" to ensure that there is a process for administering any complaints including the recording, investigation and response to any concern regarding</p>	<p>mitigation measures pursuant to the details of an acoustic report where required (refer to point 'e' below);</p> <p>iv. Interface controls and/ or measures with regard to Bush Forever Area 388.</p> <p>e) With regard to any application for 'Warehouse', 'Showroom' or 'Storage', the preparation and lodgement of a report prepared by a suitably qualified acoustic consultant detailing the potential noise impact on noise sensitive land uses. The report shall demonstrate how the proposed development has been acoustically assessed and designed for the purposes of minimising the effects of noise intrusion and/or noise emissions. The report must demonstrate the measures required to address noise to the Local Government's satisfaction and be implemented and maintained as part of the development of the land</p>
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		<p><i>the operation.</i></p> <p><b>2. Design Requirements</b>  <i>Building design and location shall minimise the visual impact of the development from surrounding residents inclusive of appropriate buffers, noise bunds and vegetation (light and visual) screening. Building materials and colours must be clad or coloured to complement the surroundings, and/or adjoining developments in which it is located, and shall use non-reflective materials and colours. Regard shall be had to the screening of product storage. Staging Plan in the form of a Local Development Plan ('LDP') shall be prepared by the applicant and approved by the Local Government prior to any development within Additional Use area 1.</i></p> <p><b>3. Traffic requirements</b>  <i>Planning proposals shall demonstrate appropriate traffic generation calculations and traffic impact assessments on the</i></p>	<p>f) <i>Development of any 'Warehouse', 'Showroom' or 'Storage' must:</i></p> <ul style="list-style-type: none"> <li><i>i. Be connected to a reticulated sewer system;</i></li> <li><i>ii. Have all lighting comply with the requirements of Australian Standard AS-4282-1997 "Control of the Obstructive Effects of Outdoor Lighting" and the Civil Aviation Regulations 1988 and the Civil Aviation Safety Authority Manual of Standards in accordance with the details prescribed within the Jandakot Airport Masterplan;</i></li> <li><i>iii. Have all structures comply with the Obstacle Limitation Surfaces in accordance with the details prescribed within the Jandakot Airport Masterplan;</i></li> <li><i>iv. Have a 'Site Chemical Risk Assessment Report'</i></li> </ul>
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		<p>current and future planned road network. Mitigation measures shall demonstrate viability and road upgrade responsibilities. The extent of all traffic related considerations should be identified and agreed upon early in the planning process to the satisfaction of the Local Government.</p>	<p>prepared, implemented Including annual reporting to the Local Government and the Department of Mines and Petroleum.</p> <p>v. Lodge a Dust Management Plan for approval by the Local Government and ongoing compliance by the property owner(s).</p> <p>g) Building design, internal vehicles access ways, and locations shall minimise the amenity impact of the development from surrounding residents.</p> <p>h) Building materials and colours must be clad or coloured to complement the surroundings, and/ or adjoining developments in which it is located, and shall use non-reflective materials and colours.</p> <p>i) No below ground storage is permitted.</p> <p>j) Stormwater from roofs and clean paved areas should be directed</p>
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			<p>away from potentially contaminated areas where THS (below 25 litres in total volume) are stored or handled. Stormwater from carpark areas is to be managed as recommended in the Stormwater Management Manual for Western Australia (reference 8d) or relevant equivalent.</p> <p>k) Any liquids discharged to the environment (via soakage or ground application) should have been tested as compatible with downstream water resource values. Discharge to drains or waterways should not occur due to the risk of release of contaminated water. The effluent quality should be determined by sampling in accordance with Australian Standard 5667 Water quality sampling (reference 9b) or relevant equivalent.</p> <p>l) As part of future development and/or subdivision of the subject land, the applicant will be expected</p>
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			<p>to; Provide the land for the Bush Forever site (as agreed) free of cost to the Crown.</p> <p>m) As part of future development and/or subdivision of the subject land, the land owner/ applicant will be expected to:</p> <ul style="list-style-type: none"> <li>i. Provide the land for the widening of the adjoining section of Jandakot Road from a single carriageway road to a dual carriageway road free of cost to the City of Cockburn;</li> <li>ii. Upgrade the adjoining section of Jandakot Road from a single carriageway to a dual carriageway.</li> </ul>
<p>2. amend the Scheme maps as required</p> <p>(3) note the proposed scheme amendment map is identified as Attachment 2 of this report and the associated scheme amendment text, which aims to delete the current Additional Use No. 1 ('AU 1') provisions (row 2 columns 2, 3 and 4) within the scheme under the table of Additional Uses and replace this text with that prescribed within Attachment 3 of this report.</p> <p>(4) note the amendment referred to in resolution (2) above falls within the definition of a 'complex amendment' as per Part 5 Division 1 Regulation 34 of the <i>Planning and Development</i></p>			

*(Local Planning Schemes) Regulations 2015* as follows:

- a. *“an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- b. *an amendment that is not addressed by any local planning strategy;*
- c. *an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;*
- d. *an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act;*
- e. *an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan”.*

Pursuant to Regulation 35 (2), note the proposed amendment satisfies (a), (b) and (c) of the above criteria. In particular, the proposal is not countenanced in any local planning strategy, endorsed by the Commission or otherwise. The amendment is of a scale with potential impacts relative to the development in the locality, principally in relation to planned traffic, road upgrades and Jandakot Airport, and its surrounding commercial land.

- (5) pursuant to Clause 81 of the Act, refer the proposed scheme amendment to the EPA by giving to the EPA written notice of this resolution and such written information about the amendment as is sufficient to enable the EPA to comply with section 48A of the EP Act in relation to the proposed scheme amendment;
- (6) note that the proposed scheme amendment will not be advertised under section 84 until the EPA has advised their review has been undertaken in accordance with those instructions pursuant to Clause 82 (2) of the Act;
- (7) pursuant to Part 5 Division 2 Regulation 37 (2) of the Regulations submit 2 copies of the proposed amendment to the Commission prior to advertising of the proposed scheme amendment and request of the commission, pursuant to 37 (4), that the Commission examine the documents and advise the City of Cockburn if the Commission considers that any modification to the documents is required before the amendment to the local planning scheme is advertised; and
- (8) subject to Clause 81 and 82 of the Act, if the Commission advises the City of Cockburn that it is satisfied that the complex amendment is suitable to be advertised, as per (5) and (6)

above, advertise the proposed amendment pursuant to the details prescribed within Regulation 38. Regulation 38 specifies advertising must not be less than a period of 60 days.

## COUNCIL DECISION

### Background

The subject land comprises Lot 101, Lot 103 and 104 Jandakot Road, Jandakot and is zoned 'Rural – Water Protection' under the Metropolitan Region Scheme ("MRS") and 'Rural Resource' under the City of Cockburn Town Planning Scheme No. 3 ("Scheme").

The subject land is located broadly on the corner of Jandakot Road and Berrigan Drive and is commonly known as the "Urbanstone" site. Jandakot Airport is situated directly to the North of the subject site.

Lot 101 is approximately 6.4009ha in area and is occupied by the "Urbanstone" factory producing masonry products. Lot 104, being approximately 4.2582ha, sits at the corner of Jandakot Road and Berrigan Drive and is currently occupied by a nursery. The remainder of the subject site is located on Lot 103, located north and east of the "Urbanstone" plant, and is approximately 46.6239ha in area and partially cleared, having been previously mined for sand resources and since revegetated. The northern portion of Lot 103 is heavily vegetated and occupied by Bush Forever Site 388, which has an area of approximately 12.97ha.

Additional Use No.1 ("AU1") of the Scheme is currently located over Lots 101, 104 and approximately 2.5ha of Lot 103 and allows for the use of the land for "Nursery", "Masonry Production", "Warehouse only where ancillary to Masonry Production" and "Showroom only where ancillary to Masonry Production". Masonry Production and Warehouse are restricted to Lot 101.

Council at its meeting of 13 December 2012 resolved to adopt Scheme Amendment No. 91 which extended the then AU 1 area and introduced the additional uses of "Nursery", "Showroom" and "Warehouse", where "Warehouse" and "Showroom" are ancillary to Masonry production. Prior to Amendment 91 "Masonry Production" was the only additional

use and it applied only to the then Lot 77 on Diagram 86541 Jandakot Road, Jandakot.

## Submission

The Proposed Scheme Amendment was lodged by MGA Town Planners on behalf of the landowner Schaffer Corporation Ltd. The Proposal seeks to extend the AU 1 covering Lots 101, 104 and portion of Lot 103, Jandakot Road to include the whole of Lots 101, 103 and 104 excluding road widening and Bush Forever Site 388. Please refer to Attachment 2 of this report for details.

## Report

### Perth and Peel at 3.5 Million and supporting documentation

On 9 July 2015 the City of Cockburn Council resolved to support a submission, to the Western Australian Planning Commission ('WAPC'), on the draft *Perth and Peel at 3.5 Million* and supporting documentation. This was identified as item 14.4.

Council's resolution emphasised nine (9) points in particular, of which four (4) are considered to be relevant to the Urbanstone site at Lots 101, 103 & 104 Jandakot Road, Jandakot. These points are listed below for convenience;

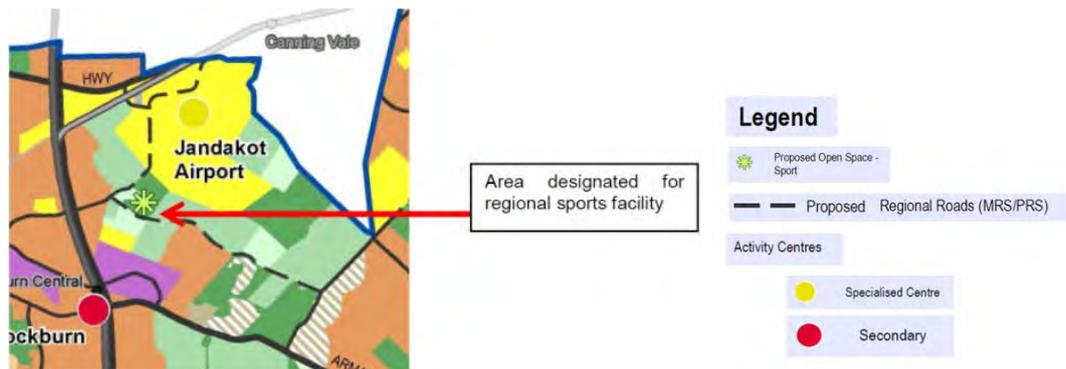
1. *"For the future development of the Banjup north precinct, a more legible spatial boundary should be adopted based upon Armadale Road; Warton Road; Jandakot Road; Berrigan Drive and; the Kwinana Freeway. This will enable a further strategic planning element to take place by local government, working with landowners and the community to determine the ultimate nature of land use and development in the precinct;*
2. *Questions are raised about what happens in the area north of Jandakot Road and particularly surrounding Jandakot Airport. Is it realistic that the document seek to retain a rural setting, typified by 2ha lots sizes with the landscape containing buildings, or will this area be unable to support required levels of rural amenity given its proximity to the airport and urban development to the south;*
7. *Further work is needed to analyse the regional sports needs of the sub-region, before deciding whether the location on Jandakot Road as currently designated by the document is appropriate; and*
8. *The delivery of a future Jandakot Road Other Regional Road will need to be based upon developer contributions, and need to limit*

*land impacts to the north, given it is the southern adjoining land use that is changing from rural to urban.”*

The City has not yet received a formal response from the WAPC regarding the above report. Notwithstanding it is noted under Appendix 5 of the Scheme Amendment application report the proposal is accompanied by two separate letters of support from the Chairperson of the Western Australian Planning Commission both dated 23 June 2015.

These letters identify, in the view of the Chairman, the approach of this amendment may have strong merits in terms of its current and future uses for purposes associated with Jandakot Airport; in particular the ‘Specialised Centre’ which is identified by a yellow circle on the *South Metropolitan Peel Sub-regional Planning Framework Towards Perth and Peel @ 3.5 million* document. With regards to the proposed ‘Open Space Sport’ site, identified by a green asterisk on the abovementioned map over Lot 103, the Chairman advises this site is not fixed or strongly advocated as a future site by the Department of Sport and Recreation.

Figure 1: Sub-regional Planning Framework extract  
(in relation to subject site)



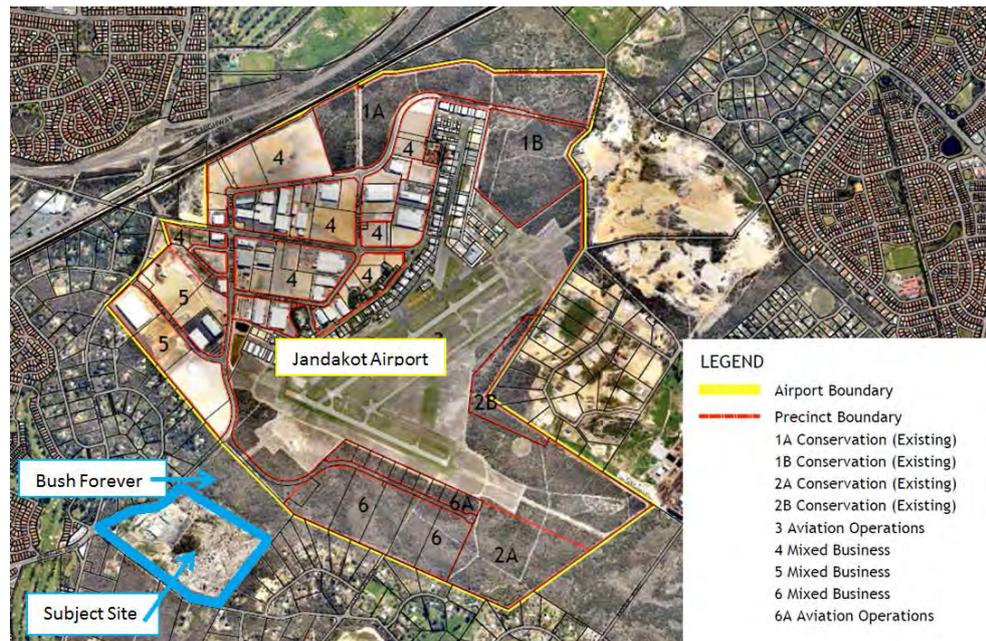
The Chairman advises, the Department and subsequently the Commission will need to re-examine its proposals to not only relocate the recreational site but also give consideration to the site being considered more as a commercial site due to its proximity to Jandakot Airport, Roe Highway and Kwinana Freeway; and the proposed freight link extension network of the Government.

From a strategic perspective Jandakot Airport Holdings (JAH), in their letter dated 1 September 2014, believes the subject land should be regarded as part of the airport site for operational and commercial reasons in conjunction with the proposed freight link extension.

The City, the applicant and Commission officers have recently met in relation to the subject site to discuss the proposed amendment and the

wider strategic context in which it sits. As a result of that meeting it was agreed, in principle, there may be planning merit with the proposed Scheme Amendment subject to appropriate demonstration of proper and orderly planning and effectively due process would need to be applied to any discretionary decision making in that regard. Pursuant to Clause 77 (1) of the Act, every local government in amending a local planning scheme is to have due regard to any State planning policy which affects its district.

Figure 2: Jandakot Airport Master Plan 2014  
(Precinct Plan extract with Subject site)



The below sections aim to identify the relevant State Planning Policies which apply to this Amendment and subsequently provide detailed analysis as to the appropriateness of this Amendment in that regard.

### State Planning Policy 2.3 Jandakot Groundwater Protection Policy July 2014

The objectives of SPP 2.3 is to ensure all changes to land use within the policy area are compatible with the long-term protection and maintenance of groundwater for public water supply and maintenance of associated ecosystems. The policy aims to subsequently prevent, minimise and manage in defined locations land uses likely to result in contamination of groundwater. In addition the policy aims to maintain or increase natural vegetation cover over the policy area.

Groundwater is a highly valued resource of the State and the policy area currently provides a significant volume of high quality water that needs to be protected into the future. It is understood groundwater

protection is dependent on appropriate and integrated land use planning, water and health management processes.

SPP 2.3 provides an image which correlates to the boundary of the Department of Water proclaimed Jandakot Underground Water Pollution Control Area. The policy area has been established in order to restrict activities that may cause groundwater contamination. Under this image within the policy, the subject site falls within the 'P2 area' namely the 'Rural Water Protection Zone'.

Guidance on the acceptability of land uses, activities and subdivision within P2 areas within SPP 2.3 is provided in the Department of Environments Water Quality Protection Note ('WQPN') *'Land Use Compatibility in Public Drinking Water Source Areas'*.

In relation to scheme amendments generally, under SPP 2.3 there is a presumption against industrial or commercial 'zoning' or 'land use' over the subject site. Under the WQPN 'Showroom' and 'Storage' are described as 'incompatible' land uses within P2 areas. 'Warehouse' is described within the WQPN as 'Compatible', subject to it being 'conditionally approved'. Generally, within P2 areas there is to be no increased risk of water source contamination/ pollution. For P2 areas, the guiding principle is 'risk minimisation'.

It is advised under SPP 2.3 when considering scheme amendments in this area, for example, local governments should ensure that account is taken of State strategic planning instruments in relation to the net effects that the proposed land use changes are likely to have on the risk of polluting the ground water.

It is recognised within the WQPN that there may be special circumstances which may occasionally result in 'Incompatible' land uses receiving approval. This is generally where the proposal is considered to have demonstrated an overriding community benefit and that the land use will not increase the risk of contamination of the Public Drinking Water Supply Area.

City officers have been working closely with the applicant and the Department of Water with regard to the above. The draft scheme text as proposed before Council aims to address the environmental and public health concerns, in relation to ground water protection in conjunction with providing the land owner with flexibility. The DoW has given a without prejudice in principle support of the proposed draft Scheme text.

The 'Warehouse', 'Showroom' and 'Storage' 'land uses' are proposed to be restricted in such a way that the display, selling, hiring or storage of goods, equipment, plant or materials and the incidental site activities

do not pose risk of pollution to the below ground public drinking water source. The draft scheme text does this through requiring any future development application to comply with the comprehensive list of 'Conditions' under column 4 of the text box (see Attachment 1 for details). These include, but are not limited to, no storage of toxic and Hazardous Substances ('THS') including pesticides, herbicides, explosives, flammable liquids, cleaners, alcohols, pool chemicals and corrosive substances. These conditions have due regard for the Department of Waters' WQPN 65 'Toxic and hazardous substances'.

There has also been agreement that any future development must be connected to a reticulated sewer system. This has been included under point 'f' of the draft scheme text.

### Environmental Assessment

As mentioned above SPP 2.3 aims to maintain or increase natural vegetation cover over the policy area. City officers have reviewed the 'Environmental Assessment' which was submitted by the applicant as part of the proposed Amendment and note the following points.

1. The assessment does not appear to accurately consider any of the vegetation directly adjacent to the Bush forever site. The below aerial (Figure 3) with the overlay of the Bush Forever site shows what appears to be remnant vegetation within the area bounded by the red line. The document seems to indicate that this is re-vegetation but it appears to be similar in composition to the Bush Forever site. Further investigations are required. If this area is deemed to be remnant bushland a level 2 flora survey will be required. This is particularly important given the presence of threatened and priority flora in the area. A clearing permit may also be required prior to any future development.
2. Based on the concept provided a firebreak will need to be installed along the boundary of the Bush Forever site. This will result in further loss of bushland. It would be preferable for the boundary of the proposed development area to be brought south to prevent further impacts to the Bush forever site. This could then accommodate the requirement for a wetland buffer.

Figure 3: Bush Forever Site (orange) with expected remnant vegetation (red)



Pursuant to the above, this report has been conditioned, above, to require further investigation in this regard. It is noted under section 9 of SPP 2.3 *“the retention of native vegetation and wetland is beneficial in protecting and maintaining the quality of the groundwater resource and fundamental to the objectives of the policy”*.

Further to this, early discussion with the applicant advised that there would be an expectation for the agreed Bush Forever site to be ceded to the Crown as part of future development and/or subdivision. This would guarantee protection, and remove the maintenance obligations on the landowner.

In order to appropriately capture this requirement, the following condition is included as part of the Additional Use, under Column 4:

As part of future development and/or subdivision of the subject land, the applicant will be expected to:

- Provide the land for the Bush Forever site (as agreed) free of cost to the Crown.

#### State Planning Policy 2.5 ‘Rural Planning Policy’

The purpose of SPP 2.5 is to protect and preserve WA’s rural land assets due to the importance of their economic, environmental and landscape values. Ensuring broad compatibility between land uses is inherent in this approach.

It is understood a growing economy and population will increase the pressure on rural land to be used for a wide variety of purposes. The policy is identified as applying to land identified for rural living, such as the rural land surrounding the subject site.

SPP 2.5 identifies other regulations and policies overlap with the planning system, and that some proposals may require approvals

outside the planning system. This includes the assigned noise levels for sensitive premises under the *Environmental Protection (Noise) Regulations 1997* which are informed zonings in planning schemes. This is an important consideration with regards to this proposal.

In addition to the above consideration, the EPA's *Protection Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses* provides guidance on recommended separation distances between rural land uses and sensitive land uses.

An objective of SPP 2.5 is to avoid and minimise land use conflicts. As such both of these considerations have resulted in the draft Scheme Text, under Attachment 3 of this report, identifying a section on 'Noise Emissions' as an issue under column 3 and 4.

It is understood the specific development applications have not yet been finalised at this early stage. As such the noise considerations are therefore limited in their guidance. Scheme Amendments can only identify the principles to be dealt with at the later planning stage/(s) in this regard. To resolve this issue and to ensure future developments comply with the above mentioned objective of SPP 2.5, the 'Conditions' section (column 4 of the draft Scheme Text) outlines specific requirements. These relate to the requirement of Local Development Plans to detail the noise mitigation measures pursuant to a future acoustic report.

In addition to the above, point 'e' of the draft Scheme text requires future acoustic report/(s) to detail the then (specific) potential noise impact on noise sensitive land uses (namely the surrounding rural residential lots). The draft Scheme text specifies further that the acoustic report must be to the satisfaction of the Local Government and be implemented and maintained as part of the development of the land.

At this Scheme Amendment stage the applicant has provided under Appendix 1 of the report/ application a preliminary broad level Acoustic report. This report has been reviewed by City officers. As a result of this review this report has been conditioned, above, on the basis that the current Acoustic report is updated with regards to clarity. Notwithstanding, the current report as provided by the applicant is considered to be generally satisfactory at an officer level.

#### State Planning Policy 5.3 'Land Use Planning in the vicinity of Jandakot Airport'

The objective of SPP 5.3 is to minimise the impact of airport operations on existing and future communities, with reference to aircraft noise.

The policy aims to do this by preventing 'noise-sensitive' land uses within specific Australian Noise Exposure Forecast's ('ANEF').

Pursuant to the ANEF (ultimate capacity) of the Jandakot Airport Master Plan (2014), the subject site falls within the '25 ANEF'. It is understood 'Light Industrial' or 'Other Industrial' are described as 'Acceptable' Building Types within the 20 to 30 ANEF. On this basis whilst the subject site falls within the parameters of SPP 5.3 the proposed Amendment is not considered to conflict with SPP 5.3s objectives.

#### State Planning Policy 3.7 'Planning in Bushfire Prone Areas'

Designation of an area as being bushfire prone reflects the potential of bushfire to affect the site. SPP 3.7 aims to ensure that high order strategic planning documents take into account bushfire protection measures.

The subject site falls within the States Designated Bushfire Prone Area map. As such the applicant has provided a 'Bushfire Management Plan' within the application documentation under Appendix 2. City officers are comfortable that this document satisfies the requirements of SPP 3.7. Should Council resolve to initiate this Amendment the BMP will be referred to DFES during the advertising period for their comments.

#### Traffic

The applicant has provided a Traffic Report under Appendix 6 of the proposed Amendment report. The report aims to address the potential traffic generation of full development of the site under the proposed amendment and the implications in terms of access arrangements and traffic impact on the adjoining road network.

This report, under Appendix 6, identifies representatives of Schaffer Corporation and their town planning and traffic engineering consultants have had a number of meetings with City officers between December 2015 and June 2016 to discuss road planning and access issues.

The report identifies further, the City's tender for an awarded contract in 2016 for construction of the remaining section of Pilatus Street from Jandakot Road to the airport boundary and the associated impacts that may have on the subject site.

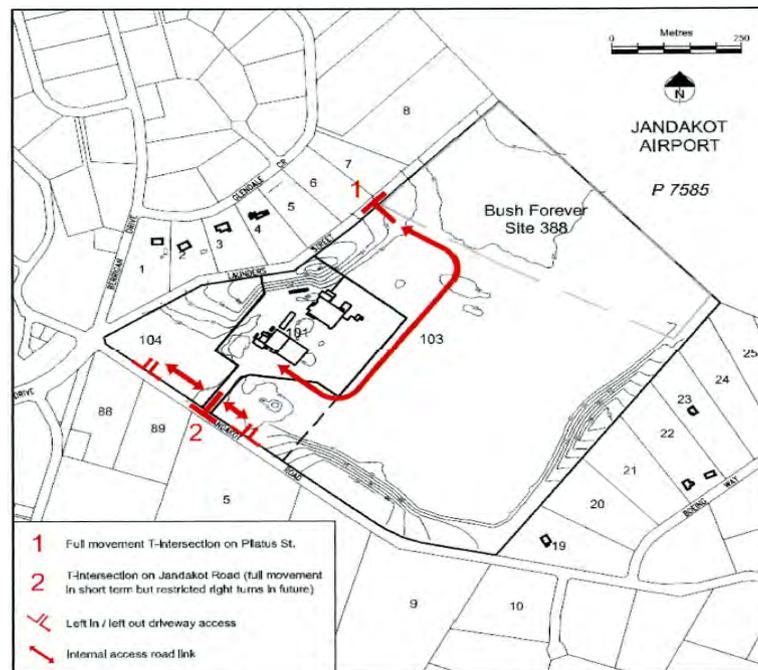
The abovementioned project will, at some point in the future, include upgrading of Berrigan Drive to dual carriageway standard from Jandakot Road to Kwinana Freeway, construction of a signalised 4-way intersection at Jandakot Road/ Berrigan Drive/ Pilatus Street/

Dean Road and realignment of Berrigan Drive south of Glendale Crescent to form a priority-controlled T-intersection at Pilatus Street.

The planned road upgrades to the roads surrounding the subject site is extensive and therefore the City's road engineers have been a part of all prior discussions where they relate to this proposed Amendment.

Figure 4: Proposed Access Strategy (Stage 1)

Source: Applicants Traffic Report



City officers have reviewed the Traffic Report and are generally satisfied with the report in its current format. Notwithstanding there have been a number of minor issues raised which have been communicated to the applicant for their review and action. This report is subject to those amendments being incorporated into an updated Traffic Report.

In addition to these elements which focus on the immediate western corner of the subject land, as part of early discussion with the applicant it was made clear that upon future development of the subject land, the land required for the widening of Jandakot Road to a dual carriageway standard would be required to be provided free of cost, together with a monetary contribution towards upgrading this from a single to dual carriageway road. The applicant has acknowledged this requirement.

In order to appropriately capture this requirement, the following condition is included as part of the Additional Use, under Column 4:

As part of future development and/or subdivision of the subject land, the land owner/ applicant will be expected to:

- Provide the land for the widening of the adjoining section of Jandakot Road from a single carriageway road to a dual carriageway road free of cost to the City of Cockburn;
- Upgrade the adjoining section of Jandakot Road from a single carriageway to a dual carriageway.

The land required and upgrades required are to be to the satisfaction of the City of Cockburn.

This condition ensures that there is a clear nexus between the future development and/or subdivision of the subject land generating the need for the required road upgrade.

### Conclusion

The proposed Scheme Amendment is considered to have due regard to the relevant suite of State Planning Policies. In particular State Planning Policy 2.3 - Jandakot Groundwater Protection Policy July 2014. This policy is considered to be a critical component in considering the acceptability of the proposal. In this regard City officers, the applicant and the Department of Water have been working closely to agree on a suite of scheme provisions.

The proposed scheme text aims to ensure any future 'Warehouse', 'Showroom' and 'Storage' 'land uses' are proposed to be restricted in such a way that the display, selling, hiring or storage of goods, equipment, plant or materials and the incidental site activities do not pose risk of pollution to the below ground public drinking water source. This approach has been given in principle officer level without prejudice support from the Department of Water.

Similarly, it is noted the subject site is surrounded by a road network which is subject to major upgrades within the future. These upgrades are in conjunction with the City's project in relation to Pilatus Street from Jandakot Road to the airport boundary and it is noted there will be associated impacts in relation to the subject site. On this basis City officers have been guiding the applicant with the recently submitted Traffic Report.

Overall, this amendment aims to balance the environmental issues in conjunction with providing more flexibility with regards to the strategic planning merits of the proposal. The WAPCs Chairman is of the view this site is ideally suited from a strategic planning perspective and it is understood this may later be reflected in the WAPCs future strategic documents. Accordingly it is recommended Council resolves to initiate the proposed Amendment subject to the above mentioned modifications.

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

### **Infrastructure**

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

### **Leading & Listening**

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

### **A Prosperous City**

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

### **Environment & Sustainability**

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

## **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**

Nil

## **Community Consultation**

Pursuant to Clause 81 of the *Planning and Development Act 2005*, following Councils support, the proposed amendment will be referred to the EPA for their review.

Pursuant to Part 5 Division 2 Regulation 37 (2) of the Regulations, officers will also submit 2 copies of the proposed amendment to the Commission prior to advertising.

Subject to Clause 81 and 82 of the Act, if the Commission advises the City of Cockburn that it is satisfied that the complex amendment is suitable to be advertised the amendment can then be advertised

pursuant to the details prescribed within Regulation 38. Regulation 38 specifies advertising must not be less than a period of 60 days.

### **Risk Management Implications**

Should the amendment not be initiated, the City's Town Planning Scheme No. 3 would still remain consistent with the Metropolitan Region Scheme.

There is no risk of the City encountering a compliance manner in this regard.

### **Attachment(s)**

1. Location Plan
2. Current and Proposed Zoning Map
3. Proposed Scheme Text (Initiation)

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 8 September Council Meeting.

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

Nil.

- 14.3 (OCM 8/9/2016) - PROPOSED STRUCTURE PLAN - PT LOT 802, LOTS 1, 803, YANGETUP ROAD, LOTS 7, 99, 146, 147 HAMMOND ROAD AND LOT 4308 BEELIAR DRIVE, COCKBURN CENTRAL – OWNERS: ANGELO LUCIANO ALESSANDRINI, CATINA ALESSANDRINI, STATE OF WA (MGT ORDER: CITY OF COCKBURN) AND CITY OF COCKBURN – APPLICANT: BURGESS DESIGN GROUP (110/ 149) (L SANTORIELLO) (ATTACH)**

#### **RECOMMENDATION**

That Council

- (1) in pursuance of Clause 20 (2) (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Commission the approval of the proposed 'Tony Ales' Structure Plan for Hammond Road North subject to the following modifications:
  1. Cover Pages 1 and 2: Delete the words "Activity Centre" from the title and delete the words "formal adoption of" and "activity center" from the paragraph.

2. The report generally including the footer within multiple pages of the report: Delete the words 'Activity Centre' or any associated acronyms with regards to 'Activity Centre Structure Plan'.
3. Approval Page: Replace the word "adoption" with the word "approval".
4. Part One of the Structure Plan report: Section 1 – delete the words "Activity Centre". Section 3 – remove the word "the" on the second line (typo). Section 4 – Pursuant to the principles identified by 'State Planning Policy 4.1 State Industrial Buffer (Amended)' prohibit sensitive 'land-uses' within the Structure Planning area as follows; 'Bed and Breakfast', 'Dwelling - Aged or Dependent Persons', 'Dwelling – Caretakers', 'Dwelling – Grouped', 'Dwelling – Multiple', 'Home Business', 'Home Occupation', 'Home Office', 'House – Lodging', 'House – Single', 'Residential Building' and 'Tourist Accommodation'. Sentence 1 of section 4 is to be amended in accordance with the above. The reference to the respective maximum net lettable areas is to be deleted. Section 4 to be appropriately amended to reflect the comments of the *Department of Planning* under submission 26 in relation to the abutting Bush Forever area (see Attachment 3 for details). Section 4 – to make mention of the requirement for an 'Urban Water Management Plan' to be provided as a condition of subdivision. Replace the text within section 5 with the following text; Local Development Plan/(s) will be prepared for the Structure Plan area pursuant to the WAPC's Local Development Plan Framework and the Schedule 2 Part 6, 'Deemed Provisions for Local Planning Schemes' of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Local Development Plan/(s) will encompass all lots within the Structure Plan area and set out the following information; (i) The standards to be applied for the buildings; (ii) Vehicle access, vehicle parking, pedestrian and cyclist movements; (iii) The provision for end-of-trip facilities and improvements to access and facilities for pedestrians and cyclists; (iv) Un-preferred land uses including the 'sensitive uses;' 'Bed and Breakfast', 'Dwelling - Aged or Dependent Persons', 'Dwelling – Caretakers', 'Dwelling – Grouped', 'Dwelling – Multiple', 'Home Business', 'Home Occupation', 'Home Office', 'House – Lodging', 'House – Single', 'Residential Building' and 'Tourist Accommodation'; (v) The location, orientation and design

of buildings; and (vi) Street interface treatments along the 'main street' and Beeliar Drive. Sections 5.1 and 5.2 – delete these sections from the report.

5. Structure Plan map: Insert the 'Structure Plan (19.01.16)' at the end of Part One (within Part one). This map is to be modified as follows - Legend to be modified to include the heading "Local Scheme zones" and accordingly delete the words 'zone' from each of the two zones on the draft plan. Include an additional heading within the legend titled "Local Scheme Reserves" with the "Local Road" reserve underneath. This is to include a white box to identify the reserve colour. Delete the three notes from the map. Include a single note with the following text "*Refer to the Structure Plan report text for un-preferred land uses*". Delete the word 'draft' from the map. Delete the words "Activity Centre" from the map.
  
6. Part Two of the Structure Plan report: Section 1.1 dot point 1 - change text to 'Provide for commercial, retail and mixed business development and compatible uses incidental thereto'. To maintain consistency with the Scheme 'DA 35' provisions. Section 1.3.1 page 6 - replace 'special' with 'Development Area' in relation to the provisions. Section 1.3.4 – Make appropriate reference to '*State Planning Policy 4.1 State Industrial Buffer (Amended)*'. Section 3.2 Local Development Plans – update this section to include the relevant text from Part One as follows - Local Development Plan/(s) will be prepared for the Structure Plan area pursuant to the WAPC's Local Development Plan Framework and the Schedule 2 Part 6, 'Deemed Provisions for Local Planning Schemes' of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Local Development Plan/(s) will encompass all lots within the Structure Plan area and set out the following information; (i) The standards to be applied for the buildings; (ii) Vehicle access, vehicle parking, pedestrian and cyclist movements; (iii) The provision for end-of-trip facilities and improvements to access and facilities for pedestrians and cyclists; (iv) Un-preferred land uses including the 'sensitive uses;' 'Bed and Breakfast', 'Dwelling - Aged or Dependent Persons', 'Dwelling – Caretakers' , 'Dwelling – Grouped', 'Dwelling – Multiple', 'Home Business', 'Home Occupation', 'Home Office', 'House – Lodging', 'House – Single', 'Residential Building' and 'Tourist Accommodation'; (v) The location, orientation and design of buildings; and (vi) Street interface treatments along the

'main street' and Beeliar Drive. Section 3.2.1 - Delete all text in this section except for the first sentence up to the word "granted". Section 3.2.2 – Delete this entirely. Section 3.4 – Make reference to the need for an Urban Water Management Strategy to be required as a condition of subdivision in accordance with the WAPC's '*Better Urban Water Management*' document. Figure 6: remove the vehicle access leg from the current blue road reserve (between the indicative office and medical center); and by Including Lots 146 and part of lot 147 (excluding blue road reserve) as these lots form part of the Structure Plan area. Section 3.5 – delete the reference to 'caps'.

7. Appendix 2 - Transport Assessment: Update the Transport Assessment in accordance with the comprehensive comments provided by the City of Cockburn's Road Planning and Development Services team. The comprehensive list of comments is provided within Attachment 3 of this report (Schedule of Submissions). Please see the orange text under column 4 submission 8. The updated report is to be provided to the satisfaction of the City of Cockburn. Additionally, the 'Transport Assessment' is to be amended to address the following three points as raised by Main Roads Western Australia ('MRWA') during the Structure Plan advertising stage. (1) *"As Beeliar Drive is a Restricted Access Vehicle (RAV) 4 network, Main Roads would request that all access to and from Beeliar Drive, including the roundabout, is consistent with RAV 4 vehicles."* (2) *"The internal layout of the proposed Structure Plan does not encourage pedestrian or cyclist movement. Proposed paths are narrow and limited and navigation of the parking areas on foot will be difficult."* And (3) *"Provision should be made for a bus bay or bus drop-off point, possibly to the north of the Structure Plan area on Hammond or Yangebup Roads."*
8. Appendix 3 – Retail Sustainability Assessment ('RSA'): Update the 'RSA' in the following ways; under page 17 it mentions '*...there is no District or Neighborhood centers located within 3.5km of the center...*' this is not correct. The 'Lakes Neighborhood Centre' is within 2km of the site. The 'Beeliar Neighborhood Centre' is within the said 3.5km. The subject site is within proximity (within the said 3.5km) of various 'mixed business' areas. Please amend accordingly. The RSA should be updated with reference to the correct distances of the subject site to the sites.

Page 17, paragraph 2. The phrase “produces immediate evidence” should be replaced with “supports the argument”. The reference to the ‘Local Commercial Strategy (City of Cockburn 2010)’ should be changed to ‘Local Commercial and Activity Centre Strategy 2012’ (‘LCACS’) this applies throughout the document. Typo on page 20; “9\$%” should be “9%” presumably.

- (2) endorse the Schedule of Submissions prepared in respect of the proposed Structure Plan (Attachment 3);
- (3) advise the proponent and those persons who made a submission of Council’s recommendation; and
- (4) pursuant to Clause 22 (7) of the *Planning and Development (Local Planning Schemes) Regulations 2015* request that the Commission provides written notice of its decision to approve or to refuse to approve the Structure Plan.

## COUNCIL DECISION

### Background

Proposed Structure Plan was received by Council on 15 February 2016. It was prepared by Burgess Design Group on behalf of the Alessandrini family.

The Proposed Structure Plan relates to Pt Lot 802, Lots 1, 803, Yangebup Road, Lots 7, 99, 146, 147 Hammond Road and Lot 4308 Beeliar Drive, Cockburn Central (“subject site”).

The subject site is approximately 7.5235 hectares in area with frontages to Beeliar Drive, Hammond Road and Yangebup Road. The western boundary abuts the Yangebup Lake ‘Parks and Recreation’ Regional Reserve which is also classified as ‘Bush Forever’ by the State Government and is of particular environmental significance.

‘Tony Ale’s Markets’ has been operating on the eastern side of the subject site for a number of years. More recently ‘West ‘n’ Fresh Fishmongers’ and ‘Madeley Outdoor Living Furniture’ (previously ‘Waldecks Nursery’) have established and operate from separate

buildings and in proximity to Tony Ale's. There are also three separate single dwellings located on the subject site. The majority and remainder of the subject site is vacant undeveloped land (refer to Attachment 1 of this report for a recent aerial photograph).

The subject site was previously the subject of Scheme Amendment No. 90 which was initiated by Council at the 8 March 2012 OCM (Item 14.3). Amendment No. 90 was later adopted for approval by Council on 9 August 2012 (Item 14.5) and later granted final approval on 24 September 2014 by the [then] Hon Minister for Planning. The Scheme Amendment resolved to rezone the subject site from 'Light and Service Industry' [the then predominant zone] and 'Local Centre' (approx. 8,774m<sup>2</sup>) to 'Development' and 'Development Area 35', the current zone. The purpose of the [then] scheme amendment was to set up the planning framework to enable the preparation of a comprehensive structure plan for the subject site.

The Proposed Structure Plan ('SP') aims to address the next stage of planning as prescribed by the abovementioned scheme amendment. The SP was advertised for a period of 28 days in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The purpose of this report is for Council to consider the proposed SP in light of the information received during the advertising process. In total the City received 26 submissions during the advertising period of which 24 support the proposal and the remaining 2 object to the proposal. The submissions are discussed in the 'Report' section below and elaborated on in detail under Attachment 3 of this report (schedule of submissions). Under Attachment 3, there are 27 submissions recorded (rather than 26) this is on the basis that one submission was a two part submission.

## **Submission**

Burgess Design Group on behalf of the Alessandrini family has lodged a Structure Plan for the subject site.

## **Report**

### State Governments' strategic vision for future growth

'Directions 2031' is the current strategic plan which establishes the projected vision for future growth of the City of Cockburn and wider Metropolitan, Perth and Peel region.

Direction 2031 responds directly to several of the tasks identified in the WAPC Statement of Planning Policy No. 1 'State Planning Framework

Policy'; including detailing the metropolitan structure, determining local population housing and job targets, managing growth and developing the activity centre concept.

It is imperative to be cognisant that the 'vision' is not a final blueprint, but the latest in an evolving series of plans which evolve and make assumptions about how Perth will change into the future.

A key difference between Directions 2031 and earlier metropolitan spatial planning is the way in which activity centres are conceptualised. Previous plans and policies focused primarily on the retail function of centres; however Directions 2031, the current policy, recognises that the most successful centres are those that offer a diverse range of services, activities and amenity to their catchment populations.

Directions 2031 promotes 'the way forward' by noting while some activity centres are predominantly 'shopping centres' for surrounding communities, such as Cockburn Central (secondary centre) for example, which cater to surrounding communities. Many other centres, such as the proposed SP, have the potential for economic diversification through new floor space to accommodate more business and services.

The strategic vision specifies existing industrial estates and associated buffers need to be protected from the increasing encroachment by inappropriate non-industrial uses and in some cases by residential encroachment. The subject site is surrounded by the 'Industry' and 'Mixed Business' zones to the north, which have established a series of 'offensive' or non-residentially compatible uses. On this basis the above recommendation, amongst other things, aims to appropriately restrict residential uses within the subject site.

Directions 2031 broadly outlines in 'the way forward' that urban planning policies should acknowledge the role of major economic infrastructure such as ports and airports, with the Jandakot Airport being identified as of particular relevance in this context.

The City of Cockburn Local Commercial and Activity Centres Strategy ('LCACS') identifies the subject site as falling within the 'Jandakot West Industrial Centre'. The LCACS vision for the subject site is explored in more detail later on in this report, from a broad state government perspective 'Specialised centres (Jandakot Airport)' are identified as places that have a strong specialised role. Many nearby business and smaller institutions relate to, or are expected to be supportive of the main institutions and are planned to provide opportunity to provide contribution to the specialised centres.

LCACS places the subject site within a 'strategic employment centre'. The subject site is an expanding 'centre' and is expected to 'support a high density of jobs such as large industrial areas including Jandakot Airport, Henderson, Bibra Lake, Jandakot East and Latitude 32'.

It is estimated by 2031 the population of the south-west sub-region will have grown by 34% to 278,000. The sub-region is described in Directions 2031 as enjoying a relatively strong employment self-sufficiency rate of 60%; however with the intensification of the Latitude 32 industrial area, Directions 2031 expect the sub-region to increase its employment self-sufficiency rate to 70%, which will require 41,000 new jobs by 2031.

### Planning Background

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is also located within Development Area 35 ("DA35").

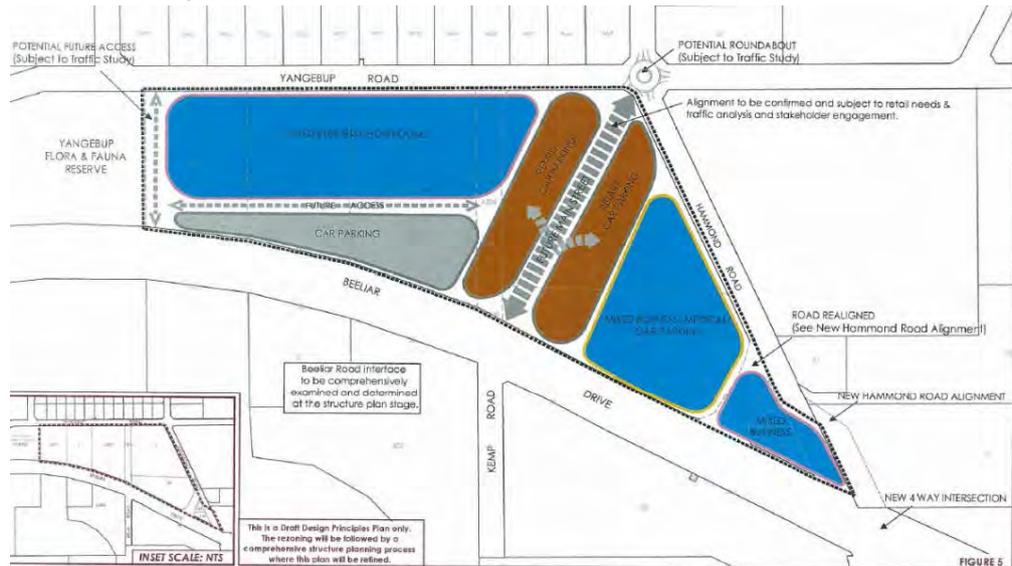
DA 35 provides six separate Development Area provisions. These are identified as follows;

1. *An approved Local Structure Plan adopted in accordance with Clause 6.2 of the Scheme shall apply to the land to guide subdivision, land use and development.*
2. *The Structure Plan is to provide for future commercial, retail and mixed business development and compatible uses incidental thereto. The extent of such uses will be subject to the preparation and approval by Council of an economic/retail impact assessment prepared in accordance with State Planning Policy 4.2.*
3. *Land uses classified in the Structure Plan apply in accordance with clause 6.2.6.3.*
4. *All development shall be in accordance with Detailed Area Plans [now called Local Development Plans] and/or Design Guidelines prepared and approved by Council under clause 6.2.15 of the Scheme.*
5. *The adopted Local Structure Plan must be accompanied by a comprehensive traffic assessment, including a Vehicle Access and Parking Strategy.*
6. *The adopted Local Structure Plan must address and resolve the implementation and land swap arrangements as contained in the*

legal agreement and contract of sale between the proponent and City of Cockburn, signed 22 January 2001. (Note: his has been complied with).

The abovementioned Structure Plan requirements were implemented into TPS No. 3 via Scheme Amendment 90, which Council adopted at its meeting on 9 August 2012. Attachment 4 of that report is provided below. This figure identifies the then agreed ‘principles’ which formed the basis of the assessment and agreed direction for the subject site.

Figure 1: Scheme Amendment No. 90 Principles Plan



The Figure 1 design principles have generally been reflected into the indicative concept of the proposed SP, as indicated below under Figure 2. The previous Scheme amendment and the current Structure Plan both give indicative guide as to how the site may develop. The general principle includes the creation of a ‘main street’ linking Beeljar Drive (near Kemp Road) and Hammond Road; and the concentration of retail uses such as the Tony Ale fruit and vegetable market along the ‘main street’ with Mixed Business and showrooms generally throughout the remainder of the site.

Figure 2: Structure Plan indicative development concept plan



The main street principle is maintained within the proposed SP concept design; however, the alignment has been shifted in more of a north south orientation. Both designs are generally considered appropriate.

It was emphasised within the 2012 plan that Structure Planning may depart from the principles plan (Figure 1) depending on the outcomes of investigations.

### Access and Traffic

Beeliar Drive is classified as an Other Regional Road ('ORR') in the MRS and also as a primary freight route under State Planning Policy ('SPP') 5.4. The Department of Transport ('DoT') in their submission made mention, in their view, *'it is inappropriate to introduce a round-about [see Figure 2 above for details] with the associated delays and hazards for large vehicles unless it is absolutely essential for traffic reasons. In addition the light traffic from the intersecting roads will prevent the round-a-bout from operating properly.'*

With regards to the same roundabout, Main Roads WA is not opposed to the roundabout in principle but advises in their submission; *"the proposed location is considered to be too close to the signalised intersection. It is recommended, subject to more detailed modelling, that the roundabout is moved approximately 500m west of the signals connecting with the business to the south and a new road access through the structure plan north connecting with Yangebup Road. Kemp Road would benefit from the lower speeds due to the roundabout and gaps from the signals."*

The proposed roundabout in question has indicatively been supported by the PTA and MRWA at Scheme Amendment Stage. Neither the PTA nor MRWA rose the, then proposed, access through the centre of the subject site as an issue. The indicative design (see 'Figure 1' above) shows the intent for the 'future main street' to extend through to Beeliar Drive.

It is acknowledged though that the intersection treatment is not specifically shown as a roundabout on Figure 1 above. Notwithstanding the grey arrow on Figure 1 does show a continuation through the subject site through to Beeliar Drive/ Kemp Road.

Item 14.5 of the OCM report dated 9 August 2012 'Consideration to adopt scheme amendment No. 90' (page 40) indicates;

*"The creation of a 'main street' linking Beeliar Drive (near Kemp Road) and Hammond Road with the alignment and extent to be determined through the structure planning process."*

DA 35 of TPS No. 3, which applies to the subject site, specifies;

*“The adopted Local Structure Plan must be accompanied by a comprehensive traffic assessment, including a Vehicle Access and Parking Strategy.”*

City officers have reviewed the preliminary Transcore Transport Assessment dated October 2015, considered the roundabout in question in its current location and determined its location is satisfactory.

The DoT comment below is noted:

*“It is inappropriate to introduce a round-a-bout with the associated delays and hazards for large vehicles unless it is absolutely essential for traffic reasons”.*

MRWA comments below is noted:

*“The proposed location is considered to be too close to the signalised intersection.”*

City officers consider the introduction of the roundabout, in its current indicatively proposed location, to be absolutely essential for traffic reasons. It is recommended the SIDRA modelling of the roundabout is updated to reflect whether or not the proposed location of the roundabout is acceptable to the City of Cockburn. This has been recommended to the WAPC.

It is important to note the relocated intersection for the ‘new’ Hammond Road/ Beeliar Drive Intersection (See Figure 3 below) is considered by the City to be an unusual intersection, given a number of constraints.

‘Figure 3’ below provides recent aerial photographs for reference purposes. In relation to the proposed roundabout in question under Figure 2 above, the below intersection (see ‘Figure 3’) is located to the east of the proposed roundabout.

City officer’s view, in relation to this issue, is; given the unusual design of the below intersection, turning vehicle movements are significantly hindered given the unusual road geometry. It is the experience of a number of City officers that turning bound drivers utilising this intersection generally approach these movements with more caution than standard intersections of similar capacity.

It is found that turning vehicles travel slower through this intersection as a result of the unusual movements/ geometry and therefore fewer

vehicles are seen to pass through the intersection prior to the lights changing to red than would be traversing under similar normal intersections of this capacity.

It is considered this issue is even more profound for those vehicles heading north. The below aerial photographs shows the peculiar nature of the Hammond Road/ Beeliar Drive intersection.

Figure 3: Hammond Road/ Beeliar Drive intersection



It is the City officer's position that the proposed roundabout in question will improve the intersection function of the Hammond Road/ Beeliar Drive intersection. This is because the roundabout is expected to result in interruptions in east/ west vehicle movements which may allow additional turning vehicle movements (from east to north and from west to south).

City officers do not have any concern with regards to the location of the proposed roundabout and support the proposed location. It is noted though that the *“conceptual geometry of the indicative roundabout is potentially inadequate. The likely roundabout is likely to require road widening (truncations) from one or both properties on the south side of Beeliar Drive. The roundabout must be fully contained within the road reserve”*.

It is noted that “Angelo Luciano Alessandrini” is the owner of the property to the south west of Beeliar Drive, Lot 802 Beeliar Drive Success, (the property potentially required to offer a truncation to accommodate a roundabout). This property owner is also an owner of land within the subject site. It is assumed, given the same land ownership and that the land in question is undeveloped that a roundabout in this location is possible, subject to consent from the landowner/ applicant. .

Retail needs assessment and/ or retail sustainability assessment

Perron Group, who owns the Cockburn Gateway Shopping Centre (Cockburn Gateway) on Beeliar Drive; and Coles Group Property Developments, who own the Beeliar Village neighbourhood centre, both provided submission with regard to the Retail Sustainability Assessment ('RSA').

Perron Group provided in their second submission a letter prepared on their behalf by 'Urbis' (Director of Economics and Market Research – Melbourne). The information provided by Urbis was also referred to by Coles Group Property Developments. All three of these submissions, Perron Group, Urbis and Coles object to the proposal. The remaining 24 submissions within Attachment 3 of this report are in support of the proposed Structure Plan.

Provision 2 of DA 35 of TPS No. 3 as mentioned above, specifies:

*"The Structure Plan is to provide for future commercial, retail and mixed business development and compatible uses incidental thereto. The extent of such uses will be subject to the preparation and approval by Council of an economic/retail impact assessment prepared in accordance with State Planning Policy 4.2."*

Under section 5.1 (2) of SPP 4.2 'Activity Centres for Perth and Peel', the responsible authority should not support structure plans that are likely to undermine the established and planned activity centre hierarchy. SPP 4.2 makes mention that SPs should be consistent with the centre's classification in the hierarchy. SPP 4.2 goes further to say *'the responsible authority should consider the main role/ function and typical characteristics for each centre type outlined in Table 3'* of SPP 4.2.

Under 5.1.2 of SPP 4.2 'Neighbourhood and Local Centres' are identified as playing an important role in providing walkable access to services and facilities for communities. These centres, as indicated by SPP 4.2, should be recognised in local planning strategies, and also in structure plans for new urban areas. Pursuant to Clause 6.4 (1) of SPP 4.2 'Activity Centre Structure Plans' are not required for neighbourhood or local centres. As indicated above, a standard Structure Plan is required for these smaller/ lower order centres.

Under the City's Local Commercial and Activities Centres Strategy document ('LCACS') the subject site is identified as falling within a 'Strategic Employment Centre' ('SEC'), namely the 'Jandakot West Industrial Centre'. These centres, which include the subject site, are intended to *'support a high density of jobs such as large industrial areas including Jandakot Airport, Henderson, Bibra Lake, Jandakot East and West and Latitude 32'*.

In addition to being classified as a SEC under the LCACS the subject site is also identified as being classified as a 'Mixed Business Centre' namely 'Beeliar Road'. Looking further at LCACS, it provides a framework for increased development based upon Population Driven Demand Analysis, provided under Appendix 4. This is a guide as to how centres should consider evolving:

Ultimately the Strategy sets a need for between 700-1,167sqm, based on the 2016 measure.

Tony Ales Local Centre				
	2011	2016	2021	2026
SHP	490-817	573-955	626-1,043	657-1,095
RET	103-172	127-212	145-241	151-252
OFF	0-0	0-0	0-0	0-0
ENT	0-0	0-0	0-0	0-0
Total	593-989	700-1,167	771-1,284	808-1,347

The above information from the LCACS indicates a lesser floor-space planned under the LCACS than what is proposed under the Structure Plan. Notwithstanding the above extracts are in relation to the 'Tony Ale's' Local Centre classification. It is important to note the subject site, as mentioned earlier also falls within the 'Strategic Employment Centre' classification under the LCACS. Under SPP 4.2 a RSA "assesses the potential economic and related effects of a significant retail expansion on the network of activity centres in the locality".

It addresses such effects from a local community access or benefit perspective, and is limited to considering potential loss of services, and any associated detriment caused by a proposed development. The RSA "should consider overall costs and benefits of the proposal". On this basis the floor-space of a centre and whether the centre operates more as a 'Local Centre' or a 'Neighbourhood Centre' is at the discretion of the Local Government and the Commission.

In this regard, the applicant identifies that the current Ales market 'clearly does not trade as a Local Centre'. 'Its current mix, size and catchment do not support its position within the LCACS as a Local Centre'. The planned business mix proposed within the SP aims to support its current function by introducing a higher level of complementary activity, higher amenity and employment diversity. The centre is currently considered by the applicant to be a 'supermarket based centre'.

The LCASC acknowledges that Ales market would expand beyond its current size. This is supported with the above extracts where it is identified that all future retail uses allocated within the mixed business precinct is to be allocated to the Ales Local Centre. The subject site falls within the designated SEC including;

- Jandakot West Industrial Centre (47)
- North Lake Road (South) Mixed Business Area (52)
- Beeliar Drive Mixed Business Area (49)
- Tony Ales Local Centre (39)

On this basis and as per SPP 4.2 a floor-space increase is considered acceptable, subject to the RSA providing appropriate consideration of the potential economic and related effects on the network of activity centres in the locality.

The objections assert that the 10km radius catchment determined by the RSA is too large and inappropriate for a local/ neighbourhood centre.

In response to the above, the applicant has indicated the catchment is a 'fact' of the historic trading position for the operator of the 'Tony Ales' centre. The RSA makes mention that the majority of sales will be derived from within a 5km radius and that there is a proportion derived from a 10km radius catchment. The applicant has recently provided commercial survey findings which support this position.

The following map shows the estimated sales contribution from each suburb within a 10km radius of the centre. The survey is derived from electronic transactions by customers from a single banking institution, namely Commonwealth Bank. It is understood this data is a 'snap-shot' and in reality the spending patterns could vary to that what is shown below.

Notwithstanding the above, the data is based on customers to the Ale store only, and was retrieved over a 3 month period from March to May 2016.



customers who are prepared to travel further to purchase the specific range of goods Tony Ales offers for sale.

It is understood the level and reason for attraction to the subject site, has in the past, and is likely to continue to vary between customers. The above analysis aims to suggest that Tony Ales represents an anomaly in the LCACS hierarchy. The applicant suggests that the proposed expansion intends to meet forecast growth in a manner which is consistent with its current function. This analysis is considered to be consistent with the discretionary floor-space increase consideration as the RSA provides appropriate consideration of the potential economic and related effects on the network of activity centres in the locality.

Analysis of a 5km radius from all existing classified Secondary Centres defined by SPP 4.2 shows that the 5km catchment for a Secondary Centre contains on average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals just two full line supermarkets and four smaller supermarkets, highlighting what the applicant describes as a limited supply of supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres.

Figure 5: Proximity of Supermarkets Within 5km of Secondary Centres  
(Source: Coles/Woolworths/IGA store locator web sites)

Existing Secondary Centres	Centre Offer				within 5 km radius			
	Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	IGA
Belmont	1	1	1	0	2	2	1	10
Booragoon	1	1	0	0	2	2	2	7
Victoria Park	1	1	0	1	5	3	3	12
Claremont	1	1	0	1	2	1	1	7
Ellenbrook	1	1	0	0	0	0	0	2
Karrinyup	0	1	0	0	4	1	1	9
Whitfords	1	1	0	0	2	4	1	8
Warwick	1	1	0	0	3	4	2	11
Wanneroo	1	0	1	0	3	4	1	5
Subiaco	1	1	0	0	4	4	2	10
Kwinana	0	1	0	0	2	1	0	2
Clarkson	1	1	0	0	1	0	2	2
Pinjarra	1	0	0	0	0	0	0	0
Leederville	1	0	0	1	5	6	2	10
Mirrabooka	1	1	0	0	4	5	2	12
Maddington	1	1	0	0	3	1	0	6
<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>7.1</b>
<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>4</b>

The Coles based Beeliiar Village is located 5.5km away from the Secondary Centre and 4km away from the subject site. By the Urbis catchment assessment, and supported by the applicant, the Coles catchment can expect to trade comfortably to a 1.5km-2km catchment.

Harvest Lakes and Russell Road Centres are both located over 3km south of the Gateway Centre. The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years

at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The proposed development only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900sqm to 3,300 sqm.

In the opinion of the applicant, *'the annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres'*. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged by the applicant that supermarkets and shops in traditional main street and strip environments invariably result in significantly lower sales productivity levels than their modern internalised counter parts.

The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood centres floor space proposed in and around the catchment is not likely to be developed to single operator standards and performance levels.

Notwithstanding this variation, utilising the Urbis averages (\$10,567/sqm p.a.) as a basis for determining the future demand for supermarket floor space within the catchment still shows a shortfall in supermarket floor space of 18,000sqm within the catchment. The proposed redevelopment of the subject site contributes 1,400sqm or 8% of the total increase in demand for supermarket floor space based on the Urbis averages.

The applicant acknowledges that the amount of specialty floor space is above the average for a neighbourhood supermarket based centre, however, this also represents the amount of floor space required to create the amenity associated with a 'main street' environment. The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to activation of the 'main street' desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.

The additional retail area ('Local Centre' and 'Mixed Business' totalling 27,350sqm) proposed supports the provision of an existing local

retailer to provide a more appropriate mix and amenity in and around its existing store.

It is recognised there is little acknowledgement or provision within SPP 4.2 to differentiate between the floor space (or retail area) required to generate a true 'main street' environment and the retail floor space (or retail area) limits for traditional 'box' local/ neighbourhood centre environments.

SPP 4.2 and the LCACS apply a square meter amount to 'centres' but do not acknowledge centres can proportion the floor-areas in many different ways including 'non-retail' spaces; such as car parking, local roads, drainage areas, landscaping areas, vehicle intersections and public transport facilities. This is considered to be a significant oversight of the Policy.

#### Lessons Learnt, Case Law, Key-Principles and Discretionary Decision Making

On 1 April 2008 the Statutory Planning Committee resolved to refuse to adopt a Structure Plan for the following reasons:

- (a) The Kingsway Shopping Centre is designated as a District Centre in [SPP 4.2] with a maximum floorspace limit of 15,000 square metres. The [Commission] is not prepared to support the increase in floorspace limit due to its inconsistency with [SPP 4.2].
- (b) The proposed increase in retail floorspace at Kingsway Shopping Centre would adversely affect the future development of adjacent Regional Centres, which have been identified as preferred locations for high level retail facilities [and] associated commercial and community activity which is associated with higher level retail activity.
- (c) The retail modelling submitted to support the proposed increase in retail floorspace at Kingsway Shopping Centre does not adequately demonstrate that the proposal will not result in an adverse impact on adjacent centres. The Western Australian Planning Commission is not prepared to approve an increase in retail floorspace without adequate demonstration that it will not negatively impact upon the other existing retail centres.
- (d) Approval of the proposal would create a precedent which would undermine the objectives and principles of [SPP 4.2] and Network City.'

This matter was later heard at the State Administrative Tribunal ('SAT') under **[2008] WASAT 227** where the application for refusal was upheld by SAT. This decision was subsequently appealed in the Supreme

Court under **[2009] WASC 196** where upon detailed analysis of the planning matters, and matters of law, the application was remitted to the SAT with a direction that it be reconsidered by different members of the SAT. Subsequently, under **DR:164/2008** the above application for review was finally allowed and the application, as described above, was therefore approved.

This section of the report before Council aims to highlight a number of key points for consideration, from the application for the Kingsway Activity Centre Structure Plan area, which may be applied to this application to assist in discretionary decision making.

It is important to note the application which applied to the Kingsway Shopping Centre is a different application, which was assessed under a different planning framework, at a different point in time and by a different Local Government. Whilst this analysis does not aim to compare a like-for-like, it does seek to highlight a number of key principles that can be applied to the discretionary decision making to be applied to this application at this point in time. It is important to note there are inherent differences in each application and that each component of this case law should be reviewed and considered on its own merits. Notwithstanding, these important points are considered to be of particular relevance and provided as follows;

How should we apply SPP 4.2 in this context as decision makers?:

1. The Tribunal erred in law, in the view of the Supreme Court, in that the Tribunal (at [121] to [126]) in substance regarded itself as 'bound' by State Planning Policy No. 4.2 and inflexibly applied SPP 4.2 and had more than '*due-regard*' to SPP 4.2, contrary to s241(1)(a) of the *Planning and Development Act 2005 (WA)*.

The existence of State Planning Policy is not intended to replace the discretion of the Commission (or planning decision makers) in the sense that it is to be inflexibly applied regardless of the merits of the particular case before it.

The relevant consideration in many applications will be why the policy should not be applied or '*why the planning principles that find expression in the "policy" are not relevant to the particular application*'. In this regard it is noted as mentioned above, the LCACS categorisation of the Tony Ales site as a 'Local Centre', is not appropriate given its current performance which exceeds the catchment of generic 'Local Centres'.

It must be accepted, as counsel for the Minister submitted, that Ministerial policy is not to be construed and applied with the nicety of a statute. "*Policies are not statutory instruments*". They

prescribe guidelines in general, and not always very precise, language. *To apply them with statutory nicety is to misunderstand their function.*

It is important to note SPP 4.2 does not accurately predict population growth and therefore the assumptions in that regard may not always be representative of the future outcomes:

2. The Tribunal erred in law in finding that SPP 4.2 'reflects anticipated growth across the region' (at [99]) when there was no evidence that such was the case as at the date of the policy or the time of the application to the Tribunal.

The Tribunal erred in law in finding that there was no evidence that the existing centre would not be able to adequately serve as the district centre for the likely increased population (at [99] and [125]) in that there was evidence of the matter and, by reason of the finding the Tribunal failed to have due regard to a material consideration, namely the under-supply of retail services to an increasing population in the vicinity.

There is no evidence in relation to whether the size of a centre in the 'Framework' corresponds to a contemplated or intended level of activity for the centre on the site, there was considered to be an error of law with thinking to the contrary. The 'Framework' can quite easily extend to include the LCACS and its inaccurate classification of the Tony Ales site as Local Centre. Noting however it does form part of a higher order SEC.

Is 'competition' a valid planning consideration?

3. Pursuant to section 6.5 of SPP 4.2 and *Kentucky Fried Chicken Pty Ltd v Gantidis* [1979] HCA 20; (1979) 140 CLR 675 "*Competition between businesses of itself is not considered a relevant planning consideration*".

Conclusion

The subject site was predominantly zoned 'Light and Service Industry' with 8,774sqm zoned 'Local Centre' prior to Scheme Amendment No. 90. Council on 9 August 2012, under Amendment No. 90, resolved to rezone the subject site to 'Development' with specific DA 35 provisions provided to guide future Structure Planning for the site.

From a broad State government perspective the overarching planning perspective is one which takes into account a growing population. This is derived specifically from Directions 2031 and SPP No. 1. The population growth vision as set by the state is not a final blueprint. The

current policies recognise that the most successful centres are those that offer a diverse range of services, activities and amenity to their catchment populations.

The proposed centre offers the potential for economic diversification through new floor-space under the 'main street' principle. This is expected to accommodate diversity of services, which will inherently benefit the current and future local community.

Directions 2031 and the LCACS broadly outline that urban planning decision making, with regards to this application, should acknowledge the role of major economic infrastructure; such as Jandakot Airport, and contribute to its economic viability and provide general support. The subject site is ideally located within the 'Jandakot West Industrial Centre' (Strategic Employment Centre) under the LCACS.

The agreed principles of Scheme Amendment No. 90 are identified above under Figure 1. This design promotes a central 'main street' dissecting a retail precinct and linking Beeliar Drive (near Kemp Road) and Hammond Road. The design promotes the concentration of retail uses such as the Tony Ale fruit and vegetable market along the 'main street' with Mixed Business and showrooms generally throughout the remainder of the site. This concept has been followed through into the Structure Plan's indicative design under Figure 2 above.

Main Roads Western Australia and the Department of Transport have raised concern with the associated roundabout which is required to facilitate the main-street. It is noted neither of these government agencies raised these concerns at Scheme Amendment Stage. It is City officer's position that the proposed roundabout in question will improve the intersection function of the Hammond Road/ Beeliar Drive intersection. This is because the roundabout is expected to result in interruptions in east/ west vehicle movements which may allow additional turning vehicle movements (from east to north and from west to south). This is considered the optimal outcome.

City officers do not have any concern with regards to the location of the proposed roundabout. City officers support the proposed location but note that the *"conceptual geometry of the indicative roundabout is potentially inadequate. The likely roundabout is likely to require road widening (truncations) from one or both properties on the south side of Beeliar Drive. The roundabout must be fully contained within the road reserve"*.

Perron Group (Cockburn Gateway Shopping Centre) and Coles (Beeliar Drive) object to the proposal on the basis of the Retail Needs Assessment. Following a comprehensive review of the LCACS, SPP 4.2, the applicants recent sales data, secondary shopping centre

analysis, and case law namely [2009] WASC 196; the proposal is considered to be consistent with the principles of proper and orderly planning. As such approval is recommended, subject to the above-mentioned conditions.

### **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.

#### **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**

As a result of the City of Cockburn's officer assessments the City requested, amongst other things, that the applicant provide an updated '*Retail Sustainability Assessment*' and also an updated '*Transport Assessment*'.

These documents were requested on the basis of providing further justification and clarification with regards to this proposal.

The applicant later advised City of Cockburn staff that the respective sub-consultants (retail and traffic) required an extension of time, than what is afforded by the planning regulations, to prepare their respective report updates.

On this basis the applicant formally requested three separate and subsequent 'time' extensions pursuant to Clause 20 (1) (c) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Under the above mentioned clause the City's final assessment (this Council report), is required to be provided to the Commission no longer than 60 days following the most recent time extension date. The Commission has given an extension for this report to be provided no later than 15 September 2016.

Under Clause 20 (1) (c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* an extension of time can only be granted by the Commission. This should be noted should Council seek to defer the determination of this application.

### **Community Consultation**

Public consultation was undertaken for a period of 28 days. The advertising period commenced 1 April 2016 and concluded on 29 April 2016.

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

In total the City received 26 submissions during the advertising period one of which was a two part submission. On this basis there are 27 submissions recorded in Attachment 3 'Schedule of Submissions'. The first of the two part submission was received from Perron Group who owns the Cockburn Gateway Shopping Centre (Cockburn Gateway) on Beeliar Drive.

Perron Group provided in their second submission a letter prepared on their behalf by 'Urbis' (Director of Economics and Market Research – Melbourne). The information provided by Urbis was also referred to by Coles Group Property Developments. All three of these submissions, Perron Group, Urbis and Coles object to the proposal. The remaining 23 submissions are in support of the proposed structure plan. The final submission within the Schedule of submissions was provided by Taktics4, the authors of the Retail Sustainability Assessment. This submission is in support of the proposal and responds directly to the objections raised.

Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions. See *Attachment 3* for details.

## **Risk Management Implications**

The officer's recommendation takes into consideration all the relevant planning factors associated with this proposal including what is considered to be relevant case law as identified by [2009] WASC 196.

It is considered that the officer recommendation is appropriate in recognition of making the most appropriate planning decision. This includes the notion transcribed within SPP 4.2 whereby '*competition between businesses of itself is not considered a relevant planning consideration*'. This extract within SPP 4.2 relates specifically to the objections received during the advertising process of this application.

The recommendation to the Commission is provided subject to a number of report updates including the 'Transport Assessment' and the 'RSA'. The 'Transport Assessment' requires a considerable number of updates. The potential approval of the Proposed Structure Plan by the Commission which fails to achieve these updates is a potential risk to the City and its residents.

It would be preferred if the application was referred to the Commission following receipt and final approval of the soon to be submitted 'Transport Assessment'. As mentioned above however this is not possible, Under Clause 20 (1) (c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* an extension of time can only be granted by the Commission. This should be noted should Council seek to defer the determination of this application. On this basis the City is bound under the regulations to forward this application to the WAPC by no later than 15 September 2016. If these timeframes are exceeded, this places the City of Cockburn in a position of non-compliance with these regulations.

It is noted though; the Department of Transport ('DoT') and Main Roads Western Australia ('MRWA') provided comment with regards to the need for an updated 'Transport Assessment'. These comments are outlined under *Attachment 3* of this report (Schedule of Submissions). On this basis, the risk of the Commission approving this Structure Plan with the absence of appropriate conditions reflecting the City comments is minimal.

### **Attachment(s)**

1. Location Plan and Aerial Photograph
2. Proposed Structure Plan
3. Schedule of Submissions

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 8 September 2016 Council Meeting.

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

Nil.

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

**15.1 (OCM 8/9/2016) - LIST OF CREDITORS PAID - JULY 2016 (076/001)  
(N MAURICIO) (ATTACH)**

**RECOMMENDATION**

That Council adopt the List of Creditors Paid for July 2016, 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 July 2016 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**

- Deliver sustainable governance through transparent and robust policy and processes
- Listen to and engage with our residents, business community and ratepayers with greater use of social media

## **Budget/Financial Implications**

N/A

## **Legal Implications**

N/A

## **Community Consultation**

N/A

## **Risk Management Implications**

The report reflects the fact that the payments covered in the attachment are historic in nature. The non-acceptance of this report would place the City in breach of the Regulation 13 of the Local Government (Financial Management) Regulations 1996.

## **Attachment(s)**

List of Creditors Paid – July 2016

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

N/A

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

Nil.

**15.2 (OCM 8/9/2016) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - JULY 2016 (071/001) (N MAURICIO) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) adopt the Statement of Financial Activity and associated reports, as attached to the Agenda; and
- (2) amend the 2016/17 Municipal Budget in accordance with the detailed schedule in the report as follows:

Revenue Adjustments	Decrease	\$7,027,490
Expenditure Adjustments	Decrease	\$8,594,601
TF from Reserve Adjustments	Decrease	\$1,565,011
<b>Net change to Municipal Budget Closing Funds</b>	<b>Increase</b>	<b>\$2,100</b>

**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 variances within monthly financial reporting. Council adopted a materiality threshold of \$200,000 for the 2015/16 financial year and it is recommended that Council continue with this level for 2016/17.

Detailed analysis of all budget variances is an ongoing exercise, with necessary budget amendments submitted to Council each month where applicable. This also helps to inform the City's mid-year budget review.

### **Submission**

N/A

### **Report**

#### *Opening Funds*

The opening funds (representing closing funds brought forward from 2015/16) are currently reported at \$8.89M, which is \$1.61M less than the \$10.5M forecast in the adopted budget. This includes the municipal funding for carried forward projects of \$5.88M (versus \$7.5M in adopted budget), leaving \$3.01M of uncommitted surplus funds (versus \$3.0M in adopted budget). Due to ongoing end of financial year (EOFY) processing, these opening funds are not final and subject to external audit.

The finalised closing funds for 2015/16 will be reported to the November 2016 Council meeting, along with the associated list of carried forward projects and a finalised June statement of financial activity. The 2016/17 budget will be amended at that time to reflect the revised opening funds brought forward.

### *Closing Funds*

The City's closing funds for July of \$96.17M are currently \$6.23M higher than the budget forecast of \$89.94M. This result comprises net favourable cash flow variances across the operating and capital programs (as detailed in this report), as well as the \$1.61M variance from the opening funds.

The 2016/17 revised budget is showing an EOFY surplus of \$0.30M, unchanged from the adopted budget.

### *Operating Revenue*

Consolidated operating revenue of \$100.68M was over the YTD annual budget target by \$0.67M.

The following table shows the operating revenue budget performance by nature and type:

<b>Nature or Type Classification</b>	<b>Actual Revenue \$M</b>	<b>Revised Budget YTD \$M</b>	<b>Variance to Budget \$M</b>	<b>FY Revised Budget \$M</b>
Rates	93.37	92.98	0.39	95.70
Specified Area Rates	0.31	0.33	(0.02)	0.33
Fees & Charges	4.98	4.63	0.35	24.37
Service Charges	0.44	0.44	0.00	0.45
Operating Grants & Subsidies	1.16	1.18	(0.02)	9.46
Contributions, Donations, Reimbursements	0.03	0.05	(0.02)	0.64
Interest Earnings	0.39	0.40	(0.01)	4.77
<b>Total</b>	<b>100.68</b>	<b>100.00</b>	<b>0.67</b>	<b>135.72</b>

The significant variances at month end were:

- Rates – budget cash flow timing out by \$0.39M, will be rectified in August.
- Fees & Charges – marina pen fees \$0.22M ahead of cash flow budget; annual food licences ahead of cash flow budget by \$0.20M

### Operating Expenditure

Reported operating expenditure (including asset depreciation) of \$8.78M was under the YTD budget of \$11.48M by \$2.70M.

The following table shows the operating expenditure budget variance at the 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 Budget \$M	FY Revised Budget \$M
Employee Costs - Direct	3.18	3.20	0.02	47.51
Employee Costs - Indirect	0.02	0.08	0.05	1.40
Materials and Contracts	1.19	3.50	2.31	40.20
Utilities	0.23	0.38	0.15	4.68
Interest Expenses	0.00	0.00	0.00	0.93
Insurances	1.21	1.28	0.07	2.24
Other Expenses	0.93	0.95	0.01	8.99
Depreciation (non-cash)	2.22	2.30	0.07	27.54
Internal Recharging-CAPEX	(0.21)	(0.21)	0.00	(2.23)
<b>Total</b>	<b>8.78</b>	<b>11.48</b>	<b>2.70</b>	<b>131.27</b>

The significant variances at month end were:

- Material and Contracts were \$2.31M under the YTD budget with the main contributors being Waste Collection (\$0.41M), Parks Maintenance (\$0.33M), Facilities Maintenance (\$0.26M) and IT Services (\$0.23M).

### Capital Expenditure

The City's total capital spend at the end of the month was \$2.23M, representing an under-spend of \$1.44M against the YTD budget of \$3.67M.

The following table details the budget variance by asset class:

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	FY Revised Budget \$M	Commit Orders \$M
Roads Infrastructure	0.50	0.74	0.24	17.20	1.20
Drainage	0.01	0.12	0.11	1.71	0.03
Footpaths	0.01	0.21	0.20	1.18	0.00
Parks Hard	0.71	0.86	0.15	9.10	1.74

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	FY Revised Budget \$M	Commit Orders \$M
Infrastructure					
Parks Soft Infrastructure	0.02	0.18	0.16	1.19	0.19
Landfill Infrastructure	0.00	0.02	0.02	0.39	0.03
Freehold Land	0.00	0.28	0.28	1.18	0.00
Buildings	0.89	1.11	0.22	60.79	7.84
Furniture & Equipment	0.00	0.01	0.01	0.05	0.01
Computers	0.00	0.13	0.13	1.20	0.03
Plant & Machinery	0.10	0.01	(0.08)	8.21	0.02
<b>Total</b>	<b>2.23</b>	<b>3.67</b>	<b>1.44</b>	<b>102.20</b>	<b>11.09</b>

These results included the following significant project variances:

- Roads Infrastructure - Berrigan Drive [Kwinana Fwy to Jandakot Rd] under by \$0.33M
- Footpath Infrastructure – the footpath construction program was collectively \$0.20M behind the cash flow budget, mainly due to the \$0.12M not yet spent on renewing the bitumen path at C.Y. O'Connor Beach.
- Freehold Land – various land development projects were collectively \$0.28M behind the YTD cash flow budget

#### *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 \$0.77M ahead of the cash flow budget mainly due to the timing of restricted road grants transferred from reserve to the Berrigan Drive project.
- Proceeds from sale of land were \$3.72M behind the YTD budget due to several as yet unrealised land lot sales on Beeliar Drive.

#### *Transfers to Reserve*

Transfers to financial reserves were \$6.29M behind the YTD budget, mainly due to delayed land sales (\$3.72M) and not yet receiving the waterways management contribution for Port Coogee Marina (\$2.1M).

### Cash & Investments

The closing cash and financial investment holding at month's end totalled \$134.67M, well down from \$156.25M the previous month. This was due to the high value of creditor payments during the month, whilst very little income was received. \$134.18M of this balance represents the amount held for the City's cash/investment backed financial reserves. Considerable rates receipts will come in during August to boost the cash balance and liquidity.

### Investment Performance, Ratings and Maturity

The City's investment portfolio made a weighted annualised return of 3.05% for the month, slightly down from 3.06% the previous two months. This result compares quite favourably against the UBS Bank Bill Index (2.27%) and has been achieved through diligent investing at optimum rates and investment terms. The cash rate was reduced another 25bp to 1.50% at the August meeting of the Reserve Bank of Australia and this reduction is already impacting the investment rates achieved for new deposits (2.50% to 2.75%).

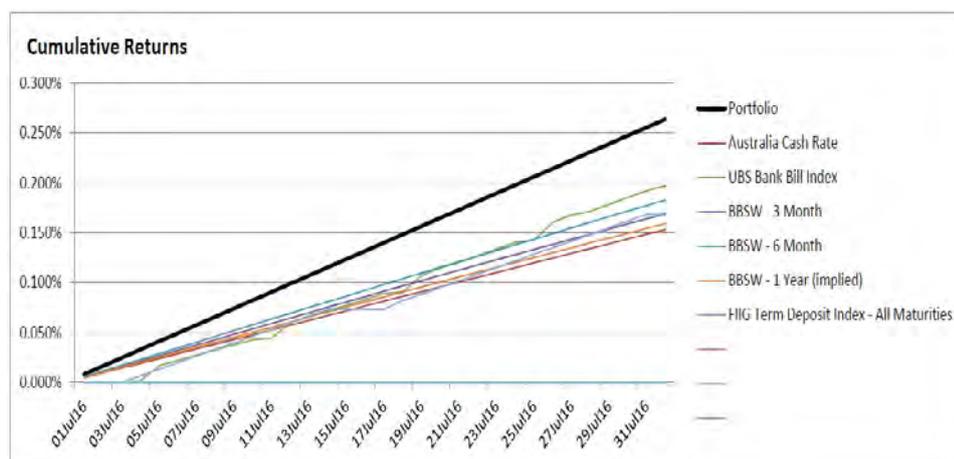


Figure 1: COC Portfolio Returns vs. Benchmarks

The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian and foreign owned banks. These are invested for terms ranging from three to twelve months. All investments comply with the Council's Investment Policy other than those made under previous statutory provisions and grandfathered by the new ones.

The City's TD investments fall within the following Standard and Poor's short term risk rating categories:

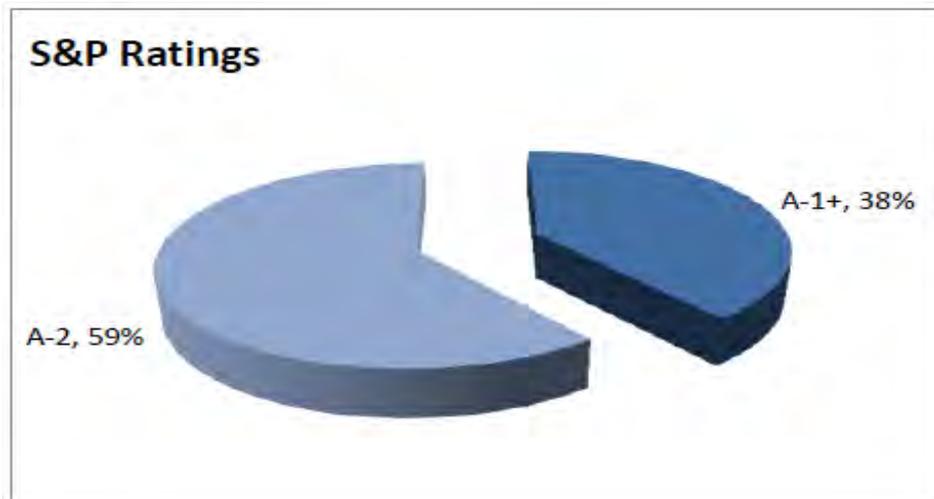


Figure 2: Council Investment Ratings Mix

The current investment strategy seeks to secure the highest possible rate on offer over the longest duration (up to 12 months for term deposits), subject to cash flow planning and investment policy requirements. Value is currently being provided within the 4-12 month investment terms.

The City's TD investment portfolio currently has an average duration of 144 days or 4.7 months (up slightly from 141 days the previous month) with the maturity profile graphically depicted below:

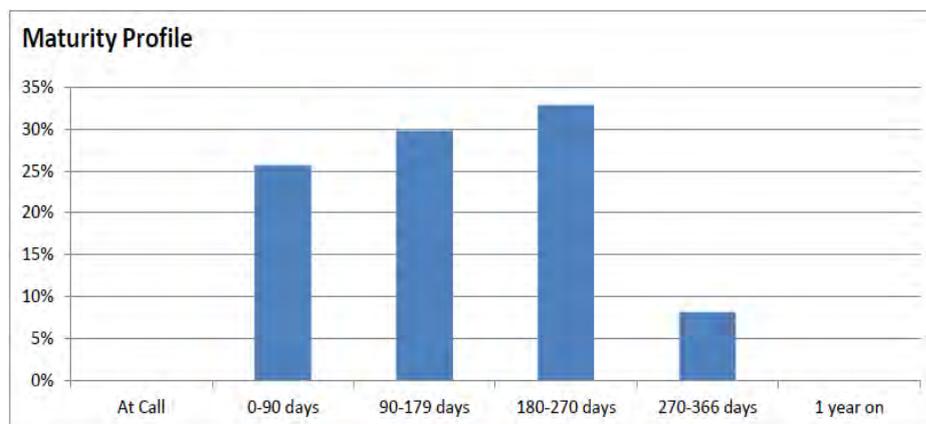


Figure 3: Council Investment Maturity Profile

### Investment in Fossil Fuel Free Banks

At month end, the City held 61% (\$78.38M) of its TD investment portfolio with banks deemed as free from funding fossil fuel related industries. This was up from 58% the previous month.

*Budget Revisions*

Several budget amendments were processed in July as per the following schedule:

PROJECT/ACTIVITY LIST	USE OF FUNDING + / (-)		FUNDING SOURCES (+) / -		
	EXP \$	TF to RESERVE \$	TF FROM RESERVE \$	REVENUE \$	MUNI IMPAC T \$
Community Health Transport Costs – not needed	-2,100				2,100
Youth Services Salaries – new position for 2015/16 (funded from new staff contingency)	85,444		-85,444		
Bibra Lake Skatepark concept plan (funded from contingency)	40,000				-40,000
Coleville carpark LED & PV Battery trial (cancelled)	-170,000		170,000		
Cockburn ARC Legal and other fees	100,000				-
Cockburn ARC Capital Budget adjustment – based on 2015/16 actuals paid	-8,422,501		1,395,011	7,027,490	100,000
New Staff Contingency	-85,444		85,444		
EM Budget Contingency	-140,000				140,000
	<b>-8,594,601</b>	<b>0</b>	<b>1,565,011</b>	<b>7,027,490</b>	<b>2,100</b>

The Cockburn ARC construction budget was fully reconciled to the end of June 2016, following receipt and processing of the June progress claim late July. As a consequence, the 2016/17 adopted budget needed to be revised downwards by \$8.42M with appropriate adjustments made to external revenue and cash reserves funding. The total construction budget across all financial years remains at \$109M.

*Description of Graphs & Charts*

There is a bar graph tracking Business Unit operating expenditure against budget. This provides a 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**

- Deliver sustainable governance through transparent and robust policy and processes
- Ensure sound long term financial management and deliver value for money

### **Budget/Financial Implications**

The City's closing Municipal Budget position has increased by \$2,100 to \$301,149 as a result of the net budget amendments.

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Risk Management Implications**

Council's budget for revenue, expenditure and closing financial position will be misrepresented if the recommendation amending the budget is not adopted.

### **Attachment(s)**

Statement of Financial Activity and associated reports – July 2016.

### **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 8/9/2016) - SPEARWOOD AVENUE FENCING PROPOSAL - CONSULTATION OUTCOMES (146/002) (A LEES) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) note the results of the consultation;
- (2) continue the landscaping of Spearwood Avenue in accordance with the Sister City project; and
- (3) advise all property owners and residents in writing of Council's decision.

**COUNCIL DECISION**

**Background**

At the February 2016 Ordinary Council Meeting a matter to be noted for investigation without debate on the beautification of Spearwood Avenue was presented with the following alternative recommendation:

- (1) *continue with the Friendship Way Landscaping Program;*
- (2) *consider placing funds in the 2016/17 Municipal Budget based on a detailed cost estimate to be provided by City Officers for the colorbond fencing or concrete panels option with or without the removal of existing fences; and*
- (3) *authorises City officers to consult with affected property owners on the colorbond fencing option prior to the completion of the 2016/17 budget.*

The purpose of this report is to present the submissions received during the consultation period with the affected property owners, an

analysis of the fencing options and to recommend a resolution that ensures the best investment for the City.

### **Submission**

N/A

### **Report**

Correspondence was distributed to 65 residents and property owners directly impacted by the proposal on 10 March 2016 seeking feedback by 31 March 2016. The letter (included as Attachment 1) outlined Councils proposal to remove the existing fibro fence and replace with a colorbond panel fence, except for properties where a brick fence is currently in existence.

Property owners who have rear access to Spearwood Ave through a pedestrian or vehicle gate were requested to consider the ongoing use of this amenity and the appetite for removal. Property owners were advised that the cost of the upgrades would be borne by the City with all future maintenance and renewal costs following installation becoming their responsibility.

### Consultation Outcomes

A total of 20 submissions were received with 13 responses in the affirmative and seven negative. For this proposal, this is considered to be a low rate of response (30%). During the feedback period, calls were received seeking clarity on specific aspects which were resolved and requested to be included in their submission. The submissions are set out in the attached schedule (Attachment 2).

The 13 responses supporting the proposal confirmed the installation of a colorbond fence with one submission raising the increase in vehicle noise along this section of Spearwood Avenue. Although this aspect was not a component of the consultation it has been forwarded to the City's engineering services for comment. Three of the 13 submissions requested the retention of their pedestrian access to Spearwood Ave, with one resident requiring a gate to facilitate access to a crossover. In addition, one owner has requested the City reimburse him as they have already installed a colorbond fence, or alternatively enter into a lease.

The seven opposed responses were received from a total of three property owners with five submission from the owner of a unit complex, representing a number of residents. The principal element raised by this owner is that the City should not be involved in the removal or replacement of private residential housing boundary fences. The remaining two property owners identified the pedestrian and vehicle

access as key elements to their current uses and any changes would impede the future development opportunities of their lots.

### Fence Option 1

The option to install a new fence directly abutting the existing property fence has a number of constraints and elements of risk during delivery of the project and ongoing management. Essentially the fence would encroach into the City's road reservation and be in proximity and crossing existing underground services requiring approval from the relevant service providers.

The alignment of existing crossovers and pedestrian gates would result in complexities in the opening and closing of back to back gates and ownership and management of padlocks to the City's infrastructure. In addition, the void between the fences would result in the accumulation of rubbish, be difficult to maintain and subject to the width between fences due to footing size, could cause the entrapment of undesirables.

### Fence Option 2

The option to remove the existing fence and replace it eliminates the majority of constraints identified in Option 1. The fence would not be encroaching on the City's road reservation, avoids pedestrian and crossover conflicts, eliminates the void created by two fences back to back and avoids the risk of damage to the existing fence during installation.

It should be noted that under the Dividing Fences Act 1961 the Crown is not bound by the Act, so where the adjoining land is owned by Commonwealth, State or local government and used for public purposes, there is no requirement to contribute to the costs of erecting or maintaining fences. Any decision to proceed with the project will require agreements with each property owner in order to override the provisions of the Act.

The City would not be able to replace the fences for any property owners who do not grant consent and hence the result would be a variety of new and existing fences along the road frontage, which would be unsightly and not the objective of the project.

### Friendship Way Landscape Proposal Option 3

As outlined in the report to the February 2016 OCM, the City has a Sister City arrangement whereby sections along Spearwood Avenue have been landscaped to reflect the relationship. The section of Spearwood Avenue between Hamilton Rd and Rockingham Rd is defined as the Peace section, which is dedicated to commemorating

world peace. The landscaping proposal for this section has commenced with the planting of ornamental almonds which will provide an attractive streetscape that will change in foliage and flower through the seasons.

The opportunity to further advance this streetscape through the installation of decorative fence panels combined with planting of low shrubs and ground covers to the verges would provide the screen to ameliorate the impacts of the existing private residential fences. Additional landscaping treatments to the median island and the roundabout at Hamilton Rd, including associated side entry verges, would assist to improve the overall street environment, creating a fully comprehensive space that reflects the dedication to the Peace section of the Sister City program. The landscaping option includes the construction of a new bore and associated electrical infrastructure at Peace Park which will enable the future development of this park.

### Cost Estimates

The various fencing cost options and landscaping treatments outlined in the report presented to the February 2016 Ordinary Council Meeting have been reviewed and remain valid with the asbestos removal costs being slightly lower than anticipated. A summary of the costs for each option identified is outlined below.

Table 1 Cost Summary of Options

<b>Options</b>	<b>Development Cost</b>
Fence Option 1	\$75,000
Fence Option 2	\$105,000
Landscape Option 3	\$200,000

### Conclusion

The consultation with affected property owners does not show a high level of support for the option to remove the existing variety of fence panels and replace with colorbond fencing. Although there are a number of owners that support the initiative, it is predicated on the retention of access gates to Spearwood Avenue which could be facilitated but would impact on the objectives of the project. The reticence of the property owners to accept changes to the current access arrangements is a key element in determining the viability of the project and has future implications for the City if this project proceeded.

Based on the consultation and the Dividing Fences Act 1961 it is recommended not to proceed with the removal of the asbestos fencing

and installation of new fencing to the properties adjacent to Spearwood Avenue between Rockingham Road and Hamilton Road.

In order to facilitate the Council's original request (September 2015 OCM) for the provision of appropriate screening to the assortment of back fences along Spearwood Avenue, it is recommended the City continue the landscaping of Spearwood Avenue in accordance with the Sister City project. The landscape treatment will create a streetscape appearance reflective of the Peace section of the Sister City program and provide a visually attractive screen to the existing fences.

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

#### **Leading & Listening**

- Effective and constructive dialogue with all City stakeholders.

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

An allocation of \$200,000 has been listed in the Parks Service Units 2016/17 Capital Works for the Spearwood Avenue Fencing Replacement project. The proposed landscaping treatment can be delivered within the allocation.

#### **Legal Implications**

N/A

#### **Community Consultation**

As per the report

#### **Risk Management Implications**

Replacing residential fencing will set a precedent for future fencing requests by individuals or community groups adjacent to Public Access Ways, Public Open Space or land owned by the City and also has the potential for backlash by community representatives.

In addition, replacing fence panels has a number of significant risks including the process for the removal and disposal of asbestos fencing, preventing access to properties during the project period, damage to private infrastructure and unknown costs to alleviate differential lot levels and damage to the existing landscape.

The continuation of the landscaping to Spearwood Avenue has minor risks by comparison, associated with the construction of a bore and planting of the median island and verges.

The risk to council by not approving the recommendation will result in the further delays to implementation schedule identified for the Friendship Sister City project.

**Attachment(s)**

1. Correspondence letter template
2. Spearwood Avenue consultation responses

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 8 September 2016 Council Meeting.

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

Nil.

**16.2 (OCM 8/9/2016) - BARTRAM ROAD BRIDGE (159/020) (C SULLIVAN) (ATTACH)**

**RECOMMENDATION**  
That Council

- (1) note the report; and
- (2) provide information to the local resident associations on the content of the report.

**COUNCIL DECISION**

**Background**

At the Ordinary Council Meeting held 25 August 2016, Council moved that the item be deferred until the September Ordinary Council Meeting to further allow this matter to be considered.

At the Ordinary Council Meeting held 14 July 2016, Cr Portelli provided the following Notice of Motion:

*“Receive a report for the August 2016 Ordinary Meeting of Council on the reasoning for the administrative recommendation adopted by Council at the Special Council meeting held on 23 June 2016 where the 2016/2017 budget was adopted whereby the proposed Bartram Road bridge be downgraded from a vehicular bridge to a pedestrian/cyclist bridge.*

*The report to include:*

- 1. The extent of consultation with Main Roads WA and who is ultimately responsible for delivering the bridge in whatever format.*
- 2. The indicative costs involved (for both options) and the community engagement process that will be adopted with ratepayers/residents in Atwell and Success to explain the change.”*

## **Submission**

N/A

## **Report**

### Background

As part of the revision of the Strategic Community Plan 2016-2026, the Corporate Business Plan 2016/17-2019/20 and the Long Term Financial Plan 2016/17-2025/26, City officers reviewed and updated the Regional and Major Road Works Plan 2016-2030. A copy is provided for reference as Attachment 1.

The section of Bartram Road Reserve extending over and covering either side of the Kwinana Freeway is designated under the MRS as a Primary Regional Road and hence the responsibility of the State through Main Roads Western Australia (MRWA). A Location Map is provided as Attachment 2.

Historically, the original planning for Atwell included a road connection across the Kwinana Freeway at Bartram Road. This was intended to provide for bus, car and pedestrian use. Correspondence from the Departments of Planning in 1995 (Attachment 3) shows an indicative structure plan for this area. However, when this planning was undertaken there was no contemplation of there being bus/train interchanges at Russell Road, or of the road connectivity required to service that station. As can be seen, there has been a considerable change to this area from what was first envisaged as the probable landscape.

Correspondence from the MRWA received October and November 1999 and Minister for Transport received May 2000 (Attachment 4),,

also demonstrates how the State continues to review its network and reschedule (defer) projects to future timescales. In this case the advice received showed the earliest the bridge would be considered was a decade later in 2011.

The South Western Metropolitan Railway Master plan (released April 2000) showed an indicative station at Aubin Grove (Success), however, it wasn't until 2012 that the then Minister for Transport announced \$80M in funding for the project. At that time, this did not include the duplication of Russell Road, something that the City had advised was critical if congestion problems, similar to Cockburn Station, were to be avoided. Successful lobbying by the City saw an additional \$38M allocated for that part of the project announced in the 2015 State Budget.

With the duplication of Russell Road and the City also advocating for construction of the North Lake / Armadale Road Bridge, as part of its *Community Connect South* initiative; the need for another bridge at Bartram road did not feature in MRWA's network planning.

The City's staff look for guidance on what projects MRWA is proposing in documents, such as Directions 2031, however, the specific details for which projects are to be delivered can only be found in their four year plan, Infrastructure Delivery Plan (last published February 2016). The Bartram Road bridge does not appear in either of these documents.

Until the release of the Perth and Peel @3.5 Million Transport Plan, there has not been a published long-term asset plan from MRWA. This document has time horizons of 2031 and 2050, but within these horizons there are no specific dates for any of the individual projects listed.

### MRWA Network Planning

With the duplication of the Russell Road Bridge and planning for of the North Lake / Armadale Road bridge, the MRWA network planning does not foresee a need for the Bartram Road bridge. MRWA wants to see how the traffic flows develop in the years to come around the Cockburn Central area including the proposals for connector/distributor roads along the Freeway.

On 22 July 2016, City officers met with MRWA staff and made representation that the project should be included in the Perth and Peel @3.5 Million Plan, at the least within the 2050 planning horizon; with traffic modelling of the link included. Advice at that time was that the bridge was not contemplated by MRWA, with this being formally confirmed in the release of that plan on 29 July 2016. MRWA do not

foresee this connection is needed up to 2050 and possibly beyond that date.

In terms of project delivery, the extent of the MRS Primary Regional Road boundary is such that the proposed bridge and its immediate environs (that is, the section of road either side of the bridge to link to the local road network) would be the responsibility of the Main Roads WA to deliver and fund. However, MRWA does not usually object if local governments want to fund this infrastructure without the State having to contribute.

The approximate cost of a single lane bridge and associated road sections would be of the order of \$25M - \$30M, based on recent works being carried out for bridge projects managed by the Main Roads WA at Beeliar Drive (Armadale Road) and Russell Road. This order of magnitude of funding is beyond the City's means and external funding from either State or Federal funds would be required to construct the bridge.

The City's Regional and Major Road works Plan has a 2030 horizon (i.e. medium term). Rather than remove the project from the plan entirely, City officers included the pedestrian/cyclist bridge as a link between the communities on either side of the Freeway, similar to the pedestrian/cyclist bridges over the Leach Highway and the Tonkin Highway. External funding would still be required to deliver such an option from either State or Federal programs.

The cost of the pedestrian link has been estimated at \$8M; this estimate is based on similar structures and is not derived from a detailed design. MRWA have indicated that they would potentially allow the pedestrian bridge to be constructed, though entirely at the City's cost.

#### Advice to Community

As the road reservation is not impacted, the City can resurrect the Bartram Road bridge concept at a future date. However, along with many projects shown as potential future roads, such as the Cockburn Coastal Highway, the reality is that they may never be needed or constructed.

The primary focus for the City has been about creating the strategic road links at Russell Road and North Lake / Armadale Roads. With the former project being delivered now, lobbying for the other project will continue through the forthcoming State election.

The best advice that could be given to the community would be to present on the City's road projects to the local resident groups. As the

primary beneficiary of a connection is the community of Atwell, this group should be approached first.

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

#### **Moving Around**

- Reduce traffic congestion, particularly around Cockburn Central and other activity centres
- Identify gaps and take action toward extending the coverage of the cycle way, footpath and trails network
- Improve connectivity of transport infrastructure
- Advocate for improvements to public transport, especially bus transport

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

The indicative cost estimates in this report of the two bridge options are based on the unit rates per square metre currently used by the Main Roads WA and current MRWA construction projects. It is not proposed that the City fund either bridge option.

#### **Legal Implications**

N/A

#### **Community Consultation**

In accordance with the City's community engagement framework, details of known projects are communicated to resident's groups and the community at large. There is no specific project to be communicated, so broad scale advertising is not recommended. It would be better to present on the traffic network issue at a future meeting of the Atwell and Success Resident Associations, starting with the former.

#### **Risk Management Implications**

There are no specific risks associated with this item.

#### **Attachment(s)**

1. Regional and Major Road Works Plan 2016-2030
2. Location Map
3. Letter from Department of Planning received 27 Nov 95

4. Letters from MRWA Oct and Nov 99 and Minister for Transport May 2000

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

N/A

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

Nil.

**17. COMMUNITY SERVICES DIVISION ISSUES**

**17.1 (OCM 8/9/2016) - DRAFT CITY OF COCKBURN COASTAL ACTIVITIES GUIDE (036/004) (T MOORE) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) receives the community feedback report on the Draft City of Cockburn Coastal Activities Guide as per Attachment 2; and
- (2) adopts the Draft City of Cockburn Coastal Activities Guide as per Attachment 1.

**COUNCIL DECISION**

**Background**

The City is responsible for the management of 15km of coastline within the City's boundaries including the beach and an area 200m from the low watermark. With the increasing population on the coastal hinterland there has been a greatly increased usage of the coastal areas by the general public. There have also been a number of approaches by business seeking to set up on the coast. The nature of some of these businesses is that they impact on other beaches users, for example kite surfing whereas others such as standup paddle board are far more benign. This plan provides a rational guide to where various types of activities can take place safely while maximizing the amenity of other beach users.

To ensure the effective management of this area the City of Cockburn Coastal Activities Guide has been prepared which outlines the parameters by which activities are permitted to occur along the coastline.

A copy of the draft City of Cockburn Coastal Activities Guide (*Attachment 1*) was provided to Elected Members in July 2016 and was subsequently advertised to the community for a 28 day period of public comment during July/August.

### **Submission**

N/A

### **Report**

As part of a comprehensive public consultation process, local residents and key stakeholders were invited through, email, newspaper advertisements, social media and the City's website to go to Cockburn Comment and respond to a series of questions in relation to the Draft City of Cockburn Coastal Activities Guide.

In total, 77 submissions were received during the public comment period.

The survey asked a total of 8 questions, with 4 questions relating to activities which people undertake at the beach and the remaining 4 questions specific to the contents of the draft Guide.

A summary of the key responses received is outlined in *Attachment 2*.

Largely, the responses received indicate a level of support for the proposed management controls included within the Draft Guide.

The City of Cockburn Coastal Activities Guide aims to outline the framework by which the City manages the activities which are permitted to occur along the coastline.

The Guide has been informed by the Department of Transport South Metro Aquatic Use Review which was recently gazetted in May 2016. The Review considered coastline from Fremantle to Mandurah and considered issues such as boat speeds and designated areas for activities such as water skiing.

The Draft City of Cockburn Coastal Activities Guide categorises activities into the following:

- High Impact

- Medium Impact
- Low Impact

These categories have then determined the types of controls proposed to be implemented in effectively managing the various activities occurring along the coastline.

These controls include designated exclusion and activity zones, signage and the development of an information brochure.

In summary, given the level of support received for the Draft Guide, it is recommended that Council endorse the Draft City of Cockburn Coastal Activities Guide as per *Attachment 1*.

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

#### **Community, Lifestyle & Security**

- Provide for community facilities and infrastructure in a planned and sustainable manner
- Provide safe places and activities for residents and visitors to relax and socialise
- Create and maintain recreational, social and sports facilities and regional open space

#### **Economic, Social & Environmental Responsibility**

- Sustainably manage our environment by protecting, managing and enhancing our unique natural resources and minimising risks to human health

### **Budget/Financial Implications**

The implementation of the various management measures such as signage and brochure development are estimated to be approximately \$7,000.

It is proposed that these costs will be absorbed within the existing 2016/17 City of Cockburn budgets.

### **Legal Implications**

The City of Cockburn Coastal Activities Guide has no statutory authority but never the less it provides a basis on which decisions can be based.

## **Community Consultation**

A comprehensive community consultation process was undertaken whereby the community was invited to provide feedback on the draft Guide over a 28 day period of public comment in from Friday 22 July until Friday, 19 August 2016.

This process included:

- Direct mail-out to key stakeholders
- Website Local newspapers
- Social media.

From this process, 77 submissions were received during the public comment period.

## **Risk Management Implications**

A number of the activities identified as high risk, have the potential to cause injury to participants unless suitable controls are put in place.

The Draft City of Cockburn Coastal Activities Guide outlines a number of controls to limit the potential for injury i.e. exclusion zones, signage and printed educational materials.

Should the Guide not be supported, the above controls would not be implemented, and therefore the risk of injury would remain high.

## **Attachment(s)**

1. Draft City of Cockburn Coastal Activities Guide.
2. Summary of Community feedback received.

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

N/A

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

Nil.

**17.2 (OCM 8/9/2016) - DOG EXERCISE AREAS AND DOG PROHIBITED AREAS (144/003) (R AVARD) ( ATTACH)**

**RECOMMENDATION**

That Council in accordance with amendments to Section 31 of the *Dog Act 1976* advertise for public comment for a period of no less than 28 days.

- (1) The following current dog off leads exercise areas:
1. Reserve 44060 – 59 Bibra Drive, Bibra Lake - Lot 50 Bibra Drive, Bibra Lake.
  2. Southwell Park – 56 Southwell Crescent, Hamilton Hill - Lots 146, 210 and 518 Southwell Crescent, Hamilton Hill.
  3. Bavich Park – 4 MacMorris Way, Spearwood - Lot 61 and 112 MacMorris Way, Spearwood.
  4. Macfaull Park -60 Falstaff Crescent, Spearwood - Lots 1, 54 and 113 Falstaff Crescent, Spearwood - Lots 69 and 116 Melun Street, Spearwood - Lot 23 Pomfret Road, Spearwood.
  5. Catherine Point Reserve – Part Lot 2161 McTaggart Cove, North Coogee extending approximately 250 metres southwards from Reserve 24787.
  6. Ferres Reserve - Reserve 37783 – 16 Lachlan Way, Bibra Lake - Lot 2981 Lachlan Way, Bibra Lake.
  7. Ramsay Park - Reserve 35933 – 77 Parkway Road, Bibra Lake - Lot 493 Parkway Road, Bibra Lake.
  8. Powell Reserve - Reserve 38676 – 14 Parakeet Way, Coogee - Lot 2771 Parakeet Way, Coogee.
  9. Mamillius Park - Reserve 38760 – 2 Mamillius Street, Coolbellup - Lot 2777 Mamillius Park, Coolbellup.
  10. Rinaldo Park - Reserve 30992 – 32 Rinaldo Crescent, Coolbellup - Lot 2194 Rinaldo Crescent, Coolbellup.
  11. Jarvis Park - Reserve 38587 – 2 Hawkes Street, Coolbellup - Lot 2759 Hawkes Street, Coolbellup.
  12. Dixon Park - Reserve 24550 – 9 Starling Street, Hamilton Hill - Lot 4381 Starling Street, Hamilton Hill.

13. Reserve 26337 – Lot 1975 Hyam Street, Hamilton Hill and Reserve 27960 – Lot 2075 Wheeler Road, Hamilton Hill.
14. Isted Reserve - Reserve 32870 – 1 Isted Ave, Hamilton Hill - Lot 2310 Isted Ave, Hamilton Hill.
15. Monaco Park - Reserve 36349 – 10 Palmerose Court, North Lake - Lot 2595 Palmerose Court, North Lake.
16. Bassett Reserve - Reserve 38463 – 19 Rossetti Court, North Lake - Lot 2745 Rossetti Drive, North Lake.
17. Bishop Park - Reserve 35232 – 9 Huxley Place, Spearwood - Lot 2518 Huxley Place, Spearwood.
18. Hagan Park - Reserve 35541- Lot 2518 Fenimore Avenue, Munster.
19. Glen Mia - Reserve 39554 – Lot 2851 Glenbawn Drive, South Lake.
20. Matilda Birkett Reserve - Reserve 39817 – 14 Whitmore Place, Coolbellup - Lot 2881 Whitmore Place, Coolbellup.
21. Levi Park - Reserve 39774 – 97 Plover Drive, Yangebup - Lot 585 Plover Drive, Yangebup.
22. CY O'Connor Reserve - Reserve 24787 – Lot 1957 McTaggart Cove, North Coogee (westwards from the breakwater for approximately 700 metres).
23. Purslane Park - Reserve 48290 – 22 Charnley Bend, Success - Lot 50 Charnley Bend Success, Reserve 49069 – Lot 457 Russell Road, Success and Part Reserve 2054 - Lot 457 Russell Road, Success.
24. Pipeline Reserve - Reserve 45990 – 150 Brenchley Drive, Atwell - Lot 776 Brenchley Drive, Atwell and Reserve 44875 – Lot 711 Folland Parade, Atwell.
25. Hargreaves Park – Reserve 29602 – Lot 2141 Hargreaves Road, Coolbellup.
26. Yarra Vista Park – Reserve 45308 – 83 Dean Road, Jandakot - Lot 703 Dean Road, Jandakot.

27. Jubilee Park – Reserve 42975 – 5 Jubilee Ave, Success - Lot 651 Jubilee Ave, Success.
28. Steiner Park – Reserve 45917 – 24 Steiner Ave, Success - Lot 4542 Steiner Ave, Success.
29. Srdarov Reserve – Reserve 27968 – 10 Miro Street, Wattleup - Lot 2076 Miro Street, Wattleup.
30. Jerviose Bay Cove, Coogee (Woodman Point, southern beach).

(2) the following proposed new dog exercise areas:

1. Hobbs Park - Reserve 37399 – Lot 2651 Longson Street, Hamilton Hill.
2. Princeton Park - Reserve 49085 – Lot 204 Princeton Circuit, Aubin Grove.
3. SEC Transmission Line – Property 5514414- Lot 50 South Lake Drive, South Lake.
4. Milgun Reserve – Reserve 40452 – Lot 591 Yangebup Road, Yangebup.
5. Costa Park – Reserve 48066 – Lot 320 Bluebush Ave, Beeliar.

(3) the following reserve be declared a dogs prohibited area:

1. Ngarkal Beach - Reserve 51313 – 25 Medina Parade, North Coogee. Lot 8029 Medina Parade, North Coogee.

## COUNCIL DECISION

### Background

Establishment of dog exercise areas or prohibition of dogs absolutely from areas was previously dealt with in Local Laws following the process set under section 3.12 of the *Local Government Act 1995*.

The amendment to the *Dog Act 1976*, saw Section 31 of the *Dog Act 1976* being amended to permit a Local Government to make an absolute majority decision to specify dog exercise areas and places where dogs are prohibited.

As for now, if Council wish to establish exercise areas or specify places where dogs are prohibited, Council must now do so via a council resolution (by absolute majority) in accordance with amended section 31 of the *Dog Act 1976* rather than through a Local Law. In this process Council are required to give 28 days' notice of the intention to specify dog prohibited areas or dog exercise areas. Once resolution has passed, the public should be informed via appropriate signage in relevant places, website and noticeboards.

### **Submission**

N/A

### **Report**

Amendments to Local Laws related to dogs were previously covered by Section 3.12 of the *Local Government Act 1995* which required extensive advertising and Ministerial approval. The regulations have been amended such that matters related to the control of dogs are no longer in local laws but instead powers are provided to Council under the *Dog Act 1976* to make amendments. The *Dog Act 1976* requires that Council decisions are by absolute majority for these dog related matters.

As most of the reserves in the City that allow dogs off leads or where dogs are not permitted on a reserve are still embedded in the City of Cockburn Local laws. These designated areas need to be reconsidered by Council advertised for public comment for 28 days then reconsidered by Council for determination to comply with the *Dog Act 1976*.

There are several suburbs in the City that have no or a limited number of dogs off leads exercise areas. It is proposed that Council consider additional dog exercise areas for these suburbs at this time.

The current dogs off leads reserves within the City of Cockburn are as follows:

1. Reserve 44060 Bibra Drive, Bibra Lake:
2. Lots 146, 210 and 518 Southwell Crescent, Hamilton Hill.

3. Macfaull Park
  - Lots 60 and 112 MacMorris Way, Spearwood Lots 54, 67 and 113 Falstaff Crescent, Spearwood
  - Lots 23, 69 and 116 Melun Street, Spearwood
  - Lot 124 Pomfret Road, Spearwood
4. Part Lot 2161 McTaggart Cove, North Coogee extending approximately 250metres southwards from Reserve 24787 (Catherine Point Reserve).
5. Reserve 37783 Lachlan Way, Bibra Lake (known as Ferris Park).
6. Reserve 35933 Parkway Road, Bibra Lake (known as Ramsay Park).
7. Reserve 38676 Amity Boulevard, Coogee (known as Powell Reserve).
8. Reserve 38760 Archidamus Road, Coolbellup (known as Hargreaves Park).
9. Reserve 30992 Rinaldo Crescent, Coolbellup (Rinaldo Park).
10. Reserve 38587 Simons Street, Coolbellup (known as Jarvis Park).
11. Reserve 24550 Hurford Street, Hamilton Hill (known as Dixon Park).
12. Reserve 26337 and 27960 Hyam Street, Hamilton Hill.
13. Reserve 32870 Packham Road, Hamilton Hill (known as Isted Reserve).
14. Reserve 97996 Arnold Crescent, North Lake (known as Monaco Park).
15. Reserve 38463 Progress Drive, North Lake (known as Bassett Reserve).
16. Reserve 35232 Huxley Place, Spearwood (known as Bishop Park).
17. Reserve 35541 Fenimore Avenue, Munster (known as Hagan Park).
18. Reserve 395554 Glenbawn Drive, South Lake (known as Glen Mia Park).

19. Reserve 39817 Wella Court, Coolbellup (known as Matilda Birkett Reserve).
20. Reserve 39774 Plave Drive, Yangebup (known as Levi Park.)
21. Reserve 27968 Miro Street, Wattleup (known as Srdarov Reserve).
22. Reserve 24787 Cnr McTaggart Cove and Robb Road, North Coogee (Caterine Point Reserve) northward from the breakwater for approximately 700 metres.
23. Reserve 48290, Reserve 49069 and Part Reserve 2054 corner Hammond Road and Russell Road, Success (known as Purslane Park).
24. Reserve 45990 and Reserve 44875 Brenchley Drive, Atwell (Pipeline Reserve).

Given that Reserve 27968 in Miro Street Wattleup, (known as Srdarov Reserve) is within the latitude 32 industrial area with no nearby residents, it is proposed that this be taken off the list of dogs off leads exercise areas.

As can be seen from the above list and the plan attached to the agenda there are no or few dogs off leads areas in the following areas:

1. Northern portion of Hamilton Hill
2. Aubin Grove
3. Yangebup
4. South Lake
5. Beeliar
6. Hammond Park

A review of all the parks in these suburbs has been undertaken. It is proposed that a community consultation be put in place seeking comment on the following reserves to be designated as dogs off leads areas:

1. Hobbs Park reserve 37399  
The Hamilton Hill Community Association has requested that Enright Reserve be designated a dogs off leads area. This Reserve is however used for Softball and cricket which use clashes with dogs off leads as owners do not always remove dog faeces. A more suitable alternative is nearby Hobbs Reserve as it has water, trees and good exposure from Stock Road.

2. Princeton Park Reserve 49085  
There are very few parks in Aubin Grove that are not used for active sports, have other community use infrastructure such as barbecues and play equipment. Other pocket parks are of insufficient size for a 'dogs off leads' exercise area. Princeton Park is small at 0.41 hectares but the best of the parks available in the area for a 'dogs off leads' exercise area. It is proposed that this park be designated as a dogs off leads exercise area and be considered as a site for a future fenced dog exercise area.
3. Milgun Reserve 40452  
The area is in effect an extension of the Perena Rocchi Reserve which has some sensitive wetland areas and housing close by. Milgun Reserve is on the south side of Yangebup Road with a large grassed area that would be most suitable for a future fenced dog exercise area. A proposal for a fenced dog exercise area on Milgun reserve will be considered by Council at another time.
4. Berrigan Lake Reserve/Transmission Lines (Property 5514414-Lot 50 South Lake Drive, South Lake).  
There is a long reserve under the transmission lines that runs from Elderberry Drive down to South Lake Drive in South Lake that is grassed and very suitable as a dogs off lead exercise area for South Lake. A petition signed by 350 people has requested an additional 'dogs off leads' exercise area to Glen Mia Park be provided in South Lake. The area proposed under the power lines is in general agreement with the request.
5. Costa Park (Reserve 48066).  
Beeliar Reserve is the only large reserve in the suburb of Beeliar; however, it is the main active reserve for the area and is also shared with the primary school so is unsuitable for a 'dogs off leads' exercise area. Costa Park is quite small but the only reserve in the area that is at all suitable as a 'dogs off leads' exercise area. In the future it could become a fenced dog exercise area.

The proposal on the Council agenda to have a fenced dog exercise area on Jan Hammond Reserve in Hammond Park will address the immediate need in this suburb.

There are several areas where dogs are currently not allowed in the City of Cockburn Local Laws:

1. Portion of Coogee Beach Reserve 24306, Reserve 46664 and adjoin beaches and the Coogee Jetty.

2. Part lot 1261 McTaggart Cove, North Coogee and reserve 43701 Robb Road, North Coogee, being the area of reclaimed beach extending approximately 400 metres northwards from Caledonia Loop.

The Council decision on the matter of Coogee Beach Reserve of the 14 July 2016 was in compliance with the new regulations and does not require reconsideration.

It is proposed that the prohibition of dogs as described in 2 above be lifted and the default position will then be that dogs will be permitted on leads in this area. This will allow persons to park their cars in the carpark on Caledonia Loop and walk their dogs along the beach on a lead until they reach the dogs off leads beach area north of the power station groyne. A number of people have illegally been walking their dogs on a lead or have the dogs off lead on this section of beach to get to the dogs off lead beach area further north.

It is proposed that a new dog prohibited area be established on Ngarkal Beach Reserve 51313 which is a very popular family picnic and protected beach area within the Port Coogee development.

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

#### **Community, Lifestyle & Security**

- Provide safe places and activities for residents and visitors to relax and socialise.
- Create and maintain recreational, social and sports facilities and regional open space.

#### **Leading & Listening**

- Listen to and engage with our residents, business community and ratepayers with greater use of social media.

### **Budget/Financial Implications**

Costs for any actions related to this item are minor and can be covered within existing budget allocations.

### **Legal Implications**

Section 31 of the *Dog Act 1976* requires the Council of the City of Cockburn to consider matters related to the control of dogs in the district.

The *Disability Discrimination Act 1992* (Commonwealth) section 9 (2) provides that assistance animals are exempt from these Council resolutions on dogs.

### **Community Consultation**

There is no change to the majority of reserves that are considered in this agenda items related to dogs. Those reserves where the status quo is maintained will be advertised through the local media and on the City website. The following reserves where there will be a change to the status quo will be advertised in the media and signs will be erected on the site to advertise of the proposed change:

- Hobbs Park Reserve 37399
- Princeton Park Reserve 49085
- Milgun Reserve 40452
- Berrigan Lake Reserve/Transmission Lines
- Costa Park

### **Risk Management Implications**

Failure to adopt the recommendation will create a compliance risk in accordance with section 31 of the *Dog Act 1976* advertising provisions. This will ultimately leave all dog exercise areas and prohibited areas inoperative, as all the clauses which establish dog exercise areas, or prohibit dogs absolutely from areas contained in our local laws will be inoperable.

### **Attachment(s)**

Copies of maps of the following parks:

1. Hobbs Park
2. Princeton Park
3. SEC Transmission Line
4. Milgun Reserve
5. Costa Park
6. Ngarkal Beach
7. Dog Exercise Area

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

N/A

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

Nil.

**17.3 (OCM 8/9/2016) - FENCED DOG EXERCISE AREA (144/003)  
(R.AVARD) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) approves the construction of a fenced dog exercise area in 2016/17; on a portion of Jan Hammond Park, Success (Reserve 46857);
- (2) advise the Coogee Beach Progress Association and the general community that Council will not proceed with the development of a fenced dog exercise area on Powell Reserve, Coogee; and
- (3) consider a fenced dog exercise area as part of the Manning Park Master Plan being developed in 2016/17.

**TO BE CARRIED BY AN ABSOLUTE MAJORITY**

**COUNCIL DECISION**

**Background**

Council at its meeting of 10 March 2016 resolved as follows:

- (1) *seek public comment on the establishment of a dog park on the areas identified in the attached plans for the following parks:*
  1. *Jan Hammond Reserve, Success*
  2. *Powell Reserve, Coogee*
- (2) *provide the results of the public comment received to Council for determination of a location(s) for an enclosed dog park(s) during the budget deliberations for 2016/17;*
- (3) *allocate \$80,000 in the 2016/17 budget for consideration of an enclosed dog park;*
- (4) *require potential areas to be identified for a dog park to be established for the following parks:*

1. *Perena Rocchi Reserve, Yangebup*
  2. *Manning Park, Hamilton Hill*
- (5) *provide plans identifying the potential areas for a dog park in these reserves back to Council for further consideration; and*
- (6) *consider the allocation of funding for identified dog parks in the Long Term Financial Plan and future budgets.*

To allow the development of the fenced dog exercise area this report has been brought to Council on the results of the community consultation to allow the first fenced dog exercise area to be developed.

### **Submission**

N/A

### **Report**

Currently the City of Cockburn has a fenced dog exercise area at Yarra Vista Park in Jandakot that includes specific areas for small and large dogs. The park is well utilised and the public feedback has generally been very positive from the dog owners who use the facility because it provides a safe environment for dogs and assists owners to keep their dogs within the designated dog exercise area.

In new residential areas there are a limited number of reserves that are suitable for dog off lead exercise areas for a number of reasons including being too small, used as active sporting fields and having high conservation values. Fenced dog exercise areas are a good option in these new residential areas with limited suitable reserves.

#### Powell Reserve

Powell Reserve (R 38676) is on the corner of Amity Boulevard and Parakeet Way and Cockburn Road in Coogee. This reserve is already a dog exercise area.

In response to the community consultation process there was a total 113 submissions with 92 of the submissions coming from the following suburbs:

Coogee .....	66
Beeliar.....	11
Spearwood.....	7

Hammond Park.....	4
Munster.....	4

Out of the 113 submissions received on the matter of a fenced dog exercise area on Powell reserve:

- 33 submissions supported a fenced dog exercise area on Powell Reserve.
- 75 submissions did not support a fenced dog exercise area on Powell Reserve.
- 5 submissions maybe supported a fenced dog exercise area on Powell Reserve.

### Jan Hammond Park

Jan Hammond Park (Reserve 46857) is surrounded by Bartram and Banning Roads, Success.

There were a total of 69 submissions to the community consultation to establish a fenced dog exercise area on Jan Hammond Reserve, of these:

- 57 submissions supported a fenced dog exercise area on Jan Hammond Park.
- 11 submissions did not support a fenced dog exercise area on Jan Hammond Park.
- 1 submission maybe supported a fenced dog exercise area on Jan Hammond Park.

As a result of these consultation findings there appears to be general opposition to the placement of a fenced dog off leash area on Powell Reserve, Coogee however there is strong support for a dog off leash fenced area to be built at Jan Hammond Park, Success. It is proposed that outside of the fenced area dogs must remain on the lead as there is playground and picnic facilities on the reserve.

The recommendation therefore is that Council approve the development of a fenced dog off leash exercise area to be built at Jan Hammond Park, Success.

Council also resolved to consider fenced dog exercise areas on Manning Park in Spearwood and Perena Rocchi Reserve in Yangebup.

The Perena Pocchi Reserve has significant conservation areas and housing in close proximity whereas the abutting Milgun Reserve has a large area with a greater distance from housing. It is proposed that

public comment be sort on a fenced dog exercise area on Milgun Reserve as per the attached indicative plan.

A master plan is being prepared for the future development of Manning Park and it is recommended that Council consider the location of a fenced dog exercise area within this plan.

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

#### **Community, Lifestyle & Security**

- Provide residents with a range of high quality, accessible programs and services
- Provide safe places and activities for residents and visitors to relax and socialise

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

\$80,000 has been allocated in the 2016-2017 for the development of the proposed fenced dog exercise area as approved by Council.

#### **Legal Implications**

Any parks and reserves declared as dog exercise areas require approval by absolute majority, from Council as specified within Section 31 of Dog Act 1976 (as mended) and Section 1.7 of the Local Government Act 1995.

#### **Community Consultation**

Advisory signage was placed on both parks beginning 9 May 2016, advising all park users, and nearby residents, of the proposed Dog Off Leads enclosed park areas.

Additional information was also placed on the City's website, Facebook page and the Community Development E-News publications during the period 10 May to 10 June, 2016.

Similar information was also listed in the Cockburn Gazette newspaper on 26 May 2016; informing City's residents of the proposals and directing them to a specific website address where any party could provide comment on the proposal [www.comment@cockburn.wa.gov.au](http://www.comment@cockburn.wa.gov.au)

The City 's Ranger Services area, sent mail to nearby residents in close proximity of both parks, informing residents of the proposals on offer which included an aerial map illustrating the location on these

enclosed areas on the parks in question and an email link to list their support or objections to the proposal.

### **Risk Management Implications**

There is community expectation that there be a range of options available for people to exercise their dogs. A fenced dog exercise area is also a safe place for dogs and their owners as dogs cannot escape onto surrounding roads and conservation areas.

### **Attachment(s)**

N/A

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

N/A

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

Nil.

## **17.4 (OCM 8/9/2016) - FREMANTLE HOCKEY CLUB AND MINOR SPORTS FACILITIES PROVISION ON LAKELANDS RESERVE, SOUTH LAKE CSRFF APPLICATION (154/003) (R AVARD)**

### **RECOMMENDATION**

That Council

- (1) submit an application to the State Government's *Community Sporting and Recreation Facilities Fund* (CSRFF) for the construction of club facilities for the Fremantle Hockey Club and minor sports and a Synthetic Hockey Turf on Lakelands Reserve, South Lake; and
- (2) contribute \$4,032,068 (ex. GST) from the Municipal Fund towards the construction of the facilities in (1) above should the CSRFF application be successful.

### **COUNCIL DECISION**

## Background

At the Ordinary Council Meeting of 10 March 2016 Council resolved as follows:

- (1) *endorse a joint National Stronger Regions Fund (NSRF) application with Hockey WA (HWA) for the construction of the Lakelands Reserve Synthetic Hockey Turf; and*
- (2) *endorse a contribution of \$3.5m from Council sources towards the construction of the proposed clubrooms at Lakelands Reserve, South Lake, comprising \$2.5m for minor sports and \$1m for hockey; to support the proposed relocation of the Fremantle Hockey Club (FHC) and minor sports to Lakelands Reserve.*
- (3) *encourage the Hockey Club to apply to the Department of Sport and Recreation for a grant for additional funding to support the capacity of the organisation in terms of strategic planning, business plan, policies and procedures and an operational budget.*

An NSRF joint application with Hockey WA was subsequently submitted on 15 March 2016; however, the outcome of that application is not likely to be known until late September 2016. To ensure the proposed project has the best possible chance of grant funding support it is necessary to prepare and submit applications for all available large grants in the event the NRSF application is not successful.

Furthermore, on 20 June 2016, the Australian Government announced a re-focus of the NSRF. The new fund, to be known as the *Building Better Regions Fund*, will be eligible only to regional, rural and remote Australia; therefore, this project will be ineligible for funding from this pool in future, so the CSRFF is a necessary contingency plan.

The Department of Sport and Recreation funded a study into the strategic location of Hockey Infrastructure across Metropolitan Perth which included detailed analysis of the feasibility of the Fremantle Hockey Club moving to Lakelands Reserve. This superseded the requirement for the club to seek additional funding from the Department of Sport and Recreation as resolved by Council.

## Submission

N/A

## Report

An opportunity exists for the City of Cockburn to apply to the *Community Sporting and Recreation Facilities Fund* (CSRFF), administered by the Department of Sport and Recreation (DSR), for funding towards the construction of the Lakelands Reserve Synthetic Hockey Turf. Applications close on 16 September 2016.

To ensure that an application is submitted on time, and to be compliant, a decision of Council committing to the project is required. The previous financial commitment for the NSRF was less than that required for the CSRFF (\$3.5m rather than \$4.032m). Should the recently submitted NSRF application be successful, the CSRFF application will be reviewed.

The project budget for a CSRFF application would estimate the capital cost of the new facility at \$6.532m (ex. GST). This demonstrates a small increase on the overall budget submitted with the recent NSRF application (\$6.529m) due to DSR's mandated \$3,000 for project signage. A CSRFF application would propose the capital cost is shared among the City of Cockburn, Fremantle Hockey Club and DSR.

The construction of this synthetic turf facility, two grass fields and clubrooms at Lakelands Reserve and the FHC relocation would align with the stated objectives of Hockey WA, the City of Cockburn and FHC. The facility would also fill a key gap in the Department of Education's schools hockey program, providing a joint use facility in the south metropolitan area.

## Strategic Plan/Policy Implications

### Community, Lifestyle & Security

- Provide for community facilities and infrastructure in a planned and sustainable manner
- Create and maintain recreational, social and sports facilities and regional open space
- Foster a greater sense of community identity by developing Cockburn Central as our regional centre whilst ensuring that there are sufficient local facilities across our community

### Budget/Financial Implications

The independent cost estimates for the synthetic turf (\$2.87 million) and clubrooms and associated works (\$3.65 million) at Lakelands Reserve total \$6.53 million, with proposed contributions as follows:

CSRFF grant application.....	\$2 million
Fremantle Hockey Club .....	\$0.5 million
<u>City of Cockburn .....</u>	<u>\$4.03 million</u>
Total.....	\$6.53 million

It is proposed the City's contribution of \$4.032m is comprised of \$1.7m from Developer Contribution Plan (DCP) 13 funds and \$2.33m from municipal funds.

As the facility will be managed by the City, the minor sports intended for this reserve - cricket, ultimate frisbee, lacrosse and Gaelic football - as prescribed by the DCP 13 (adopted by Council) will be offered use of the reserve. This will ensure the DCP 13 contribution of \$1.7m for the project is forthcoming.

Funding for any further variations to the clubrooms or increases in functionality will be sought from Lotterywest.

### **Legal Implications**

N/A

### **Community Consultation**

The Fremantle Hockey Club has met previously with the Connecting South Lake Group, who is in support of the project. The Fremantle Hockey Club – Lakelands Reserve Master Plan has been developed in consultation with representatives of the Fremantle Hockey Club, Hockey WA, Department of Sport and Recreation, Department of Education and City of Cockburn.

### **Risk Management Implications**

Should Council decide not to support the CSRFF application and the NSRF application turns out to be unsuccessful, Council may be required to contribute or source approximately \$6m in order for the project to proceed.

### **Attachment(s)**

N/A

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

Fremantle Hockey Club and Hockey WA have been advised this matter is to be considered at the Council Meeting to be held on 8 September 2016.

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

Nil

**17.5 (OCM 8/9/2016) - ADOPTION OF CHILDREN AND FAMILIES STRATEGY 2016-2021 (021/015) (G BOWMAN) (ATTACH)****RECOMMENDATION**

That Council

- (1) adopt the City of Cockburn Children and Families Strategy 2016-2021, as attached to the Agenda; and
- (2) include the financial requirements from the Strategy for consideration in future annual budgets and corporate planning documents.

**COUNCIL DECISION****Background**

In 2000 the City adopted its first Children's Strategic Plan which outlined community services, and identified current and future needs for children living within the Cockburn District.

In 2010 the Children's Plan 2010-2015 was reviewed and adopted by Council with actions contained in the report being implemented where resources were allocated.

**Submission**

N/A

**Report**

The City contracted AndMe consulting services to assist with review of the Children's Plan 2010-15.

This framework was also informed by the demographic trends, City of Cockburn Strategic Community Plan 2016, previous Children's Strategic Plans, an understanding of existing services and facilities as

well as consultation with 1448 Cockburn children, families, residents and stakeholders.

Outcomes from these previous strategic planning processes were reviewed and include:

1. Building Bibra Lake Regional Playground; and regularly upgrading shade sails, and playgrounds across the district.
2. Providing the well-attended *Froggy's Fun on the Green* initiative with over 3200 parents and children attending per annum.
3. Delivering programs to support families of young children, such as Cockburn Early Years, Cockburn Family Support Service, *MyTime* and the *Family Dance with over 3536 families attending per annum.*
4. *Co-ordinating 409,710 hours of Child Care Service to over 528 families per annum.*
5. Coordinating a Children's Reference Group to involve children in planning and decision-making.
6. Developing an integrated service model at the Cockburn Health and Community facility.
7. Investing in the new early years collective impact initiative – *Connecting Community for Kids.*

The City's achievements attracted two key awards during this period:

- 2013 The Children's Environment & Health Local Government Report Card Project – Best in WA and winner of four category awards (Childcare design and placement, Smoke-free environment, Prevention of Disease and Child Health and Development)
- 2014 The Children's Environment & Health Report Card Project – Winner of the Childcare Centre Design and Placement category and three commendable awards (Aboriginal Child Health, Healthy Eating, Shade in Public Spaces).

Even though there are significant achievements the City needs to continue to strategically plan for its growing children and families demographic.

An examination of demographic data showed that approximately 3,500 additional children and their families will require services by the completion of the new plan and that a fifth of the current households in the City are couples with young children (under age 15). The data showed that the number of Cockburn residents born overseas is increasing and approximately 3% of the population speak English not well or at all; this is backed up by anecdotal evidence from City staff who reported a sharp increase in the number of families from culturally

and linguistically diverse (CALD) backgrounds accessing services. Recent Australian Early Development Census (AEDC) data revealed that whilst the majority (80%) of children starting school in Cockburn are on track there has been a significant increase in the number of children struggling with social competence. Children living in Coolbellup are currently the most vulnerable.

To inform the development of the strategy, the City spoke with and listened to 381 children, 1,027 parents/caregivers, 10 community groups, and 30 City staff.

Children told us that they enjoy playing with their friends and outdoor spaces and child-friendly facilities are important to them; they want them to be affordable, exciting and well-maintained. Caring for the environment is important to children, as is technology. Parents and caregivers also told us that outdoors spaces are important and they specifically want more nature playgrounds with improved shade, toilet facilities and fences. Parents and caregivers want safe, crime-free communities with a reduction in traffic congestion. They want communities that are connected, and that they can contribute to and want a greater focus on local spaces and events. Parents and caregivers also want better access to affordable, quality child care, including occasional care. Community groups informed us that isolation was a big issue for parents and highlighted particular children and families in the community who may need specific attention or support to access services or activities such as families from a Culturally and Linguistically Diverse Background.

The demographic data, background research and consultation information supported the development of the vision; outcomes; strategies and 65 actions.

Our vision for Cockburn is that children and families enjoy safe and equitable access to places, activities and support which enable them to thrive. We have identified four outcomes that we want to achieve in the City to move us towards this vision:

1. Cockburn has family-friendly facilities and environments which support healthy child development and family/community connectivity.
2. Children and families in Cockburn have access to services, programs, activities, and events that support their health, wellbeing, and quality family time.
3. Children and families in Cockburn are well-informed, valued, and involved in decision-making.

4. The City of Cockburn is informed of current and best practice research and collaborates effectively to identify and respond to the emerging needs of children and families.

A full implementation plan has been developed to achieve the four outcomes in the strategy with 65 actions and eight priority actions:

*Top 8 Priority Actions*

1. Investigate the development of a City-wide play space strategy (which includes planning for shade and toilet facilities)
2. Review the options for pre-school aged children during the school holidays.
3. Plan more collaboratively for City programs and events for children and families.
4. Provide more localised events that draw families and communities together
5. Advocate for a Multicultural Officer position at the City to address the unique needs of families from multicultural backgrounds
6. Develop a whole of community action plan to improve AEDC results in targeted suburbs.
7. Consult with children in the development of new play spaces
8. Continue provision of existing services for families including Children's Development, Early Years, Child Care, Cockburn Support Service, Children's Services, Financial Counselling and Library services

These priorities are reflected in an Implementation Plan which contains eight priority actions and a total of 65 actions. If adopted the Children and Families Strategy 2016-2021 will guide the City's considerations regarding the needs of children and families for the next five years. The actions will be reviewed annually with the next major strategy review scheduled for 2021.

Additionally, the City will continue to seek opportunities for the increased provision of its current services and programs to the Cockburn community into the future

## Strategic Plan/Policy Implications

### City Growth

- Maintain service levels across all programs and areas

### Community, Lifestyle & Security

- Provide residents with a range of high quality, accessible programs and services

### Leading & Listening

- Listen to and engage with our residents, business community and ratepayers with greater use of social media

## Budget/Financial Implications

As contained in the plan, and in the attached Budget Implications Report. Over the five year period it is estimated that \$268,000 of additional municipal resources will be required to implement the Strategy actions listed below:

- Pop -up Nature Play activities
- Play Spaces Plan
- Pilot Street Play Program
- Children with disadvantage or disability subsidy for non-sporting activities
- Feasibility Study and program for Junior Blissco service for 6 to 9 year olds
- Pop up vulnerable children early years activities
- Additional children and family programs in Spearwood Library
- Family Week Event
- Harmony Week Event
- Additional weekly Froggy's Fun On the Green Play Session per term
- Family services customer satisfaction survey
- Multicultural families programs
- Early years AEDC targeted services

The other 52 actions contained within the plan can be undertaken within existing operational resources.

It is recommended that all actions which require additional Municipal resources be considered by Council through Council's strategic and annual budget process.

## Legal Implications

N/A

## Community Consultation

Extensive community consultation was undertaken with 381 children, 1,027 parents/caregivers, 10 community groups, and 30 City staff. A total of 1448 people were heard from.

Consultations to review the Children's Plan were undertaken between February and May, 2016. The approaches included on-line and hard copy surveys, presentations, workshops and focus groups.

A summary of the consultations undertaken is outlined in the table below.

### *Summary of consultations*

Group	Method	Number	When
Children	Workshops (six held)	114	2016
	Art competition	98	2016
	Postcard	116	2016
	CRG survey	53	2015
	<b>TOTAL</b>	<b>381</b>	-
Parents/caregivers	Postcard	225	2016
	Online survey	137	2016
	Key questions in public spaces	179	2016
	Case studies	4	2016
	Focus groups (three held)	19	2016
	Individual correspondence	5	2016
	Facebook posts	32	2016
	Parent survey	431	2015
<b>TOTAL</b>	<b>1,027</b>	-	
Community groups or businesses	Meetings	2	2016
	Survey	8	2016
	<b>TOTAL</b>	<b>10</b>	-
City of Cockburn staff	Meetings (12 held)	30	2016
<b>Total</b>		<b>1446</b>	

## Risk Management Implications

If the plan is adopted as recommended the financial implications for each of the actions contained in the Plan will need to be considered by Council in the relevant financial year and included in the Long Term Financial Plan.

If the plan is not adopted by Council the community and other stakeholders will be informed in accordance with the Community Engagement Policy and there will be an increased risk of reputation damage. If the Plan is not adopted by Council there is also a risk that the City will not allocate sufficient resources to accommodate the

needs of the significant children and families demographic into the future.

**Attachment(s)**

1. Draft Children and Families Strategy 2016-2021.
2. Budget Implications Report

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

Stakeholders consulted in the preparation of the Plan have been advised that this matter is to be considered at the September Council Meeting.

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

Nil.

**18. EXECUTIVE DIVISION ISSUES**

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

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

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

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

**23. CONFIDENTIAL BUSINESS**

**24. (OCM 8/9/2016) - 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

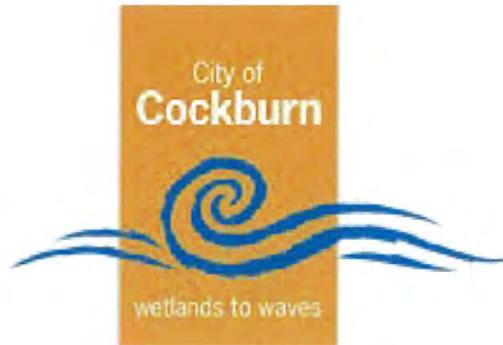
or facilities as provided by the Commonwealth, the State or any other body or person, whether public or private; and

(3) managed efficiently and effectively.

**COUNCIL DECISION**

**25 (OCM 8/9/2016) - CLOSURE OF THE MEETING**

The meeting closed at



*City of* COCKBURN

# STANDING ORDERS

*Amended 10<sup>th</sup> November 2005*

TO BE REPEALED

## Local Government Act, 1995

### City of Cockburn

#### **Local Law Relating to Standing Orders**

In pursuance of the powers conferred upon it by the abovementioned Act and all other powers enabling it, the Council of the City of Cockburn hereby records having resolved on the 10<sup>th</sup> November, 2005, to amend its Local Law Relating to Standing Orders, as published in the Government Gazette of 10<sup>th</sup> August, 1999 including subsequent amendments, and adopt the following new Local Law.

TO BE REPEALED

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## **PART 1 - PRELIMINARY**

### **1.1 SHORT TITLE**

In the clauses to follow, this Local Law is referred to as "the Standing Orders".

### **1.2 APPLICATION**

The proceedings and business of the Council must be conducted according to these Standing Orders.

### **1.3 INTERPRETATION**

In these Standing Orders, unless the context otherwise requires -

"absolute majority" means a majority comprising enough of the members for the time being of the council for their number to be more than 50% of the number of offices (whether vacant or not) of member of the Council.

"Act" – Means The Local Government Act, 1995, (as amended)

"agenda paper" in relation to any proposed meeting means a paper setting out the terms of business to be transacted at the meeting and the order of that business. The notice calling a special meeting may stand as the agenda paper for that meeting;

"business papers" in relation to any proposed meeting means the agenda paper for that meeting and any minute of any previous meeting required to be considered at the proposed meeting and details relating to any order of the day for the proposed meeting;

"CEO" means the Chief Executive Officer of the City of Cockburn;

"committee" means any committee appointed in accordance with the provisions of Part 5 Division 2, subdivision 2 of the Act;

"Council" means the Council of the City of Cockburn.

"Council delegate" means a councillor or officer of the Council appointed as a delegate or representative of the Council on or to any external body, conference or meeting;

"councillor" means a council member of the Council excluding the Mayor;

"Mayor" unless the context otherwise requires, includes in the absence of the Mayor the Deputy Mayor or the councillor chosen by the Council to preside at

a meeting of the Council;

"meeting" includes any ordinary or special meeting of the Council or of a committee held pursuant to the Act;

"member" means the Mayor or any councillor.

"minor amendment" in relation to a motion to amend another motion ("the primary motion") shall be one which does not alter the primary or basic intent of the primary motion as determined by the person presiding at the meeting;

"negatived motion" means a motion which, having been voted upon, is declared as lost.

"ordinary meeting" has the meaning given to that term in clause 2.2;

"presiding member" means the presiding member of a meeting or the deputy presiding member, or a member when performing a function of the presiding member in accordance with the Act.

"recommendation" refers to the recommended outcome on any item presented to a Council or committee meeting for consideration or a recommended outcome forwarded by a committee for Council consideration.

"Regulation" means any of those matters contained in the Local Government (Administration) Regulations 1996, and as amended from time to time.

"simple majority" is more than 50% of the members present and voting.

"special meeting" has the meaning given to that term in clause 2.2;

"substantive motion" means an original motion or an original motion as amended, but does not include an amendment or a procedural motion.

"urgent business" means business dealt with in accordance with the provisions of clause 4.11; and

"without discussion" means without debate but does not preclude a member from asking such questions as the person presiding at the meeting permits, with there being no discussion, debate or challenge on the ruling of the person presiding.

#### **1.4 REPEAL**

The Standing Orders of the City of Cockburn published in the Government Gazette on 10<sup>th</sup> August, 1999 and as amended from time to time are repealed.

## PART 2 - MEETINGS OF COUNCIL

### 2.1 MAYOR TO PRESIDE

Subject to the Act the Mayor, or if the Mayor is not available or is unable or unwilling the Deputy Mayor, or if the Deputy Mayor is not available or is unable or unwilling a councillor chosen by the councillors present, shall preside at any meeting of the Council (sections 5.6, 5.34 and 5.35 of the Act).

### 2.2 KIND OF MEETING AND CALLING OF MEETING

- (1) Meetings of the Council shall be of two kinds, "ordinary" and "special".
- (a) ordinary meetings are those called under subsection 5.5(1) of the Act at such place and at such times as the Council, from time to time, appoints for the transaction of the ordinary business of the Council.
  - (b) special meetings are those called under subsection 5.5(2) of the Act to consider special business, the nature of which shall be specified in the notice convening the meeting. Subject to the provisions of the Act and these Standing Orders relating to the rescission or alteration of a resolution, no business shall be transacted at a special meeting other than that for which the special meeting has been called.

### 2.3 CALLING COUNCIL MEETINGS

An ordinary or special meeting of council is to be held –

- (a) if called for by either;
  - (i) the mayor; or
  - (ii) at least  $\frac{1}{3}$  (three) of the councillors,

in a notice to the CEO setting out the date and purpose of the proposed meeting; or

- (b) if so decided by the council. (S5.4)

### 2.4 NOTICE OF ORDINARY MEETING

- (1) Notice of an ordinary meeting of the Council shall be given to members in writing and shall be signed by the CEO, and shall state the date, time, and place of holding the meeting, and shall contain an agenda

paper either separately or incorporated in the business papers. The notice shall be given to each of the members together with a copy of the business papers (if any) at least 72 hours before the time of the commencement of the meeting. **(S5.5(I))**

- (2) The business papers for an ordinary meeting of the Council shall be made available for inspection by a ratepayer or elector of the City during office hours at the office of the Council from the time of service of the business papers on members. **(S5.25(J)) and Admin. Reg. 14**

## **2.5 CALLING OF SPECIAL MEETING**

- (1) The CEO is to convene a special meeting by giving each member notice, before the meeting, of the date, time, place and purpose of the meeting. **(S5.5(2))**
- (2) Notice of a special meeting may be given at any time prior to the time of the meeting given in the notice.
- (3) Notice of a special meeting should be given in writing if the time available for giving notice and the circumstances permit.

## **2.6 NOTICE OF ADJOURNED MEETING**

When a meeting of the Council is adjourned by Council to a day and hour other than the next ordinary meeting of the Council, notice of the adjourned meeting shall, if time permits, be sent in the manner provided by clause 2.4(1) of these Local Laws, to each member, specifying the nature of the business to be transacted.

## **2.7 NOTICES**

Where the Standing Orders provide for a notice or any other paper or thing to be given or delivered to or served upon a member, unless the context or the Act otherwise require, the notice, paper or thing may be:

- (a) delivered to the member personally or to the member's ordinary residence or other designated place in Western Australia within the minimum time stipulated; or
- (b) sent by facsimile or other means of electronic transmission as may be operable from time to time or posted to the ordinary residence or the usual place of business (if any) of the member.

Where the notice, paper or thing is sent:

- (a) by delivery to the ordinary residence or other designated place or by

facsimile or other electronic transmission, it shall be considered to have been given, delivered or served at the time of delivery or transmission;

- (b) by post, it shall be considered to have been given, delivered or served within the time stipulated if it is posted by prepaid post to the member's ordinary residence or other designated place in Western Australia not less than 2 Council working days before expiration of the minimum time stipulated.

## **PART 3 - QUORUM**

### **3.1 NUMBER REQUIRED FOR QUORUM**

- (1) The quorum for a meeting of a Council or committee is at least 50% of the number of offices (whether vacant or not) of member of the Council or a committee. **(S.5.19)**
- (2) The Minister may reduce the number of offices of member required for a quorum at a Council meeting specified by the Minister if there would not otherwise be a quorum for the meeting. **(S.5.7(1))**
- (3) The Minister may reduce the number of offices of member required at a Council meeting to make a decision specified by the Minister if the decision is one which would otherwise be required to be made by an absolute majority and a sufficient number of members would not otherwise be present or able to vote at the meeting. **(S.5.7(2))**
- (4) The Council may resolve by absolute majority to reduce the number of offices of committee member required for a quorum at a committee meeting specified by the local government if there would not otherwise be a quorum for the meeting. **(S.5.15)**

### **3.2 QUORUM MUST BE PRESENT**

- (1) The Council shall not transact business at a meeting unless a quorum is present.
- (2) Subject to the provisions of clause 3.2(3) every meeting shall proceed to business at the time appointed in the notice of meeting.
- (3) If at the expiration of half an hour from the time fixed for the commencement of a meeting of the Council a quorum is not present, the Mayor or in the Mayor's absence, the Deputy Mayor, or in the Deputy Mayor's absence, the majority of councillors present, or any councillor present alone, or in the absence of the Mayor and all the councillors, the CEO or a person authorised by the CEO, may adjourn the meeting to some future time or date. Business which could have been transacted had there been a quorum at the meeting may be

transacted at the resumption of the adjourned meeting or at the next ordinary meeting if that occurs first. If the business is transacted at the next ordinary meeting the adjourned meeting shall lapse.

### **3.3 LOSS OF QUORUM DURING MEETING**

#### **(1) Count Out**

If at any time during a meeting of the Council a quorum is not present, the Mayor upon becoming aware of that fact shall thereupon suspend the proceedings of the meeting for a period of ten minutes and if a quorum is not present at the expiration of that period, the meeting shall be deemed to have been counted out, and the Mayor shall adjourn it to some future time or date.

#### **(2) Debate on Motion to be Resumed**

Where the debate on any motion, is interrupted by the Council being counted out, that debate shall be resumed at the next meeting at the point where it was so interrupted. Where the interruption occurs at an ordinary meeting the resumption shall be at the next ordinary meeting unless a special meeting is called earlier for the purpose. Where the interruption is at a special meeting, the resumption shall be at the next special meeting called to consider the same business or at the next ordinary meeting if it occurs before a special meeting can be called.

### **3.4 NAMES TO BE RECORDED**

At any meeting at which there is not a quorum of members present, or at which the Council is counted out for want of a quorum, the names of the members then present shall be recorded in the Minute Book.

## **PART 4 - BUSINESS OF THE MEETING**

### **4.1 BUSINESS AT ORDINARY MEETING**

No business shall be transacted at any meeting of the Council other than specified in the notice relating thereto, except -

- (a) matters which the Act permits to be dealt with without notice; and
- (b) matters which these Local Laws expressly permit to be dealt with without notice.
- (c) the order of business at an ordinary meeting of the Council shall, unless for the greater convenience of the Council, altered by resolution to that effect, be nearly as practicable to the order, as detailed in clause 4.2

### **4.2 ORDER OF BUSINESS**

- (1) Declaration of opening.
- (2) Appointment of presiding member (if required).
- (3) Disclaimer (to be read aloud by presiding member).
- (4) Acknowledgement of receipt of written declarations of financial interests and conflicts of interest (by presiding member).
- (5) Apologies and leave of absence.
- (6) Response to previous public questions taken on notice.
- (7) Public question time.
- (8) Confirmation of minutes.
- (9) Written requests for leave of absence.
- (10) Deputations and petitions.
- (11) Business left over from previous meeting (if adjourned).
- (12) Declaration by councillors who have not given due consideration to matters contained in the business paper presented before the meeting.
- (13) Council matters.
- (14) Planning and Development Division issues.

- (15) Finance and Corporate Services Division issues.
- (16) Engineering and Works Division issues.
- (17) Community Services Division issues.
- (18) Executive Division issues.
- (19) Motions of which previous notice has been given.
- (20) Notices of motion given at the meeting for consideration at next meeting.
- (21) New business of an urgent nature
- (22) Matters to be noted for investigation, without debate.
- (23) Confidential business.
- (24) Resolution of compliance (section 3.18(3)) Local Government Act, 1995.
- (25) Closure of meeting.

#### **4.3 ORDER OF BUSINESS AT SPECIAL MEETING**

The order of business at any special meeting of the Council shall be the order in which that business stands in the notice of the meeting.

#### **4.4 PUBLIC QUESTION TIME (AGENDA ITEM 7)**

##### **(1) Public Address Session**

1. Fifteen minutes shall be allocated for issues to be raised by members of the public and responded to at -
  - (a) every ordinary meeting of the Council; and
  - (b) every special meeting of the Council; and
  - (c) every meeting of a committee to which the Council has delegated a power or duty; and
  - (d) every other meeting prescribed for the purpose of section 5.24(1) of the Act.
2. The presiding member may extend the time, subject to time constraints or limitations imposed by the presiding member.

3. Once all the issues raised by members of the public have been presented and responded to at a meeting, any unused portion of the time period may be used for other matters.
4. Each member of the public who wishes to raise an issue at a meeting referred to in paragraph (1) shall be given equal and fair opportunity to raise the issue and receive a response, subject to time constraints or limitations imposed by the presiding member or otherwise by resolution of the meeting.
5. In addition to raising issues without notice at meetings, a member of the public wishing to raise an issue may register that interest by notification in writing to the CEO in advance, setting out the text or substance of the issue. The order in which registrations of interest are received by the CEO shall determine the order of issues to be raised unless the presiding member determines otherwise. Persons submitting issues to be raised pursuant to this clause shall be invited by the presiding member to present their issue at the beginning of this session. If the person is not present at the time, the matter shall lapse.
6. A member of the public having raised an issue shall return to a seat in the gallery unless otherwise directed by the presiding member at the meeting.
7. Subclause (4) only requires the Council or committee to answer a question that relates to a matter affecting the Local Government, with priority being given to items listed on the meeting agenda paper being considered.
8. Subject to the procedural matters previously set out in this subsection, the procedures for the raising of and responding to issues raised by members of the public at a meeting referred to in subclause (1) are to be determined -
  - (a) by the presiding member at the meeting; or
  - (b) in the case where the majority of members present at the meeting disagree with the presiding member, by the majority of these members.
9. Every reasonable effort should be made to provide a substantive response to an issue raised by a member of the public, but if the meeting is unable to provide an informative response to the whole of the issue, it may -
  - (a) respond to that part (if any) for which it has a substantive response;

- (b) respond otherwise that the response or part to which no substantive response has been supplied will be responded to substantively in a manner and at a time indicated.

**(2) Questions and Answers to be Brief**

All questions and answers shall be given as briefly and concisely as possible, and no discussion shall be allowed thereon. Questions requiring a written response shall be taken on notice and responded to as soon as practicable thereafter. Action taken shall be noted on the order of business at the following ordinary meeting of the Council in relation to written responses.

**(3) Issues Not to Involve Bad Language, Argument or Opinion, or Adverse Reflection on Integrity of any Councillor or Employee**

1. In submitting any issues, no bad language, argument or expression of opinion shall be used or offered, nor any facts stated except so far as may be necessary to explain the issue. The presiding member may modify a question to make it comply with this subsection.
2. An issue shall not contain any statement reflecting adversely on the integrity of any member or employee.
3. If in the opinion of a councillor, false information or any adverse reflection is contained in any issue raised, then through the presiding member, the councillor may offer comment by way of correction.

**(4) No Discussion on Questions**

Subject to paragraph (3) of the preceding subsection, no discussion or further questions shall be allowed on any question or the response thereto.

**(5) Councillors' Questions on Notice**

Notwithstanding the preceding paragraphs, a councillor desirous of putting a question as to the business of the Council shall give notice thereof in writing to the CEO at least eight hours before the hour fixed for the commencement of the next ordinary meeting. If such question is in order in the opinion of the presiding member, the answer shall, as far as practicable be read by the presiding member at the ordinary meeting of the Council occurring next after the notice was given. If in the opinion of the presiding member the question is not in order, the presiding member shall give reasons for that opinion and as far as practicable the question, the ruling and those reasons shall be read by the presiding member at the ordinary meeting of the Council occurring

next after the notice was given.

#### **4.5 MINUTES (AGENDA ITEM 8)**

##### **(1) Confirmation of Minutes**

1. The minutes of a meeting of the Council, whether of an ordinary or a special meeting, shall be submitted to the next ordinary meeting of the Council for confirmation, subject to time constraints associated with preparation of the meeting agenda. **(S.5.22(2))**.
2. The minutes of a meeting of a committee shall be submitted to the next meeting of the committee for confirmation. **(S.5.22(2))**.
3. Discussion of any minutes other than discussion as to their accuracy as a record of proceedings shall not be permitted, and when confirmed the minutes shall thereupon be signed and certified by the Mayor in the case of Council minutes or by the presiding member in the case of a committee. In addition, that person shall initial each page of the minutes.

##### **(2) Keeping of Minutes**

1. Minutes may be pasted or otherwise permanently affixed to or as the leaves of a book which may be known as the "Minute Book".
2. Minutes may be otherwise kept in the records of the Council in a manner which ensures that they are permanently and securely recorded, and available for inspection, copying, and production in evidence in any court. Such record of the minutes may be referred to as "Minute Book", whether it is in book form or not.

##### **(3) Reading of Minutes May be Dispensed With**

In submitting minutes to a meeting for confirmation, the reading of minutes at a meeting is to be dispensed with when members have been supplied with copies of the minutes at least 24 hours before the holding of the meeting at which they are to be submitted, or otherwise by resolution of the Council.

##### **(4) Content of Minutes**

The content of minutes of a meeting of the Council or a committee is to include the matters contained in regulation 11 of the Regulations.

##### **(5) Preservation of Minutes**

Minutes including the agenda of each Council and committee meeting are to be kept as a permanent record of the activities of the local government and are to be transferred to the Public Records Office, being a directorate of the Library and Information Service of Western Australia, in accordance with the retention and disposal policy determined by that office from time to time

#### **4.6 PETITIONS (AGENDA ITEM 10)**

- (1) Every petition shall be respectful and temperate in its language and shall be presented to the Council or CEO by a member who shall acquaint himself or herself with the contents thereof and ascertain that it does not contain language disrespectful to the Council. In addition, any individual may present a petition in the form mentioned in clause (2) direct to the CEO who shall inform the Mayor and ward councillors in which the subject matter relates of the content of the petition and any action taken in response to the subject matter contained in the petition.
- (2) A petition must -
  - (a) contain the name, address and signature of each petitioner; and
  - (b) have the name of the person who lodged the petition with the Council shown at the top of each page thereof but need not otherwise be in any particular form.
- (3) On the presentation of a petition, the member presenting it shall be confined to reading the petition, and the only motions that are in order are that the petition be received and if necessary that it be referred for officer report.

#### **4.7 DEPUTATIONS (AGENDA ITEM 10)**

- (1) Any person or persons wishing to be received as a deputation by Council shall, in the first instance, send to the CEO a memorial, setting out the subject matter to be raised by the deputation in concise terms, but nevertheless in sufficient detail to enable the Council to have a general understanding of the purpose of the deputation.
- (2) Where the CEO receives a memorial in terms of the preceding subsection but not otherwise, the CEO shall refer it to the presiding member of the appropriate meeting, and
  - (a) give a precis of the memorial to that person;
  - (b) recommend, with an explanation, whether or not the deputation should be received; and

- (c) request advice from the presiding member within a stated time whether or not he or she considers the deputation should be received.
- (3) In the event that the presiding member indicates agreement, the person or persons wishing to be received as a deputation shall be invited to meet the Council at its next meeting.
- (4) A deputation shall not exceed five in number and only two thereof shall be at liberty to address the Council except in reply to questions from members and the matter shall not be further considered by the Council, until all other business of the meeting has been finalised.
- (5) A Council shall not make a resolution arising from the subject of a deputation at the meeting at which the deputation is received unless the matter is the subject of an officer report contained in the business papers of the meeting.

#### **4.8 BUSINESS AT ADJOURNED MEETING (AGENDA ITEM 11)**

At an adjourned meeting of the Council no business shall be transacted other than that specified in the notice of the meeting of which it is an adjournment, and which remains indisposed of, save and except in the case of an adjournment to the next ordinary meeting of the Council, when the business undisposed of at the adjourned meeting shall have the precedence at such ordinary meeting.

#### **4.9 DECLARATION OF DUE CONSIDERATION (AGENDA ITEM 12)**

Any member who is not familiar with the substance of any report, minutes or other information provided for consideration at a meeting shall declare that fact at the time declarations of due consideration are called for in the order of business of the meeting.

#### **4.10 NOTICES OF MOTION (AGENDA ITEM 19)**

##### **(1) Giving Notice of Motion**

- (a) A member may have business included in the agenda of a meeting by forwarding a notice of motion in writing to the CEO.
- (b) The notice of motion must include a draft version of the motion proposed to be moved by the member.

- (c) The notice of motion must be accompanied by sufficient information to enable an officer report to be prepared and included in the agenda of the meeting at which Council will consider the motion.
- (d) Except in the case of a special meeting of the Council, the notice of motion must be given –
  - (1) at least 7 clear days before the meeting at which it is considered; or
  - (2) at the previous Council meeting, and is to be read at agenda Item 20 of the order of business.

(2) **Amendment of Notices**

The CEO may on his or her own initiative make such amendments to the form of the motion, but not its substance, to bring the motion into proper form.

(3) **Motion to Lapse**

Subject to the provisions of clause 16.12, any motion of which notice has been given pursuant to clause 4.10(1) lapses unless -

- (a) the member who provided the notice, or some other member authorised by the member in writing, is present to move the motion when called on; or
- (b) the Council on a motion agrees to defer consideration of the motion to a later stage or date.

(4) **Dealing with Lapsed Motion**

- (a) If a notice of motion is given and lapses in the circumstances referred to in the preceding subsection, notice of motion in the same terms or to the same effect may be given for consideration at a subsequent meeting of the Council.
- (b) If a motion lapses and is in the same terms or to the same effect as a motion which lapsed at a previous meeting of the Council, the Council shall not entertain a motion in the same terms or to the same effect at a subsequent meeting until at least three months have elapsed from the date of the meeting at which the motion last lapsed. This provision shall not apply to motions to rescind or alter a resolution and to which clause 22.3 applies.

(5) **Amendments to Notice of Motion**

- (a) An amendment to a motion of which notice has been given pursuant to clause 4.10(1), other than a minor amendment, must not be considered at a meeting unless notice in writing of the amendment is received by the CEO no later than 12.00 noon on the day preceding the day of the meeting at which the motion is

to be considered, excluding any day on which the Council's administrative office is not open for business, in which case notice may be given no later than 12.00 noon on the day of the relevant meeting.

- (b) In accordance with the procedures for debate of motions under part 10 of these Standing Orders, a motion of which notice has been given pursuant to clause 4.10(1) is not considered to have been moved until a member has stated the motion at the relevant Council meeting.
- (c) The Mayor shall decide whether any amendment moved without notice given in accordance with the preceding paragraphs of this subsection is a minor amendment, but the Council may dissent from the Mayor's ruling in accordance with the provisions of clause 10.15(3).
- (d) No amendment to a motion can be moved which negates the original motion or the intent of the original motion.

#### **4.11 URGENT BUSINESS (AGENDA ITEM 21)**

##### **(1) When Introduced**

A member may move a motion involving urgent business that is not included in the agenda paper for that meeting provided that:

- (a) the presiding member at the meeting has requested the member to move the motion or has first consented to the business being raised having taken due regard to;
  - (i) the urgency of the business is such that the business cannot await inclusion in the agenda paper for the next meeting of the Council; or
  - (ii) if the business was to be deferred to the next meeting, such delay could result in legal or financial implications to the City; or
- (b) the business could not normally be dealt with by an officer of Council during Council office hours.

##### **(2) When Absolute Majority Required**

If at an ordinary meeting a councillor objects that a motion introduced as urgent business and moved without notice does not deal with urgent ordinary business within the meaning of that term in clause 4.11(a)(i) or (ii) of these Standing Orders, the motion shall be of no effect unless it is agreed to at the meeting by an absolute majority of the Council.

(3) **Items Decided Under Delegated Authority**

Items dealt with by officers under the delegated authority of Council, will only be permitted for addition to an agenda of Council, following the matter being discussed by a member at the request of a third party, with the appropriate staff member responsible for the delegation and no agreeable resolution being forthcoming from those discussions.

**4.12 MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE (AGENDA ITEM 22)**

A member may request that any matter be listed on the minutes of the Council meeting under this heading and, upon being listed, such matters will be referred to an appropriate staff member for research and response for consideration by Council.

**4.13 CONFIDENTIAL BUSINESS (AGENDA ITEM 23)**

(1) **Obligation of Confidentiality**

Every matter dealt with by, or brought before the Council sitting otherwise than with open doors, shall be treated as strictly confidential.

(2) **CEO Restricting Documents**

Any report, correspondence or other document which is to be placed before the Council and which in the opinion of the CEO is of a confidential nature may at the CEO's discretion be marked as such and shall then be treated as strictly confidential.

(3) **Non-disclosure of Matters or Documents which are Strictly Confidential**

No person, without the authority of the Council, is to disclose any matter or any report, correspondence or other document, which is treated as strictly confidential under the terms of subclause (1) or subclause (2), to any person other than the Mayor, any Councillor or any employee of the City (and in the case of employees, only so far as may be necessary for the performance of their duties). The confidentiality of any matter under the provisions of subclause (1) ceases upon that matter being discussed at a meeting of the Council held with open doors.

(4) **Freedom of Information Act 1992 and Discovery**

The provisions of this clause 4.13 do not apply to restrict access to documents the City might otherwise be required to give under the

*Freedom of Information Act 1992*, or under the discovery processes of any Court, Tribunal or Commission, or under a subpoena *duces tecum*, or pursuant to a lawful direction, order or request of an Inquiry under Part 8 of the Act.

(5) **Committees**

Notwithstanding clause 17.1, this clause 4.13 does not operate to authorise the disclosure of confidential information or documents to a committee member other than the Mayor, or Councillor or any employee of the City.

**4.14 CLOSURE OF MEETING (AGENDA ITEM 25)**

Should a meeting of Council still be in progress 2 (two) hours after the opening of the meeting, the presiding member shall request the meeting for an extension of time to enable the business of the meeting which remains unresolved to be considered. A motion must be carried to this effect and stipulate a time to a maximum extension of 1 (one) further hour up until which business of the meeting may be considered, at which time the presiding member shall close the meeting, if still in progress, and any business remaining unresolved shall be adjourned and re-considered to a day and time as determined by Council or at the next ordinary meeting of the Council.

TO BE REPEALED

## **PART 5 - PUBLIC ACCESS TO AGENDA MATERIAL**

### **5.1 INSPECTION ENTITLEMENT**

Members of the public have access to agenda material in the terms set out in regulation 14 of the Regulations.

### **5.2 CONFIDENTIALITY OF INFORMATION WITHHELD**

A member of the Council or a committee or an employee of the Council in receipt of confidential information is not to disclose such information to any person other than a member of the Council or the committee or an employee of the Council to the extent necessary for the purpose of carrying out his or her duties.

Penalty \$5,000

## **PART 6 - PRODUCTION OF DOCUMENTS**

### **6.1 INTERPRETATIONS**

In this section:

- (a) the term "document" means a deed, book, report, paper or any other written material whatsoever or any other recorded or stored information;
- (b) the term "other thing" means any thing whatsoever other than a document as hereinbefore defined, which relates to a matter or question under consideration or discussion by the Council or, by virtue of a notice of meeting given, to be considered or discussed by the Council; and
- (c) the term "laid on the table" means laid or deposited at a place within the Council's administrative building designated from time to time for that purpose by the CEO and at which place a tabled document or other thing may be perused or inspected by a member during Council office hours or at other times on application to the CEO and inflections of that term shall have a like meaning.

### **6.2 MEMBER MAY REQUIRE PRODUCTION**

On giving to the CEO not less than 4 hours notice, a member is entitled to have laid on the table a document or other thing which is under consideration by Council and the CEO on receiving that notice shall lay the document on the table for a period of 24 hours commencing as soon as practicable after the

receipt by the CEO of the notice.

### **6.3 CIRCUMSTANCES IN WHICH CEO TO COMPLY**

The CEO shall comply with a request made pursuant to clause 6.2 unless the CEO is of the opinion that it would not be in order to do so in which case the CEO shall refer the request to the Mayor for determination, except in the case where the Mayor has made the request, in which circumstances the CEO shall refer the request to Council for determination.

### **6.4 MAYOR'S RULING**

On the reference to the Mayor of a request made pursuant to clause 6.2 or 6.3 the Mayor shall rule whether it is in order and accordingly whether it should be granted or refused and the ruling is final but where the request is refused the CEO shall report the fact to the next meeting of Council.

### **6.5 ACCESS BY MEMBER TO TABLED DOCUMENTS**

When a document or other thing is laid on the table in accordance with this Part then that document or other thing may be perused or inspected by a member in the place designated at any time during Council's office hours or at any other reasonable time on application to the CEO but the document or other thing shall not be copied or removed.

## **PART 7 - OPEN DOORS - EXCEPT AS PROVIDED**

### **7.1 GENERAL OBLIGATION**

Subject to the provisions of clause 7.2 the business of the Council shall be conducted with open doors. (S5.23(1))

### **7.2 RESOLUTION TO CLOSE DOORS**

The Council may by resolution decide to conduct behind closed doors any business of a meeting dealing with any of the matters referred to in section 5.23(2) of the Act.

### **7.3 PERSONS TO LEAVE CHAMBER**

Upon the carrying of a resolution referred to in clause 7.2 the Mayor shall direct all persons other than councillors, the CEO and any other person nominated in the resolution to leave the Council chamber and every such person shall forthwith comply with the direction.

#### **7.4 REMOVAL OF PERSON BY ORDER**

Any person who fails to comply with the direction made pursuant to clause 7.3 may, by order of the Mayor be removed from the Council chamber.

#### **7.5 DURATION OF CLOSURE**

- (1) After the carrying of a resolution referred to in clause 7.2 at a meeting, the business of that meeting of the Council shall proceed behind closed doors, until the Council, by resolution, decides to proceed with open doors.
- (2) If the resolution was to conduct specified business behind closed doors the meeting shall revert to open doors upon the completion of the specified business unless the Council resolves to do so earlier.

#### **7.6 NOTICE OF MOTION NOT REQUIRED**

Any resolution mentioned in this section may be moved without notice.

#### **7.7 CONDUCT OF BUSINESS BEHIND CLOSED DOORS**

- (1) The following business shall be conducted behind closed doors unless the Council in any particular case resolves otherwise:
  - (a) matters of a personal nature touching the conduct in employment of an employee of the Council or the relationship or contract with the Council of an employee;
  - (b) consideration of legal advice;
  - (c) any matter which in the opinion of the person presiding at the meeting requires consideration of the personal private affairs of a person in circumstances likely to cause unreasonable embarrassment to that person if the consideration did not occur behind closed doors; and
  - (d) a matter that if disclosed, could be reasonably expected to -
    - (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
    - (ii) endanger the security of the local government's property;

or

- (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety.
- (2) The Council may in any case resolve to conduct behind closed doors any other matter referred to in section S5.23(2) of the Act.

## **7.8 RECORDING DECISION IN MINUTES**

A decision to close a meeting or part of a meeting and the reason for the decision shall be recorded in the minutes of the meeting.

## **PART 8 - CONDUCT OF PERSONS AT COUNCIL AND COMMITTEE MEETINGS**

### **8.1 OFFICIAL TITLES TO BE USED**

Members and employees of the Council are to speak of each other at Council meetings by their respective titles.

### **8.2 LEAVING MEETINGS**

During the course of a meeting of the Council or a committee no member is to enter or leave the meeting without first advising the presiding member, in order to facilitate the recording in the minutes of the time of entry or departure.

### **8.3 ADVERSE REFLECTION**

- (1) No member of the Council is to reflect adversely upon a decision of the Council except on a motion that the decision be revoked or changed.
- (2) No member of the Council is to use offensive or objectionable expressions in reference to any member, employee of the Council, or any other person.
- (3) If a member of the Council specifically requests, immediately after their use, that any particular words used by a member be recorded in the minutes, the presiding member is to cause the words used to be taken down and read to the meeting for verification and to then be recorded in the minutes.

### **8.4 RECORDING OF PROCEEDINGS**

- (1) No person is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council without the permission of the presiding member, or in the case where the majority

of members then present at the meeting disagree, by the majority of those members..

#### **8.5 PREVENTION OF DISTURBANCE**

- (1) Any member of the public addressing the Council is to extend due courtesy and respect to the Council and the processes under which they operate and must take direction from the presiding member whenever called upon to do so.

Penalty \$1,000

- (2) No person observing a meeting, is to create a disturbance at a meeting, by interrupting or interfering with the proceedings, whether by expressing approval or dissent, by conversing or by any other means.

Penalty \$1,000

#### **8.6 DISTINGUISHED VISITORS**

If a distinguished visitor is present at a meeting of the Council, the presiding member may invite such person to sit beside the presiding member or at the Council table.

#### **8.7 OBJECTIONABLE BUSINESS**

If the Mayor at any meeting of the Council is of the opinion, or a councillor draws to the Mayor's attention, that any motion or business proposed to be made or transacted thereat is of an objectionable character, the Mayor either before or after the same is brought forward may declare that the same shall not be entertained provided always that any member of the Council may move dissent from the declaration made from the Mayor, whereupon the motion to dissent shall forthwith be put without debate, and in the event of the same being carried by a majority of the councillors present the business referred to shall thereupon be entertained but not otherwise.

## **PART 9 - CONDUCT OF MEMBERS DURING DEBATE**

### **9.1 MEMBERS TO INDICATE**

Every member of the Council wishing to speak is to indicate by show of hands or other method agreed upon by the Council. When invited by the presiding member to speak, members are to address the Council through the presiding member.

### **9.2 PRIORITY**

In the event of two or more members of the Council wishing to speak at the same time, the presiding member is to decide which member is entitled to be heard first. The decision is not open to discussion or dissent.

### **9.3 THE PRESIDING MEMBER TO TAKE PART IN DEBATES**

Unless otherwise prohibited by the Act, and subject to compliance with procedures for the debate of motions contained in these Standing Orders, the presiding member may take part in a discussion of any matter before the Council as the case may be.

### **9.4 RELEVANCE**

Every member of the Council is to restrict his or her remarks to the motion or amendment under discussion, or to a personal explanation or point of order.

### **9.5 LIMITATION OF NUMBER OF SPEECHES**

No member of the Council is to address the Council more than once on any motion or amendment before the Council except the mover of a substantive motion, in reply, or to a point of order, or in explanation.

### **9.6 LIMITATION OF DURATION OF SPEECHES**

All addresses are to be limited to a maximum of five minutes. Extension of time is permissible only with the agreement of a simple majority of members present.

### **9.7 MEMBERS NOT TO SPEAK AFTER CONCLUSION OF DEBATE**

No member of the Council is to speak to any question after it has been put by the presiding member.

## **9.8 MEMBERS NOT TO INTERRUPT**

No member of the Council is to interrupt another member of the Council whilst speaking unless -

- (a) to raise a point of order;
- (b) to call attention to the absence of a quorum;
- (c) to make a personal explanation under clause 10.15; or
- (d) to move a motion under clause 11(1).

## **9.9 RE-OPENING OF DISCUSSION ON DECISIONS**

No member of the Council is to re-open discussion on any decision of the Council taken at the same meeting, except for the purpose of moving that the decision be revoked or changed.

# **PART 10 - PROCEDURES FOR DEBATE OF MOTIONS**

## **10.1 MOTIONS TO BE STATED**

Any member of the Council who moves a substantive motion or amendment to a substantive motion is to state the substance of the motion before speaking to it. Where in the opinion of the presiding member, an amendment or modification of a recommendation alters the substance or effect of the recommendation, the presiding member shall, where practicable, require the proposed motion to be in writing and ready to be handed to the CEO, for recording in the minutes of the meeting. Such written notice shall also contain the reason for the proposed amendment, as required by paragraph 11(da) of the Regulations.

## **10.2 MOTIONS TO BE SUPPORTED**

No motion or amendment to a substantive motion is open to debate until it has been seconded, or, in the case of a motion to revoke or change the decision made at a Council meeting, unless the motion has the support required under regulation 10 of the Regulations.

## **10.3 UNOPPOSED BUSINESS**

- (1) Upon a motion being moved and seconded, the presiding member is to ask the meeting if any member opposes it.
- (2) If no member signifies opposition to the motion the presiding member may declare the motion in subclause (1) carried without debate and without taking a vote on it.

- (3) If a member signifies opposition to a motion the motion is to be dealt with according to this part (part 10).
- (4) This clause does not apply to any motion or decision to revoke or change a decision which has been made at a Council meeting.

#### **10.4 ONLY ONE SUBSTANTIVE MOTION CONSIDERED**

When a substantive motion is under debate at any meeting of the Council or a committee, no further substantive motion is to be accepted.

#### **10.5 BREAKING DOWN OF COMPLEX MOTIONS**

The presiding member may order a complex motion to be broken down and put in the form of several motions, which are to be put in sequence.

#### **10.6 ORDER OF CALL IN DEBATE**

- (1) The presiding member is to call speakers to a substantive motion in the following order:
  - (a) The mover to state the motion;
  - (b) A seconder to the motion;
  - (c) The mover to speak to the motion;
  - (d) A speaker against the motion;
  - (e) A speaker for the motion;
  - (f) Other speakers against and for the motion in alternating order until there is no member (excluding the mover) wishing to speak who is of the opposite view than the last preceding speaker;
  - (g) Mover takes right of reply which closes the debate; and
  - (h) No member (other than the mover who may elect to open debate and speak in reply) may speak twice.
- (2) The presiding member may offer the right of reply and put the motion to the vote if he or she believes sufficient discussion has taken place even though all members may not have spoken.

#### **10.7 MEMBERS MAY REQUIRE MOTIONS TO BE READ**

Any member may require the motion under discussion to be read at any time during a debate, but not so as to interrupt any other member whilst speaking.

#### **10.8 CONSENT OF SECONDER REQUIRED TO ACCEPT ALTERATION OF WORDING**

The mover of a substantive motion may not alter the wording of the motion without the consent of the seconder.

#### **10.9 ORDER OF AMENDMENTS**

Any number of amendments may be proposed to a motion, but when an amendment is moved to a substantive motion, no second or subsequent amendment is to be moved or considered until the first amendment has been withdrawn or determined.

#### **10.10 AMENDMENTS MUST NOT NEGATE ORIGINAL MOTION**

No amendment to a motion can be moved which negates the original motion or the intent of the original motion.

#### **10.11 MOVER OF A MOTION NOT TO SPEAK ON AMENDMENT**

On an amendment being moved, any member may speak to the amendment, provided that if the person who moved the substantive motion does choose to speak to the amendment, the right of reply is forfeited by that person.

#### **10.12 SUBSTANTIVE MOTION**

If an amendment to a substantive motion is carried, the motion as amended then becomes the substantive motion, on which any member may speak and any further amendment may be moved.

#### **10.13 WITHDRAWAL OF MOTION AND AMENDMENTS**

Council may, without debate, grant leave to withdraw a motion or amendment upon request of the mover of the motion or amendment and with the approval of the seconder provided that there is no voice expressed to the contrary view by any member, in which case discussion on the motion or amendment is to continue.

#### **10.14 LIMITATION OF WITHDRAWAL**

Where an amendment has been proposed to a substantive motion, the substantive motion is not to be withdrawn, except by consent of the majority of members present, until the amendment proposed has been withdrawn or lost.

#### **10.15 PERSONAL EXPLANATIONS**

- (1) No member or employee is to speak at any meeting of the Council, except upon the matter before the council, unless it is to make a personal explanation. Any member or employee of the Council who is permitted to speak under these circumstances is to confine the observations to a succinct statement relating to a specific part of the former speech which may have been misunderstood. When a member or employee of the Council is invited to speak, no reference is to be made to matters unnecessary for that purpose.
- (2) A member or employee of the Council wishing to make a personal explanation of matters referred to by any member of the Council then speaking, is entitled to be heard immediately, if the member of the Council then speaking consents at the time, but if the member of the Council who is speaking declines to give way, the explanation is to be offered at the conclusion of that speech.
- (3) The ruling of the presiding member on the admissibility of a personal explanation is final unless a motion of dissent with the ruling is carried before any other business proceeds.

#### **10.16 RIGHT OF REPLY**

- (1) The mover of a substantive motion has the right of reply. After the mover of the substantive motion has commenced the reply, no other member is to speak on the question.
- (2) The right of reply is to be confined to rebutting arguments raised by previous speakers and no new matter is to be introduced.

#### **10.17 RIGHT OF REPLY PROVISIONS**

The right of reply is governed by the following provisions-

- (a) if no amendment is moved to the substantive motion, the mover may reply at the conclusion of the discussion on the motion;
- (b) subject to clause 10.11 if an amendment is moved to the substantive motion the mover of the substantive motion is to take the right of reply at the conclusion of the vote on any amendments carried;

- (c) the mover of any amendment does not have a right of reply;
- (d) once the right of reply has been taken, there can be no further discussion, nor any other amendment and the original motion or the original motion as amended is immediately put to the vote.

## **PART 11 - PROCEDURAL MOTIONS**

### **11.1 PERMISSIBLE PROCEDURAL MOTIONS**

In addition to proposing a properly worded amendment to a substantive motion, it is permissible for a member to move the following procedural motions-

- (a) that the question be adjourned;
- (b) that the Council now adjourn;
- (c) that the question now be put;
- (d) that the Council meet behind closed doors, if the meeting or part of the meeting to which the motion relates is a matter in respect of which the meeting may be closed to members of the public under section 5.23 of the Act:-

except if the motion is in conflict with clause 11.3

### **11.2 NO DEBATE ON PROCEDURAL MOTIONS**

- (1) The mover of a motion stated in each of paragraphs (a), (b) and (d) of clause 11.1 may speak to the motion for not more than five minutes, the seconder is not to speak other than to formally second the motion, and there is to be no debate on the motion.
- (2) The mover of a motion stated in paragraph (c) of clause 11.1 may not speak to the motion, the seconder is not to speak other than to formally second the motion and there is to be no debate on the motion.

### **11.3 PROCEDURAL MOTIONS - CLOSING DEBATE - WHO MAY MOVE**

No person who has moved, seconded, or spoken for or against the substantive motion, or any amendment may move any procedural motion which, if carried, would close the debate on the substantive motion or amendment.

### **11.4 PROCEDURAL MOTIONS - RIGHT OF REPLY ON SUBSTANTIVE MOTION**

The carrying of a procedural motion which closes debate on the substantive motion or amendment and forces a decision on the substantive motion or amendment does not deny the right of reply to the mover of the substantive motion.

## **PART 12 - EFFECT OF PROCEDURAL MOTIONS**

### **12.1 QUESTION TO BE ADJOURNED - EFFECT OF MOTION**

- (1) The motion "that the question be adjourned", if carried, causes all debate on the substantive motion or amendment to cease but to continue at a time stated in the motion.
- (2) If the motion is carried at a meeting of the Council -
  - (a) the names of members who have spoken on the matter are to be recorded in the minutes; and
  - (b) the provisions of clause 9.5 apply when the debate is resumed.

### **12.2 COUNCIL TO NOW ADJOURN - EFFECT OF MOTION**

- (1) The motion "that the Council now adjourn", if carried, causes the meeting to stand adjourned until it is re-opened at which time the meeting continues from the point at which it was adjourned, unless the presiding member or a majority of members then present at the meeting, upon vote, determine otherwise.
- (2) Where debate is to be resumed at the next meeting at the point where it was so interrupted; and
  - (i) the names of members who have spoken on the matter prior to the adjournment are to be recorded in the minutes; and
  - (ii) the provisions of clause 9.5 to apply when the debate is resumed.

### **12.3 QUESTION TO BE PUT - EFFECT OF MOTION**

- (1) The motion "that the question be now put", if carried during discussion of a substantive motion without amendment, causes the presiding member to offer the right of reply and then immediately put the matter under consideration without further debate.
- (2) This motion, if carried during discussion of an amendment, causes the presiding member to put the amendment to the vote without further debate.
- (3) This motion, if lost, causes debate to continue.

### **12.4 COUNCIL TO MEET BEHIND CLOSED DOORS - EFFECT OF MOTION**

- (1) Subject to any decision under clause 7.7 or other decision of the Council, this motion, if carried, causes persons to leave the room pursuant to clause 7.3.
- (2) While a decision made under this clause is in force the operation of clause 9.5 limiting the number of speeches a member of the Council may make, is suspended unless the Council decides otherwise.
- (3) Upon the public again being admitted to the meeting the person presiding, unless the Council decides otherwise, is to cause the motions passed by the Council whilst it was proceeding behind closed doors to be read out including the vote of a member or members to be recorded in the minutes under section 5.21 of the Act.
- (4) A person who is a Council member, or an employee is not to publish, or make public any of the discussion taking place on a matter discussed behind closed doors, but this prohibition does not extend to the actual decision made as a result of such discussion and other information properly recorded in the minutes.

Penalty \$5,000.

## PART 13 - MAKING DECISIONS

### 13.1 QUESTION - WHEN PUT

When the debate upon any question is concluded and the right of reply has been exercised the presiding member shall immediately put the question to the Council, and, if so desired by any member of the Council, shall again state it.

### 13.2 QUESTION - METHOD OF PUTTING

If a decision of the Council is unclear or in doubt, the presiding member shall put the motion or amendment as often as necessary to determine the decision from a show of hands before declaring the decision.

## PART 14 - VOTING

### 14.1 PROCEDURE

- (1) The Mayor shall cast a deliberative vote on any question in respect of which the Mayor is not precluded by the Act.
- (2) If the votes of members present at a Council or committee meeting are equally divided, the presiding member may cast a second vote. **(S.5.21(3))**.
- (3) Subject to part 19, each member and each member of a committee to which a local government power or duty has been delegated who is present at a meeting of the Council or committee is to vote. **(S.5.21)**.
- (4) Voting at a Council or committee meeting is to be conducted so that no voter's vote is secret. **(Admin.Reg.9)**.

### 14.2 METHOD OF TAKING VOTE

- (1) The Mayor shall, in taking the vote on any motion or amendment, put the question, first in the affirmative, and then in the negative, and the Mayor may do so as often as is necessary to enable the Mayor to form and declare his or her opinion as to whether the affirmative or the negative has the majority by a show of hands.
- (2) The result of voting openly is determined on the count of raised hands.
- (3) Upon a vote on a show of hands being taken, a member may call for-
  - (a) his or her vote; or
  - (b) the vote of all members present to be recorded in the minutes,

whereupon the Mayor shall cause the vote or votes to be so recorded. (S5.21(4))

## **PART 15 - PRESERVING ORDER**

### **15.1 THE PRESIDING MEMBER TO PRESERVE ORDER**

The presiding member is to preserve order, and may call any member or other person in attendance to order, whenever, in his or her opinion, there is cause for so doing.

### **15.2 DEMAND FOR WITHDRAWAL**

A member at a meeting of the Council may be required by the presiding member, or by a decision of the Council, to apologise and unreservedly withdraw any expression which is considered to reflect offensively on another member or an employee, and if the member declines or neglects to do so, the presiding member may refuse to hear the member further upon the matter then under discussion and call upon the next speaker.

### **15.3 POINTS OF ORDER - WHEN TO RAISE - PROCEDURE**

Upon a matter of order arising during the progress of a debate, any member may raise a point of order including interrupting the speaker. Any member who is speaking when a point of order is raised, is to immediately stop speaking and be seated while the presiding member listens to the point of order.

### **15.4 POINTS OF ORDER - WHEN VALID**

The following are to be recognised as valid points of order -

- (a) that the discussion is of a matter not before the Council;
- (b) that offensive or insulting language is being used;
- (c) drawing attention to the violation of any written law, or policy of the local government, provided that the member making the point of order states the written law or policy believed to be breached.

### **15.5 POINTS OF ORDER - RULING**

The presiding member is to give a decision on any point of order which is raised by either upholding or rejecting the point of order.

**15.6 POINTS OF ORDER - RULING CONCLUSIVE, UNLESS DISSENT MOTION IS MOVED**

The ruling of the presiding member upon any question of order is final, unless a majority of the members support a motion of dissent with the ruling.

**15.7 POINTS OF ORDER TAKE PRECEDENCE**

Notwithstanding anything contained in these Standing Orders to the contrary, all points of order take precedence over any other discussion and until decided, suspend the consideration and decision of every other matter.

**15.8 PRECEDENCE OF PRESIDING MEMBER**

- (1) When the presiding member rises during the progress of a debate, any member of the Council then speaking, or offering to speak, is to immediately sit down and every member of the Council present shall preserve strict silence so that the presiding member may be heard without interruption.

Penalty \$500

- (2) Subclause (1) is not to be used by the presiding member to exercise the right provided in clause 9.3, but to preserve order.

**15.9 RIGHT OF THE PRESIDING MEMBER TO ADJOURN WITHOUT EXPLANATION TO REGAIN ORDER**

- (1) If a meeting ceases to operate in an orderly manner, the presiding member may use discretion to adjourn the meeting for a period of up to fifteen minutes without explanation, for the purpose of regaining order. Upon resumption, debate is to continue at the point at which the meeting was adjourned. If, at any one meeting, the presiding member has cause to further adjourn the meeting, such adjournment may be to a later time on the same day or to any other day.

- (2) Where debate of a motion is interrupted by an adjournment under sub-clause (1), in the case of a Council meeting -
- (a) the names of members who have spoken in the matter prior to the adjournment are to be recorded; and
  - (b) the provisions of clause 9.5 apply when the debate is resumed.

**PART 16 - MOTION FOR REVOCATION**

## **16.1 "SUBSTANTIVE RESOLUTION" DEFINED**

In this section the term "substantive resolution" refers to a resolution which is the subject of a motion of revocation or change.

## **16.2 REVOCATION OR CHANGE**

The Council may, at the same meeting at which it is passed, revoke or change a resolution if all members of the Council who were present in the Council chamber at the time the resolution was passed are also present in the Council chamber at the time the revocation or change is proposed and that number of persons who are, in accordance with clause 16.4 required to support the motion, indicate their support by a show of hands.

## **16.3 REVOCATION OR CHANGE - NOTICE**

- (1) If a revocation or change is to be moved at a subsequent meeting, notice of the motion to revoke or change must be given to the CEO at least 7 days before the meeting, and must be signed by the number of persons who are by the next succeeding subsection required to support the motion.
- (2) This subsection does not apply to the change of a substantive resolution unless the effect of the change would be that the substantive resolution would be revoked or would become substantially different.

## **16.4 SUPPORT FOR REVOCATION OR CHANGE**

- (1) If a substantive resolution has been passed at a meeting then any motion to revoke or change the substantive resolution must be supported -
  - (a) in the case where an attempt to revoke or change the substantive resolution has been made within the previous 3 months but has failed, by an absolute majority; or
  - (b) in any other case, by at least  $\frac{1}{3}$  of the number of offices (whether vacant or not) of members of the Council inclusive of the mover. Otherwise the motion shall not be entertained.
- (2) If a substantive resolution has been passed at a meeting then any resolution to revoke or change the substantive resolution must be passed -
  - (a) in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special (75%) majority; or

- (b) in any other case, by an absolute majority.
- (3) This subsection does not apply to the change of a substantive resolution unless the effect of the change would be that the substantive resolution would be revoked or would become substantially different.  
**(Admin.Reg.10).**

#### **16.5 TERMS OF AND REASONS FOR REVOCATION OR CHANGE AT THE SAME MEETING TO BE STATED**

When moving a motion of revocation or change at the same meeting at which the substantive resolution was passed or at a subsequent meeting without notice, the member moving the revocation or change shall state in clear terms:

- (a) the terms of the motion of revocation or change identifying the substantive resolution proposed to be revoked or changed; and
  - (b) the reason or reasons for seeking revocation or change,
- and the Mayor shall not accept a motion for revocation or change which does not comply with those requirements.

#### **16.6 TERMS AND REASONS FOR REVOCATION AT SUBSEQUENT MEETING TO BE STATED IN NOTICE**

When giving notice of motion of revocation or change the member giving notice shall record in writing in clear terms:

- (a) the terms of the motion of revocation or change identifying the substantive resolution proposed to be revoked or changed; and
- (b) the reason or reasons for seeking the revocation or change.

The CEO shall not accept a notice of motion of revocation or change which does not comply with the above mentioned requirements and is not supported in accordance with clause 16.4(1).

#### **16.7 WRITTEN NOTICES RECEIVED DURING SAME MEETING**

- (1) If the CEO receives a written notice of motion to revoke or change a substantive resolution before the close of the meeting at which the substantive resolution was passed, then provided the notice complies with the preceding subsections, the CEO shall forthwith deliver the notice to the Mayor who shall at the earliest opportunity notify the meeting of the notice, and thereafter at the first available opportunity

the Mayor shall bring on the motion before the close of the meeting.

- (2) If the CEO receives a written notice of motion to revoke or change a substantive resolution after the closure of the meeting at which the substantive resolution was passed, then provided the notice complies with the preceding subsections the CEO shall do all things necessary to ensure that the motion is considered at a special or ordinary meeting of the Council held at the earliest opportunity after the meeting at which the substantive resolution was passed.

#### **16.8 DELAY IN IMPLEMENTING SUBSTANTIVE RESOLUTION**

If a notice of motion to revoke or change a substantive resolution is received by the CEO before any step has been taken thereafter to implement the substantive resolution, then no step shall be taken to implement or give effect to the substantive resolution until the motion to revoke or change has been dealt with.

#### **16.9 RESTRAINTS ON NOTICES OF REVOCATION OR CHANGE**

The CEO shall not receive a notice of motion to revoke or change a substantive resolution if any step has been taken in accordance with these Local Laws to implement or give effect to the substantive resolution.

#### **16.10 RESTRAINTS ON MOTIONS FOR REVOCATION OR CHANGE**

Without affecting the generality of the preceding subclause, the Council shall not entertain a motion for revocation or change of a substantive resolution if:

- (a) at the time the motion is moved any step has been taken in accordance with these Standing Orders by the CEO or any other officer of the Council to implement the substantive resolution; or
- (b) the substantive resolution concerns an application for planning consent or a building licence or for any consent approval or licence of a similar nature, where notification of the resolution to grant the consent approval or licence has been sent to the applicant by the Council in writing, or has been communicated orally to the applicant or the applicant's representative by an employee of the Council having authority to give such notification in ordinary circumstances.

#### **16.11 MULTIPLE NOTICES TO REVOKE OR CHANGE**

The CEO may receive more than one notice of motion to revoke or change the same substantive resolution.

#### **16.12 ABSENCE OF MOVER OR SECONDER**

If a motion to revoke or change a substantive resolution fails to be considered by the Council by reason that at the time the motion is called on:

- (a) the member who gave notice of the motion is not present or is not willing to move the motion; and
- (b) there is no other member present willing to move the motion; or
- (c) if the motion is not supported by the number of members required by the preceding provisions of this section,

then the motion shall lapse.

#### **16.13 NO RESCISSION OF PROCEDURAL RESOLUTION OR A RESOLUTION TO REVOKE**

The Council shall not entertain a motion to revoke a substantive resolution which is merely procedural in its form and effect, or a resolution to revoke another resolution.

#### **16.14 MOTION TO CHANGE HAVING EFFECT OF REVOCATION**

If a motion to change a substantive resolution in its form or effect would amount to a motion to revoke the substantive resolution then it shall be treated as if it was a motion to revoke the substantive resolution.

TO BE REVOKED

## PART 17 - COMMITTEES

### 17.1 STANDING ORDERS APPLY TO COMMITTEES

Except in so far as they limit the number of times a member may speak, the Standing Orders applying to the Council shall apply to committees.

### 17.2 COMMITTEES

- (1)
  1. The Council may establish committees of 3 or more persons to assist the Council and to exercise the powers and discharge the duties of the Council that can be delegated to committees. **(S.5.8)**.
  2. Any resolution to establish a committee or to appoint members requires an absolute majority of the Council. **(S.5.8)**
- (2) A person appointed member as an ordinary member shall hereafter in this clause be referred to as "member" or an ordinary member, and a person appointed member as a deputy member shall hereinafter be referred to as "deputy" or "deputy member" unless the deputy is acting in place of an ordinary member.
- (3)
  1. In this subsection "other person" means a person who is not a councillor or an employee of the Council.
  2. A committee is to comprise -
    - (a) Council members only;
    - (b) Council members and employees;
    - (c) Council members, employees and other persons;
    - (d) Council members and other persons;
    - (e) employees and other persons; or
    - (f) other persons only. **(S.5.9)**.
- (4) At any given time each member is entitled to be an ordinary member of at least one committee referred to in item (a) of the preceding subclause, and if a councillor nominates himself or herself to be a member of one or more of such committees, the Council shall include that councillor to at least one of those committees as the Council determines. **(S.5.10(2))**.
- (5) If at a meeting of the Council appointments are to be made to a

committee that has or could have a councillor as a member and the Mayor informs the Council of his or her wish to be a member of the committee, the Council shall appoint the Mayor to be a member of the committee. **(S.5.10(4))**.

- (6) If at a meeting of the Council an appointment is to be made to a committee that has or will have an employee as a member and the CEO informs the Council of his or her wish -
- (a) to be a member of the committee; or
  - (b) that a representative of the CEO be a member of the committee,
- the Council shall appoint the CEO or the CEO's representative, as the case may be, to be a member of the committee. **(S.5.10(5))**.
- (7) The Council may appoint a deputy as referred to in clause 17.2(2)
- (a) as a deputy having office for the same period as a relevant ordinary member to act in place of the relevant ordinary member whenever the relevant ordinary member is unable to be present at a meeting of the committee; or
  - (b) as a deputy to a member who is presently unable or expected to become unable for any cause to perform the functions of a member and such a deputy shall have office during the period that the ordinary member is unable to perform the functions of a member, unless a shorter term is stipulated by the Council.
- (8) The Council may only appoint a person to be a member of a committee as deputy who would be qualified to be appointed as an ordinary member.
- (9) In the event that the Council appoints 2 or more deputies to any member of a committee, they shall have seniority in the order determined by the Council.
- (10) If a member of a committee does not attend a meeting, during the member's absence any deputy of that member is entitled to attend the meeting in place of the member and act for the member at the meeting, and while so acting has all the powers of that member. For all purposes under the Standing Orders a deputy acting for a member shall be treated as and included in any reference to the members or a member of the committee as if the deputy was the ordinary member, and the deputy member's vote shall have effect accordingly.
- (11) If a deputy has commenced to act in place of a member at a committee meeting and the member attends the meeting, the member takes precedence and assumes the seat and the deputy shall thereupon cease to act as a member at that meeting.

- (12) A deputy who is one of two or more deputies of a member of a committee is not entitled to attend a meeting of the committee in place of that member if the meeting is attended by another deputy of that member who has precedence over that deputy in the order of seniority determined under clause 17.2 (9).
- (13) A person who is a member of a committee is not eligible to be appointed a deputy for another member of that committee.
- (14) An absolute majority of the Council is required for the appointment of any member to a committee including a deputy member, with the exception of members appointed pursuant to clause 17.2(5) and 17.2(6) **(S5.10(1))**

### **17.3 MEMBER ATTENDING COMMITTEE AS OBSERVER**

- (1) A member may attend as an observer at meetings of a committee notwithstanding that the member is not a member of that committee. A member attending a committee meeting as an observer may speak on nominated issues by resolution of the committee, but shall not vote on any question before the committee unless the member is a deputy of a member excluded from a meeting pursuant to clause 19 and he or she is invited by the committee to participate pursuant to clause 19.4.4.
- (2) Subject to the preceding subclause a member attending a committee as an observer shall sit in an area set aside by the presiding member for observers separated from the committee members.

### **17.4 TERM OF APPOINTMENT**

- (1) Whenever possible committees should be established at the first meeting of the Council held after the ordinary election day.
- (2) Where a person is appointed as a member of a committee under clause 17.2(5) or 17.2(6), the person's membership of the committee continues until -
  - (a) in the case of the Mayor, the person no longer holds that office;
  - (b) in the case of the CEO or the CEO's representative, the person no longer holds that position;
  - (c) the person resigns from membership of the committee;
  - (d) the committee is disbanded; or
  - (e) the next ordinary elections day,

whichever happens first. **(S.5.11(1))**.

(3) Where a person is appointed as a member of a committee as ordinary member or deputy member other than under clause 17.2(5) or 17.2(6), (or item (b) of clause 17.2(7)) the person's membership of the committee continues until -

- (a) the term of the person's appointment as a committee member expires;
- (b) the Council removes the person from the office of committee member or the office of committee member otherwise becomes vacant;
- (c) the committee is disbanded; or
- (d) the next ordinary elections day,

whichever happens first. **(S.5.11(2))**.

#### **17.5 RESIGNATION OF COMMITTEE MEMBER**

- (1) A committee member may resign from membership of the committee by giving the CEO or the committee's presiding member written notice of the resignation. **(Adm.Reg.4)**.
- (2) A resignation takes effect upon the delivery of the notice to the CEO or the presiding member, or on a later date if specified in the notice.
- (3) If received by the presiding member, any letter of resignation is to be passed to the CEO for record keeping purposes.

#### **17.6 COMMITTEE MEMBERSHIP MAY BE CHANGED**

The Council may by an absolute majority, change the membership of any committee provided that the Council may not remove as members persons appointed pursuant to clause 17.2(5) or 17.2(6).

#### **17.7 CONSTITUTION OF COMMITTEE**

A Council resolution to establish a committee shall include details of its constitution including:

- (a) the number of members;
- (b) qualifications for membership; and

- (c) terms of reference specifying duties, powers and reporting requirements.

## 17.8 DELEGATION OF POWERS AND DUTIES

- (1) Subject to the next following subclause the Council by absolute majority may delegate to a committee powers and duties other than this power of delegation. **(S.5.16(1))**.
- (2) The procedure associated with the making of the delegation its duration and revocation by the Council shall be so provided in **s.5.16** of the Act.
- (3) The Council may delegate -
  - (a) to a committee comprising Council members only, any of the Council's powers or duties under the Act except -
    - (i) any power or duty that requires a decision of an absolute majority or a 75% majority of the Council; and
    - (ii) any other power or duty that is prescribed under the Act;
  - (b) to a committee comprising Council members and employees, any of the Council's powers or duties that can be delegated to the CEO under Division 4 of the Act; and
  - (c) to a committee which includes any Council member or employee, any of the Council's powers or duties that are necessary or convenient for the proper management of -
    - (i) the City's property; or
    - (ii) an event in which the City or the Council is involved.  
**(S5.17(1))**
- (4) The Council cannot delegate any of its powers or duties to a committee which does not include a councillor or employee in its membership. **(S.5.17)(2))**.
- (5) The Council shall keep a register of the delegations made under the preceding subsection and shall review the delegations at least once every financial year. **(S.5.18)**.

## 17.9 MEETINGS OF COMMITTEES

- (1) **Quorum**

The quorum for meetings of committees shall be as provided in clause 3.1(1) and 3.1(4).

(2) **Meetings**

A meeting of a committee shall be held in accordance with clause 17.10 when called by the presiding member or as determined by the committee or Council.

- (3) Meetings of a committee to which a power or duty of the Council has been delegated, shall be open to the public except where that committee decides by resolution to conduct its business or any specified part thereof behind closed doors in which case the provisions of clauses 7.2 to 7.8 inclusive apply .

## **17.10 CALLING MEETING OF COMMITTEE**

(1) **CEO to Call Meeting**

The CEO shall call a meeting of any committee when requested to do so by the presiding member of the committee or in accordance with a resolution of the committee or Council. The CEO shall give notice of the meeting to every member of the committee and to any elected member who is not a member.

(2) **Papers for Committee Meeting to be put to all Members of Council**

When a meeting of any committee is called the business paper for the meeting together with copies of all officers' reports relating to matters on the agenda for that meeting shall be forwarded to all elected members and not just to the members of the committee.

## **17.11 QUORUM OF COMMITTEES**

### **(1) Quorum Required**

No meeting of a committee may proceed to business unless sufficient members are present to establish a quorum pursuant to the provisions of clause 17.9(1).

### **(2) Failure of Quorum**

Every meeting shall proceed to business as soon after the time stated in the summons as a quorum is constituted; but if a quorum is lacking 30 minutes after the hour at which a meeting of any committee is appointed to be held, no meeting shall take place, and the meeting shall stand adjourned until the day and time fixed for the next ordinary meeting of the committee, unless the presiding member convenes a special meeting of the committee for the transaction of the business standing adjourned.

## **17.12 UNFINISHED BUSINESS OF FORMER COMMITTEES**

It shall be competent for every committee of the Council to take up matters referred by the Council to the preceding committee which may not have been entered upon or fully discharged at the time such committee went out of office.

## **17.13 VOTING BY COMMITTEES**

- (1) A decision of a committee does not have effect unless it has been made by a simple majority, or if another kind of majority has been prescribed by regulations or these Standing Orders for the particular kind of decision by that kind of majority. **(S.5.20(2))**.
- (2) If the votes of members present at a committee meeting are equally divided, the presiding member may cast a second vote. **(S.5.21(3))**.

## **17.14 CONFERENCE OF COMMITTEES**

Any two or more committees may confer together by mutual agreement and resolution of the committees on any matter of joint interest.

## **17.15 MINUTES OF COMMITTEES**

The presiding member of a committee shall cause minutes of the proceedings of the committee to be recorded and kept in a minute book. **(S.5.22(1))**

## 17.16 COMMITTEES TO REPORT

### (1) **Obligation to Report**

A committee is answerable to the Council and shall, as and when required by the Council to do so, report fully on its activities to the Council .

### (2) **Preparation of Report**

When it has reached a decision on each matter referred to it by the Council the committee shall as soon as possible prepare a report containing recommendations and submit it to the Council.

## 17.17 REPORTS OF COMMITTEES

### (1) **Minutes to be Report**

Subject to clause 4.5 the CEO shall enter the minutes of all committees in the Minute Book. The minutes of each committee shall be deemed to be the report of the committee to Council, where issues contained in such minutes require a resolution of Council to be effective.

### (2) **Committee Minutes to be Sent to Councillors**

All minutes of committee meetings to be presented at any meeting of the Council shall be sent to each councillor at least 24 hours before the commencement of the meeting at which they are to be presented.

### (3) **Presentation of Reports**

1. Minutes of a committee shall be presented to the Council for consideration of its recommendations.
2. The presiding member shall -
  - (a) call for requests by any member or the CEO to withdraw any recommendation contained in the report, and where such a request is made the subject recommendation shall be withdrawn;
  - (b) put the question that the recommendations be adopted with the exception of any recommendations withdrawn pursuant to item (a) of this paragraph;

and in relation to a recommendation or those recommendations in the report which are the subject of a request by a member or the CEO pursuant to item (a), those recommendations shall be individually dealt with in accordance with these Local Laws.

## PART 18 - ELECTORS' MEETINGS

### 18.1 STANDING ORDERS APPLY

The Standing Orders apply, so far as is practicable, to any meeting of electors, but where there is any inconsistency between the provisions of these Standing Orders and the provisions of subdivision 4 of part 5 and regulations of the Act, the provisions of the Act and the regulations prevail.

### 18.2 RESTRICTION ON VOTING AND SPEAKING

A person who is not an elector as that term is defined in section 5.26 of the Act (including ratepayers) is not entitled to vote at a meeting of electors, and he or she may not take any part in any discussion at that meeting, unless the meeting, by a resolution, allows the person to do so.

## PART 19 - DISCLOSURE OF MEMBERS' INTERESTS

### 19.1 INTERPRETATION

In this section the term "member" refers to either a Council member or a member of a committee.

### 19.2 OBLIGATION TO DISCLOSE AN INTEREST

- (1) Any member who has an interest within the meaning of section 5.60 but subject to section 5.63 of the Act ("interest") in a matter to be discussed at any meeting that will be attended by the member must disclose the nature of the interest.
- (2) The member must disclose the interest at the meeting immediately before the matter is discussed, or if there is no discussion, immediately before the matter is voted upon.
- (3) The obligation to disclose an interest at a meeting immediately before discussion of the matter does not apply to a member who has disclosed the member's interest by written notice in accordance with section 5.66 of the Act, nor to a member who has an interest in any matter raised during public question time, except if a question is directed to that member, in which case another member or employee present not having an interest pursuant to these Local Laws, is allowed to respond to the question.
- (4) Where a member has provided written notice of an interest pursuant to clause (3), the presiding member at the meeting is to bring the notice

and its contents to the attention of persons present immediately before the relative disclosure matters are discussed.

- (5) If a member has an interest in a matter raised by way of amendment to a motion or an interest in a matter raised otherwise without notice, the member must disclose that interest at the earliest possible time after the matter is raised, but in any event before discussion or voting on the matter takes place.
- (6) The obligation to disclose an interest shall apply to all members present at the meeting including a member attending a committee meeting in the capacity of an observer.
- (7) The obligation to disclose an interest applies in regard to each meeting at which the matter the subject of the interest arises.

### 19.3 DETAILS OF INTEREST

- (1) At the time of disclosing an interest, a member is required to disclose the nature of the interest, but is not required to state the extent of the interest including its value and amount, unless the member wishes the meeting to consider and resolve upon the question whether the member -
  - (a) should be allowed to be present during any discussion or decision-making procedure relating to the matter; or
  - (b) may be allowed to participate in discussions and the decision-making procedures relating to the matter,

in which case the member shall comply with paragraph (2) hereof.

- (2) If a member wishes the meeting to consider and resolve upon the questions referred to in either (a) or (b) of paragraph (1) of this section the member shall first disclose to the meeting the nature and extent of the interest, including its value and amount, in sufficient detail to enable the meeting to make a fair and informed decision on the question.
- (3) If a member wishes the Council or the CEO to apply to the Minister under **section 5.69** of the Act the member shall provide to the Council or the CEO as the case may be the same details of the nature and extent of the member's interest as referred to in paragraph (2).

### 19.4 DISCLOSING MEMBER NOT TO PARTICIPATE IN MEETING

- (1) A member who makes a disclosure under clause 19.2 hereof must not-
  - (a) preside at the part of the meeting relating to the matter; or

- (b) participate in, or be present during, any discussion or decision-making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so by resolution of the Council under clause 19.6 hereof, or by the Minister under section 5.69 of the Act. **(S.5.67)**.

- (2) A member who has disclosed an interest in a matter and who has not been permitted by resolution of the meeting or by the Minister under section 5.69 of the Act to participate in the discussion or decision-making procedures relating to the matter, shall depart from and remain absent from the chamber or room where the meeting is held while the matter is under consideration and until a vote on the matter has been taken.
- (3) If it is resolved at a meeting that a member who has disclosed an interest in a matter be permitted to participate in the discussion or decision-making procedures on the matter or both, then the member may return and participate to the extent permitted.
- (4) Where a member has disclosed an interest in a matter and has departed from the chamber or room, the meeting may resolve to invite the member to return to provide information in respect of the matter or in respect of the member's interest in the matter, but in such case the member must withdraw after providing the information requested.

## **19.5 SUBSTITUTION OF DEPUTY AT COMMITTEE**

Where a member withdraws from a meeting of a committee in respect of a matter under consideration by that committee in accordance with the provisions of this clause, the meeting may resolve to invite another member present at the meeting who was a deputy of the excluded member for that committee to participate as a member of the committee in the absence of the excluded member.

## 19.6 MEETING ALLOWING DISCLOSING MEMBER TO PARTICIPATE

- (1) If a member has disclosed, under clause 19.3 hereof, an interest in a matter, the members present at the meeting who are entitled to vote on the matter -
  - (a) may allow the disclosing member to be present during any discussion or decision-making procedure relating to the matter; and
  - (b) may allow, to the extent decided by those members, the disclosing member to preside at the meeting (if otherwise qualified to preside) or to participate in discussions and the decision-making procedures relating to the matter - if
    - (i) the disclosing member also discloses the extent of the interest; and
    - (ii) those members decide that the interest -
      - (I) is so trivial or insignificant as to be unlikely to influence the disclosing member's conduct in relation to the matter; or
      - (II) is common to a significant number of electors or ratepayers.
- (2) A decision under the preceding paragraph of this subsection is to be recorded in the minutes of the meeting relating to the matter together with the extent of any participation allowed by the Council or committee.
- (3) This subsection does not prevent the disclosing member from discussing, or participating in the decision-making process on, the question of whether an application should be made to the Minister under section 5.69 of the Act. **(S.5.68)**.

## 19.7 EXEMPTION BY MINISTER

- (1) Where the Minister allows a member who has disclosed an interest to participate in a meeting in any capacity, in the case of any inconsistency between the provisions of this clause and the Minister's determination, the Minister's determination shall prevail.
- (2) The terms of any determination by the Minister shall be recorded in the minutes in the same manner as a disclosure of interest.

## 19.8 RECORDING DETAILS OF INTEREST IN MINUTES

The minutes of a meeting shall record in summary form the details of the interest disclosed by a councillor in respect of a matter arising at that meeting in accordance with the provisions of this section, unless the meeting resolves that the details should be recorded in full.

## PART 20 - DISCLOSURE OF EMPLOYEE'S INTERESTS

### 20.1 INTERPRETATION

- (1) In this section the term "employee" includes a person who, under a contract for services with the City, provides advice or a report on a matter. **(S.5.70(1))**
- (2) An employee who has an interest in any matter in respect of which the employee is providing advice or a report directly to the Council or a committee shall disclose the nature of the interest when giving the advice or report. **(S.5.70(2))**.
- (3) An employee who discloses an interest under this section must, if required to do so by the Council or committee, as the case may be, disclose the extent of the interest. **(S.5.70(3))**.
- (4) An employee if called upon to disclose the extent of an interest shall disclose full detail including the value and amount of the interest so as to enable the meeting to make a fair and informed evaluation of the nature and extent of the employee's interest and any effect that interest might be thought to have upon the advice or report given.
- (5) The details of the interest of an employee disclosed under the preceding provisions of this section shall be recorded in the minutes of the meeting relating to the disclosure. **(S.5.73)**.
- (6) If, under Division IV of the Act, an employee has been delegated a power or duty relating to a matter and the employee has an interest in the matter, the employee must not exercise the power or discharge the duty and -
  - (a) in the case of the CEO, must disclose to the Mayor the nature of the interest as soon as practicable after becoming aware that the CEO has the interest in the matter; and
  - (b) in the case of any other employee, must disclose to the CEO the nature of the interest as soon as practicable after becoming aware that the employee has the interest in the matter. **(S.5.71)**.
- (7) The requirement to disallow an interest under this part does not apply to the public question time period of a meeting unless a question is directed to an employee with an interest in the matter being the subject of the question. In these circumstances, the employee will declare the

interest and another employee present at the meeting will be allowed to respond to the question.

## **PART 21 - DECLARATION OF CONFLICT OF INTEREST**

### **21.1 WHEN TO BE CONSIDERED**

- (1) In this section:

"interest under this section" means an interest of a personal nature which a member or employee has in a matter which is not required to be disclosed under part 19 or part 20, but which a reasonable person knowing the facts might assume would influence the consideration of that matter by the member or employee. (Examples are applications for an approval consent or licence by a parent, sibling, adult child or close friend of a member or employee.)

- (2) If a member or employee attending a meeting of the Council has an interest under this clause in any matter proposed to be considered at that meeting the member or employee should disclose that interest at the meeting before the discussion of the relevant matter that requires a decision to be made by the Council.
- (3) A member or employee expected to disclose an interest under this clause in a matter shall leave the chamber or room of the meeting while the matter is discussed and voted upon, unless the meeting resolves to request that the person remain to give an explanation or for any other purpose, in which case the person shall leave the meeting immediately afterwards until the matter has been voted upon.
- (4) Notwithstanding clause (3) above, the meeting may, by resolution of a simple majority of members present and not having declared a conflict of interest in the matter under consideration, allow, to the extent decided by the meeting, the disclosing member(s) or employee(s) to preside, if applicable, be present and/or participate in discussions and/or the decision making procedures (i.e. voting) relating to the matter, having considered that the interest is either:
- (i) so trivial or insignificant it would be unlikely to influence the disclosing member's or employee's conduct, or;
  - (ii) is common to a significant number of electors or ratepayers
- (5) In applying the preceding clause, a member must bear in mind the obligation under section 5.21(2) of the Act to vote at meetings where the member is present, and any problem the Council might have in achieving a quorum or an absolute or special majority in connection with the matter.

- (6) The decision to disclose an interest under this section is a decision to be made by the member or employee and is not to be determined by resolution of the meeting.

## **PART 22 - ADMINISTRATIVE MATTERS**

### **22.1 SUSPENSION OF STANDING ORDERS**

- (1) The Council may decide, by simple majority vote, to suspend temporarily one or more of the Standing Orders.
- (2) The mover of a motion to suspend temporarily any one or more of the Standing Orders is to state the clause or clauses to be suspended, and the purpose of the suspension.

### **22.2 CASES NOT PROVIDED FOR IN STANDING ORDERS**

The presiding member is to decide questions of order, procedure, debate, or otherwise in cases where these Standing Orders and the Act and Regulations are silent. The decision of the presiding member in these cases is final.

### **22.3 NEGATED MOTION NOT TO BE ENTERTAINED WITHIN THREE MONTHS**

A motion to the same effect as any motion, (other than a motion moved in pursuance of a report of a committee of the Council) which has been lost at a meeting of the Council shall not again be entertained within a period of 3 months unless an absolute majority of the councillors signify to the CEO in writing before a meeting their consent to the motion being entertained at that meeting.

### **22.4 DEPUTATIONS BY COUNCIL**

- (1) In the event that the Council resolves to seek a meeting with any Minister or government department or agency, federal, state or local, or any other body or person the request for the meeting should be made in writing within 2 working days after the date of the resolution.
- (2) The CEO should report to the next Council meeting the measures taken to arrange the requested meeting and should present a report on the requested meeting to the next Council meeting occurring after the requested meeting.

### **22.5 DISPUTE RESOLUTION PROCEDURE**

- (1) A member or employee who is aggrieved by the manner in which any particular issue under consideration by Council is being administered,

may, in the first instance report his or her concerns to the CEO in writing, with a copy of the report being provided to the Mayor.

- (2) Within seven (7) days of receipt of a written report pursuant to paragraph (1), the CEO is to take whatever action is considered appropriate to mediate the aggrieved parties.

In undertaking this process, the function of the CEO, pursuant to sec. 5.41 of the Local Government Act 1995, is to be clearly understood as the role of the CEO only.

- (3) Upon the completion of the mediation process referred to in paragraph (2), the CEO is to prepare a report to be provided to the aggrieved parties and the Mayor.
- (4) The report referred to in paragraph (3) is to contain the outcomes achieved by the mediation process, together with any recommended course of action to be further initiated by the CEO.
- (5) In the event that no agreement can be reached to the mutual satisfaction of the parties concerned, the CEO may refer the matter to Council for further consideration. In addition, each or any of the parties may request the matter be referred to Council for consideration, if following the conclusion of this procedure, they remain dissatisfied.

TO BE REPEALED



# **CITY OF COCKBURN STANDING ORDERS 2016**

LOCAL GOVERNMENT ACT, 1995

CITY OF COCKBURN

STANDING ORDERS LOCAL LAW 2016

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

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## PART 1 - PRELIMINARY

### 1.1 Short Title

In the clauses to follow, The City of Cockburn Standing Orders local law 2016 is referred to as “this local law”.

### 1.2 Application

The proceedings and business of the Council must be conducted according to this local law.

### 1.3 Interpretation

In this local law, unless the context otherwise requires -

***absolute majority*** means a majority comprising enough of the members for the time being of the council for their number to be more than 50% of the number of offices (whether vacant or not) of member of the Council;

***Act*** – means the *Local Government Act, 1995*

***agenda paper*** in relation to any proposed meeting means a paper setting out the terms of business to be transacted at the meeting and the order of that business;

***business papers*** in relation to any proposed meeting means the agenda paper for that meeting and details relating to any other business for the proposed meeting;

***CEO*** means the Chief Executive Officer of the City of Cockburn;

***committee*** means any committee appointed in accordance with the provisions of Part 5 Division 2, subdivision 2 of the Act;

***Council*** means the Council of the City of Cockburn;

***councillor*** means a council member of the City of Cockburn excluding the Mayor;

***local government*** means the City of Cockburn;

***Mayor*** unless the context otherwise requires, means the Mayor elected by the electors of the district;

***meeting*** includes any ordinary or special meeting of the Council or of a committee held pursuant to the Act;

***member*** means the Mayor or any councillor;

**minor amendment** in relation to a motion to amend another motion ("the primary motion") shall be one which does not alter the primary or basic intent of the primary motion as determined by the person presiding at the meeting;

**negatived motion** means a motion which, having been voted upon, is declared as lost;

**Officer** means an officer of the local government;

**ordinary meeting** has the meaning given to that term in clause 2.2;

**presiding member** means the presiding member of a meeting or the deputy presiding member, or a member when performing a function of the presiding member in accordance with the Act;

**procedural motion** means a motion as described in clause 11.1;

**recommendation** refers to the recommended outcome on any item presented to a Council or committee meeting for consideration or a recommended outcome forwarded by a committee for Council consideration;

**Regulation** means the *Local Government (Administration) Regulations 1996*.  
**simple majority** is more than 50% of the members present and voting;

**special majority** means a majority comprising enough of the members for the time being of the council for their number to more than 75% of the number of offices (whether vacant or not) of member of the council;

**special meeting** has the meaning given to that term in clause 2.2;

**substantive motion** means an original motion or an original motion as amended, but does not include an amendment or a procedural motion; and

**urgent business** means business dealt with in accordance with the provisions of clause 4.11.

## 1.4 Repeal

"The *City of Cockburn Standing Orders Local Law* as published in the Government Gazette on 10 August 1999 and as amended on 24 October 2000, 30 August 2002 and 18 November 2005 is repealed".

## **PART 2 - MEETINGS OF COUNCIL**

### **2.1 Mayor to Preside**

Subject to the Act the Mayor, or if the Mayor is not available or is unable or unwilling the Deputy Mayor, or if the Deputy Mayor is not available or is unable or unwilling a councillor chosen by the councillors present, shall preside at any meeting of the Council

### **2.2 Kind of Meeting and Calling of Meeting**

- (1) Meetings of the Council shall be of 2 kinds, "ordinary" and "special".
  - (a) Ordinary meetings are those called under subclause 5.5(1) of the Act at such place and at such times as the Council, from time to time, appoints for the transaction of the ordinary business of the Council.
  - (b) Special meetings are those called under subclause 5.5(2) of the Act to consider Council business which is urgent, complex, for a particular purpose or confidential, the nature of which shall be specified in the notice convening the meeting. Subject to the provisions of the Act and this local law relating to the rescission or alteration of a resolution, no business shall be transacted at a special meeting other than that for which the special meeting has been called.

### **2.3 Calling Council Meetings**

An ordinary or special meeting of council is to be held –

- (a) if called for by either;
  - (i) the mayor; or
  - (ii) at least  $\frac{1}{3}$  of the councillors,  
  
in a notice to the CEO setting out the date and purpose of the proposed meeting; or
- (b) if so decided by the council.

### **2.4 Notice of Ordinary Meeting**

- (1) Notice of an ordinary meeting of the Council shall be given to members by the CEO, and shall state the date, time, and place of holding the meeting. The notice shall be given to each of the members together with a copy of the Agenda and business papers at least 72 hours before the time of the commencement of the meeting.

- (2) The business papers for an ordinary meeting of the Council shall be made available for inspection by a ratepayer or elector of the local government during office hours at the office of the Local government from the time of service of the business papers on members.

## **2.5 Convening of Special Meeting**

- (1) The CEO is to convene a special meeting by giving each member notice, before the meeting, of the date, time, place and purpose of the meeting.
- (2) Notice to convene a special meeting may be given at any time prior to the time of the meeting given in the notice.
- (3) Notice to convene a special meeting should be given in writing if the time available for giving notice and the circumstances permit.

## **2.6 Notice of Adjourned Meeting**

When a meeting of the Council is adjourned by Council to a day and hour other than the next ordinary meeting of the Council, notice of the adjourned meeting shall, if time permits, made in line with the notice requirements of the Act for an ordinary meeting.

## **2.7 Notices**

- (1) Where this local law provides for a notice or any other paper or thing to be given or delivered to or served upon a member, unless the context or the Act otherwise require, the notice, paper or thing may be:
  - (a) delivered to the member personally or to the member's ordinary residence or other designated place in Western Australia within the minimum time stipulated; or
  - (b) sent by means of electronic transmission as may be operable from time to time or posted to the ordinary residence or the usual place of business (if any) of the member.
- (2) Where the notice, paper or thing is sent:
  - (a) by delivery to the ordinary residence or other designated place or by electronic transmission, it shall be considered to have been given, delivered or served at the time of delivery or transmission; or
  - (b) by post, it shall be considered to have been given, delivered or served within the time stipulated if it is posted by prepaid post to the member's ordinary residence or other designated place in Western Australia not less than 5 Council working days before expiration of the minimum time stipulated.

## **PART 3 - QUORUM**

### **3.1 Number Required For Quorum**

- (1) The quorum for a meeting of a Council or committee is at least 50% of the number of offices (whether vacant or not) of member of the Council or a committee.
- (2) The Minister may reduce the number of offices of member required for a quorum at a Council meeting specified by the Minister if there would not otherwise be a quorum for the meeting.
- (3) The Minister may reduce the number of offices of member required at a Council meeting to make a decision specified by the Minister if the decision is one which would otherwise be required to be made by an absolute majority and a sufficient number of members would not otherwise be present or able to vote at the meeting.

### **3.2 Quorum Must Be Present**

- (1) The Council shall not transact business at a meeting unless a quorum is present.
- (2) Subject to the provisions of clause 3.2(3) every meeting shall proceed to business at the date and time appointed in the notice of meeting.
- (3) If at the expiration of half an hour from the time fixed for the commencement of a meeting of the Council a quorum is not present, the Mayor or in the Mayor's absence, the Deputy Mayor, or in the Deputy Mayor's absence, the majority of councillors present, or any councillor present alone, or in the absence of the Mayor and all the councillors, the CEO or a person authorised by the CEO, may adjourn the meeting to some future time or date. Business which could have been transacted had there been a quorum at the meeting may be transacted at the resumption of the adjourned meeting or at the next ordinary meeting if that occurs first. If the business is transacted at the next ordinary meeting the adjourned meeting shall lapse.

### **3.3 Loss of Quorum During Meeting**

#### **(1) Count Out**

If at any time during a meeting of the Council a quorum is not present, the Mayor upon becoming aware of that fact shall thereupon suspend the proceedings of the meeting for a period of 10 minutes and if a quorum is not present at the expiration of that period, the meeting shall be deemed to have been counted out, and the Mayor shall adjourn it to some future time or date and time.

(2) **Debate on Motion to be Resumed**

Where the debate on any motion is interrupted by the Council being counted out, that debate shall be resumed at the next meeting at the point where it was so interrupted. Where the interruption occurs at an ordinary meeting the resumption shall be at the next ordinary meeting unless a special meeting is called earlier for the purpose. Where the interruption is at a special meeting, the resumption shall be at the next special meeting called to consider the same business or at the next ordinary meeting if it occurs before a special meeting can be called.

**3.4 Names to Be Recorded**

At any meeting at which there is not a quorum of members present, or at which the Council is counted out for want of a quorum, the names of the members then present shall be recorded in the Minute Book.

## **PART 4 - BUSINESS OF THE MEETING**

### **4.1 Business at Ordinary Meeting**

The order of business at an ordinary meeting of the Council shall, unless for the greater convenience of the Council, altered by resolution to that effect, be nearly as practicable to the order, as detailed in clause 4.2

### **4.2 Order Of Business**

- (1) Declaration of Opening.
- (2) Appointment of presiding member (if required).
- (3) Disclaimer (to be read aloud by presiding member).
- (4) Acknowledgement of receipt of written declarations of financial interests and conflicts of interest (by presiding member).
- (5) Apologies and leave of absence.
- (6) Written requests for leave of absence
- (7) Response to previous public questions taken on notice.
- (8) Public question time.
- (9) Confirmation of minutes.
- (10) Deputations.
- (11) Petitions.
- (12) Business left over from previous meeting (if adjourned).
- (13) Declaration by members who have not given due consideration to matters contained in the business paper presented before the meeting.
- (14) Council matters.
- (15) Planning and Development Division issues.
- (16) Finance and Corporate Services Division issues.
- (17) Engineering and Works Division issues.
- (18) Community Services Division issues.
- (19) Executive Division issues.

- (20) Motions of which previous notice has been given.
- (21) Notices of motion given at the meeting for consideration at next meeting.
- (22) New business of an urgent nature introduced by Members or Officers.
- (23) Matters to be noted for investigation, without debate.
- (24) Confidential business.
- (25) Resolution of compliance
- (26) Closure of meeting.

### **4.3 Order of Business at Special Meeting**

The order of business at any special meeting of the Council shall be the order in which that business stands in the notice of the meeting.

### **4.4 Public Question Time**

#### **(1) Public Question Time**

1. Fifteen minutes shall be allocated for questions to be raised by members of the public and responded to at -
  - (a) every ordinary meeting of the Council;
  - (b) every special meeting of the Council as related to the purpose of the meeting;
  - (c) every meeting of a committee to which the Council has delegated a power or duty; and
  - (d) every other meeting prescribed for the purpose of clause 5.24(1) of the Act.
2. The Presiding Member may extend the time, subject to time constraints or limitations imposed by the presiding member.
3. Once all the questions raised by members of the public have been presented and responded to at a meeting, any unused portion of the time period may be used for other matters.
4. Each member of the public who wishes to raise a question or questions at a meeting referred to in clause (1) shall be given equal and fair opportunity to raise the question or questions and receive a response, subject to time constraints or limitations imposed by the presiding member or otherwise by resolution of the meeting.

5. In addition to raising a question or questions without notice at meetings, a member of the public wishing to raise a question or questions may register that interest by notification in writing to the CEO in advance, setting out the text or substance of the question or questions. The order in which registrations of interest are received by the CEO shall determine the order of questions to be raised unless the presiding member determines otherwise. Persons submitting questions to be raised pursuant to this clause shall be invited by the presiding member to present their question or questions at the beginning of this session. If the person is not present at the time, the matter shall lapse and any response prepared forwarded to the person in writing
6. A member of the public having raised a question or questions shall return to a seat in the gallery unless otherwise directed by the presiding member at the meeting.
7. Subclause (4) only requires the Council or committee to answer a question that relates to a matter affecting the local government, with priority being given to items listed on the meeting agenda paper being considered.
8. Subject to the procedural matters previously set out in this subclause, the procedures for the raising of and responding to questions raised by members of the public at a meeting referred to in subclause (1) are to be determined -
  - (a) by the presiding member at the meeting; or
  - (b) in the case where the majority of members present at the meeting disagree with the presiding member, by the majority of these members.
9. Every reasonable effort should be made to provide a substantive response to a question or questions raised by a member of the public, but if the meeting is unable to provide an informative response to the whole of the issue, it may -
  - (a) respond to that part (if any) for which it has a substantive response; or
  - (b) respond otherwise that the response or part to which no substantive response has been supplied will be responded to substantively in a manner and at a time indicated.

(2) **Questions and Answers to be Brief**

All questions and answers shall be given as briefly and concisely as possible, and no discussion shall be allowed thereon. Questions requiring a written response shall be taken on notice and responded to as soon as practicable thereafter. Action taken shall be noted on the order of business at the following ordinary meeting of the Council in relation to written responses taken on notice.

(3) **Questions Not to Involve Bad Language, Argument or Opinion, or Adverse Reflection on Integrity of any Member or Employee**

1. In submitting any questions, no bad language, argument or expression of opinion shall be used or offered, nor any facts stated except so far as may be necessary to explain the issue. The presiding member may modify a question to make it comply with this subclause.
2. Questions shall not contain any statement reflecting adversely on the integrity of any member or employee.
3. If in the opinion of a member, false information or any adverse reflection is contained in any question or questions raised, then through the presiding member, the member may offer comment by way of correction.

(4) **No Discussion on Questions**

Subject to clause (3) of the preceding subclause, no discussion or further questions shall be allowed on any question or the response thereto.

## **4.5 Minutes**

(1) **Confirmation of Minutes**

1. The minutes of a meeting of the Council, whether of an ordinary or a special meeting, shall be submitted to the next ordinary meeting of the Council for confirmation as a true and accurate record, subject to time constraints associated with preparation of the meeting agenda.
2. The minutes of a meeting of a committee shall be submitted to the next meeting of the committee for confirmation.
3. Discussion of any minutes other than discussion as to their accuracy as a record of proceedings shall not be permitted, and when confirmed the minutes shall thereupon be signed and certified by the Mayor in the case of Council minutes or by the

presiding member in the case of a committee. In addition, that person shall initial each page of the minutes.

(2) **Keeping of Minutes**

1. Minutes may be pasted or otherwise permanently affixed to or as the leaves of a book which may be known as the "Minute Book".
2. Minutes may be otherwise kept in the records of the local government in a manner which ensures that they are permanently and securely recorded, and available for inspection, copying, and production in evidence in any court. Such record of the minutes may be referred to as "Minute Book", whether it is in book form or not.

(3) **Content of Minutes**

The content of minutes of a meeting of the Council or a committee is to include the matters contained in regulation 11 of the Regulations.

(4) **Preservation of Minutes**

Minutes including the agenda of each Council and committee meeting are to be kept as a permanent record of the activities of the local government and are to be transferred to the Public Records Office, being a directorate of the Library and Information Service of Western Australia, in accordance with DA 2015-001 – General Disposal Authority for Local Government Records..

## 4.6 **Petitions**

- (1) Every petition shall be respectful and temperate in its language and shall be presented to the Council or CEO by a member who shall acquaint himself or herself with the contents thereof and ascertain that it does not contain language disrespectful to the local government.

In addition, any individual may present a petition in the form mentioned in clause (2) direct to the CEO who shall inform the Mayor and councillors of the content of the petition and any action taken in response to the subject matter contained in the petition.

- (2) A petition must -
- (a) contain on each page, the subject of the petition;
  - (b) contain the name, address and signature of each petitioner; and

- (c) have the name of the person who lodged the petition with the local government shown at the top of the front page thereof but need not otherwise be in any particular form.
- (3) On the presentation of a petition, the member presenting it shall be confined to reading the petition, and the only motions that are in order are that the petition be received and if necessary that it be referred for an officer's report.

#### **4.7 Deputations**

- (1) Any person or persons wishing to be received as a deputation by Council shall, in the first instance, send to the CEO a written request, setting out the subject matter to be raised by the deputation in concise terms, but nevertheless in sufficient detail to enable the Council to have a general understanding of the purpose of the deputation.
- (2) Where the CEO receives a request in terms of the preceding subclause but not otherwise, the CEO shall
  - (a) refer it to the presiding member of the appropriate meeting,
  - (b) give a written precis of the request to the presiding member;
  - (c) recommend, with a-written explanation, whether or not the deputation should be received; and
  - (d) request written advice from the presiding member within a stated time whether or not he or she considers the deputation should be received.
- (3) In the event that the presiding member indicates agreement, the person or persons wishing to be received as a deputation shall be invited to meet the Council at its next meeting or another meeting at which the subject matter is to be considered.
- (4) A deputation shall not exceed 10 minutes in length and will consist of no more than 5 in number and only 2 thereof shall be at liberty to address the Council except in reply to questions from members to be raised through the presiding member.
- (5) A Council shall not make a resolution arising from the subject of a deputation at the meeting at which the deputation is received unless the matter is the subject of an officer report contained in the business papers of the meeting.

#### **4.8 Business at Adjourned Meeting**

At an adjourned meeting of the Council no business shall be transacted other than that specified in the notice of the meeting of which it is an adjournment,

and which remains indisposed of, save and except in the case of an adjournment to the next ordinary meeting of the Council, when the business undisposed of at the adjourned meeting shall have the precedence at such ordinary meeting.

#### **4.9 Declaration of Due Consideration**

Any member who is not familiar with the substance of any report, minutes or other information provided for consideration at a meeting shall declare that fact at the time declarations of due consideration are called for in the order of business of the meeting.

#### **4.10 Notices of Motion**

##### **(1) Giving Notice of Motion**

- (a) A member may have business included in the agenda of a meeting by forwarding a notice of motion in writing to the CEO.
- (b) The notice of motion must include a draft version of the motion proposed to be moved by the member.
- (c) The notice of motion must be accompanied by sufficient information to enable an officer's report to be prepared and included in the agenda of the meeting at which Council will consider the motion.
- (d) Except in the case of a special meeting of the Council, the notice of motion must be given –
  - (1) at least 14 clear days before the meeting at which it is considered; or
  - (2) at the previous Council meeting, and is to be read at Agenda Item 21 of the order of business.

##### **(2) Amendment of Notices**

The CEO may on his or her own initiative make such amendments to the form of the motion, but not its substance, so as, to bring the motion into proper form.

##### **(3) Motion to Lapse**

Subject to the provisions of clause 16.12, any motion of which notice has been given pursuant to clause 4.10 lapses unless –

- (a) the member who provided the notice, or some other member authorised by the member in writing, is present to move the motion when called on; or

- (b) the Council on a motion agrees to defer consideration of the motion to a later stage of the meeting or date.

**(4) Dealing with Lapsed Motion**

- (a) If a notice of motion is given and lapses in the circumstances referred to in the preceding subclause, notice of motion in the same terms or to the same effect may be given for consideration at a subsequent meeting of the Council.
- (b) If a motion lapses and is in the same terms or to the same effect as a motion which lapsed at a previous meeting of the Council, the Council shall not entertain a motion in the same terms or to the same effect at a subsequent meeting until at least 3 months have elapsed from the date of the meeting at which the motion last lapsed. This provision shall not apply to motions to rescind or alter a resolution and to which clause 22.3 applies.

**(5) Amendments to Notice of Motion**

- (a) An amendment to a motion of which notice has been given pursuant to clause 4.10(1), other than a minor amendment, must not be considered at a meeting unless notice in writing of the amendment is received by the CEO no later than 10am on the day of the meeting at which the motion is to be considered-
- (b) In accordance with the procedures for debate of motions under Part 10 of this local law, a motion of which notice has been given pursuant to clause 4.10(1) is not considered to have been moved until a member has stated the motion at the relevant Council meeting.
- (c) The Mayor shall decide whether any amendment moved without notice given in accordance with the preceding clauses of this subclause is a minor amendment, but the Council may dissent from the Mayor's ruling in accordance with the provisions of clause 10.15(3).
- (d) No amendment to a motion can be moved which negates the original motion or the intent of the original motion.

**4.11 Urgent Business**

**(1) When Introduced**

A member may move a motion involving urgent business that is not included in the agenda paper for that meeting provided that:

- (a) the presiding member at the meeting has requested the member

to move the motion or has first consented to the business being raised having taken due regard to;

- (i) the urgency of the business is such that the business cannot await inclusion in the agenda paper for the next meeting of the Council; or
  - (ii) if the business was to be deferred to the next meeting, such delay could result in legal or financial implications to the local government; or
- (b) the business could not normally be dealt with by an officer of Council during Council office hours.

**(2) When Absolute Majority Required**

If at an ordinary meeting a member objects that a motion introduced as urgent business and moved without notice does not deal with urgent ordinary business within the meaning of that term in clause 4.11(a)(i) or (ii) of this local law, the motion shall be of no effect unless it is agreed to at the meeting by an absolute majority of the Council.

**(3) Items Decided Under Delegated Authority**

Items dealt with by officers under the delegated authority of Council, will only be permitted for addition to an agenda of Council, following the matter being discussed by a member at the request of a third party, with the appropriate staff member responsible for the delegation and no agreeable resolution being forthcoming from those discussions.

**4.12 Matters Received in Writing to be Noted for Investigation, Without Debate**

**(1) When Introduced**

A member seeking to have a matter related to the functions of the local government investigated may do so in the following manner:

1. Forward a written request clearly domiciled "Matter for Investigation Without Debate" to the CEO, by no later than 10.00am on the day of the Ordinary Council Meeting.
2. The request is to contain sufficient details of the matter to enable a clear understanding of the topic and any outcomes expected.
3. Subject to the request complying with the requirements of sub-clauses 1 and 2 above, the CEO shall ensure a listing of requests received pursuant to these provisions is reported to members as part of the next scheduled ordinary Council

meeting process.

4. Matters for Investigation Without Debate received in accordance with these requirements are to be listed in the Minutes of the Council Meeting under this heading and upon being listed, shall be referred to an appropriate staff member for research and a subsequent response to be prepared for consideration by Council.
5. Officer Reports prepared in response to Matters for Investigation Without Debate will subsequently appear on the Council Agenda under this heading and all outstanding Matters for Investigation Without Debate will remain on the record of Agendas and Minutes under this heading until addressed in an Officer Report and formally considered at a Council Meeting, after which time they will be removed.

#### **4.13 Confidential Business**

(1) **Obligation of Confidentiality**

Every matter dealt with by, or brought before the Council sitting otherwise than with open doors, shall be treated as strictly confidential by members and officers.

(2) **CEO Restricting Documents**

Any report, correspondence or other document which is to be placed before the Council and which in the opinion of the CEO is of a confidential nature may at the CEO's discretion be marked as such and shall then be treated as strictly confidential by members and officers.

(3) **Non-disclosure of Matters or Documents which are Strictly Confidential**

No person, without the authority of the Council, is to disclose any matter or any report, correspondence or other document, which is treated as strictly confidential under the terms of subclause (1) or subclause (2), to any person other than the Mayor, any Councillor or any employee of the local government (and in the case of employees, only so far as may be necessary for the performance of their duties). The confidentiality of any matter under the provisions of subclause (1) ceases upon that matter being discussed at a meeting of the Council held with open doors.

(4) **Freedom of Information Act 1992 and Discovery**

The provisions of this clause 4.13 do not apply to restrict access to documents the local government might otherwise be required to give under the *Freedom of Information Act 1992*, or under the discovery processes of any Court, Tribunal or Commission, or under a subpoena *duces tecum*, or pursuant to a lawful direction, order or request of an Inquiry under Part 8 of the Act.

(5) **Committees**

Notwithstanding clause 17.1, this clause 4.13 does not operate to authorise the disclosure of confidential information or documents to a committee member other than the Mayor, or Councillor or any employee of the local government.

**4.14 Closure of Meeting**

Should a meeting of Council still be in progress 2 hours after the opening of the meeting, the presiding member shall request the meeting for an extension of time to enable the business of the meeting which remains unresolved to be considered. A motion must be carried to this effect and stipulate a time up to a maximum extension of 1 further hour until which business of the meeting may be considered, at which time the presiding member shall close the meeting, if still in progress, and any business remaining unresolved shall be adjourned and reconsidered to a day and time as determined by Council or at the next ordinary meeting of the Council.

**PART 5 - PUBLIC ACCESS TO AGENDA MATERIAL**

**5.1 Inspection Entitlement**

In addition to information posted on the City of Cockburn website, members of the public have access to agenda material in the terms set out in regulation 14 of the Regulations and may inspect the material at the City of Cockburn Administration Building or the Coolbellup, Spearwood and Success Public Libraries on the Friday prior to each Ordinary Council Meeting.

**5.2 Confidentiality of Information Withheld**

A member of the Council or a committee or an employee of the Council in receipt of confidential information is not to disclose such information to any person other than a member of the Council or the committee or an employee of the Council to the extent necessary for the purpose of carrying out his or her duties.

Penalty \$5,000

## PART 6 - PRODUCTION OF DOCUMENTS

### 6.1 Interpretations

In this clause:

- (a) the term **document** means a deed, book, report, paper or any other written material whatsoever or any other recorded or stored information;
- (b) the term **other thing** means anything whatsoever other than a document as hereinbefore defined, which relates to a matter or question under consideration or discussion by the Council or, by virtue of a notice of meeting given, to be considered or discussed by the Council; and
- (c) the term **laid on the table** means laid or deposited at a place within the local government's administrative building designated from time to time for that purpose by the CEO and at which place a tabled document or other thing may be perused or inspected by a member during Council office hours or at other times on application to the CEO and inflections of that term shall have a like meaning.

### 6.2 Member May Require Production

On giving to the CEO not less than 4 hours' notice, a member is entitled to have laid on the table a document or other thing which is under consideration by Council and the CEO on receiving that notice shall lay the document on the table for a period of 24 hours, or as otherwise agreed, commencing as soon as practicable after the receipt by the CEO of the notice.

### 6.3 Circumstances in Which CEO to Comply

The CEO shall comply with a request made pursuant to clause 6.2 unless the CEO is of the opinion that it would not be in order to do so in which case the CEO shall refer the request to the Mayor for determination, except in the case where the Mayor has made the request, in which circumstances the CEO shall refer the request to Council for determination.

### 6.4 Mayor's Ruling

On the reference to the Mayor of a request made by a councillor pursuant to clause 6.2 or 6.3 the Mayor shall rule whether it is in order and accordingly whether it should be granted or refused and the ruling is final but where the request is refused the CEO shall report the fact to the next meeting of Council.

### 6.5 Access by Member to Tabled Documents

When a document or other thing is laid on the table in accordance with this

Part then that document or other thing may be perused or inspected by a member in the place designated at any time during Council's office hours or at any other reasonable time on application to the CEO but the document or other thing shall not be copied or removed.

## **PART 7 - OPEN DOORS - EXCEPT AS PROVIDED**

### **7.1 General Obligation**

Subject to the provisions of clause 7.2 the business of the Council shall be conducted with open doors.

### **7.2 Resolution To Close Doors**

The Council may by resolution decide to conduct behind closed doors any business of a meeting dealing with any of the matters referred to in clause 5.23(2) of the Act.

### **7.3 Persons to Leave Chamber**

Upon the carrying of a resolution referred to in clause 7.2 the Mayor shall direct all persons other than councillors, the CEO and any other person nominated in the resolution to leave the Council chamber and every such person shall forthwith comply with the direction.

### **7.4 Removal of Person by Order**

Any person who fails to comply with the direction made pursuant to clause 7.3 may, by order of the Mayor, be removed from the Council chamber.

### **7.5 Duration of Closure**

- (1) After the carrying of a resolution referred to in clause 7.2 at a meeting, the business of that meeting of the Council shall proceed behind closed doors, until the Council, by resolution, decides to proceed with open doors.
- (2) If the resolution was to conduct specified business behind closed doors the meeting shall revert to open doors upon the completion of the specified business unless the Council resolves to do so earlier.

### **7.6 Notice of Motion Not Required**

Any resolution mentioned in this clause may be moved without notice.

### **7.7 Conduct of Business Behind Closed Doors**

- (1) The following business may be conducted behind closed doors:

- (a) matters of a personal nature regarding the conduct in employment of an employee of the Council or the relationship or contract with the Council of an employee;
  - (b) consideration of legal advice;
  - (c) any matter which in the opinion of the person presiding at the meeting requires consideration of the personal private affairs of a person in circumstances likely to cause unreasonable embarrassment to that person if the consideration did not occur behind closed doors; and
  - (d) a matter that if disclosed, could be reasonably expected to -
    - (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
    - (ii) endanger the security of the local government's property; or
    - (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety.
- (2) The Council may in any case resolve to conduct behind closed doors any other matter referred to in clause S5.23(2) of the Act.

## **7.8 Recording Decision in Minutes**

A decision to close a meeting or part of a meeting and the reason for the decision shall be recorded in the minutes of the meeting.

## **PART 8 - CONDUCT OF PERSONS AT COUNCIL & COMMITTEE MEETINGS**

### **8.1 Official Titles to be Used**

Members and employees of the Council are to speak of each other at Council meetings by their respective titles.

### **8.2 Leaving Meetings**

During the course of a meeting of the Council or a committee no member is to enter or leave the meeting without first indicating to the presiding member, in order to facilitate the recording in the minutes of the time of their entry or departure.

### **8.3 Adverse Reflection**

- (1) No member of the Council is to reflect adversely during the meeting upon a decision of the Council, except on a motion that the decision be revoked or changed, unless the meeting resolves, without debate, that the matter before the meeting cannot otherwise be adequately considered.”
- (2) No member of the Council is to use offensive or objectionable expressions in reference to any member, employee of the Council, or any other person.
- (3) If a member of the Council specifically requests, immediately after their use, that any particular words used by a member be recorded in the minutes, the presiding member is to cause the words used to be taken down and read to the meeting for verification and to then be recorded in the minutes.

### **8.4 Recording of Proceedings**

- (1) No member of the public is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council without the permission of the presiding member, or in the case where the majority of members then present at the meeting disagree, by the majority of those members.

### **8.5 Prevention of Disturbance**

- (1) Any member of the public addressing the Council is to extend due courtesy and respect to the Council and the processes under which they operate and must take direction from the presiding member whenever called upon to do so.

Penalty \$1,000

- (2) No person observing a meeting, is to create a disturbance at a meeting, by interrupting or interfering with the proceedings, whether by expressing approval or dissent, by conversing or by any other means.

Penalty \$1,000

## **8.6 Distinguished Visitors**

If a distinguished visitor is present at a meeting of the Council, the presiding member may invite such person to sit at the Council table.

## **8.7 Objectionable Business**

If the Mayor at any meeting of the Council is of the opinion, or a councillor draws to the Mayor's attention, that any motion or business proposed to be made or transacted thereat is of an objectionable nature, the Mayor either before or after the same is brought forward may declare that the same shall not be entertained provided always that any member of the Council may move dissent from the declaration made from the Mayor, whereupon the motion to dissent shall forthwith be put without debate, and in the event of the same being carried by a majority of the members present the business referred to shall thereupon be entertained but not otherwise.

## **8.8 Use of Electronic Equipment in Meetings**

Electronic equipment provided for the use of elected members and officers in attendance at meetings is to be used only for the purposes associated with the business of the meeting. Mobile phones are to be switched off or to silent mode for the duration of the meeting and are not to be used during the meeting to distract attention away from the meeting. Should the presiding member become aware of any deviation from these requirements by members or officers in attendance, the presiding member may direct the person or persons responsible to immediately discontinue any non-compliant activity and immediately resume attention to the meeting proceedings.

## **PART 9 - CONDUCT OF MEMBERS DURING DEBATE**

### **9.1 Members to Indicate**

Every member of the Council wishing to speak is to indicate by show of hands or other method agreed upon by the Council. When invited by the presiding member to speak, members are to address the Council through the presiding member.

### **9.2 Priority**

In the event of 2 or more members of the Council wishing to speak at the same time, the presiding member is to decide which member is entitled to be heard first. The decision is not open to discussion or dissent.

### **9.3 The Presiding Member to Take Part In Debates**

Unless otherwise prohibited by the Act, and subject to compliance with procedures for the debate of motions contained in this local law, the presiding member may take part in a discussion of any matter before the Council as the case may be.

### **9.4 Relevance**

Every member of the Council is to restrict his or her remarks to the motion or amendment under discussion, or to a question, a personal explanation or point of order.

### **9.5 Limitation of Number of Speeches**

No member of the Council is to address the Council more than once on any motion or amendment before the Council except the mover of a substantive motion, in reply, or to a question, a personal explanation or point of order.

### **9.6 Limitation of Duration of Speeches**

All addresses are to be limited to a maximum of 5 minutes. Extension of time is permissible only with the agreement, by motion, of a simple majority of members present.

### **9.7 Members Not to Speak After Conclusion of Debate**

No member of the Council is to speak to any question after it has been put by the presiding member.

### **9.8 Members Not to Interrupt**

No member of the Council is to interrupt another member of the Council whilst speaking unless:

- (a) to raise a point of order;
- (b) to call attention to the absence of a quorum;
- (c) to make a personal explanation under clause 10.15; or
- (d) to move a motion under clause 11(1).

### **9.9 Re-Opening of Discussion on Decisions**

No member of the Council is to re-open discussion on any decision of the Council taken at the same meeting, except for the purpose of moving that the decision be revoked or changed.

## **PART 10 - PROCEDURES FOR DEBATE OF MOTIONS**

### **10.1 Motions to be Stated**

Any member of the Council who moves a substantive motion or amendment to a substantive motion is to state the substance of the motion before speaking to it. Where in the opinion of the presiding member, an amendment or modification of a recommendation alters the substance or effect of the recommendation, the presiding member shall, where practicable, require the proposed motion to be in writing and ready to be handed to the CEO, for recording in the minutes of the meeting. Such written notice shall also contain the reason for the proposed amendment, as required by clause 11(da) of the Regulations.

### **10.2 Motions to be Supported**

No motion or amendment to a substantive motion is open to debate until it has been seconded, or, in the case of a motion to revoke or change the decision made at a Council meeting, unless the motion has the support required under regulation 10 of the Regulations.

### **10.3 Unopposed Business**

- (1) Upon a motion being moved and seconded, the presiding member is to ask the meeting if any member wishes to speak against it.
- (2) If no member signifies opposition to the motion the presiding member may declare the motion in subclause (1) carried without debate and without taking a vote on it.
- (3) If a member signifies opposition to a motion the motion is to be dealt with according to this Part (clause 10.6).
- (4) This clause does not apply to any motion to revoke or change a decision which has been made at a Council meeting.

#### **10.4 Only 1 Substantive Motion Considered**

When a substantive motion is under debate at any meeting of the Council or a committee, no further substantive motion is to be accepted.

#### **10.5 Breaking Down of Complex Motions**

The presiding member may order a complex motion to be broken down and put in the form of several motions, which are to be put in sequence.

#### **10.6 Order of Call in Debate**

- (1) The presiding member is to call speakers to a substantive motion in the following order:
  - (a) The mover to state the motion;
  - (b) A seconder to the motion;
  - (c) The mover to speak to the motion;
  - (d) A speaker against the motion;
  - (e) A speaker for the motion;
  - (f) Other speakers against and for the motion in alternating order until there is no member (excluding the mover) wishing to speak who is of the opposite view than the last preceding speaker;
  - (g) Mover takes right of reply which closes the debate; and
  - (h) No member (other than the mover who may elect to open debate and speak in reply) may speak twice.
- (2) The presiding member may offer the right of reply and put the motion to the vote if he or she believes sufficient discussion has taken place even though all members may not have spoken.

#### **10.7 Members May Require Motions to be Read**

Any member may require the motion under discussion to be read at any time during a debate, but not so as to interrupt any other member whilst speaking.

#### **10.8 Consent of Secunder Required to Accept Alteration of Wording**

The mover of a substantive motion may not alter the wording of the motion without the consent of the seconder.

#### **10.9 Order of Amendments**

Any number of amendments may be proposed to a motion, but when an amendment is moved to a substantive motion, no second or subsequent amendment is to be moved or considered until the first amendment has been withdrawn or determined.

### **10.10 Amendments Must Not Negate Original Motion**

No amendment to a motion can be moved which negates the original motion or the intent of the original motion.

### **10.11 Mover of a Motion Not to Speak On Amendment**

On an amendment being moved, any member may speak to the amendment, provided that if the person who moved the substantive motion does choose to speak to the amendment, the right of reply is forfeited by that person.

### **10.12 Substantive Motion**

If an amendment to a substantive motion is carried, the motion as amended then becomes the substantive motion, on which any member may speak and any further amendment may be moved.

### **10.13 Withdrawal of Motion and Amendments**

Council may, without debate, grant leave to withdraw a motion or amendment upon request of the mover of the motion or amendment and with the approval of the seconder provided that there is no voice expressed to the contrary view by any member, in which case discussion on the motion or amendment is to continue.

### **10.14 Limitation of Withdrawal**

Where an amendment has been proposed to a substantive motion, the substantive motion is not to be withdrawn, until the amendment proposed has been withdrawn or lost.

### **10.15 Personal Explanations and Questions**

- (1) No member or employee is to speak at any meeting of the Council, except upon the matter before the council, unless it is to make a personal explanation or ask a question related to the matter under direct consideration. Any member or employee of the Council who is permitted to speak under these circumstances is to confine the observations to a succinct statement relating to a specific part of the former speech which may have been misunderstood or to seek clarification on the matter under direct consideration. When a member or employee of the Council is invited to speak, no reference is to be made to matters unnecessary for that purpose.
- (2) A member or employee of the Council wishing to make a personal explanation of matters referred to by any member of the Council then speaking, is entitled to be heard immediately, if the member of the Council then speaking consents at the time, but if the member of the Council who is speaking declines to give way, the explanation is to be

offered at the conclusion of that speech. Questions may only be introduced at the conclusion of any speech currently being heard.

- (3) The ruling of the presiding member on the admissibility of a personal explanation is final unless a motion of dissent with the ruling is carried before any other business proceeds.

### **10.16 Right of Reply**

- (1) The mover of a substantive motion has the right of reply. After the mover of the substantive motion has commenced the reply, no other member is to speak on the question.
- (2) The right of reply is to be confined to rebutting arguments raised by previous speakers and no new matter is to be introduced.

### **10.17 Right of Reply Provisions**

The right of reply is governed by the following provisions-

- (a) if no amendment is moved to the substantive motion, the mover may reply at the conclusion of the discussion on the motion;
- (b) subject to clause 10.11 if an amendment is moved to the substantive motion the mover of the substantive motion is to take the right of reply at the conclusion of the vote on any amendments carried;
- (c) the mover of any amendment does not have a right of reply;and
- (d) once the right of reply has been taken, there can be no further discussion, nor any other amendment and the original motion or the original motion as amended is immediately put to the vote.

## **PART 11 - PROCEDURAL MOTIONS**

### **11.1 Permissible Procedural Motions**

In addition to proposing a properly worded amendment to a substantive motion, it is permissible for a member to move the following procedural motions-

- (a) that the Meeting now adjourn;
- (b) that the question now be put;
- (c) that the Council meet behind closed doors, if the meeting or part of the meeting to which the motion relates is a matter in respect of which the meeting may be closed to members of the public under clause 5.23 of the Act:

except if the motion is in conflict with clause 11.3

### **11.2 No Debate on Procedural Motions**

- (1) The mover of a motion stated in each of subclauses (a) and (c) of clause 11.1 may speak to the motion for not more than 5 minutes, the seconder is not to speak other than to formally second the motion, and there is to be no debate on the motion.
- (2) The mover of a motion stated in clause (b) of clause 11.1 may not speak to the motion, the seconder is not to speak other than to formally second the motion and there is to be no debate on the motion.

### **11.3 Procedural Motions - Closing Debate - Who May Move**

No person who has moved, seconded, or spoken for or against the substantive motion, or any amendment may move any procedural motion which, if carried, would close the debate on the substantive motion or amendment.

### **11.4 Procedural Motions - Right of Reply on Substantive Motion**

The carrying of a procedural motion which closes debate on the substantive motion or amendment and forces a decision on the substantive motion or amendment does not deny the right of reply to the mover of the substantive motion.

## **PART 12 - EFFECT OF PROCEDURAL MOTIONS**

### **12.1 Meeting to Now Adjourn - Effect of Motion**

- (1) The motion "that the meeting now adjourn", if carried, causes the meeting to stand adjourned until it is re-opened at which time the meeting continues from the point at which it was adjourned, unless the presiding member or a majority of members then present at the meeting, upon vote, determine otherwise.
- (2) Where debate is to be resumed at the next meeting at the point where it was so interrupted:
  - (i) the names of members who have spoken on the matter prior to the adjournment are to be recorded in the minutes; and
  - (ii) the provisions of clause 9.5 to apply when the debate is resumed.

### **12.2 Question to be Put - Effect of Motion**

- (1) The motion "that the question be now put", if carried during discussion of a substantive motion without amendment, causes the presiding member to offer the right of reply and then immediately put the matter under consideration without further debate.
- (2) This motion, if carried during discussion of an amendment, causes the presiding member to put the amendment to the vote without further debate.
- (3) This motion, if lost, causes debate to continue.

### **12.3 Council to Meet Behind Closed Doors - Effect of Motion**

- (1) Subject to any decision under clause 7.7 or other decision of the Council, this motion, if carried, causes persons to leave the room pursuant to clause 7.3.
- (2) While a decision made under this clause is in force the operation of clause 9.5 limiting the number of speeches a member of the Council may make, is suspended unless the Council decides otherwise.
- (3) Upon the public again being admitted to the meeting the person presiding, unless the Council decides otherwise, is to cause the motions passed by the Council whilst it was proceeding behind closed doors to be read out including the vote of a member or members to be recorded in the minutes under clause 5.21 of the Act.

- (4) A person who is a Council member, or an employee is not to publish, or make public, any of the discussion taking place on a matter discussed behind closed doors, but this prohibition does not extend to the actual decision made as a result of such discussion and other information properly recorded in the minutes.

Penalty \$5,000.

## **PART 13 - MAKING DECISIONS**

### **13.1 Question - When Put**

When the debate upon any question is concluded and the right of reply has been exercised the presiding member shall immediately put the question to the Council, and, if so desired by any member of the Council, shall again state it.

### **13.2 Question - Method of Putting**

If a decision of the Council is unclear or in doubt, the presiding member shall put the motion or amendment as often as necessary to determine the decision from a show of hands before declaring the decision.

## **PART 14 - VOTING**

### **14.1 Procedure**

- (1) The Mayor shall cast a deliberative vote on any question in respect of which the Mayor is not precluded by the Act.
- (2) If the votes of members present at a Council or committee meeting are equally divided, the presiding member is to cast a second vote.
- (3) Subject to Part 19, each member and each member of a committee to which a local government power or duty has been delegated who is present at a meeting of the Council or committee is to vote.
- (4) Voting at a Council or committee meeting is to be conducted so that no voter's vote is secret.

### **14.2 Method of Taking Vote**

- (1) The Mayor shall, in taking the vote on any motion or amendment, put the question, first in the affirmative, and then in the negative, and the Mayor may do so as often as is necessary to enable the Mayor to form and declare his or her opinion as to whether the affirmative or the negative has the majority by a show of hands.

- (2) The result of voting openly is determined on the count of raised hands.
- (3) Upon a vote on a show of hands being taken, a member may call for-
  - (a) his or her vote; or
  - (b) the vote of all members present to be recorded in the minutes, whereupon the Mayor shall cause the vote or votes to be so recorded.

## **PART 15 - PRESERVING ORDER**

### **15.1 The Presiding Member to Preserve Order**

The presiding member is to preserve order, and may call any member or other person in attendance to order, whenever, in his or her opinion, there is cause for so doing.

### **15.2 Demand for Withdrawal**

A member at a meeting of the Council may be required by the presiding member, or by a decision of the Council, to apologise and unreservedly withdraw any expression which is considered to reflect offensively on another member or an employee, and if the member declines or neglects to do so, the presiding member may refuse to hear the member further upon the matter then under discussion and call upon the next speaker.

### **15.3 Points of Order - When to Raise - Procedure**

Upon a matter of order arising during the progress of a debate, any member may raise a point of order including interrupting the speaker. Any member who is speaking when a point of order is raised, is to immediately stop speaking and be silent while the presiding member listens to the point of order.

### **15.4 Points of Order - When Valid**

The following are to be recognised as valid points of order -

- (a) that the discussion is of a matter not before the Council;
- (b) that the discussion refers to information that can be demonstrated to be factually incorrect;
- (c) that offensive or insulting language is being used; and
- (d) drawing attention to the violation of any written law, or policy of the local government, provided that the member making the point of order states the written law or policy believed to be breached.

### **15.5 Points of Order - Ruling**

The presiding member is to give a decision on any point of order which is raised by either upholding or rejecting the point of order.

### **15.6 Points of Order - Ruling Conclusive, Unless Dissent Motion Is Moved**

The ruling of the presiding member upon any question of order is final, unless a majority of the members support a motion of dissent with the ruling.

### **15.7 Points of Order Take Precedence**

Notwithstanding anything contained in this local law to the contrary, all points of order take precedence over any other discussion and until decided, suspend the consideration and decision of every other matter.

### **15.8 Precedence of Presiding Member**

- (1) When the presiding member speaks during the progress of a debate, any member of the Council then speaking, or offering to speak, is to immediately be silent and every member of the Council present shall preserve strict silence so that the presiding member may be heard without interruption.

Penalty \$500

- (2) Subclause (1) is not to be used by the presiding member to exercise the right provided in clause 9.3, but to preserve order.

### **15.9 Right of the Presiding Member to Adjourn Without Explanation to Regain Order**

- (1) If a meeting ceases to operate in an orderly manner, the presiding member may use discretion to adjourn the meeting for a period of up to fifteen minutes without explanation, for the purpose of regaining order. Upon resumption, debate is to continue at the point at which the meeting was adjourned. If, at any 1 meeting, the presiding member has cause to further adjourn the meeting, such adjournment may be to a later time on the same day or to any other day.
- (2) Where debate of a motion is interrupted by an adjournment under sub-clause (1), in the case of a Council meeting -
  - (a) the names of members who have spoken in the matter prior to the adjournment are to be recorded; and
  - (b) the provisions of clause 9.5 apply when the debate is resumed.

## **PART 16 - MOTION FOR REVOCATION**

### **16.1 "Substantive Resolution" Defined**

In this clause the term ***substantive resolution*** refers to a resolution which is the subject of a motion for revocation or change.

### **16.2 Revocation or Change**

The Council may, at the same meeting at which it is passed, revoke or change a resolution if all members of the Council who were present in the Council chamber at the time the resolution was passed are also present in the Council chamber at the time the revocation or change is proposed and that number of persons who are, in accordance with clause 16.4 required to support the motion, indicate their support by a show of hands.

### **16.3 Revocation or Change - Notice**

- (1) If a revocation or change is to be moved at a subsequent meeting, notice of the motion to revoke or change must be given to the CEO at least 14 days before the meeting, and must be signed by the number of persons who are by the next succeeding subclause required to support the motion.
- (2) This subclause does not apply to the change of a substantive resolution unless the effect of the change would be that the substantive resolution would be revoked or would become substantially different.

### **16.4 Support For Revocation or Change**

- (1) If a substantive resolution has been passed at a meeting then any motion to revoke or change the substantive resolution must be supported -
  - (a) in the case where an attempt to revoke or change the substantive resolution has been made within the previous 3 months but has failed, by an absolute majority; or
  - (b) in any other case, by at least  $\frac{1}{3}$  of the number of offices (whether vacant or not) of members of the Council, inclusive of the mover. Otherwise the motion shall not be entertained.
- (2) If a substantive resolution has been passed at a meeting then any resolution to revoke or change the substantive resolution must be passed -
  - (a) in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special

(75%) majority, by that majority; or

- (b) in any other case, by an absolute majority.
- (3) This subclause does not apply to the change of a substantive resolution unless the effect of the change would be that the substantive resolution would be revoked or would become substantially different.

#### **16.5 Terms of and Reasons for Revocation or Change at the Same Meeting to be Stated**

When moving a motion of revocation or change at the same meeting at which the substantive resolution was passed, the member moving the revocation or change shall state in clear terms:

- (a) the terms of the motion of revocation or change identifying the substantive resolution proposed to be revoked or changed; and
- (b) the reason or reasons for seeking revocation or change,

and the Mayor shall not accept a motion for revocation or change which does not comply with those requirements.

#### **16.6 Terms and Reasons for Revocation at Subsequent Meeting to be Stated in Notice**

When giving notice of motion of revocation or change the member giving notice shall record in writing in clear terms:

- (a) the terms of the motion of revocation or change identifying the substantive resolution proposed to be revoked or changed; and
- (b) the reason or reasons for seeking the revocation or change.

The CEO shall not accept a notice of motion of revocation or change which does not comply with the above mentioned requirements and is not supported in accordance with clause 16.4(1).

#### **16.7 Written Notices Received During Same Meeting**

- (1) If the CEO receives a written notice of motion to revoke or change a substantive resolution before the close of the meeting at which the substantive resolution was passed, then provided the notice complies with the preceding subclauses, the CEO shall forthwith deliver the notice to the Mayor who shall at the earliest opportunity notify the meeting of the notice, and thereafter at the first available opportunity the Mayor shall bring on the motion before the close of the meeting.
- (2) If the CEO receives a written notice of motion to revoke or change a substantive resolution after the closure of the meeting at which the

substantive resolution was passed, then provided the notice complies with the preceding subclauses the CEO shall ensure that the motion is considered at a special or ordinary meeting of the Council held at the earliest opportunity after the meeting at which the substantive resolution was passed.

#### **16.8 Delay in Implementing Substantive Resolution**

If a notice of motion to revoke or change a substantive resolution is received by the CEO before any step has been taken thereafter to implement the substantive resolution, then no step shall be taken to implement or give effect to the substantive resolution until the motion to revoke or change has been dealt with.

#### **16.9 Restraints on Notices of Revocation or Change**

The CEO shall not receive a notice of motion to revoke or change a substantive resolution if any step has been taken in accordance with these Local Laws to implement or give effect to the substantive resolution.

#### **16.10 Restraints on Motions for Revocation or Change**

Without affecting the generality of the preceding subclause, the Council shall not entertain a motion for revocation or change of a substantive resolution if:

- (a) at the time the motion is moved any step has been taken in accordance with this local law by the CEO or any other officer of the Council to implement the substantive resolution; or
- (b) the substantive resolution concerns an application for planning consent, or a building licence or for any consent approval or licence of a similar nature, where notification of the resolution to grant the consent, approval or licence has been sent to the applicant by the Council in writing, or has been communicated orally to the applicant or the applicant's representative by an employee of the Council having authority to give such notification in ordinary circumstances.

#### **16.11 Multiple Notices to Revoke or Change**

The CEO may receive more than 1 notice of motion to revoke or change the same substantive resolution.

#### **16.12 Absence of Mover or Seconder**

If a motion to revoke or change a substantive resolution fails to be considered by the Council by reason that at the time the motion is called on:

- (a) the member who gave notice of the motion is not present or is not willing to move the motion; and

- (b) there is no other member present willing to move the motion; or
- (c) if the motion is not supported by the number of members required by the preceding provisions of this clause,

then the motion shall lapse.

### **16.13 No Rescission of Procedural Resolution or a Resolution to Revoke**

The Council shall not entertain a motion to revoke a substantive resolution which is merely procedural in its form and effect, or a resolution to revoke another resolution.

### **16.14 Motion to Change Having Effect of Revocation**

If a motion to change a substantive resolution in its form or effect would amount to a motion to revoke the substantive resolution then it shall be treated as if it was a motion to revoke the substantive resolution.

## **PART 17 - COMMITTEES**

### **17.1 Standing Orders Apply to Committees**

Except in so far as they limit the number of times a member may speak, this local law applying to the Council shall apply to committees.

### **17.2 Committees**

- (1)
  - 1. The Council may establish committees of 3 or more persons to assist the Council and to exercise the powers and discharge the duties of the Council that can be delegated to committees.
  - 2. Any resolution to establish a committee or to appoint members requires an absolute majority of the Council.
- (2) A person appointed member as an ordinary member shall hereafter in this clause be referred to as "member" or an ordinary member, and a person appointed member as a deputy member shall hereinafter be referred to as "deputy" or "deputy member" unless the deputy is acting in place of an ordinary member.
- (3)
  - 1. In this subclause "other person" means a person who is not a member or an employee of the Council.
  - 2. A committee is to comprise of -
    - (a) Council members only;
    - (b) Council members and employees;

- (c) Council members, employees and other persons;
  - (d) Council members and other persons;
  - (e) employees and other persons; or
  - (f) other persons only.
- (4) At any given time each member is entitled to be an ordinary member of at least 1 committee referred to in item (a) of the preceding subclause, and if a member nominates himself or herself to be a member of 1 or more of such committees, the Council shall include that member to at least 1 of those committees as the Council determines.
- (5) If at a meeting of the Council appointments are to be made to a committee that has or could have an elected member as a member and the Mayor informs the Council of his or her wish to be a member of the committee, the Council shall appoint the Mayor to be a member of the committee.
- (6) If at a meeting of the Council an appointment is to be made to a committee that has or will have an employee as a member and the CEO informs the Council of his or her wish -
- (a) to be a member of the committee; or
  - (b) that a representative of the CEO be a member of the committee,
- the Council shall appoint the CEO or the CEO's representative, as the case may be, to be a member of the committee.
- (7) The Council may appoint a deputy as referred to in clause 17.2(2):
- (a) as a deputy having office for the same period as a relevant ordinary member to act in place of the relevant ordinary member whenever the relevant ordinary member is unable to be present at a meeting of the committee; or
  - (b) as a deputy to a member who is presently unable or expected to become unable for any cause to perform the functions of a member and such a deputy shall have office during the period that the ordinary member is unable to perform the functions of a member, unless a shorter term is stipulated by the Council.
- (8) The Council may only appoint a person to be a member of a committee as deputy who would be qualified to be appointed as an ordinary member.
- (9) In the event that the Council appoints 2 or more deputies to any member of a committee, they shall have seniority in the order

determined by the Council.

- (10) If a member of a committee does not attend a meeting, during the member's absence any deputy of that member is entitled to attend the meeting in place of the member and act for the member at the meeting, and while so acting has all the powers of that member. For all purposes under this local law a deputy acting for a member shall be treated as and included in any reference to the members or a member of the committee as if the deputy was the ordinary member, and the deputy member's vote shall have effect accordingly.
- (11) If a deputy has commenced to act in place of a member at a committee meeting and the member attends the meeting, the member takes precedence and assumes the seat and the deputy shall thereupon cease to act as a member at that meeting.
- (12) A deputy who is 1 of 2 or more deputies of a member of a committee is not entitled to attend a meeting of the committee in place of that member if the meeting is attended by another deputy of that member who has precedence over that deputy in the order of seniority determined under clause 17.2 (9).
- (13) A person who is a member of a committee is not eligible to be appointed a deputy for another member of that committee.
- (14) An absolute majority of the Council is required for the appointment of any member to a committee including a deputy member, with the exception of members appointed pursuant to clauses 17.2(5) and 17.2(6).

### **17.3 Member Attending Committee as Observer**

- (1) A member may attend as an observer at meetings of a committee notwithstanding that the member is not a member of that committee. A member attending a committee meeting as an observer may speak on nominated issues by resolution of the committee, but shall not vote on any question before the committee unless the member is a deputy of a member excluded from a meeting pursuant to clause 19 and he or she is then entitled to participate pursuant to clause 17.4.(4).
- (2) Subject to the preceding subclause a member attending a committee as an observer shall sit in an area set aside by the presiding member for observers.

### **17.4 Term of Appointment**

- (1) Whenever possible committees should be established at the first meeting of the Council held after the ordinary election day.

- (2) Where a person is appointed as a member of a committee under clauses 17.2(5) or 17.2(6), the person's membership of the committee continues until -
  - (a) in the case of the Mayor, the person no longer holds that office;
  - (b) in the case of the CEO or the CEO's representative, the person no longer holds that position;
  - (c) the person resigns from membership of the committee;
  - (d) the committee is disbanded; or
  - (e) the next ordinary election day,whichever happens first.
- (3) Where a person is appointed as a member of a committee as ordinary member or deputy member other than under clauses 17.2(5),17.2(6), or 17.2(7) (b) the person's membership of the committee continues until -
  - (a) the term of the person's appointment as a committee member expires;
  - (b) the Council removes the person from the office of committee member or the office of committee member otherwise becomes vacant;
  - (c) the committee is disbanded; or
  - (d) the next ordinary election day,whichever happens first.

### **17.5 Resignation of Committee Member**

- (1) A committee member may resign from membership of the committee by giving the CEO or the committee's presiding member written notice of the resignation.
- (2) A resignation takes effect upon the delivery of the notice to the CEO or the presiding member, or on a later date if specified in the notice.
- (3) If received by the presiding member, any letter of resignation is to be passed to the CEO for record keeping purposes.

### **17.6 Committee Membership May Be Changed**

The Council may by an absolute majority, change the membership of any

committee provided that the Council may not remove as members persons appointed pursuant to clauses 17.2(5) or 17.2(6).

### **17.7 Constitution of Committee**

A Council resolution to establish a committee shall include details of its constitution including:

- (a) the number of members;
- (b) qualifications for membership; and
- (c) terms of reference specifying duties, powers and reporting requirements.

### **17.8 Delegation of Powers and Duties**

- (1) Subject to the next following subclause the Council by absolute majority may delegate to a committee powers and duties other than this power of delegation.
- (2) The procedure associated with the making of the delegation, its duration and revocation by the Council shall be as provided in s.5.16 of the Act.
- (3) The Council may delegate -
  - (a) to a committee comprising Council members only, any of the Council's powers or duties under the Act except -
    - (i) any power or duty that requires a decision of an absolute majority or a 75% majority of the Council; and
    - (ii) any other power or duty that is prescribed under the Act;
  - (b) to a committee comprising Council members and employees, any of the Council's powers or duties that can be delegated to the CEO under Division 4 of the Act; and
  - (c) to a committee which includes any Council member or employee, any of the Council's powers or duties that are necessary or convenient for the proper management of -
    - (i) the local government's property; or
    - (ii) an event in which the local government or the Council is involved.
- (4) The Council cannot delegate any of its powers or duties to a committee which does not include a member or employee in its membership.
- (5) The Council shall keep a register of the delegations made under the

preceding subclause and shall review the delegations at least once every financial year.

## **17.9 Meetings of Committees**

### **(1) Quorum**

The quorum for meetings of committees shall be as provided in clause 3.1(1) and 3.1(4).

### **(2) Meetings**

A meeting of a committee shall be held in accordance with clause 17.10 when called by the CEO (for the inaugural meeting), presiding member or as determined by the committee or Council.

- (3)** Meetings of a committee to which a power or duty of the Council has been delegated, shall be open to the public except where that committee decides by resolution to conduct its business or any specified part thereof behind closed doors in which case the provisions of clauses 7.2 to 7.8 inclusive apply.

## **17.10 Notice of Committee Meeting**

### **(1) CEO to Give Notice of Meeting**

The CEO shall give notice of the meeting to every member of the committee and to any elected member who is a deputy member.

### **(2) Papers for Committee Meeting to be put to Members**

When a meeting of any committee is called the business paper for the meeting together with copies of all officers' reports relating to matters on the agenda for that meeting shall be forwarded to all members of the committee, including deputy members.

## **17.11 Quorum of Committees**

### **(1) Quorum Required**

No meeting of a committee may proceed to business unless sufficient members are present to establish a quorum pursuant to the provisions of clause 17.9(1).

### **(2) Failure of Quorum**

Every meeting shall proceed to business as soon after the time stated in the summons as a quorum is constituted; but if a quorum is lacking 30 minutes after the hour at which a meeting of any committee is appointed to be held, no meeting shall take place, and the meeting

shall stand adjourned until the day and time fixed for the next ordinary meeting of the committee, unless the presiding member convenes a special meeting of the committee for the transaction of the business standing adjourned.

#### **17.12 Unfinished Business of Former Committees**

It shall be competent for every committee of the Council to take up matters referred by the Council to the preceding committee which may not have been entered upon or fully discharged at the time such committee went out of office.

#### **17.13 Voting By Committees**

- (1) A decision of a committee does not have effect unless it has been made by a simple majority, or if another kind of majority has been prescribed by regulations or this local law for the particular kind of decision by that kind of majority.
- (2) If the votes of members present at a committee meeting are equally divided, the presiding member is to cast a second vote.

#### **17.14 Conference of Committees**

Any 2 or more committees may confer together by mutual agreement and resolution of the committees on any matter of joint interest.

#### **17.15 Minutes of Committees**

The presiding member of a committee shall cause minutes of the proceedings of the committee to be recorded and kept in a minute book.

#### **17.16 Committees to Report**

##### **(1) Obligation to Report**

A committee is answerable to the Council and shall, as and when required by the Council to do so, report fully on its activities to the Council.

##### **(2) Preparation of Report**

When it has reached a decision on each matter referred to it by the Council the committee shall as soon as possible prepare a report containing recommendations and submit it to the Council.

#### **17.17 Reports of Committees**

##### **(1) Minutes to be Report**

Subject to clause 4.5 the CEO shall cause the minutes of all committees to be permanently fixed in the Minute Book. The minutes of each committee shall be deemed to be the report of the committee to Council, where issues contained in such minutes require a resolution of Council to be effective.

**(2) Presentation of Reports**

1. Minutes of a committee shall be presented to the Council for consideration of its recommendations.
2. The presiding member shall -
  - (a) call for requests by any member or the CEO to withdraw any recommendation contained in the report, and where such a request is made the subject recommendation shall be withdrawn;
  - (b) put the question that the recommendations be adopted with the exception of any recommendations withdrawn pursuant to item (a) of this clause,

and in relation to a recommendation or those recommendations in the report which are the subject of a request by a member or the CEO pursuant to item (a), those recommendations shall be individually dealt with in accordance with this local law.

## **PART 18 - ELECTORS' MEETINGS**

### **18.1 Standing Orders Apply**

This local law apply, so far as is practicable, to any meeting of electors, but where there is any inconsistency between the provisions of this local law and the provisions of subdivision 4 of Part 5 of the Act and Regulations, the provisions of the Act and the Regulations prevail.

### **18.2 Restriction on Voting and Speaking**

A person who is not an elector as that term is defined in clause 5.26 of the Act (including ratepayers) is not entitled to vote at a meeting of electors, and he or she may not take any part in any discussion at that meeting, unless the meeting, by a resolution, allows the person to do so.

## PART 19 - DISCLOSURE OF MEMBERS' FINANCIAL INTERESTS

### 19.1 Interpretation

In this clause the term *member* refers to either a Council member or a member of a committee.

### 19.2 Obligation to Disclose a Financial Interest

- (1) Any member who has an interest within the meaning of clause 5.60 but subject to clause 5.63 of the Act ("interest") in a matter to be discussed at any meeting that will be attended by the member must disclose the nature of the interest.
- (2) The member must disclose the interest at the meeting immediately before the matter is discussed, or if there is no discussion, immediately before the matter is voted upon.
- (3) The obligation to disclose an interest at a meeting immediately before discussion of the matter does not apply to a member who has disclosed the member's interest by written notice in accordance with clause 5.66 of the Act, nor to a member who has an interest in any matter raised during public question time, except if a question is directed to that member, in which case another member or employee present not having an interest pursuant to these Local Laws, is allowed to respond to the question.
- (4) Where a member has provided written notice of an interest pursuant to clause (3), the presiding member at the meeting is to bring the notice and its contents to the attention of persons present immediately before the relative disclosure matters are discussed.
- (5) If a member has an interest in a matter raised otherwise without notice, the member must disclose that interest at the earliest possible time after the matter is raised, but in any event before discussion or voting on the matter takes place.
- (6) The obligation to disclose an interest shall apply to all members present at the meeting including a member attending a committee meeting in the capacity of an observer.
- (7) The obligation to disclose an interest applies in regard to each meeting at which the matter the subject of the interest arises.

### 19.3 Details of Financial Interest

- (1) At the time of disclosing an interest, a member is required to disclose the nature of the interest, but is not required to state the extent of the interest including its value and amount, unless the member wishes the meeting to consider and resolve upon the question whether the

member -

- (a) should be allowed to be present during any discussion or decision-making procedure relating to the matter; or
- (b) may be allowed to participate in discussions and the decision-making procedures relating to the matter,

in which case the member shall comply with clause (2) hereof.

- (2) If a member wishes the meeting to consider and resolve upon the questions referred to in either (a) or (b) of clause (1) of this clause the member shall first disclose to the meeting the nature and extent of the interest, including its value and amount, in sufficient detail to enable the meeting to make a fair and informed decision on the question.
- (3) If a member wishes the Council or the CEO to apply to the Minister under clause 5.69 of the Act the member shall provide to the Council or the CEO as the case may be the same details of the nature and extent of the member's interest as referred to in clause (2).

#### **19.4 Disclosing Member Not to Participate In Meeting**

- (1) A member who makes a disclosure under clause 19.2 h must not-
  - (a) preside at the part of the meeting relating to the matter; or
  - (b) participate in, or be present during, any discussion or decision-making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so by resolution of the Council under clause 19.6 hereof, or by the Minister under clause 5.69 of the Act.

- (2) A member who has disclosed an interest in a matter and who has not been permitted by resolution of the meeting or by the Minister under clause 5.69 of the Act to participate in the discussion or decision-making procedures relating to the matter, shall depart from and remain absent from the chamber or room where the meeting is held while the matter is under consideration and until a vote on the matter has been taken.
- (3) If it is resolved at a meeting that a member who has disclosed an interest in a matter be permitted to participate in the discussion or decision-making procedures on the matter or both, then the member may return and participate to the extent permitted.
- (4) Where a member has disclosed an interest in a matter and has departed from the chamber or room, the meeting may resolve to invite the member to return to provide information in respect of the matter or in respect of the member's interest in the matter, but in such case the

member must withdraw after providing the information requested.

### **19.5 Substitution of Deputy at Committee**

Where a member withdraws from a meeting of a committee in respect of a matter under consideration by that committee in accordance with the provisions of this clause, another member present at the meeting who is a deputy of the excluded member for that committee is entitled to participate as a member of the committee in the absence of the excluded member.

### **19.6 Meeting Allowing Disclosing Member to Participate**

- (1) If a member has disclosed, under clause 19.3, an interest in a matter, the members present at the meeting who are entitled to vote on the matter -
  - (a) may allow the disclosing member to be present during any discussion or decision-making procedure relating to the matter; and
  - (b) may allow, to the extent decided by those members, the disclosing member to preside at the meeting (if otherwise qualified to preside) or to participate in discussions and the decision-making procedures relating to the matter, if:
    - (i) the disclosing member also discloses the extent of the interest; and
    - (ii) those members decide that the interest -
      - (I) is so trivial or insignificant as to be unlikely to influence the disclosing member's conduct in relation to the matter; or
      - (II) is common to a significant number of electors or ratepayers.
- (2) A decision under the preceding clause of this subsection is to be recorded in the minutes of the meeting relating to the matter together with the extent of any participation allowed by the Council or committee.
- (3) This subsection does not prevent the disclosing member from discussing, or participating in the decision-making process on, the question of whether an application should be made to the Minister under clause 5.69 of the Act.

### **19.7 Exemption By Minister**

- (1) Where the Minister allows a member who has disclosed an interest to

participate in a meeting in any capacity, in the case of any inconsistency between the provisions of this clause and the Minister's determination, the Minister's determination shall prevail.

- (2) The terms of any determination by the Minister shall be recorded in the minutes in the same manner as a disclosure of interest.

## 19.8 Recording Details of Financial Interest in Minutes

The minutes of a meeting shall record in summary form the details of the interest disclosed by a member in respect of a matter arising at that meeting in accordance with the provisions of this clause, unless the meeting resolves that the details should be recorded in full.

## PART 20 - DISCLOSURE OF EMPLOYEES' FINANCIAL INTERESTS

### 20.1 Interpretation

- (1) In this clause the term **employee** includes a person who, under a contract for services with the Local government, provides advice or a report on a matter.
- (2) An employee who has an interest in any matter in respect of which the employee is providing advice or a report directly to the Council or a committee shall disclose the nature of the interest when giving the advice or report.
- (3) An employee who discloses an interest under this clause must, if required to do so by the Council or committee, as the case may be, disclose the extent of the interest.
- (4) An employee if called upon to disclose the extent of an interest shall disclose full detail including the value and amount of the interest so as to enable the meeting to make a fair and informed evaluation of the nature and extent of the employee's interest and any effect that interest might be thought to have upon the advice or report given.
- (5) The details of the interest of an employee disclosed under the preceding provisions of this clause shall be recorded in the minutes of the meeting relating to the disclosure.
- (6) If, under Division IV of the Act, an employee has been delegated a power or duty relating to a matter and the employee has an interest in the matter, the employee must not exercise the power or discharge the duty and -
  - (a) in the case of the CEO, must disclose to the Mayor the nature of the interest as soon as practicable after becoming aware that the CEO has the interest in the matter; and
  - (b) in the case of any other employee, must disclose to the CEO the

nature of the interest as soon as practicable after becoming aware that the employee has the interest in the matter.

- (7) The requirement to disallow an interest under this Part does not apply to the public question time period of a meeting unless a question is directed to an employee with an interest in the matter being the subject of the question. In these circumstances, the employee will declare the interest and another employee present at the meeting will be allowed to respond to the question.

## **PART 21 - DECLARATION OF IMPARTIALITY INTEREST**

### **21.1 When to be Considered**

- (1) In this clause:

***interest under this clause*** means an interest of a personal nature which a member or employee has in a matter which is not required to be disclosed under Part 19 or Part 20, but which a reasonable person knowing the facts might assume would influence the consideration of that matter by the member or employee. (Examples are applications for an approval consent or licence by a parent, sibling, adult child or close friend of a member or employee.)

- (2) If a member or employee attending a meeting of the Council has an interest under this clause in any matter proposed to be considered at that meeting the member or employee should disclose that interest at the meeting before the discussion of the relevant matter that requires a decision to be made by the Council.
- (3) A member expected to disclose an interest under this clause in a matter shall remain in the chamber or room of the meeting while the matter is discussed and voted upon.
- (4) In applying the preceding clause, a member must bear in mind the obligation under clause 5.21(2) of the Act to vote at meetings where the member is present.
- (5) The decision to disclose an interest under this clause is a decision to be made by the member or employee and is not to be determined by resolution of the meeting.

## **PART 22 - ADMINISTRATIVE MATTERS**

### **22.1 Suspension of Standing Orders**

- (1) The Council may decide, by simple majority vote, to suspend temporarily 1 or more clauses of this local law.
- (2) The mover of a motion to suspend temporarily any 1 or more of the clauses in this local law is to state the clause or clauses to be suspended, and the purpose of the suspension.

### **22.2 Cases Not Provided For in Standing Orders**

The presiding member is to decide questions of order, procedure, debate, or otherwise in cases where this local law and the Act and Regulations are silent. The decision of the presiding member in these cases is final.

### **22.3 Negatived Motion not to be Entertained Within 3 Months**

A motion to the same effect as any motion, other than a motion moved in pursuance of a report of a committee of the Council, which has been lost at a meeting of the Council shall not again be entertained within a period of 3 months unless an absolute majority of the councillors signify to the CEO in writing before a meeting their consent to the motion being entertained at that meeting.

### **22.4 Deputations by Council**

- (1) In the event that the Council resolves to seek a meeting with any Minister or government department or agency, federal, state or local, or any other body or person the request for the meeting should be made in writing within 2 working days after the date of the resolution.
- (2) The CEO should report to the members the measures taken to arrange the requested meeting and should present a report on the requested meeting to the next Council meeting occurring after the requested meeting, should a resolution of Council be required as an outcome of the meeting.

### **22.5 Dispute Resolution Procedure**

- (1) A member or employee who is aggrieved by the manner in which any particular issue under consideration by Council is being administered may, in the first instance, report his or her concerns to the CEO in writing.
- (2) Within 7 days of receipt of a written report pursuant to clause (1), the CEO is to take whatever action is considered appropriate to mediate the aggrieved parties.

In undertaking this process, the function of the CEO, pursuant to sec. 5.41 of the Act, is to be clearly understood as the role of the CEO only.

- (3) Upon the completion of the mediation process referred to in clause (2), the CEO is to prepare a report to be provided to the aggrieved parties
- (4) The report referred to in clause (3) is to contain the outcomes achieved by the mediation process, together with any recommended course of action to be further initiated by the CEO.
- (5) In the event that no agreement can be reached to the mutual satisfaction of the parties concerned, the CEO may refer the matter to Council for further consideration. In addition, each or any of the parties may request the matter be referred to Council for consideration if, following the conclusion of this procedure, they remain dissatisfied.

Dated: .....

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

\_\_\_\_\_  
Logan Howlett  
Mayor

\_\_\_\_\_  
Stephen Cain  
Chief Executive Officer

**Don Green**

---

**From:** James Ngoroyemoto  
**Sent:** Thursday, 23 June 2016 3:38 PM  
**To:** Don Green  
**Subject:** FW: City of Cockburn Standing Orders Review

Hi Don,

Please find below WALGA response upon looking at our proposed Local Law.

Regards

---

**James Ngoroyemoto**  
Governance and Risk Management Coordinator  
Governance and Community Services  
9 Coleville Crescent, Spearwood WA 6163  
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P 08 9411 3652 M 0417 079 829 F 08 9411 3333  
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**Fix traffic congestion**  
This election, tell Canberra  
to help fund Armadale Rd Bridge.

» [ccsouth.info](http://ccsouth.info)



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**From:** James McGovern [mailto:JMcGovern@walga.asn.au]  
**Sent:** Thursday, 23 June 2016 2:44 PM  
**To:** James Ngoroyemoto  
**Subject:** RE: City of Cockburn Standing Orders Review

Hi James,

Taking a quick look at your proposed Standing Orders Local Law, it departs (adds, subtracts, amends) substantially from the WALGA template Standing Orders Local Law to the extent that it does not appear to be based on this document. My comments include:

There is substantial repetition of matters already dealt with in the LG Act and Regulations – under these circumstances, it is normal for Standing Orders to simply state " is dealt with in the Act/Regulations" and not exhaustively re-state the Act/Regulation provisions.

As an example of our different approach, you have included a section on declarations of interest which appears at face value to ignore the Act provisions relating to Proximity Interests (Sec.5.608)

By comparison, the WALGA template states: "Disclosures of interests is dealt with in the Act"

It may be that the City is including these references to the Act and Regulations in the Standing Orders as guidance to its Elected Members, however this approach is fraught with danger particularly where the Local Law is not comprehensive or there is an Act/Regulation amendment that will require a subsequent Local Law amendment (as per the present Local Law reference to Impartiality Interests that became inoperable under Section 3.7 of the LG Act once the Rules of Conduct Regulations were proclaimed).

The fact that our template runs to 30 pages and your proposed Local Law runs to 60 pages indicates there are vast differences in our approach. For this reason, in addition to the fact you have already commenced the Local Law-making process, there is little point in WALGA commenting as I will simply point out the differences and question content unique to your Local law as compared to our template; these matters can simply be deduced by referencing the WALGA template.

Also bear in mind that the City will be required to state in its Explanatory Memoranda any departure from the WALGA template, and may face further questions from the JSCDL for justification of unique content.

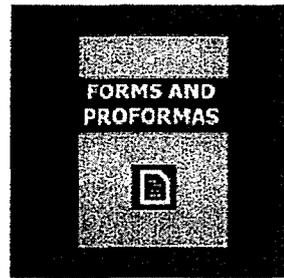
Regards,

James

**James I',/IcGovern | Manager Governance | WALGA**

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**WALGA's Complete Guide to the Local Government Act and Local Laws – subscribe here.**



**WALGA**

www.walga.asn.au

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**From:** James Ngoroyemoto [mailto:jngoroyemoto01@cockburn.wa.gov.au]

**Sent:** Thursday, 23 June 2016 1:09 PM

**To:** James McGovern

**Subject:** City of Cockburn Standing Orders Review

Hi James

**From:** Carol Catherwood  
**Sent:** Wednesday, 13 July 2016 2:24 PM  
**To:** Daniel Arndt; Samantha SeymourEyles  
**Subject:** new website query: Procedure for Deputations

Hi Dan and Sam

Donna and I were just discussing the information which gets sent to customers who would like to present a deputation to Council (see below) It's thankfully not on our website as its one of the more antiquated pieces of text I've read in a long time. Apparently is cut and pasted from our Standing Orders.

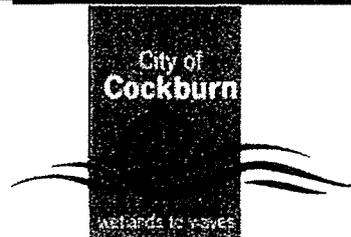
I would assume we'd be looking to have something on the new website (maybe like the Swan version attached)? Can either of you advise whether we are including something a bit more customer friendly/accessible?

As a planner, I feel this excludes people from participating in our planning process. We've just had to forward the information below to one of our customers and feel like we're scaring him away – it seems really out of kilter with the community engagement framework.

Regards

---

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www.cockburn.wa.gov.au



*stay connected*



Dear Mr Ngoroyemoto

This email is in response to the City's letter dated 15 June 2016 addressed to the Minister for Local Government regarding the City's proposed local law.

The Department's comments are below. Please contact me if you have any queries regarding the comments.

### **City of Cockburn Standing Orders Local Law**

#### **1. WALGA Model**

The Department has identified a number of potential issues with the proposed local law. Although the majority of those issues are somewhat minor in nature, related to formatting and similar matters, it is recommended that the City conduct a thorough review of the local law in light of the Department's comments.

The City may also wish to review the model local law for meeting procedures as developed by WALGA. The model local law could assist the City with a number of matters, particularly in relation to formatting, expression of terms, and general local law best drafting principles.

#### **2. Significantly different from proposed local law**

The Department is aware that the effect of some of its suggestions may have the potential for the local law to be significantly different than the local law that was originally advertised by the City. Where the final local law to be adopted by Council is significantly different, then the section 3.12 procedure must be restarted in accordance with section 3.13 of the Act.

While the Department is not able to advise definitively on this matter, as it is considered by the Joint Standing Committee on Delegated Legislation, the general rule has been that it would be prudent to restart the process where any revisions change any obligations under the local law. Amendments relating to grammatical or formatting changes, or changes which remove inconsistencies with Acts or Regulations, are unlikely to be considered significantly different. However, changes to penalty amounts or the creation of new offences are likely to be considered significantly different changes that would require the s 3.12 process to be restarted.

#### **3. Enactment clause**

The City can retain a cover page for its local law; however, the text "Local Law Relating to Standing Orders" and paragraph below should be deleted. A formal enactment provision should be included following the table of contents but before Part 1 – Preliminary. An example follows:

**"LOCAL GOVERNMENT ACT 1995**

**CITY OF COCKBURN**

**STANDING ORDERS LOCAL LAW 2016**

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

The City is repealing an existing local law and adopting a new local law, not simply amending an existing local law. The enactment clause provided for drafting purposes above accurately reflects this.

“unless the meeting resolves, without debate, that the matter before the meeting cannot otherwise be adequately considered.”

## **6. Page numbers**

It is suggested the page numbers be removed from the table of contents and the local law. These numbers may no longer be accurate when the local law is published in the *Government Gazette*.

In the event that the City chooses to maintain a public version of the local law in hard copy or electronic format, the City can choose to retain the table of contents and local law with page numbers.

## **7. Italicise Acts, Regulations and other Legislation**

Titles of Acts, Regulations and other legislation should be italicised and with no commas to reflect good drafting principles. For example, rather than “Local Government Act, 1995” the local law should refer to the *Local Government Act 1995*. The definition of Local Government Act is specifically addressed at Minor edits; however, the City should also ensure all references to legislation are expressed consistently and in line with best drafting principles.

## **8. Bracketed references**

This local law contains numerous bracketed references to clauses of the Act or other bracketed references which appear to be for guidance purposes.

The Delegated Legislation Committee has expressed concerns regarding this practice because the references have no legal effect and they will become misleading if the legislation is amended.

It is suggested that the bracketed references be removed from the final draft of the local law prior to gazettal. The Shire may include this information as part of an “administration version” of the local law which may be made available at the Shire’s offices but these notes should not be in the official gazetted version of the local law. The references to specific sections of the Act or Regulations should not be in bold, underlined or italic font either and simply expressed in normal font consistent with the rest of the local law.

## **9. Numbering of clauses and subclauses**

Review the numbering throughout the local law to ensure it is accurate and consistent and that cross-references within the local law are also correct.

For example, the numbering styles at clause 4.4 are inconsistent with previous clauses such as 2.2 and 2.7. The City should ensure that one numbering style is applied consistently throughout the entire local law.

The City should also ensure that all cross-references both within the local law and to other Acts and Regulations are correct.

## **10. Use of numbers and digits**

In line with best drafting principles, it is suggested to substitute numbers expressed in words with digits, for example “three” with “3”.

Furthermore, where numbers have been expressed in words and are followed by a digit in brackets, it is suggested to delete the words, brackets and keep the digit only. For example: replace “three (3)” with “3”. As an example, the Department has identified inconsistent expression of numbers at clauses

this is not an exhaustive list. The City should ensure that any consequential amendments required as a result of the acceptance of tracked changes are also made to the local law.

e) Clause 1.3

- State Law Publisher's current formatting for defined terms are that they should be bolded and italicised with no quotation marks. It is suggested that the City amends clauses 1.3, 6.1, 16.1, 19.1, 20.1 and 21.1, and any other clauses with defined terms, to reflect this.
- Replace "Act" – mans The Local Government Act, 1995, (as amended)" with "**Act** means the *Local Government Act 1995*;".
- The City should review each defined term to ensure that the meaning assigned to the definition concludes with a semicolon (;). The second last meaning should end with "; and".
- Ensure terms used throughout the local law are consistent with the terms provided in clause 1.3, for example:
  - "Act" is defined to mean the "*Local Government Act 1995*" and therefore "Act" should be used throughout the local law. This needs to be addressed at clauses 4.2(25) and clause 22.5(2); however, this may not be an exhaustive list of the clauses referencing the Act and the City should conduct its own thorough check.
  - "Presiding Officer" should remain in capitals throughout. Review clauses such as (but not limited to) 4.4(1)(2) and amend accordingly.
  - After considering these comments, all instances of "City" and the "City of Cockburn" in the local law should be amended to "local government", including at clause 1.3. For example:

"CEO means the Chief Executive Officer of the local government;".

f) Clause 1.4 - delete the current clause and replace with:

"The *City of Cockburn Standing Orders Local Law* as published in the *Government Gazette* on 10 August 1999 and as amended on 24 October 2000, 30 August 2002 and 18 November 2005 is repealed".

It is preferable to list all amendments to the principal local law, as this may assist readers in locating previous amendments.

g) Clause 2.6 – delete everything after "if time permits, be" and insert

"made in line with the notice requirements of the Act for an ordinary meeting."

h) Clause 3.2(3) – In line with the advice provided above, the Act provides for who shall act as Presiding Member in the case of absences and therefore the City should delete everything between and including "the mayor, or in the Mayor's absence, the Deputy Mayor...or a person authorised by the CEO," and instead insert "the Presiding Member".

Review the entire local law to ensure that this suggestion is considered where applicable.

i) Clause 4.4(2) – It is suggested that the City divide this subclause up into multiple subclauses. Clause 6.7 of the model local law referenced at Comment 1 above, as well as previously gazetted local laws, may provide useful guidance for the City on how to structure this clause.

j) The spacing, font size and formatting are inconsistent throughout. The Shire should ensure that the local law is consistently formatted. This also includes issues such as inconsistent

(c) recommend, with a ...”

- Clauses 4.7(4) and clause 4.7(5) – insert a space between these two clauses.
- Clause 4.8 – Delete “(AGENDA ITEM 12)”.
- Clause 4.9 – Delete “(AGENDA ITEM 13)”.
- Clause 4.10 – Delete “(AGENDA ITEM 20)”.
- Clause 4.10(1)(d)(2) – change “agenda Item 21” to “Agenda Item 21”.
- Clause 4.10(2) – change “substance, to” to “substance, so as to”.
- Clause 4.10(3) – insert a space between the introductory text and (a) and (b).
- Clause 4.10(4)(b) – change “motion apses” to “motion lapses”.
- Clause 4.10(5)(b) – change “part 10” to “Part 10”.
- Clause 4.11 – Delete “(AGENDA ITEM 22)”.
- Clause 4.12 – Delete “(AGENDA ITEM 23)”.
- Clause 4.12(1) – place “When Introduced” in **bold**.
- Clause 4.12(1)(1) – insert a full stop at the end of the sentence.
- Clause 4.13 – Delete “(AGENDA ITEM 24)”.
- Clause 4.14 – Delete “(AGENDA ITEM 26)” and change “re-considered” to “reconsidered”.
- Clause 7.7(1)(a) – replace “touching” with “regarding”.
- Clause 8.8 – replace “non – compliant” with “non-compliant”.
- Clause 10.3(3) – replace “this part” with “this Part” and delete the bracketed reference following.
- Clause 10.17(c) – insert the word “and” after the semicolon.
- Clause 11.1(a) – replace “Meeting” with “meeting”.
- Clause 11.1(b) – insert the word “or” after the semicolon.
- Clause 11.1(c) – replace “Act:-“ with “Act;” and insert a full stop at the end of the clause, after “11.3”.
- Clause 11.2(1) – replace “(a), and” and “(a) and”.
- Clause 12.1(1) – replace “Meeting” with “meeting”.
- Clause 12.1(2) – replace “interrupted;” with “interrupted:”.
- Clause 12.3(4) – replace “or make public any” with “or make public, any”.
- Clause 14.1(3) – replace “part 19” with “Part 19”.
- Clause 15.4(c) – insert the word “and” after the semicolon.
- Clause 16.1 – replace “motion of revocation” with “motion for revocation”.
- Clause 16.4(1)(b) insert a comma after the word “Council”.
- Clause 16.6 – align the text beginning “The CEO shall not” so that it is consistent with the text beginning “When giving notice”.
- Clause 16.6 – replace “these Local Laws” with “this local law”.
- Clause 16.10(b) – replace both instances of “consent approval or licence” with “consent, approval or licence”.
- Clause 17.2(3)2 – insert the word “of” after the word “comprise”.
- Clause 17.2(7) – insert a colon after “17.2(2)”.
- Clause 17.2(12) – replace “17.2 (9)” with “17.2(9)”.
- Clause 17.2(14) – replace “clause” with “clauses” and insert a full stop at the end of the sentence.
- Clause 17.3(1) – check the reference to “clause 19” as there is no clause 19 in the local law. Similarly, clause 19.4.4 does not exist. This may be a reference to clause 19.4(4); the City should confirm this and ensure the correct clauses are referenced.
- Clause 17.4(2) – replace “clause” with “clauses”.
- Clause 17.4(2)(e) – replace “elections day” with “election day”.

Please note that my comments:

- have been provided to assist the City with drafting matters in relation to the local law;
- do not constitute legal advice;
- have been provided in good faith for the City's consideration; and
- should not be taken as an approval of content.

The City should ensure that a detailed editorial analysis of the proposed local law has been undertaken and that the content of the local law is in accordance with the City's policies and objectives.

Kind regards



**LEGEND**

**REGION SCHEME RESERVES**

- Parks & Recreation
- Land to be set aside as a separate lot for WAPC acquisition for Metropolitan Region Scheme 'Other Regional Road' Reserve

**LOCAL PLANNING SCHEME ZONES**

- Residential R30
- Residential R40
- Residential R60

**OTHER**

- Structure Plan Boundary

**Plan 1: Local Structure Plan Map**

Lot 51 & Pt Lot 22 Mayor Road, Munster

Project Manager: DL Date: 11 Feb 2016  
 Drawn: GW Scale: 1:1,000 @ A3  
 Checked: GA Drawing No: 715-399 SP-01A



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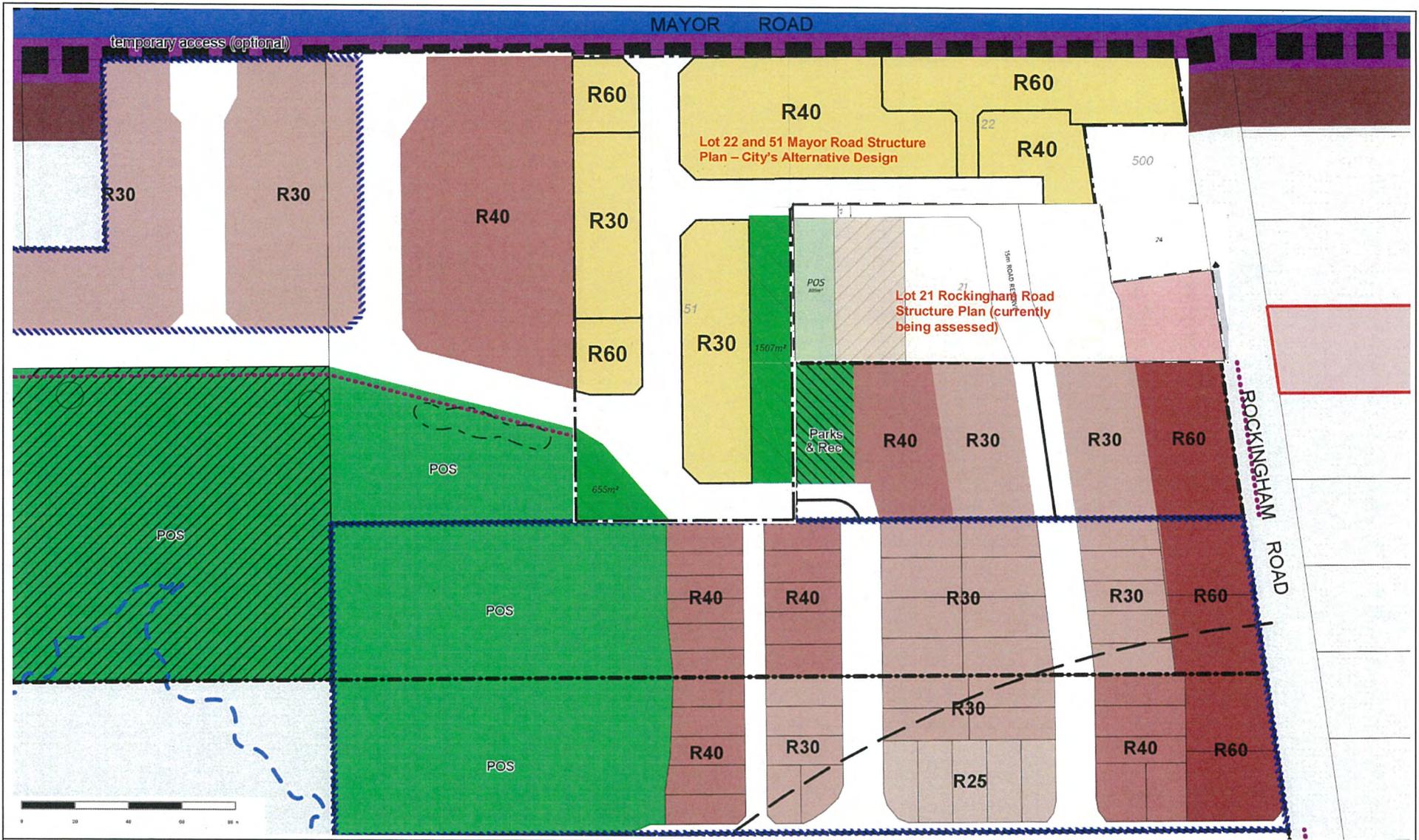




0 20m  
Scale

### STRUCTURE PLAN

LOTS 22 & 51 MAYOR ROAD, MUNSTER



**SCHEDULE OF SUBMISSIONS**  
**PROPOSED STRUCTURE PLAN – PART LOT 22 AND LOT 51 MAYOR ROAD, MUNSTER**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Western Power GPO Box L921 PERTH WA 6842	<p>I refer to your correspondence dated 27 June 2016 requesting comment from Western Power in respect to the aforementioned Proposed Structure Plan. Western Power has no objection to the proposed Plan and provides the following comment:</p> <p>Comments:</p> <ul style="list-style-type: none"> <li>Detailed assessment will be required at the subdivision / development application stage in accordance with Western Power's standard processes to determine distribution augmentation requirements for future development.</li> </ul>	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
2	Tiana Divich and Glenn Robertson 12 Monger Road MUNSTER WA 6166	<p><b>Object</b> We would like to see more of the land dedicated to parks &amp; recreation. We would also like it spread out.</p>	Noted and supported. The Structure Plan does not provide for efficient and useable Public Open Space (POS) that responds and integrates with the approved POS over Lot 20 Rockingham Road, and the proposed POS over Lot 21 Rockingham Road. The exclusion of the two portions of Lot 22 from the Structure Plan area also results in a reduction in POS provision. This will result in an undesirable design and amenity outcome for future residents. This has been addressed in recommendation (1)13 of the Council Report.
3	Department of Water PO Box 332 MANDURAH WA 6210	<p>Thank you for the referral of the abovementioned site received with correspondence dated 27 June 2016. The Department of Water (DoW) has reviewed the proposal and has the following advice.</p> <p><b>Better Urban Water Management</b> Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, the proposed Local Structure Plan (LSP) should be supported by an approved Local Water Management Strategy (LWMS) prior to finalising and supporting the LSP.</p>	Noted. The LWMS has since been amended in accordance with the Department of Water (DoW) and City of Cockburn comments and has been approved by the DoW.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>The DoW has reviewed the Lots 22 &amp; 51 Mayor Road and Lots 18, 19 &amp; 25 Rockingham Road, Munster Local Water Management Strategy (Emerge, 2016) and amendments are required (see attached). It is recommended that the LSP should not be finalised in the absence of a LWMS approved by the City of Cockburn and the Department. DoW is yet to receive an amended LWMS with response to our previous correspondence (<i>see below</i>).</p> <p>Thank you for the Lots 22 &amp; 51 Mayor Road, Munster - Local Water Management Strategy dated February 2016. The Department of Water (DoW) has reviewed the plan and provides the following comments:</p> <p><b>Section 3.3.4: Groundwater Levels</b>  Generally 18 months of groundwater monitoring, including a minimum of two winters, is required to inform a LWMS. A singular monitoring event in May has been provided, which is insufficient given the shallower clearance to groundwater in the south western portion of the site, and the intention to use underground storage for stormwater. It should also be noted the Department's letter of 8 November 2011 included in the document relates to Lot 19 Rockingham Road, rather than this site. Given the proposed stormwater strategy for the site and lack of monitoring information it is recommended groundwater levels from nearby DoW monitoring bore (Bore 103122) is utilised to provide a greater degree of accuracy in determining on-site maximum groundwater levels.</p> <p><b>Section 5.1.2: Groundwater</b>  Approval of a LWMS is reliant on a site having a confirmed non-potable water source sufficient for POS irrigation requirements, or there being substantial groundwater allocation available. This LWMS must confirm that adequate groundwater is currently available for the proposed POS, through the lodgement (or approval) of a groundwater licence application under the Rights in Water Irrigation Act, or the LWMS must confirm an agreement with the City of Cockburn (CoC) to access an existing groundwater bore and provide details on the groundwater bore's current use, allocation limits and authorised uses.</p> <p><b>Section:6.1.1: Lot Storage</b>  Section indicates that lot soakwells will be designed to hold runoff from the first 15mm of rainfall. City of Cockburn requires lot soakwells to contain runoff up to the 1 :20 year ARI. LWMS should confirm that lot soakwells will</p>	

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		<p>have this capacity.</p> <p><b>Section 6.1.2: Subsurface Storage - Lots 22 &amp; 51 Mayor Road</b>  A LWMS is required to provide proof of concept for the management of stormwater. The development is proposing subsurface storage in the south western part of the development area where the groundwater is shallow. Design details of the storm tech cells proposed around the two areas of POS, including use of amended soils and distance to maximum groundwater level from the cell invert should be presented.</p> <p><b>Section:6.1.4: Discharge to Wetland</b>  LWMS should provide conceptual designs and details on the discharge overflow/spillway which will carry runoff from the development to the adjacent wetland. Plans should indicate how it will be integrated into the development and wetland buffer and confirm that the design will avoid erosion/scouring.</p> <p><b>Section 9.2: Water Quality Monitoring</b>  Section should outline a contingency action plan.  Section should indicate that water quality trigger values for stormwater discharged to the wetland will be based on local values and criteria rather than ANZECC values.</p> <p><b>Section 9.3: Reporting</b>  Section should include the DoW as an organisation to receive monitoring reports.  Post-development monitoring reports should be provided annually.</p> <p><b>Appendix B: Landscape Concepts</b>  Please provide landscape concept plans for PCS proposed in Lots 21 &amp; 55 Mayor Road. The plans presented relate to Lots 18 &amp; 19 Rockingham Road. The landscape plans should provide an indication of how the POS is integrated with the drainage infrastructure particularly the wetland discharge overflow/spillway.</p> <p><b>Appendix F: Hydrological Calculations</b>  Please provide hydrological calculations and capacity of stormtech chambers proposed for Lots 21 &amp; 55 Mayor Road (catchment 9). The</p>	

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		<p>information presented appears to relate to Lots 18 &amp; 19 Rockingham Road.</p> <p>It is recommended that the LWMS be revised incorporating the above points and any others recommended by the City of Cockburn. In the revised LWMS please identify where and how comments have been addressed.</p>	
4	<p>Department of Aboriginal Affairs PO Box 3153 EAST PERTH WA 6892</p>	<p>The Application area is not within the boundary of any sites under the <i>Aboriginal Heritage Act, 1972</i> (AHA) as currently mapped on the Register of Aboriginal Sites. However, there are also no reports held at the Department of Aboriginal Sites (DAA) of any heritage surveys conducted within the Application area. There may be Sites present to which the AHA applies that are yet to be identified and are therefore not in DAA records, and these Sites are still afforded protection under the AHA.</p> <p>It is recommended that Developers are advised to familiarize themselves with the State's Cultural Heritage Due Diligence Guidelines (the Guidelines). These have been developed to assist proponents identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The Guidelines are available electronically at <a href="http://www.daa.wa.gov.au/globalassets/pdf-files/ddg">http://www.daa.wa.gov.au/globalassets/pdf-files/ddg</a></p>	<p>Noted. The applicant has been made aware of these comments via this attachment to the Council Report.</p>
5	<p>Water Corporation PO Box 100 LEEDERVILLE WA 6902</p>	<p>The site is situated within the Water Corporation's Thompson's Gravity Water Supply Zone and within the Wattleup Sewer District. The Corporation has adopted conceptual water and wastewater planning covering the area. This planning provides a guide to developers' consulting engineers and can be varied and staged by developers in consultation with the Water Corporation.</p> <p>The developers will need to extend gravity sewers and water reticulation mains through the site at the subdivision stage.</p> <p>A portion of Lot 51 and the adjoining Lot 50 will need to be filled as part of the subdivision works in order to provide sufficient fall for the operation of the proposed 150mm gravity sewer through this area. The approximate fill area is indicated on the sketch attached below. The City is requested to provide this information to the proponents for their information.</p>	<p>Noted. The Water Corporation submission has been forwarded to the applicant to address appropriately. This has been addressed in recommendation (1)46 of the Council Report.</p>
6	<p>Telstra Locked Bag 2525 PERTH WA 6001</p>	<p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded this in our Development database and look forward to further correspondence in the future. Should you require any</p>	<p>Noted. The applicant has been made aware of these comments via this attachment to the Council Report.</p>

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		<p>more information regarding Telstra's new infrastructure policy, please read below or contact me.</p> <p><u>Latest Telecommunications Policy</u></p> <p>The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application <u>before construction is due to start</u> to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).</p>	
7	Department of Education 151 Royal Street EAST PERTH WA 6004	<p>Thank you for your letter dated 27 June 2016 regarding the proposed structure plan for Part Lot 22 and Lot 51 Mayor Road, Munster.</p> <p>The Department has reviewed the document and advises that it has no objection to the proposed future residential subdivision. The potential student yield will be accommodated in the nearest local primary school.</p>	Noted.
8	ATCO Gas PO Box 3006 SUCCESS WA 6964	<p>Thank you for providing ATCO Gas Australia the opportunity to comment on the proposed structure Plan for Lot 51 and Part Lot 22 Mayor Road Munster, within the City of Cockburn.</p> <p>ATCO Gas has Medium Pressure (DN100PVC 4.2MP 70kPa) gas mains and infrastructure within the Mayor Road Munster road reserve.</p> <p>ATCO Gas does not have any objection to lodge with the City of Cockburn after considering the advertised Structure Plan and maps. ATCO Gas will not be returning a completed Submission Form objecting to the proposed structure plan.</p> <p>ATCO Gas requests ongoing consultation with the City of Cockburn, as we have had in the past, prior to any proposed construction or ground disturbance occurring.</p> <p>Please see the attached Figure for your record.</p>	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
9	Landowner	I support.	Noted.

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10	Environmental Protection Authority Locked Bag 10 EAST PERTH WA 6850	<p>Thank you for your correspondence dated 27 June 2016 seeking comment from the Environmental Protection Authority (EPA) regarding the proposed Structure Plan – Part Lot 22 and Lot 51 Mayor Road, Munster.</p> <p>The Office of the EPA notes that the site for the proposed Structure Plan is on cleared land.</p> <p>The EPA does not generally provide comment on structure/development plans but if you believe that this development will have a significant impact on the environment it can be formally referred to the EPA under section 38 of the <i>Environmental Protection Act 1986</i>. Information on what might be considered significant can be found on the EPA's website in the Referral Information guide at <a href="http://www.epa.wa.gov.au">www.epa.wa.gov.au</a>.</p>	Noted. The proposal does not have a significant impact on the environment as defined under the Referral Information guide and thus has not been forwarded on to the EPA under section 38 of the <i>Environmental Protection Act 1986</i> .
11	Department of Fire Emergency Services (DFES) GPO Box P1174 PERTH WA 6844	<p>DFES have the following comments with regard to <i>State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)</i> and the <i>Guidelines for Planning in Bushfire Prone Areas (Guidelines)</i>.</p> <p><b>Considerations for the City of Cockburn</b></p> <p><b>1. Policy objectives</b></p> <ul style="list-style-type: none"> <li>i. A portion of the structure plan site is designated as bushfire prone on the <i>Map of Bush Fire Prone Areas</i>, and therefore SPP 3.7 applies.</li> <li>ii. Policy Measure 6.3 of SPP 3.7 states: <ul style="list-style-type: none"> <li><i>Any strategic planning proposal to which policy measure 6.2 applies is to be accompanied by the following information prepared in accordance with the Guidelines:</i></li> <li>a) <i>(i) the results of a BHL assessment determining the applicable hazard level(s) across the subject land, in accordance with the methodology set out in the Guidelines. BHL assessments should be prepared by an accredited Bushfire Planning Practitioner; or</i></li> <li><i>(ii) where the lot layout of the proposal is known, a BAL Contour Map to determine the indicative acceptable BAL ratings across the subject site, in accordance with the Guidelines. The BAL Contour Map should be prepared by an</i></li> </ul> </li> </ul>	Noted and supported. These comments have been addressed within the Council Report and recommendation (2).

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		<p><i>accredited Bushfire Planning Practitioner; and</i></p> <p><i>b) the identification of any bushfire hazard issues arising from the relevant assessment; and</i></p> <p><i>c) clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.</i></p> <p>The proponent has submitted a BMP which has been prepared in accordance with <i>Planning for Bush Fire Protection Guidelines</i> (May 2010). However, due regard to SPP 3.7 and the new Guidelines has been required since May 2014. The BMP will need to be revised to reflect the new legislated changes.</p> <p><b>Technical advice for the Bushfire Consultant</b></p> <p><b>2. Bushfire Management Plan (BMP)</b></p> <p>i. It should be noted that the BMP has been prepared in accordance with the <i>Planning for Bush Fire Protection Guidelines</i> (May 2010), however, there has been a requirement to apply due regard for SPP 3.7 and the new Guidelines since May 2014. The BMP will need to be revised to reflect the new legislated changes.</p> <p><b>3. Bushfire Hazard Level (BHL) Assessment</b></p> <p>i. The vegetation classification cannot be validated. There are no geo-referenced photographs of the vegetation that has been assessed or other supporting documentation to demonstrate where the photos were taken (i.e. photo points and direction of photo marked on the BHL Assessment). More than 2 photos will be required to support the identification of vegetation class across the site.</p> <p>ii. The BHL assessment does not apply the appropriate methodology as set out in the new Guidelines (Appendix 2, page 50-51). The bushfire hazard should be mapped as per Figure 10, page 52 of the Guidelines. Areas that are assessed as low hazard, but are within 100 metres of a moderate or extreme bushfire hazard are to adopt a moderate bushfire hazard within that 100 metres.</p>	

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		<p><b>4. BAL Contour Map</b></p> <ul style="list-style-type: none"> <li>i. The indicative BAL ratings cannot be validated. There are no calculations, actual separation distances on site or inputs included in the BMP to demonstrate the methodology applied to determine the BAL outputs within the Contour Map.</li> <li>ii. The proposal outlines that vegetation will be modified to reduce the BAL ratings. However acceptance of these measures requires approval to clear the vegetation and evidence it will be managed/maintained as 'low threat'.</li> </ul> <p><b>5. Consideration of Bushfire Protection Criteria</b></p> <ul style="list-style-type: none"> <li>i. Section 5.0 has been prepared in accordance with the <i>Planning for Bush Fire Protection Guidelines</i> (May 2010), and need to reflect all Elements of the Bushfire Protection Criteria from the current Guidelines (Siting and Design of Development is missing).</li> <li>ii. Given the above, a full assessment of Section 5 – Fire Management Plan has not been undertaken.</li> </ul> <p><b>RECOMMENDATION</b></p> <p>DFES advice is to seek a revised BMP for the structure plan in line with the above points. A revised BHL Assessment and revised BAL Contour Map for the structure plan are required upfront with any strategic proposal for which SPP 3.7 applies. The methodology and assumptions of the BMP need to be rectified to ensure it demonstrates to the fullest extent possible how the bushfire protection criteria have been addressed.</p>	
12	Harley Dykstra Planning and Survey Solutions PO Box 8110 PERTH BC WA 6849	<p>Harley Dykstra, on behalf of our client Gary Oreb, is pleased to provide this submission regarding the proposed Local Structure Plan (LSP) for Pt Lot 22 &amp; Lot 51 Mayor Road, Munster that has been advertised for public comment by the City of Cockburn.</p> <p>Harley Dykstra has recently submitted to the City of Cockburn for its consideration an LSP for Lot 21 Rockingham Rd, Munster, being our client's property. Lot 21 immediately abuts Pt Lot 22 to the south and Lot 51 to the east and is therefore directly affected by the advertised LSP. A copy of our lodged LSP for Lot 21 is enclosed with this correspondence.</p> <p>We seek to provide comment to the City regarding two aspects of the advertised LSP layout for Pt Lot 22 &amp; Lot 51 being a) the alignment of the proposed road on the common boundary between Lot 21 and Pt Lot 22 and</p>	<p>Noted.</p> <p>The realignment of proposed Road 2 on the common boundary between Lots 21 Rockingham Road and Lot 22 Mayor Road is not necessary as the road reserve can be designed and embellished to incorporate the additional road reserve over Lot 22 appropriately without any need for either proposed roads to be realigned.</p> <p>The City is in agreement that the Public Open Space over Lot 51 should be realigned to better</p>

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		<p>b) the location of open space in the vicinity of the western boundary of Lot 21. Further detail regarding each of these matters is provided below.</p> <p><b>Road Alignment</b></p> <p>The alignment and width of the proposed road on the common boundary between Lots 21 and 22 is generally consistent between the advertised LSP and our lodged LSP and we are supportive of the proposed alignment.</p> <p>There is, however, a discrepancy between the two plans as to the point where the proposed new road turns to the south. The location on the advertised LSP is approximately 11m to the east of the proposed alignment of the road shown on our lodged LSP. This discrepancy is illustrated on the enclosed Proposed Road Contextual Layout Plan that has been prepared and provided by the City of Cockburn. The road on our LSP has been positioned in this location to provide for regular lot depths on either side of this new road in the development of Lot 21.</p> <p>It is proposed that the point at which the road turns to the south on the advertised LSP be shifted approximately 11m to the west to match that shown on our lodged LSP. This will result in the following outcomes:</p> <ul style="list-style-type: none"> <li>• Increased net developable area for the applicant of the advertised LSP, with an additional ~110m<sup>2</sup> to be included in the adjacent R40 development site proposed on Pt Lot 22;</li> <li>• Reduced road construction cost for the applicant;</li> <li>• Reduced road reservation for which the City of Cockburn will have maintenance responsibility in the long term; and</li> <li>• Ability for our client to subdivide their land to create regular depth lots.</li> </ul> <p>We believe that this is a mutually beneficial outcome for all parties and we respectfully request that the City seek to have this design change implemented prior to finalisation of the advertised LSP.</p> <p><b>Public Open Space</b></p> <p>We do not support the proposed public open space (POS) layout depicted on the advertised LSP. The proposed R30 development cell immediately to</p>	<p>integrate with the POS over Lot 20 and the proposed POS over Lot 21. This is discussed further in the Council Agenda Report and addressed in point (1)13 of the Council recommendation.</p>

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		<p>the west of our client's property will directly abut the 15m wide POS area shown on our lodged LSP. Such a development outcome, being private lots/development directly backing onto a long and narrow POS area, is not considered desirable from a passive surveillance or public safety perspective.</p> <p>Furthermore, it appears that the proponent of the advertised LSP has failed to adequately consider how the proposed POS on Lot 51 will integrate with the POS that is identified on the approved LSP for Lot 20 to the south, in addition to that proposed on Lot 21.</p> <p>We recommend that the provision of POS in this area be reviewed and amended prior to the finalisation of the advertised LSP. Options to address this issue may include the following:</p> <ul style="list-style-type: none"> <li>• Provision of additional POS on Lot 51, including along the common boundary with Lot 21 to match that identified on our lodged LSP and to provide a consolidated open space area; or</li> <li>• Removal of the POS shown on our lodged LSP and consolidation of this with the POS proposed on the advertised LSP as well as the approved LSP for Lot 20 to the south. Our client would then be required to provide cash-in-lieu instead of providing the minimum 10% of the land area of Lot 21 for open space.</li> </ul> <p>We do not support the POS layout that is currently depicted on the advertised LSP, given its impact on our client's lodged LSP. However, we would be happy to work with the City to achieve a better design outcome regarding the provision of open space in this location.</p> <p><b>Conclusion</b></p> <p>We trust that this submission is of assistance to the City of Cockburn and Western Australian Planning Commission in the consideration, progression and finalisation of the proposed Local Structure Plan for Pt Lot 22 &amp; Lot 51 Mayor Road, Munster. Should you have any further queries please do not hesitate to contact me at this office.</p>	
13	Marija Garbin 31A Zlinya Circle SPEARWOOD WA 6166	I am owner of several lots within the subdivision of the former Lot 19, including Lot 230 and 236 as shown on the attached LSP map for Lot 51 and Pt Lot 22 Mayor Road, Munster. I have carried out a joint LWMS with	Noted and supported. This has been addressed in point (1)15 of the recommendation to Council.

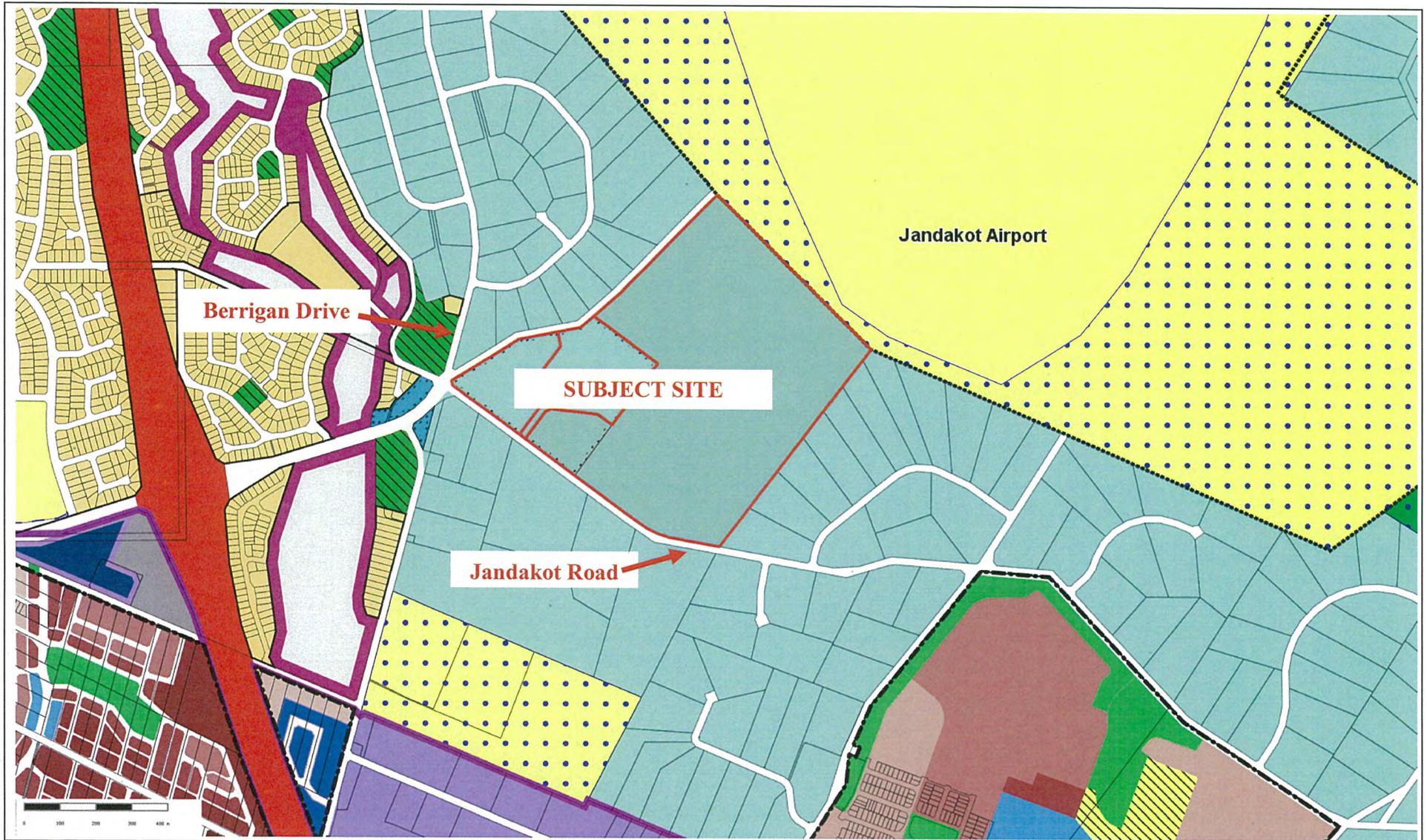
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		<p>the owner of Lot 51 and Pt Lot 22, which included a joint drainage design and landscape concept plan (refer to the attached). The LWMS forms part of the full Structure Plan report for Lot 51 and Pt Lot 22 and the engineering detail requires Road 1 (as shown on Lot 51) to connect up with Erie Lane, which runs north/south on the former Lot 19. It is imperative that these 2 roads adjoin one another in order for the LWMS, to in fact be able to work and be operative. As shown on the attached LWMS Landscape Concept Plan, the future stormwater from the subdivision of Lot 51 and Pt Lot 22 as well as the former Lot 19, will be piped into the existing bubble up pit located within the POS area of former Lot 19. This will ultimately enable the temporary drainage basin located on Lot 230 to be closed and demolished.</p> <p>I therefore seek that the proponent and the City of Cockburn provide assurance that the above will be implemented. In other words I seek that Road 1 and Erie Lane in fact join up to one another in the future and that this amendment is made to the attached Plan 1: LSP Map.</p> <p>On the basis of the above, I would then be supportive of the proposed Structure Plan being approved by the City of Cockburn.</p>	
14	Landowner	Support.	Noted.
15	Department of Health PO Box 8172 PERTH BC WA 6849	<p>Thank you for your letter, dated 27 June 2016, requesting comment from the Department of Health (DoH) on the above proposal.</p> <p>Proposed developments to R30, R40 and R60 densities are required to connect to scheme water and reticulated sewerage as required by the <i>Government Sewerage Policy – Perth Metropolitan Region</i>.</p>	Noted. The proponent has been made aware of these requirements via this attachment to the Council Agenda Report.
16	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	The Department of Parks and Wildlife has no comments on the application.	Noted.
17	City of Cockburn Road Planning and Development Services PO Box 1215 BIBRA LAKE DC WA 6965	<p>I have looked at the draft structure plan for the above lots and provide the following traffic related information feedback from Engineering:</p> <ul style="list-style-type: none"> <li>• The existing homes on Lot 22 should be included within the structure plan area, rather than excluded as shown on the plan;</li> <li>• No direct vehicle access from lots in the structure plan area is supported and this will need to be included on the title of all lots with frontage to Mayor Road. This is because the adjacent section</li> </ul>	Noted and supported. These comments have been addressed in the recommendation to Council except where stated below.

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		<p>of Mayor Road will form part of the planned extension of Beeliam Drive, a District Distributor (A) road, west to Cockburn Road and that road is forecast to carry in the order of 13,000-13,500 vehicles per day in 2031. This limited access approach is generally consistent with how lots have been developed along both sides Mayor Road in recent times;</p> <ul style="list-style-type: none"> <li>• It is my understanding that land required for road widening purposes, such as that along Mayor Road, is required to be ceded to the government rather than the government acquiring it. If I am correct the legend note on Plan 1 needs to be amended to reflect that arrangement;</li> <li>• For clarity, I think the width of the land required for road widening purposes should be dimensioned on Plan 1 (I note it is shown on Figure 4 as being 2 metres wide) as that is the main plan reference;</li> <li>• Ossie Pereira, the City's Road Design Manager, needs to confirm that the 2 metres of road widening will be adequate for future road widening purposes as I assume that widening is based on pre-existing concept plans;</li> <li>• In addition to the above road widening, a suitable size truncation will be required from Lot 22 at the Mayor Road/Rockingham Road intersection;</li> <li>• The location of the westernmost R60 land is a concern because these higher density lots have a tendency to generate overflow vehicle parking. In this instance, overflow parking will be totally undesirable along the lot's northern boundary on Mayor Road, as well as on Road 1 along the lot's eastern boundary because of the close proximity of the intersection. It will be critical with any future development of that site that generous visitor parking is available on-site to avoid safety and amenity impacts on adjacent roads;</li> <li>• The shape of the easternmost R60 land, with a narrow frontage to Road 2, is poor because it will create problems for other residents because of the lack of road frontage to place rubbish/recycling bins for collection and on-street (overflow) visitor parking. A more traditional rectangular lot shape should be provided because if it is not done then the bins from the R60 lot will undesirably need to be placed in front of other resident's homes, and any overflow parking will also occur in front of those resident's homes;</li> <li>• Temporary turn-around arrangements for vehicles need to be provided at the end of all terminating roads, and maintained until</li> </ul>	<p>The Structure Plan has been prepared consistent with the MRS zoning which identifies a 2m wide strip of land along the northern boundary of Lot 22 and 51 as "Other Regional Road".</p> <p>Parking and access arrangements will be addressed at the Local Development Plan and Development Application stage and dealt with via the R-Codes. A Local Development Plan is required for this lot as per recommendation (1)12b) of the Council Report.</p> <p>Parking and access arrangements will be addressed at the Local Development Plan and Development Application stage and dealt with via the R-Codes. A Local Development Plan is required for this lot as per recommendation (1)12a) of the Council Report. The battle-axe driveway should also be widened to 8m to alleviate bin collection and access concerns as per recommendation (1)14.</p>

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		<p>such time that the roads are extended;</p> <ul style="list-style-type: none"> <li>• The alignments of the boundaries of the POS at the southern end of Road 1 need to be amended to provide truncations on road corners, and to remove a triangular section of POS which would normally be road reserve. These amendments are needed to ensure that all proposed and future services and road infrastructure is contained with standard road reserves and does not compromise the POS.</li> <li>• Very brief mention is made in the report that pedestrian paths should be provided on all road reservations in the proposed subdivision. I recommend that the term “should” is replaced with “shall” and also that shared paths should be identified for Mayor Road and Road 1 to connect this and adjacent sites with the surrounding path network;</li> <li>• An auxiliary left turn will need to be provided on Mayor Road, into Road 1, as that road will be one of the few vehicle access points in/out of the LSP area and adjacent developments via Mayor Road. This is needed to maximise the level of safety and efficient operation of the existing Mayor Road, and the future Beelihar Drive extension;</li> <li>• Detailed intersection analysis and assessment of the Mayor Road/Road 1 intersection will need to be done as part of the subdivision planning, and <u>before</u> any subdivision is approved, to determine the form of the intersection treatment and its geometric requirements. That assessment will need to consider the roads ultimate operation and whether it is possible to have full vehicle movements and maintain safe and acceptable performance along the main road, Mayor Road;</li> </ul> <p>A marked-up copy of Plan 1 is attached for your reference.</p>	
18	City of Cockburn Parks Services PO Box 1215 BIBRA LAKE DC WA 6965	<p>Please see parks comments regarding Lot 22 and 51 Mayor Rd, Munster below:</p> <ol style="list-style-type: none"> <li>1. The configuration of the POS shown creates spaces within the POS which will be visually disjointed, reducing passive surveillance. The current layout also limits options available to landscaping within the adjacent POS. It would be much preferable to stretch the POS along the length of the block it is located in – thus widening the adjacent POS and creating a more useful space.</li> <li>2. We are concerned that there are two lots with existing houses</li> </ol>	Noted and supported. The Structure Plan does not provide for efficient and useable Public Open Space (POS) that responds and integrates with the approved POS over Lot 20 Rockingham Road, and the proposed POS over Lot 21 Rockingham Road. The exclusion of the two portions of Lot 22 from the Structure Plan area also results in a reduction in POS provision. This will result in an undesirable

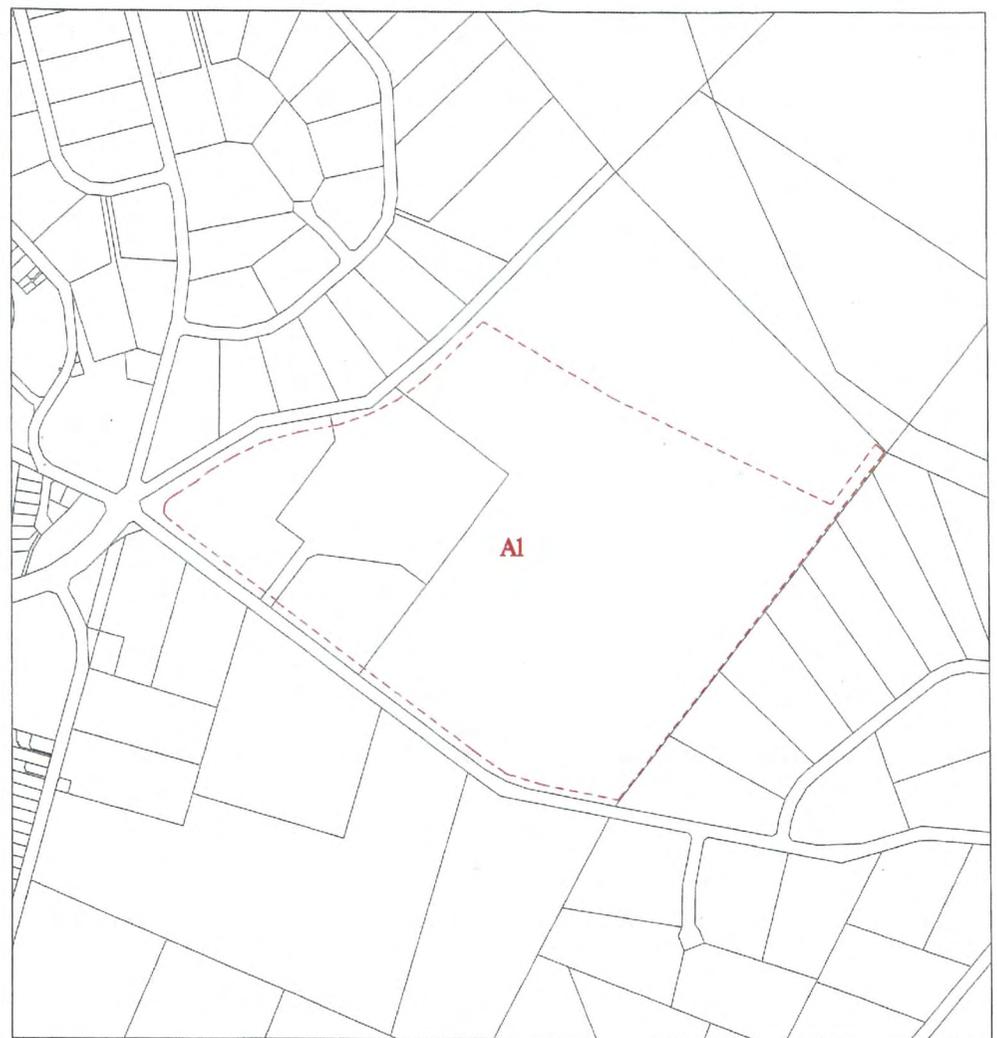
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		<p>which may be removed from the development. This in turn reduces the size of the 10 % of land which would normally be ceded as POS. These two houses which currently lay within the development will benefit from the POS without having contributed to it.</p>	<p>design and amenity outcome for future residents. These issues have been addressed within the Council Report and recommendation (1)2 and (1)13.</p>
19	<p>Main Roads Western Australia (MRWA) PO Box 6202 EAST PERTH WA 6892</p>	<p>With reference to your correspondence dated 27 June 2016, regarding the proposed Structure plan over part lot 22 and lot 51 Mayor Road, Munster.</p> <p>Please note Main Roads has now had the opportunity to review the proposed Structure Plan and confirms we have no objection to the proposal.</p> <p>It is noted however that Mayor Road, Munster is classified as an "Other Regional Road", within the Metropolitan Regional Scheme and its planning is the responsibility of the Department of Planning. Therefore you are advised to refer this application to the Department of Planning, Infrastructure and Land Use Co-ordination Branch.</p>	<p>Noted. The application has already been referred to the Department of Planning for comment.</p>
20	<p>Landowner</p>	<p>I support.</p>	<p>Noted.</p>
21	<p>Department of Environment Regulation Locked Bag 33 Cloisters Square WA 6850</p>	<p>The Department of Environment Regulation (DER) has reviewed the information submitted in regard to the proposed structure plan (Reference number 110/150) for the abovementioned lots.</p> <p>DER understands that the site is zoned as 'development' under the City of Cockburn Town Planning Scheme NO.3. The proposed structure plan is to facilitate the subdivision of Lot 22 and Lot 51 Mayor Road, Munster for the purposes of creating 40 lots to be used for residential purposes and public open space.</p> <p>As of July 2016, Lot 22 and 51 Mayor Road have not been reported to DER as known or suspected contaminated sites under s 11 of the Contaminated Sites Act 2003, and DER holds no information on the site.</p> <p>DER understands that based on historical aerial photography, market gardening was a previous landuse at Lot 51 and Lot 22 Mayor Road. A market garden is a land use that has the potential to cause contamination, as specified in 'Assessment and management of contaminated sites' (DER 2014).</p> <p>As the site has been used as potentially contaminating activity and is proposed to be developed for a more sensitive land use, DER considers</p>	<p>Noted. The applicant has been made aware of this via this attachment to the Council Report. The applicant is required to respond to this issue appropriately.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>that investigation for contamination, and if necessary remediation and validation of contamination, will be required for this site prior to development to ensure the site suitable for the proposed residential use.</p> <p>DER expects that the Western Australian Planning Commission (WAPC) will request advice from DER when a subdivision application is submitted for the proposed development.</p> <p>Based on the available information, DER will recommend that contamination condition EN9 and advice ENa2 should be applied to the approval, as published in 'Model Subdivision Conditions Schedule' (Department of Planning and WAPC, October 2012).</p> <p>As potential contamination issues can be addressed at the subdivision stage of the development, DER advises that it has no objection to the draft Structure Plan for part Lot 22 and 51 Mayor Road Munster.</p>	



	<p align="center"><b>Attachment 1: Location Plan</b>  <b>Scheme Amendment (Initiation) Urban Stone</b>  <b>Lots 101, 103 (excluding Bush Forever Area 388) and Lot 104</b>  <b>Jandakot Road, Jandakot</b>  <b>109/ 048 – Additional Use No. 1 ('AU 1')</b></p>	<p>PRINTED ON: 17/08/2016</p>	<p>SCALE = 1:15000</p>	<p align="center"> <b>NORTH</b></p>
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DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.



**EXISTING ZONING MAP**

- Region Scheme Reserves**
-  **CG** Commonwealth Government
  -  **SEC** Commonwealth Government
  -  Water Catchments

- Local Scheme Reserves**
-  Parks and Recreation
  -  Local Road

- Local Scheme Zones**
-  Development
  -  Residential
  -  Resource
  -  Special Use

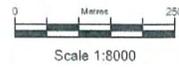
- Other Categories**
-  R20 R Codes
  -  A1 Additional Uses
  -  R1 Restricted Uses
  -  SU1 Special Use Area
  -  Building Envelopes

-  BVA Bushfire Vulnerability Area
-  JA Jandakot Airport
-  DCA Development Contribution Area
-  No Zone

**MGA**  
TOWN PLANNERS

Ph: (08) 9321 3011  
Fax: (08) 9324 1961  
email: mga@global.net.au

CITY OF COCKBURN  
AMENDMENT No. \_\_  
DISTRICT PLANNING SCHEME No. 3



 A3  
7567-Jandakot2016Zoning.dwg  
10 May 2016

Attach 2

## Proposed Scheme Text

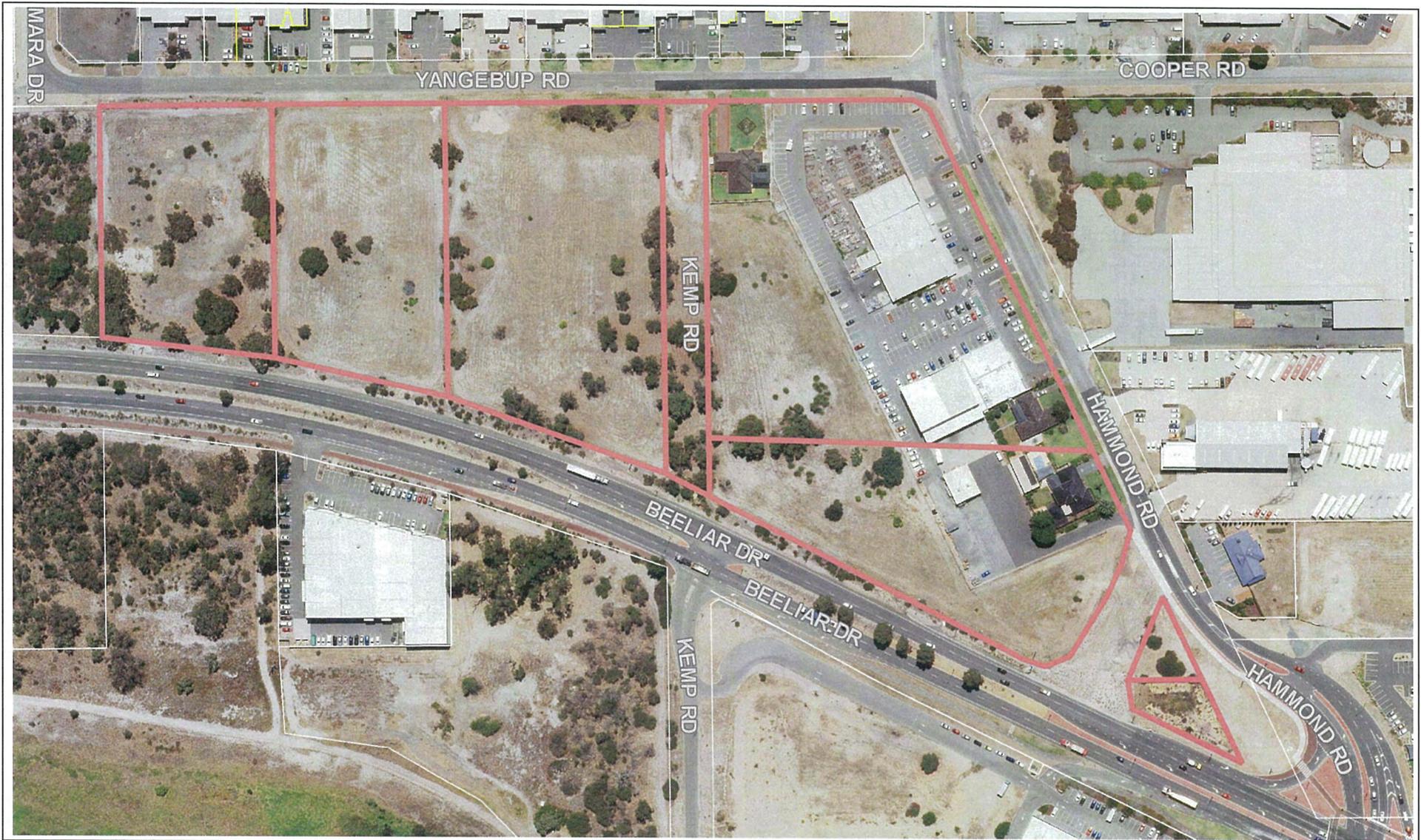
No.	Description of Land	Additional Use	Conditions
AU 1	Lots 101, 103 (excluding Bush Forever Area 388) and Lot 104 Jandakot Road, Jandakot	<ul style="list-style-type: none"> <li>• Nursery;</li> <li>• Masonry Production;</li> <li>• Warehouse, Showroom and Storage where the display, selling, hiring or storage of goods, equipment, plant or materials and the incidental site activities do not pose risk of pollution to the below ground public drinking water source.</li> </ul> <p>The Use Class Definition's for 'Warehouse', 'Showroom' and 'Storage' are defined in Schedule 1 of the Scheme inclusive of the supplementary restrictions as mentioned above which limit the nature of the permissible goods, equipment, plant or materials to those which do not pose risk of pollution to the below ground public drinking water source.</p> <p><b>1. Environmental Requirements</b></p> <p><b>Industrial Wastewater:</b> All wastewater produced from activities on-site must be disposed of to a system approved by the Local Government and in liaison with the Department of Water.</p> <p><b>Site Chemical Risk:</b> A Site Chemical Risk Assessment Report being prepared and implemented and regularly updated.</p> <p><b>Dust Management:</b> No visible dust generated by any aspect of operations on-site is to leave the subject land. The operator is required to submit to the Local Government, after consultation with the Department of Environment and Conservation a Dust Management Plan. The Dust Management Plan must be to the satisfaction of the Local Government, and upon approval by the Local Government, is to be implemented and all times.</p>	<p>Planning Approval for Lots 101, 103 and 104 Jandakot Road, Jandakot, are subject to;</p> <ul style="list-style-type: none"> <li>a) Due consideration to groundwater risk minimisation.</li> <li>b) No bulk storage of green-waste, compost or 'Toxic and Hazardous Substances' ('THS') are permitted above 25 litres in total volume, excluding fuel within vehicle fuel tanks. THS includes pesticides, herbicides, fuel (storage), explosives, flammable liquids, cleaners, alcohols, fertilisers (other than on lot 104 under current planning approvals), medical or veterinary chemicals, pool chemicals and corrosive substances; inclusive of the substances listed in the Poisons Act 1964 (Appendix B). These substances may only be stored in volumes above 25 litres if contained within domestic sized packages ready for end-use in domestic situations.</li> <li>c) Due consideration and compliance with the Western Australian Planning Commission's '<i>Transport Assessment Guidelines for Developments</i>', where appropriate.</li> <li>d) The prior preparation and approval of a Local Development Plan ('LDP') detailing;</li> </ul>

		<p><b>Noise Emissions:</b> The development is to comply with the <i>Environmental Protection Act 1986</i>, which contains penalties where noise limits exceed those, prescribed by the <i>Environmental Protection (Noise) Regulations 1997</i>. If noise emissions from loading operations and the block plant fail to comply with the <i>Environmental Protection Act 1986</i>, additional acoustic measures must be carried out as soon as reasonably practical to ensure the use complies with the Act.</p> <p><b>Lighting:</b> The installation and maintenance of lighting must at all times comply with the requirements of Australian Standard AS 4282-1997 "Control of the Obstructive Effects of Outdoor Lighting".</p> <p><b>Complaints:</b> The operator must prepare a "Complaints Handling Procedure" to ensure that there is a process for administering any complaints including the recording, investigation and response to any concern regarding the operation.</p> <p><b>2. Design Requirements</b>  Building design and location shall minimise the visual impact of the development from surrounding residents inclusive of appropriate buffers, noise bunds and vegetation (light and visual) screening.  Building materials and colours must be clad or coloured to complement the surroundings, and/or adjoining developments in which it is located, and shall use non-reflective materials and colours.  Regard shall be had to the screening of product storage.  Staging Plan in the form of a Local Development Plan ('LDP') shall be prepared by the applicant and approved by the Local Government prior to any development within Additional Use area 1.</p> <p><b>3. Traffic requirements</b></p>	<ul style="list-style-type: none"> <li>i. The standards to be applied for physical development in order to ensure the protection of the below ground public drinking water source;</li> <li>ii. Vehicle access and egress arrangements;</li> <li>iii. Noise mitigation measures pursuant to the details of an acoustic report where required (refer to point 'e' below);</li> <li>iv. Interface controls and/ or measures with regard to Bush Forever Area 388.</li> </ul> <p>e) With regard to any application for 'Warehouse', 'Showroom' or 'Storage', the preparation and lodgement of a report prepared by a suitably qualified acoustic consultant detailing the potential noise impact on noise sensitive land uses. The report shall demonstrate how the proposed development has been acoustically assessed and designed for the purposes of minimising the effects of noise intrusion and/or noise emissions. The report must demonstrate the measures required to address noise to the Local Government's satisfaction and be implemented and maintained as part of the development of the land</p> <p>f) Development of any 'Warehouse', 'Showroom' or 'Storage' must:</p> <ul style="list-style-type: none"> <li>i. Be connected to a reticulated sewer system;</li> <li>ii. Have all lighting comply with the requirements of Australian Standard AS-4282-1997 "Control of the Obstructive Effects of Outdoor Lighting" and</li> </ul>
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		<p>Planning proposals shall demonstrate appropriate traffic generation calculations and traffic impact assessments on the current and future planned road network. Mitigation measures shall demonstrate viability and road upgrade responsibilities. The extent of all traffic related considerations should be identified and agreed upon early in the planning process to the satisfaction of the Local Government.</p>	<p>the <i>Civil Aviation Regulations 1988</i> and the <i>Civil Aviation Safety Authority Manual of Standards</i> in accordance with the details prescribed within the <i>Jandakot Airport Masterplan</i>;</p> <p>iii. Have all structures comply with the Obstacle Limitation Surfaces in accordance with the details prescribed within the <i>Jandakot Airport Masterplan</i>;</p> <p>iv. Have a 'Site Chemical Risk Assessment Report' prepared, implemented and regularly updated, including annual reporting to the Local Government and the Department of Mines and Petroleum.</p> <p>v. Lodge a Dust Management Plan for approval by the Local Government and ongoing compliance by the property owner(s).</p> <p>g) Building design, internal vehicles access ways, and locations shall minimise the visual amenity impact of the development from surrounding residents.</p> <p>h) Building materials and colours must be clad or coloured to complement the surroundings, and/ or adjoining developments in which it is located, and shall use non-reflective materials and colours.</p> <p>i) No below ground storage is permitted.</p> <p>j) Stormwater from roofs and clean paved areas should</p>
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			<p>be directed away from potentially contaminated areas where THS (below 25 litres in total volume) are stored or handled. Stormwater from carpark areas is to be managed as recommended in the Stormwater Management Manual for Western Australia (reference 8d) or relevant equivalent.</p> <p>k) Any liquids discharged to the environment (via soakage or ground application) should have been tested as compatible with downstream water resource values. Discharge to drains or waterways should not occur due to the risk of release of contaminated water. The effluent quality should be determined by sampling in accordance with Australian Standard 5667 Water quality sampling (reference 9b) or relevant equivalent.</p> <p>l) As part of future development and/or subdivision of the subject land, the applicant will be expected to; Provide the land for the Bush Forever site (as agreed) free of cost to the Crown.</p> <p>m) As part of future development and/or subdivision of the subject land, the land owner/ applicant will be expected to:</p> <ol style="list-style-type: none"> <li>i. Provide the land for the widening of the adjoining section of Jandakot Road from a single carriageway road to a dual carriageway road free of cost to the City of Cockburn;</li> <li>ii. Upgrade the adjoining</li> </ol>
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			section of Jandakot Road from a single carriageway to a dual carriageway.
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**City of Cockburn**  
G.I.S Services Department

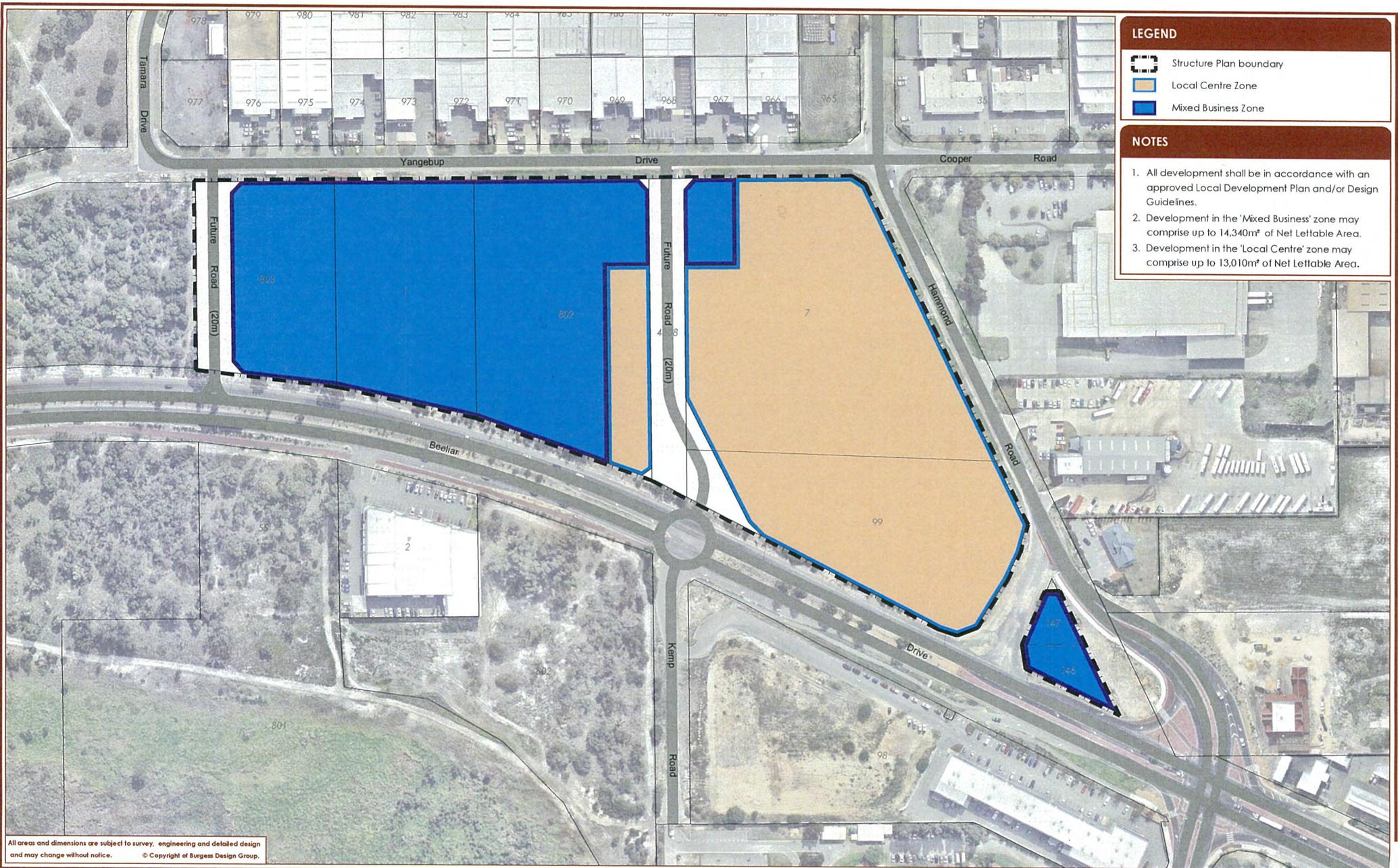
**Attachment 1: Location Plan & Aerial Photograph  
Proposed Structure Plan Area (in red) including:  
Pt Lot 802, Lots 1 and 803, Yangebup Road, Lots 7, 99, 146  
and 147 Hammond Road, and Lot 4308 Beeliar Drive,  
Cockburn Central**

PRINTED ON:  
23/06/2016

SCALE = 1:2500

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**LEGEND**

-  Structure Plan boundary
-  Local Centre Zone
-  Mixed Business Zone

**NOTES**

1. All development shall be in accordance with an approved Local Development Plan and/or Design Guidelines.
2. Development in the 'Mixed Business' zone may comprise up to 14,340m<sup>2</sup> of Net Lettable Area.
3. Development in the 'Local Centre' zone may comprise up to 13,010m<sup>2</sup> of Net Lettable Area.

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



**DRAFT**



**HAMMOND ROAD NORTH  
ACTIVITY CENTRE STRUCTURE PLAN  
COCKBURN CENTRAL  
CITY OF COCKBURN**

Attach 2

**BURGESS DESIGN GROUP**  
TOWN PLANNING • URBAN DESIGN  
PO Box 8779, Perth Business Centre 4849  
www.burgessdesigngroup.com.au

Plan No: ALE COC 2-01a Client: ALE'S  
Date: 19.01.16 Planner: MS/MB

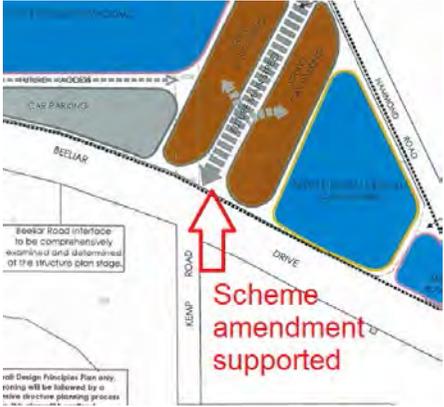
**SCHEDULE OF SUBMISSIONS**  
**TONY ALES PROPOSED HAMMOND ROAD NORTH STRUCTURE PLAN –**  
**LOT 802, LOTS 1 AND 803 YANGETUP ROAD, LOTS 7, 99, 146 AND 147 HAMMOND ROAD, AND**  
**LOT 4308 BEELIAR DRIVE, COCKBURN CENTRAL**

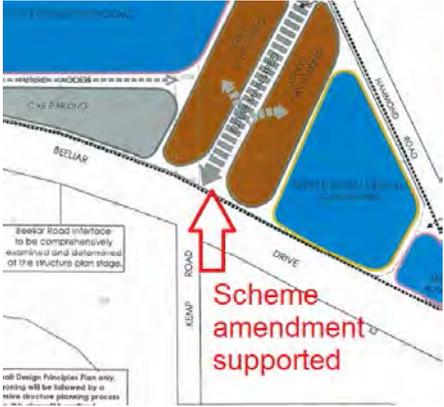
NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
1	Mustang Hill Group Pty Ltd 431 and 441 Yangebup Road	<p><b>SUPPORT</b></p> <p>(no further details provided)</p>	Noted.
2	Water Corporation	<p><b>SUPPORT</b></p> <p>We have assessed the proposal and confirm that the land is able to be serviced by Water Corporation's water and wastewater services. There are no other issues associated with the structure plan.</p>	Noted. The applicant will be made aware of the Water Corporations comments through this Schedule of Submissions table.
3	Department of Aboriginal Affairs P O Box 3153 EAST PERTH WA 6892	<p><b>SUPPORT</b></p> <p>The Department of Aboriginal Affairs (DAA) has undertaken a review of this location and confirms there are no reported Aboriginal heritage sites mapped on the DAA heritage database within this area.</p> <p>From a review of the available aerial imagery it is evident that the proposed development area has been cleared. On the information available, there are no impediments for the proposed development in regards to Aboriginal heritage. However, please be aware that many sites to which the <i>Aboriginal Heritage Act 1972</i> apply have not yet been identified or reported to the DAA.</p> <p>It is recommended that developers undertaking activities within the area for the proposal, are familiar with the State's Cultural Heritage Due Diligence Guidelines. These have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The</p>	Noted. The applicant will be made aware of the DAAs comments through this Schedule of Submissions table.

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>guidelines are available at: <a href="http://www.daa.wa.gov.au/globaassets/pdf-files/ddg">http://www.daa.wa.gov.au/globaassets/pdf-files/ddg</a>. If, after reviewing these guidelines, the developer has any queries regarding their responsibilities regarding the AHA, they should contact the DAA in the first instance.</p>	
4	<p>Department of Environment Regulation Locked Bag 33 Cloisters Square PERTH WA 6000</p>	<p><b>SUPPORT</b></p> <p>DER has no comment on the proposed Activity Centre Plan. Where required, DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities under the <i>Environmental Protection Act 1986</i> or <i>Contaminated Sites Act 2003</i>.</p>	Noted.
5	<p>Western Power 363 Wellington Street PERTH WA 6000</p>	<p><b>SUPPORT</b></p> <p>As your proposed work is near energised electrical installations and powerlines, the person in control of the work site must ensure that no person, plant or material enters the "Danger Zone" of an overhead powerline or other electrical network assets.</p> <p>The "Danger Zone" is set out in Western Australian Occupational Safety and Health Regulation 1996 – Specifically Reg 3.64. <a href="#">(Link)</a></p> <p>Any information provided to you by Western Power should not be used in isolation and we recommend that you refer to the Occupational Safety and Health Act 1984 and Occupational Safety and Health Regulations 1996. These documents outline WorkSafe WA requirements for working near electricity.</p> <p>For queries relating to these requirements, visit <a href="#">WorkSafe</a> or contact WorkSafe on 1300 307 877.</p> <p>To help you plan your works around Western Power's infrastructure, please follow the links below:</p> <p><a href="#">Working Near Electricity (link)</a></p> <p><a href="#">Dial Before You Dig (link)</a></p>	<p>Noted. The applicant will be made aware of Western Powers comments through this Schedule of Submissions table. The relevant hyperlinks are imbedded into column three of submission 5, please refer to the underlined text.</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>If you require information about Western Power's infrastructure including plans, please complete a request for Digital Data attached.</p> <p>If you require Western Power to complete work on your behalf, please complete the appropriate application form using the link below: <a href="#"><u>Customer applications (link)</u></a></p> <p>Should your project involve any changes to existing ground levels around poles and structures, or you will be working underneath power lines or around underground cables, please contact Western Power on 13 10 87.</p> <p>We are obliged to point out that any change to Western Power's network is the responsibility of the individual developer.</p>	
6	<p>Mark Secombe 93 Hammond Road COCKBURN CENTRAL WA 6164</p>	<p><b>SUPPORT</b></p> <p>Concerns if the blue road between Beeliar Drive and Hammond Road (Bounded by Lots 147 and 146 and Medical Centre) is maintained we already have problems with congestion outside our business since the installation of the new intersection. Specifically congestion preventing access and egress and speed of oncoming traffic when exiting to the right. Another road entering opposite our hospital would be highly problematic.</p>	<p>Noted. The current blue road reserve, as indicated by <i>'Image 1'</i> below, is no longer required. The newly constructed intersection to the east of the previous Hammond Road/ Beeliar Drive intersection replaces the now redundant reserve.</p> <p>It is acknowledged the applicant originally indicated on figure 6 of the draft Structure Plan 'concept plan' (original draft used for advertising purposes) that vehicle access would be maintained in this location. This link is shown between the indicative Medical Centre and Office see <i>'Image 2'</i> below.</p> <p>The City has recommended to the WAPC (decision makers) that the draft indicative vehicular access (shown by the red 'X' below) is removed from the plan and not permitted. Allowing this intersection will be problematic. The comments raised in this submission are supported by the City.</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1442 225 2136 288"><i>Image 1 - Previous Blue Road intersection (no longer required):</i></p>  <p data-bbox="1464 762 2114 826"><i>Image 2 - Indicative vehicular access which is not supported by the CoC:</i></p> 
7	Department of Parks and Wildlife Swan Region	<p data-bbox="488 1321 631 1353"><b>SUPPORT</b></p> <p data-bbox="488 1385 1406 1449">The Department of Parks and Wildlife has no comments on the proposal.</p>	Noted.

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
8	Department of Transport G P O Box C102 PERTH WA 6839	<p><b>SUPPORT</b></p> <p>The DoT has reviewed the proposed plan and expresses the following concerns:</p> <p><b>1. Proposed Beelias Drive/ Kemp Road roundabout:</b></p> <p>Beelias Drive is classified as an Other Regional Road (ORR) in the MRS under the responsibility of the Department of Planning (DoP) and is also classified as a primary freight route under SPP 5.4. As such it is inappropriate to introduce a round-a-bout with the associated delays and hazards for large vehicles unless it is absolutely essential for traffic reasons. In addition the light traffic from the intersecting roads will prevent the round-a-bout from operating properly.</p> <p><b>2. Reopening of the Hammond Road intersection.</b></p> <p>The re-opening of this intersection to enable a driveway access to the site may have an impact on traffic safety and operational requirements of accessing this site given its close proximity to the Beelias Drive/Hammond Road intersection.</p> <p>It is suggested that the City initiate a MRS amendment to rationalise the Other Regional Road reservation in this location.</p> <p>If the City wishes to pursue the development of this location, it should investigate alternative access options.</p>	<p>Noted. The proposed roundabout in question has indicatively been supported by the PTA and MRWA at Scheme Amendment Stage. Neither the PTA nor MRWA raised the, then proposed, access through the centre of the subject site as an issue. The indicative design (see 'Image 1' below) shows the intent for the 'future main street' to extend through to Beelias Drive.</p> <p>It is acknowledged though that the intersection treatment is not specifically shown as a roundabout on the below scheme amendment plan extract. Notwithstanding the grey arrow does show a continuation through the subject site through to Beelias Drive/ Kemp Road.</p> <p><i>Image 1: Scheme amendment concept plan (previous stage of planning):</i></p>  <p><i>'Image 2'</i> below provides for an extract from the proposed Structure Plan. The proposed indicative plan (Figure 6 – of SP report) provides for a consistent road design as per the previous Scheme Amendment</p>



NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>approval (<i>Image 1</i>).</p> <p><i>Image 2</i> below reorientates the 'future main street' approximately 20 degrees to the west within the subject site. The proposed vehicle access is maintained though at the intersection of Beeliar Drive and Kemp Road. The proposed roundabout on the Structure Plan is therefore consistent with that of the approved scheme amendment document, with regards to providing for access through.</p> <p>Item 14.5 of the OCM report dated 9 August 2012 'Consideration to adopt scheme amendment No. 90' (pg 40) indicates;</p> <p><i>"The creation of a 'main street' linking Beeliar Drive (near Kemp Road) and Hammond Road with the alignment and extent to be determined through the structure planning process."</i></p> <p>DA 35 of TPS No. 3, which applies to the subject site, specifies;</p> <p><i>"The adopted Local Structure Plan must be accompanied by a comprehensive traffic assessment, including a Vehicle Access and Parking Strategy."</i></p> <p>The City of Cockburns' Traffic engineers have reviewed the preliminary Transcore Transport Assessment dated October 2015. City engineers considered the roundabout in question in its current location and determined its location is satisfactory.</p> <p>The DoT comment below is noted:</p> <p><i>"It is inappropriate to introduce a round-a-bout</i></p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1509 225 2145 320"><i>with the associated delays and hazards for large vehicles <u>unless it is absolutely essential for traffic reasons</u></i>".</p> <p data-bbox="1435 360 2145 456">The City of Cockburn considers the introduction of the round-a-bout to be absolutely essential for traffic reasons.</p> <p data-bbox="1442 496 2136 528"><i>Image 2 – Indicative proposed development concept:</i></p>  <p data-bbox="1429 1034 2145 1166">It is important to note the relocated intersection for the 'new' Hammond Road/ Beeliar Drive Intersection (blue arrow above) is considered by the City to be an unusual intersection, given a number of constraints.</p> <p data-bbox="1429 1206 2145 1369"><i>'Image 3'</i> below provides recent aerial photographs for reference purposes. In relation to the proposed roundabout (<i>'Image 2'</i> Red arrow) the below intersection (see <i>'Image 3'</i>) is located to the east of the proposed roundabout.</p> <p data-bbox="1429 1409 2145 1471">The City's Planning and Engineering Staff views, in relation to this issue, is; given the unusual design of</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>the below intersection, turning vehicle movements are significantly hindered given the unusual road geometry. It is the experience of a number of City officers that turning bound drivers utilising this intersection generally approach these movements with more caution than standard intersections of similar capacity.</p> <p>It is found that turning vehicles travel slower through this intersection as a result of the unusual movements/ geometry and therefore fewer vehicles are seen to pass through the intersection prior to the lights changing to red than would be traversing under similar normal intersections of this capacity.</p> <p>It is considered that this issue is even more profound for those vehicles heading north. The below aerial photographs show the peculiar nature of the Hammond Road/ Beeliar Drive intersection.</p> <p><i>Image 3 - Hammond Road/ Beeliar Drive intersection (1 of 2):</i></p> 



NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1442 256 2130 320"><i>Image 3 - Hammond Road/ Beeliar Drive intersection (2 of 2):</i></p>  <p data-bbox="1429 831 2141 1098">It is the City of Cockburn's Planning and Engineering staff's position that the proposed roundabout (see red arrow above) will improve the intersection function of the Hammond Road/ Beeliar Drive intersection. This is because the roundabout is expected to result in interruptions in east/ west vehicle movements which may allow additional turning vehicle movements (from east to north and from west to south).</p> <p data-bbox="1429 1134 2141 1469">The City's traffic engineers did not indicate any concern with regards to the location of the proposed round-a-bout. The City's traffic engineers are in support of the proposed location. The City's traffic engineers did however advise that the <i>"conceptual geometry of the indicative round-a-bout is potentially inadequate. The likely round-a-bout is likely to require road widening (truncations) from one or both properties on the south side of Beeliar Drive. The round-a-bout must be fully contained within the road</i></p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p><i>reserve”.</i></p> <p>It is noted that “Angelo Luciano Alessandrini” is the owner of the property to the south west of Beeliar Drive (the property potentially required to offer a truncation to accommodate a roundabout). This property owner is also an owner of land within the subject site. It is assumed, given the same land ownership and that the land in question is undeveloped that a roundabout in this location is possible, subject to consent from the landowner/ applicant. This property is Lot 802 Beeliar Drive Success – see below picture for details.</p>  <p>On the above basis the Comments from the DoT are noted and considered to be adequately addressed under the recommended conditions of this SP report. Please note on 26 April 2016 The City’s engineering team provided a comprehensive list of changes required to the ‘Transport Assessment’. The majority of these changes are supported by the CoC Strategic</p>



NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>Planning Department and are listed as follows; these changes will be required to be resolved prior to the Structure Plans final determination by the WAPC:</p> <ul style="list-style-type: none"> <li>• I note that the Local Structure Plan site is predicted to be a significant traffic generator, generating a forecast 7,250 vehicle trips on a weekday;</li> <li>• For transparency and review purposes, Transcore's Transport Assessment should have included a table detailing the various land uses, their respective area, trip generation rates and estimated generated traffic so that the information can be reviewed and all assumptions and calculations checked;</li> <li>• Considering the important nature of Beeliar Drive and Hammond Road as District Distributor roads, there should have been a separate, more detailed traffic modelling/intersection analysis report for the structure plan area. The Movement Performance summary reports from SIDRA Intersection that have been included in Transcore's Transport Assessment are useful but the information that went into those analyses, such as intersection layout, turning volumes, and traffic signal phasing should have been provided for review and information purposes;</li> <li>• Curiously, the operation of the Hammond Road/Yangebup Road was not subject to an intersection performance assessment, as has been done for other intersections. This is strange considering that the traffic volumes are forecast to increase by 150% on that road, as a result of development traffic. It is important that this is done prior to the Structure Plan being finalised to check what impact the forecast traffic will have on the intersection, and whether any changes are</li> </ul>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>required to that intersection to maintain safe and efficient traffic flow;</p> <ul style="list-style-type: none"> <li>• Road widening is needed along the Hammond Road frontage so that protected left and right turn lanes, a shared path etc can be provided on Hammond Road. I provided similar feedback on this matter to Strategic Planning in late 2013 and it is still required because Hammond Road is a District Distributor road and it is critical that it continues to operate safely and efficiently, without traffic to/from the subject site impacting on its operation. I note that the need for a right-turn lane was briefly mentioned in the Transport Assessment, but unfortunately the need for a left-turn lane was overlooked.</li> <li>• To determine the extent of the required road widening, a concept plan must be prepared for Hammond Road and approved by Engineering Services. As well as access to/from the subject site, maintaining access to/from the properties on the east side of Hammond Road will also need to be considered in that concept plan.</li> <li>• With the provision of a safe and efficient full movement, channelised access point on Hammond Road it is desirable that the number of access points on that road be rationalised to a single mid-block one. The existing southernmost access should be closed, or at an absolute minimum be made left-in/left-out with a protected left turn lane on Hammond Road. It will not be acceptable for that access to be full movement because it is within 180 metres of the Beelihar Drive/Hammond Road signalised intersection, close to a curved section of Hammond Road on the approach/departure of the above intersection, and immediately opposite a driveway to another</li> </ul>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>commercial property;</p> <ul style="list-style-type: none"> <li>• The re-opening of the now closed section of Hammond Road, at Beeliar Drive, is not necessary and not supported. Adequate access to/from the site is achievable via other existing/proposed access points;</li> <li>• The installation of a dual-lane roundabout on Beeliar Drive is acceptable, in-principle, provided that its operation does not negatively impact on the Beeliar Drive/Hammond Road intersection. The SIDRA Intersection performance analysis of the Beeliar Drive/Hammond Road traffic signals suggests that whilst the queues of eastbound vehicles will extend back from that intersection very close to the roundabout, they will not extend into the roundabout. This does mean, though, that the significant volume of eastbound traffic approaching the roundabout will not be able to exit the roundabout to continue eastwards and it is unclear if this has been factored into the SIDRA modelling of the roundabout. This needs to be clarified and if it hasn't been done, revised modelling should be done.</li> <li>• The conceptual geometry of the roundabout on Beeliar Drive is inadequate and a properly designed roundabout will certainly require additional land to be provided on both sides of Beeliar Drive to accommodate a dual-lane roundabout within the road reserve. There is no mention of the need for this within Transcore's Transport Assessment.</li> <li>• Left-in/left-out access to Beeliar Drive, at the west end of the property is acceptable provided that a suitable left-turn lane is provided on Beeliar Drive so that turning vehicles can exit the continuing eastbound traffic lane and slow down before</li> </ul>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>turning into the subject site;</p> <ul style="list-style-type: none"> <li>• The westernmost proposed new internal road shall not provide a direct physical connection for vehicles between Beeliar Drive and Yangebup Road, to avoid that road becoming a 'rat-run' by through traffic between the two roads. Adequate vehicle access to/from the site and internal servicing will still be available if that link is not provided.</li> <li>• Most of the section of Yangebup Road, west of Hammond Road, is currently constructed to a rural standard (unkerbed, no paths, no storm water drainage) and must be upgraded to urban standard as part of, or at the time of, this development. I suspect this might have been recognised by a Development Area Contribution scheme but if it isn't the upgrade will need to be funded by the developer of the subject site.</li> <li>• As part of the upgrade of Yangebup Road, some on-street parallel parking bays must be provided along the southern side of the road, to service the mixed businesses fronting that section of road. Those bays shall be used for short-term (e.g. customer) parking only and staff parking will have to be contained on-site.</li> <li>• The Public Transport Access and Pedestrian and Cyclist Access sections of Transcore's Transport Assessment were brief and disappointing as they only stated what services/facilities exist in close proximity to the site. The report should have included discussion about connecting the subject to those services/facilities and therefore should have identified the need to upgrade bus stops on Hammond Road and provide them on Beeliar Drive, adjacent to the site. In addition, the need for shared paths on the road verges adjacent to the</li> </ul>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			total site should have been identified, so that a high standard of pedestrian and cyclist access to/from the site is achieved as well as connectivity to the surrounding path network.
9	Environmental Protection Authority Locked Bag 10 EAST PERTH WA 6892	<p><b>SUPPORT</b></p> <p>The EPA does not generally provide comment on structure/development plans but if you believe that this development will have significant impact on the environment it can be formally referred to the EPA under section 38 of the <i>Environmental Protection Act 1986</i>. Information on what might be considered significant can be found on the EPA's website in the Referral Information guide at: <a href="http://www.epa.wa.gov.au">http://www.epa.wa.gov.au</a></p>	Noted. Under submissions 4 and 7 of this table both the DER and DPaW had no comment on this proposal. It is considered there are no significant Structure Planning related environmental concerns with this proposal. It is understood the environmental issues in this regard will be dealt with at Development Application Stage.
10	John Alessandrini 88 Hammond Road, Cockburn Central	<p><b>SUPPORT</b></p> <p>Would be a good asset to the community</p>	Noted.
11	Main Roads WAPO Box 6202 EAST PERTH WA 6892	<p><b>SUPPORT</b></p> <p>Main Roads acknowledges that neither Beelias Drive nor Hammond Road are under Main Roads control; however these are both important regional roads and the scale of the proposed Structure Plan has the potential to significantly impact the signalised intersection.</p> <p>Main Roads concurs with the comments and concerns raised by the City's Transport Engineer in the email to the City's Strategic Planning Officer dated 26 April 2016, and provides the following additional comments:</p> <p><b>Roundabout on Beelias Drive</b></p> <ul style="list-style-type: none"> <li>It is acknowledged that the Department of Transport does not support the proposed roundabout due to the proximity to the traffic signals and the freight route on Beelias Drive.</li> </ul>	<p>Noted. The comments provided by the DoT (see submission # 8 above) and MRWA with regard to the location of the proposed roundabout are noted. The proposed roundabout in question has indicatively been supported by the PTA and MRWA at Scheme Amendment Stage. Neither the PTA nor MRWA raised the, then proposed, access through the centre of the subject site as an issue. The indicative design (see 'Image 1' below) shows the intent for the 'future main street' to extend through to Beelias Drive.</p> <p>It is acknowledged though that the intersection treatment is not specifically shown as a roundabout on the below scheme amendment plan extract. Notwithstanding the grey arrow does show a continuation through the subject site through to</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> <li>While Main Roads is not opposed to the roundabout in principle, the proposed location is considered to be too close to the signalised intersection. It is recommended, subject to more detailed modelling, that the roundabout is moved approximately 500m west of the signals connecting with the business to the south and a new road access through the structure plan north connecting with Yangebup Road. Kemp Road would benefit from the lower speeds due to the roundabout and gaps from the signals.</li> <li>As Beelias Drive is a Restricted Access Vehicle (RAV) 4 network, Main Roads would request that all access to and from Beelias Drive, including the roundabout, is consistent with RAV 4 vehicles.</li> </ul> <p><b>Pedestrian and cyclist facilities</b></p> <ul style="list-style-type: none"> <li>The Structure Plan provides no activation for pedestrians along Beelias Drive. Relocation of the showrooms to front Beelias Drive, with parking at the rear, will provide more interest for pedestrians and encourage passing trade.</li> <li>The internal layout of the proposed Structure Plan does not encourage pedestrian or cyclist movement. Proposed paths are narrow and limited and navigation of the parking areas on foot will be difficult.</li> <li>While there are dual use paths along Beelias Drive and good pedestrian crossing facilities at the Beelias Drive / Hammond Road intersection, the Structure Plan area is outside the walkable catchment of Cockburn Central. There is currently no footpath or shared path along Yangebup Road to connect to the path network.</li> <li>Provision should be made for a bus bay or bus drop-off point, possibly to the north of the Structure Plan area on Hammond or Yangebup Roads.</li> </ul>	<p>Beelias Drive/ Kemp Road.</p> <p><i>Image 1: Scheme amendment concept plan (previous stage of planning):</i></p>  <p><i>'Image 2'</i> below provides for an extract from the proposed Structure Plan. The proposed indicative plan (Figure 6 – of SP report) provides for a consistent road design as per the previous Scheme Amendment approval (<i>'Image 1'</i>).</p> <p><i>'Image 2'</i> below reorientates the 'future main street' approximately 20 degrees to the west within the subject site. The proposed vehicle access is maintained though at the intersection of Beelias Drive and Kemp Road. The proposed roundabout on the Structure Plan is therefore consistent with that of the approved scheme amendment document, with regards to providing for access through.</p> <p>Item 14.5 of the OCM report dated 9 August 2012 'Consideration to adopt scheme amendment No. 90' (pg 40) indicates;</p> <p><i>"The creation of a 'main street' linking Beelias</i></p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p><i>Drive (near Kemp Road) and Hammond Road with the alignment and extent to be determined through the structure planning process.”</i></p> <p>DA 35 of TPS No. 3, which applies to the subject site, specifies;</p> <p><i>“The adopted Local Structure Plan must be accompanied by a comprehensive traffic assessment, including a Vehicle Access and Parking Strategy.”</i></p> <p>The City of Cockburns’ Traffic engineers have reviewed the preliminary Transcore Transport Assessment dated October 2015. City engineers considered the roundabout in question in its current location and determined its location is satisfactory. The DoT comment below is noted:</p> <p><i>“It is inappropriate to introduce a round-a-bout with the associated delays and hazards for large vehicles <u>unless it is absolutely essential for traffic reasons</u>”.</i></p> <p>MRWA comments below is noted:</p> <p><i>“The proposed location is considered to be too close to the signalised intersection.”</i></p> <p>The City of Cockburn considers the introduction of the round-a-bout, in its current indicatively proposed location, to be absolutely essential for traffic reasons. It is recommended the SIDRA modelling of the roundabout is updated to reflect whether or not the proposed location of the roundabout is acceptable to the CoC engineering department. This has been recommended to the WAPC.</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1442 256 2130 288">Image 2 – Indicative proposed development concept:</p>  <p data-bbox="1429 868 2141 995">It is important to note the relocated intersection for the 'new' Hammond Road/ Beeliar Drive Intersection (blue arrow above) is considered by the City to be an unusual intersection, given a number of constraints.</p> <p data-bbox="1429 1034 2141 1198"><i>'Image 3'</i> below provides recent aerial photographs for reference purposes. In relation to the proposed roundabout (<i>'Image 2'</i> Red arrow) the below intersection (see <i>'Image 3'</i>) is located to the east of the proposed roundabout.</p> <p data-bbox="1429 1236 2141 1469">The City's Planning and Engineering Staff views, in relation to this issue, is; given the unusual design of the below intersection, turning vehicle movements are significantly hindered given the unusual road geometry. It is the experience of a number of City officers that turning bound drivers utilising this intersection generally approach these movements with</p>

Image 2 – Indicative proposed development concept:



It is important to note the relocated intersection for the 'new' Hammond Road/ Beeliar Drive Intersection (blue arrow above) is considered by the City to be an unusual intersection, given a number of constraints.

*'Image 3'* below provides recent aerial photographs for reference purposes. In relation to the proposed roundabout (*'Image 2'* Red arrow) the below intersection (see *'Image 3'*) is located to the east of the proposed roundabout.

The City's Planning and Engineering Staff views, in relation to this issue, is; given the unusual design of the below intersection, turning vehicle movements are significantly hindered given the unusual road geometry. It is the experience of a number of City officers that turning bound drivers utilising this intersection generally approach these movements with

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>more caution than standard intersections of similar capacity.</p> <p>It is found that turning vehicles travel slower through this intersection as a result of the unusual movements/ geometry and therefore fewer vehicles are seen to pass through the intersection prior to the lights changing to red than would be traversing under similar normal intersections of this capacity.</p> <p>It is considered that this issue is even more profound for those vehicles heading north. The below aerial photographs show the peculiar nature of the Hammond Road/ Beeliar Drive intersection.</p> <p><i>Image 3 - Hammond Road/ Beeliar Drive intersection (1 of 2):</i></p> 



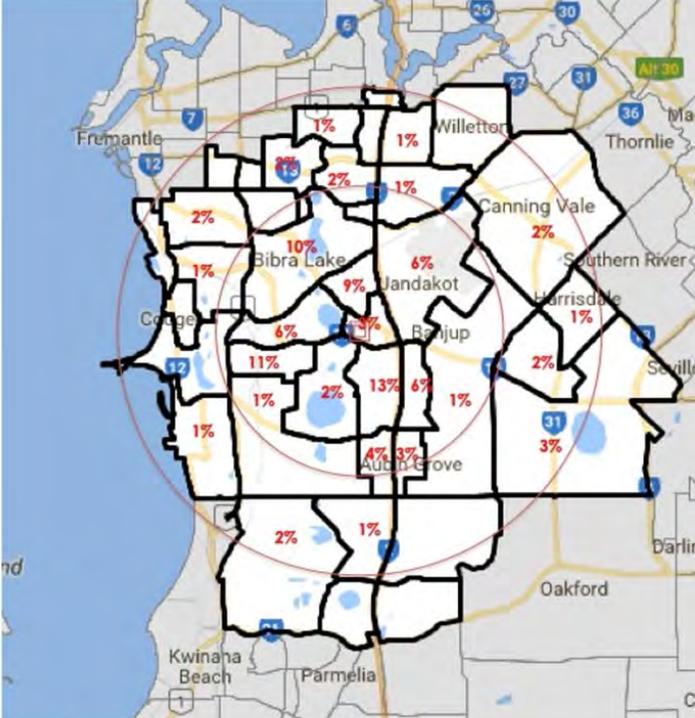
NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1440 256 2130 323"><i>Image 3 - Hammond Road/ Beeliar Drive intersection (2 of 2):</i></p>  <p data-bbox="1429 831 2141 1098">It is the City of Cockburn's Planning and Engineering staff's position that the proposed roundabout (see red arrow above) will improve the intersection function of the Hammond Road/ Beeliar Drive intersection. This is because the roundabout is expected to result in interruptions in east/ west vehicle movements which may allow additional turning vehicle movements (from east to north and from west to south).</p> <p data-bbox="1429 1134 2141 1469">The City's traffic engineers did not indicate any concern with regards to the location of the proposed round-a-bout. The City's traffic engineers are in support of the proposed location. The City's traffic engineers did however advise that the <i>“conceptual geometry of the indicative round-a-bout is potentially inadequate. The likely round-a-bout is likely to require road widening (truncations) from one or both properties on the south side of Beeliar Drive. The round-a-bout must be fully contained within the road</i></p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1429 228 1547 252"><i>reserve</i>".</p> <p data-bbox="1429 292 2141 659">It is noted that "Angelo Luciano Alessandrini" is the owner of the property to the south west of Beeliar Drive (the property potentially required to offer a truncation to accommodate a roundabout). This property owner is also an owner of land within the subject site. It is assumed, given the same land ownership and that the land in question is undeveloped that a roundabout in this location is possible, subject to consent from the landowner/ applicant. This property is Lot 802 Beeliar Drive Success – see below picture for details.</p>  <p data-bbox="1429 1249 2141 1417">The below comments from MRWA are noted and supported by the CoC. The recommendation to the WAPC, for this SP assessment, makes reference to these points and seeks for them to be addressed by the final version of the SP report/ traffic assessment;</p>



NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<ul style="list-style-type: none"> <li>• <i>“As Beeliar Drive is a Restricted Access Vehicle (RAV) 4 network, Main Roads would request that all access to and from Beeliar Drive, including the roundabout, is consistent with RAV 4 vehicles.”</i></li> <li>• <i>“The internal layout of the proposed Structure Plan does not encourage pedestrian or cyclist movement. Proposed paths are narrow and limited and navigation of the parking areas on foot will be difficult.”</i></li> <li>• <i>“Provision should be made for a bus bay or bus drop-off point, possibly to the north of the Structure Plan area on Hammond or Yangebup Roads.”</i></li> </ul>
12	Perron Group PO Box 6028 East Perth WA 6892	<p><b>OBJECTION</b></p> <p>I refer to the Hammond Road North Activity Centre Structure Plan (draft ACSP) prepared by Burgess Design Group (BDG) that has been out for consultation by the City of Cockburn (City) until the 29 April 2016. In this regard, the City's agreement to a short timeframe extension of the advertising period until the 3 May 2016 to allow Perron Investments to lodge a properly prepared and detailed submission is appreciated.</p> <p>As you are aware, Perron Investments own the Cockburn Gateway Shopping Centre (Cockburn Gateway) on Beeliar Drive that is very close to the draft ACSP area. On initial review of the draft ACSP we identified a number of significant concerns with the structure plan prepared by BDG, in particular the supporting Retail Sustainability Assessment (RSA) prepared by Taktics4, including the excessive amount of retail floor space proposed and the potential for the development of a substantial shopping precinct with anchor supermarket tenants that sits outside of the City's accepted activity centres hierarchy or any identified appropriately scaled centre under the western Australian Planning Commissions State Planning Policy</p>	<p>Noted. The Taktics4 submission dated 12 August 2016 (see submission # 27 below) provides further detail with regards to the 'Catchment size'. In this respect the applicants' sub-consultant has provided information which is said to be sourced from Commonwealth Bank. This information is said to be <i>“a fact of the historic trading position for the centre”</i>.</p> <p>The survey is said to be delivered from electronic transactions from a single banking institution and extrapolated to include cash and other institution transactions. The data is said to be based on the Ale Store data only over a 3 month period from March to May 2016.</p> <p>The findings are said to show that 75% of its sales are derived from suburbs within a 5km radius of the centre. Further findings are said to show that the remaining sales (25%) are derived predominantly</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>4.2-Activity Centres for Perth and Peel (SPP4.2).</p> <p>On the basis of our concerns we commissioned a review of the RSA by Urbis (copy attached), which raises a series of significant weaknesses in both the methodology and assumptions used in the RSA to support the draft ACSP. This results in the draft ACSP being fundamentally flawed.</p> <p><b>Urbis Retail Sustainability Assessment Review</b></p> <p>The outcomes of the review of the RSA conducted by Urbis can be summarized as follows:</p> <ol style="list-style-type: none"> <li>1. The analysis presented relies on a catchment that is far too large and completely inappropriate for a neighbourhood centre.</li> <li>2. Residents in the local area are already adequately served by existing or planned retail facilities, including the developments at Cockburn Central.</li> <li>3. The scale of the centre is excessive in total and the proposed amount of specialty shop provision is more than double the benchmark provision of other supermarket based centres. The proposal also relies on the continued operation of a single retailer in the future, an inappropriate basis for a change to the centre hierarchy.</li> <li>4. The proponents have not provided any reliable evidence of the need and demand for the proposal. Some of the evidence is based on unsubstantiated assumptions and unsourced claims.</li> <li>5. The report uses inconsistent logic by suggesting that there is simultaneously too much competition for Ales Market to survive in its current form and not enough retail options in the local area to service the needs of residents.</li> </ol> <p>Specific concerns are set out in the attached Urbis review are summarised under the following headings. Further more detailed information can be obtained from the attached document.</p>	<p>from 5-10km radius from the centre. The applicants' sub-consultant makes the argument, based on this information, that the catchment for the centre has a <i>'trading pattern that is larger than a Local Centre, and that the catchment findings – despite their departure from typical supermarket trading patterns is under the circumstances both realistic and valid'</i>.</p> <p>With regards to 'catchment size' the applicant provides the following further points in that, <i>'the larger corporate supermarkets in the retail environment clearly have a high market share/capture between them. But they predominantly achieve this by market saturation – with a high market share obtained from a smaller catchment. The likes of Ales, Spud shed and Aldi rely on a lower market capture strategy, obtaining lower market share from a wider catchment to achieve the sales necessary to be sustainable'</i>.</p> <p>These comments are noted by the City.</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Role of a neighbourhood centre</p> <ul style="list-style-type: none"> <li>Scale of Centre - retail component excessive and unsustainable, not based on market evidence or comparable examples in Perth.</li> <li>Need for development - centre role expanded beyond that intended by the retail activity centres hierarchy using inconsistent justifications.</li> </ul> <p>Catchment definition</p> <ul style="list-style-type: none"> <li>Excessive catchment size - identified catchment too large and not supported by evidence.</li> <li>Extent of overstatement catchment size results in a massively overstated market size.</li> <li>Realistic catchment - a proper catchment assessment contains an estimated 5,700 people in 2015, which is insufficient to sustain a supermarket.</li> <li>The Spud Shed 'evidence' - neither useful nor comparable in terms of defining a catchment area from which a retail centre derives the significant majority of its trade.</li> </ul> <p>Analysis of sales potential</p> <ul style="list-style-type: none"> <li>Supermarket trading benchmark - suggested trading levels not sourced and overstated based on recognised national benchmarks.</li> <li>Estimated sales productivity- no evidence supplied for the current sales estimate or the proposed centre estimate.</li> </ul> <p>Role of other centres within the retail hierarchy</p> <ul style="list-style-type: none"> <li>Local supply of convenience retail - based on existing provision at Cockburn Gateway and nearby established neighbourhood centres, the suggestion that residents of the local area lack access to food and convenience retail is plainly inaccurate.</li> </ul> <p>Floorspace productivity</p>	<p>ALES STORE SALES CONTRIBUTION by SUBURB – 10km radius</p>  <p>Source- CommBank (2016)</p> <p>The submission asserts that residents are already currently well serviced by existing or planned retail activity. The Taktics4 submission response provides an analysis of a 5km radius from all existing classified Secondary Centres defined by SPP 4.2. This analysis shows the 5km catchment for a Secondary Centre contains an average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals, as shown by Taktics4, just two full line supermarkets and four smaller supermarkets, highlighting a limited supply of</p>

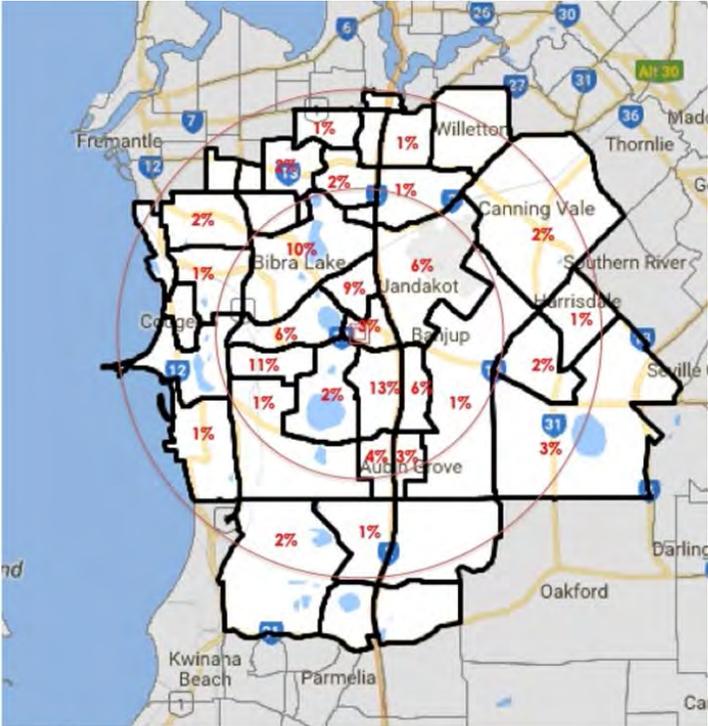
NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION																																																																																																																																																															
		<ul style="list-style-type: none"> <li>Unsourced claims - stated trading levels used to calculate market demand for retail floorspace are all too low and as such overstate demand. There is also no indication on how these trading levels were derived.</li> </ul> <p>Whilst we support the diversification of commercial and retail activities within the City and are generally supportive of an appropriate form and type of development at the Hammond Road North centre, the extent and form of development that could be approved using the provisions with the draft ACSP is not acceptable.</p> <p>Our position in respect of the draft ACSP is that it is fundamentally flawed and should not be supported or approved in its current or even in a modified form. Given that the draft ACSP is based on an inadequate RSA, our view is that it is not practically possible to modify the structure plan such that any conceivable changes would meet the tests for orderly and proper planning as set out in key applicable local and State planning instruments below.</p> <p><b>City of Cockburn Planning Framework Requirements</b></p> <p>The City's Town Planning Scheme No. 3 (TPS3) sets out specific planning requirements for the development of the Hammond Road North area under DA35 in Schedule 11 - Development Areas. Although the scheme and associated DA35 provisions and requirements pre-date the operation of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), TPS3 nevertheless specifically requires the preparation and approval of a local structure plan, that is to apply to the land to guide subdivision, land use and development. The structure plan is also required to provide for future commercial, retail and mixed business development and compatible uses incidental thereto. Critically, the extent of such uses is subject to the preparation and approval by Council (effectively now the Western Australian Planning Commission on the recommendation of the City) of an economic/ retail impact assessment</p>	<p>supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres.</p> <p>The information is derived from the following data.</p> <table border="1" data-bbox="1435 395 2163 791"> <thead> <tr> <th rowspan="2">Existing Secondary Centres</th> <th colspan="4">Centre Offer</th> <th colspan="3">within 5 km radius</th> </tr> <tr> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> </tr> </thead> <tbody> <tr><td>Belmont</td><td>1</td><td>1</td><td>1</td><td>0</td><td>2</td><td>2</td><td>1</td></tr> <tr><td>Booragoon</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>2</td><td>2</td></tr> <tr><td>Victoria Park</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>3</td><td>3</td></tr> <tr><td>Claremont</td><td>1</td><td>1</td><td>0</td><td>1</td><td>2</td><td>1</td><td>1</td></tr> <tr><td>Ellenbrook</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Karrinyup</td><td>0</td><td>1</td><td>0</td><td>0</td><td>4</td><td>1</td><td>1</td></tr> <tr><td>Whitfords</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>4</td><td>1</td></tr> <tr><td>Warwick</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>4</td><td>2</td></tr> <tr><td>Wanneroo</td><td>1</td><td>0</td><td>1</td><td>0</td><td>3</td><td>4</td><td>1</td></tr> <tr><td>Subiaco</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>4</td><td>2</td></tr> <tr><td>Kwinana</td><td>0</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>0</td></tr> <tr><td>Clarkson</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td></tr> <tr><td>Pinjarra</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Leederville</td><td>1</td><td>0</td><td>0</td><td>1</td><td>5</td><td>6</td><td>2</td></tr> <tr><td>Mirraboopa</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>5</td><td>2</td></tr> <tr><td>Maddington</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>1</td><td>0</td></tr> <tr><td><b>Average Secondary Centres</b></td><td><b>0.9</b></td><td><b>0.8</b></td><td><b>0.1</b></td><td><b>0.2</b></td><td><b>2.6</b></td><td><b>2.4</b></td><td><b>1.3</b></td></tr> <tr><td><b>Cockburn</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td><td><b>0</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td></tr> </tbody> </table> <p>With regards to population growth within this catchment the applicant makes the following additional points:</p> <p><i>“The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The HRN-ACSP only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900 sqm to 3,300 sqm.”</i></p> <p>The applicant acknowledges that the amount of specialty floor space is above the average for a neighbourhood supermarket based centre, however,</p>	Existing Secondary Centres	Centre Offer				within 5 km radius			Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	Belmont	1	1	1	0	2	2	1	Booragoon	1	1	0	0	2	2	2	Victoria Park	1	1	0	1	5	3	3	Claremont	1	1	0	1	2	1	1	Ellenbrook	1	1	0	0	0	0	0	Karrinyup	0	1	0	0	4	1	1	Whitfords	1	1	0	0	2	4	1	Warwick	1	1	0	0	3	4	2	Wanneroo	1	0	1	0	3	4	1	Subiaco	1	1	0	0	4	4	2	Kwinana	0	1	0	0	2	1	0	Clarkson	1	1	0	0	1	0	2	Pinjarra	1	0	0	0	0	0	0	Leederville	1	0	0	1	5	6	2	Mirraboopa	1	1	0	0	4	5	2	Maddington	1	1	0	0	3	1	0	<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
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		<p>prepared in accordance with SPP4.2.</p> <p>On the basis of the review of the supporting Taktics4 RSA by Urbis, there are a series of significant weaknesses in both the methodology and assumptions used in the RSA to support the draft ACSP. As a result the ACSP does not meet the pre-requisite requirements of TPS3 as the land use structure as proposed is fundamentally flawed due to being based on and informed by an inadequate and inappropriate RSA. This results in an ACSP that in our view ought not be supported or approved by either the City or ultimately the Western Australian Planning Commission (WAPC).</p> <p>The draft ACSP also seeks to inappropriately vary the City's established and agreed retail hierarchy as set out in its Local Commercial Activity Centre Strategy (LCACS) that identifies the land as 'Tony Ales Local Centre', not a oversized neighbourhood centre with an inordinate retail focus, justified based on an artificially expanded catchment that has been included in a flawed RSA. Indeed, the level of retail floorspace significantly exceeds that identified in Appendix 1: Activity Centre floorspace breakdown in LCACS, which based on population driven demand analysis identifies a maximum of 1,095m<sup>2</sup> shop retail and 252m<sup>2</sup> other retail at 2026. This would be the scale of centre expected to meet needs of the local community.</p> <p><b>State Planning Framework Requirements</b></p> <p>SPP4.2 was prepared by the WAPC to support the planned network of activity centres contained within 'Directions 2031 and Beyond' and to specify broad planning requirements for proposed activity centres and redevelopment of current activity centres as well as identify the size and function of various types of activity centres.</p> <p>The draft ACSP indicates that the land is identified in SPP4.2 as a neighbourhood centre. This is not correct as in terms of the defined activity centres hierarchy the land is identified as a local centre only under the City's LCACS. In this respect the draft ACSP proponents have inappropriately sought to leverage the local centres effective co-</p>	<p>the applicant argues that this also represents the amount of floor space required to create the amenity associated with a main street environment. The City of Cockburn promotes the main street objective, as is evident from the previous stage of planning, namely the associated scheme amendment.</p> <p>The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to activation of the main street desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.</p> <p>The additional retail floor space proposed simply supports the provision of an existing local retailer to provide a more appropriate mix and amenity in and around its existing store. The applicant notes there is little acknowledgement or provision within state planning regulations to deal with the variation between the floor space required to generate a true main street environment and the retail floor space limits thought acceptable for a neighbourhood centre environment.</p> <p>The applicant provides comment with regards to a similar application, in their view, where the City of Swan have had to deal with this very issue in Bennett Springs Neighbourhood Centre where a main street floor space allocation exceeded the policy allocated floor space thresholds, resulting in the “absurd scenario” where a subsequent convenience based retailer was unable to be introduced to a neighbourhood centre because it would have exceeded the allocation in the planning provisions.</p> <p>Put simply the introduction of smaller retail tenancies</p>

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		<p>location with the broader Beelias Drive Mixed Business Area and Jandakot West Industrial Area to justify a greater retail focus and scale than ought to be the case having regard to all relevant factors. These areas do not form part of the activity centre hierarchy in terms of being a focus of supermarket and convenience retail activity and have a different land use intent extending to large format retail, other commercial and industrial uses.</p> <p>Conversely, pursuant to SPP 4.2 Cockburn Central is identified as a 'Secondary Centre'. Secondary centres are higher order activity centres and share similar characteristics with strategic metropolitan centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the city's economy, and provide essential services to their catchments. Secondary Centres are identified as having a catchment area of up to 150,000 people. It is critical that secondary centres be permitted to grow and perform their intended function without being compromised by the unjustified overdevelopment of nearby centres not envisaged under the established centre hierarchy.</p> <p>Within the RSA prepared by Taktics4, two statements are of particular concern. Taktics4 states 'Ales Market enjoys a catchment base that is far more expansive than national supermarket chains' and that 'immediate evidence shows that a superior supermarket offer and associated neighbourhood centre retailers will provide the surrounding community with much needed choice in the delivery of convenience based retail goods and services to the local community'.</p> <p>These statements are of concern to Perron Investments due to the proposed oversized activity centre being within 1.5 kilometres of Cockburn Gateway and the specific reference to supermarket land uses. The notion that a supermarket would be well placed within the activity centre and the significant catchment that Ale's Market provides for the centre would result in the activity centre being in direct competition and not complementing Cockburn Gateway, which is contrary to the hierarchy set out within and the requirements of both the City's LCACS and the objectives of SPP 4.2. The provisions of</p>	<p>does little to influence the performance or role of a particular centre. The major tenant is responsible for driving the function, nature and role of the centre. In this instance the existing supermarket operator will continue to be the driver of foot traffic to the centre, regardless of the retail tenancies developed in support of the main street environment the applicant is trying to achieve.</p> <p>This submission asserts that the sales productivity figures used in the RSA are understated which subsequently overstates demand.</p> <p>Submission Response, as provided by the applicant;</p> <p>The annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged that supermarkets and shops in traditional main street and strip environments invariably result in significantly lower sales productivity levels than their modern internalised counter parts.</p> <p>The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood centres floor space proposed in and around the</p>

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		<p>clause 5.1 (2) of SPP4.2 specifically state that the 'responsible authority should not support activity centre structure plans or development proposals that are likely to undermine the established and planned activity centre hierarchy. Activity centre structure plans and developments should be consistent with the centre's classification in the hierarchy'. In this case the centre is defined as a 'local centre' not a 'neighbourhood centre', and its scale and composition should reflect this as described in the City's LCACS.</p> <p><b>Conclusion</b></p> <p>Clearly, the proposals as set out in the draft ACSP have the potential to significantly undermine the continued development of Cockburn Central as a secondary centre as envisaged under both the City's LCACS and SPP4.2 and on this basis alone the draft ACSP should not be supported.</p> <p>Given the significant recent investment in Cockburn Gateway by Perron Investments we are very concerned that changes to the centre designation to allow for the expansion of the Ales Market could be used as a 'Trojan Horse' for a major supermarket in the future given that there are no guarantees that Ales Market remains as an anchor tenant or operator of this particular shop. A full line supermarket in this location would not be consistent with the centre hierarchy established or scale of development envisaged under the City's LCACS or under SPP4.2. It would potentially undermine the planning framework requirements on which key investment decisions have been made at Cockburn Gateway and is not acceptable.</p> <p>As indicated above, our position in respect of the draft ACSP is that it is fundamentally flawed and should not be supported or approved in its current or even in a modified form. Given that the draft ACSP is based on an inadequate RSA, our view is that it is not practically possible to modify the structure plan such that any conceivable changes would meet the tests for orderly and proper planning.</p> <p>Prior to any further assessment of the draft ACSP by the City we</p>	<p>catchment is not likely to be developed to single operator standards and performance levels.</p> <p>The applicant provides the additional points: “The assertion that the HRN-ACSP proposal may represent a ‘trojan horse’ seems irrational. There is no provision within Australian and State or Local Government planning instruments to specifically support, deny or protect or exclude a specific retail operator from a centre.</p> <p>Whilst rare, there are circumstances each year around Australia where supermarket stores change operators. However, it is the current intention of the Ale family to continue to trade from its current location. The expansion of the store size simply reflects the change in trading environment it finds itself trading within. And is designed to let it better continue to provide its goods and services to its customers.”</p>

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		<p>would like to meet with City representatives to directly convey our concerns about the proposed structure plan. We look forward to the City contacting us in this regard.</p>	
13	<p>Urbis – Director of Economics &amp; Market Research Level 12, 120 Collins Street Melbourne Vic 3000 Australia</p> <p><i>On behalf of the above:</i></p> <p>Perron Group/ Cockburn Gateway Shopping Centre (Cockburn Gateway)</p>	<p><b>OBJECTION</b></p> <p><b>Ales Market Retail Sustainability Assessment Review</b></p> <p>The purpose of this letter is to review the Retail Sustainability Assessment (RSA) provided by the Burgess Design Group (BDG) in support of a proposed development of Hammond Road and Beelihar Drive Cockburn. In our view, there are significant weaknesses in both the methodology and assumptions used in the report that undermine the validity of the analysis.</p> <p><b>Role of a neighbourhood centre</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Centre:</b> The centre is currently designated as a Mixed Business Centre and comprises a range of warehouse/showroom uses. The proposal seeks to change the role of the centre to a Neighbourhood Centre. The proposed 8,170 sqm of retail (PLUC 5) floorspace, particularly the 4,870 sqm of convenience based retail, is far too large for a Neighbourhood Centre. There is no market evidence provided to justify the need for, or sustainability of, this excessive amount of retail specialty floorspace.</li> </ul> <p>The amount of specialty floorspace in other neighbourhood centres in Perth with a 2,500 sqm to 3,500 sqm supermarket ranges from 500 sqm to 3,200 sqm, with an average of 1,900 sqm. The range of centres is shown in Attachment A. Based on this evidence we believe that the amount of retail specialty floorspace proposed is both excessive and unsustainable. 1,500 - 2,000 sqm would be considered the maximum supportable from a 3,300 sqm supermarket.</p> <ul style="list-style-type: none"> <li>• <b>Need for development:</b> The proposal expands the role of the centre too far beyond that intended by the retail activity centre</li> </ul>	<p>Noted. The Taktics4 submission dated 12 August 2016 (see submission # 27 below) provides further detail with regards to the 'Catchment size'. In this respect the applicants' sub-consultant has provided information which is said to be sourced from Commonwealth Bank. This information is said to be "a fact of the historic trading position for the centre".</p> <p>The survey is said to be delivered from electronic transactions from a single banking institution and extrapolated to include cash and other institution transactions. The data is said to be based on the Ale Store data only over a 3 month period from March to May 2016.</p> <p>The findings are said to show that 75% of its sales are derived from suburbs within a 5km radius of the centre. Further findings are said to show that the remaining sales (25%) are derived predominantly from 5-10km radius from the centre. The applicants' sub-consultant makes the argument, based on this information, that the catchment for the centre has a <i>'trading pattern that is larger than a Local Centre, and that the catchment findings – despite their departure from typical supermarket trading patterns is under the circumstances both realistic and valid'</i>.</p> <p>With regards to 'catchment size' the applicant provides the following further points in that, <i>'the larger corporate supermarkets in the retail environment clearly have a high market share/capture between</i></p>

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		<p>hierarchy. The premise of the application is logically inconsistent. The objective of the application is to “allow Ales Market to expand to trade to its position in the wake of increased competition (page 4).”</p> <p>However, the lack of adequate food, grocery and convenience retail in the local area is used as justification for the expansion. On page 15, the report notes that there are 22 retail based centres established or planned within the 5km catchment of the centre. Yet to justify the need for the proposal, it is claimed that there is a lack of other retail options for residents in the local area. These statements are plainly inconsistent.</p> <p>Changes to the centre designation to allow for the expansion of Ales Market could be used as a ‘Trojan Horse’ for a major supermarket in the future given that there are no guarantees that Ales Market remains as the anchor tenant or operator of this particular shop. A full-line supermarket would not be consistent with the centre hierarchy in our view.</p> <p>This application needs to be considered based on demand for food and convenience, not the Ales Market retail business specifically. Page 4 states that “the current size of the supermarket is about half the size of the national retail chains and is now unable to trade to its position in the wake of increased competition from similar offers and the expanding nature of Cockburn Central.” To be clear, expanding the centre to a neighbourhood centre, means approving it for use as supermarket, not just for Ales Market as an individual retailer.</p> <p><b>Catchment definition</b></p> <ul style="list-style-type: none"> <li>• <b>Excessive catchment size:</b> The claim that “the Ales catchment currently extends beyond 10km of its store” is not supported by evidence, such as a customer survey. This, we believe, leads to the erroneous conclusion that the catchment area for the proposed Neighbourhood Centre would be more expansive than</li> </ul>	<p><i>them. But they predominantly achieve this by market saturation – with a high market share obtained from a smaller catchment. The likes of Ales, Spud shed and Aldi rely on a lower market capture strategy, obtaining lower market share from a wider catchment to achieve the sales necessary to be sustainable’.</i></p> <p>These comments are noted by the City.</p> <p><i>ALES STORE SALES CONTRIBUTION by SUBURB – 10km radius</i></p>  <p>Source- CommBank (2016)</p> <p>The submission asserts that residents are already currently well serviced by existing or planned retail</p>

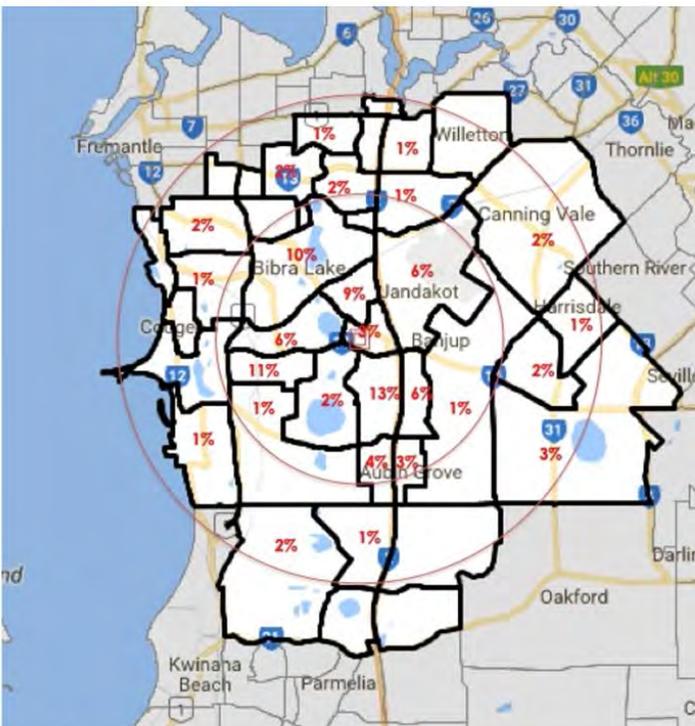
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		<p>national supermarket chains.</p> <p>A 10km radius includes residents as far north as Booragoon, who have much more supermarket and convenience shopping options available to them closer than Ales Market. Major Regional shopping centres can have catchments extending to this distance. Also a Secondary Centre such as Cockburn Gateway may have a catchment area that extends in some directions 10km from the centre. However, a Neighbourhood centre's purpose is to serve a far more localised and smaller sized catchment.</p> <ul style="list-style-type: none"> <li> <b>Extent of overstatement:</b> It is notable that the land area of a catchment with a 10 km radius is more than 44 times larger than an area with a 1.5 km radius. Using the population and spending market of a 10km radius catchment area results in a massively overstated market size. </li> <li> <b>Realistic catchment:</b> Urbis has defined a realistic trade area for a notional Neighbourhood centre at this location. This catchment extends 1.5-2.5km from the centre, taking into account other existing and proposed centres and the local road network. This more realistic catchment area contains an estimated 5,700 people in 2015 (ABS Estimated Resident Population). This is not enough to sustain a major supermarket. A rule of thumb is that a full-line supermarket (3,500 sq.m) typically requires a catchment population of 8,000-10,000 people to be sustainable. </li> <li> <b>The Spud Shed “evidence”:</b> The Spud Shed store network is used as “evidence” to support the extent of the catchment area (page 8). The report states that Ales market customer base is “derived from its strong history of local trading and its unique offer and branding to its loyal customers that have since moved away but still shop at Ales regularly.” Loyal customers who have moved away does not result in an expanded the catchment area. A catchment area is used to define an area from which a retail centre derives the significant majority of its trade and assumes that a significant proportion of residents use the shop regularly. </li> </ul>	<p>activity. The Taktics4 submission response provides an analysis of a 5km radius from all existing classified Secondary Centres defined by SPP 4.2. This analysis shows the 5km catchment for a Secondary Centre contains an average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals, as shown by Taktics4, just two full line supermarkets and four smaller supermarkets, highlighting a limited supply of supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres.</p> <p>The information is derived from the following data.</p> <table border="1" data-bbox="1435 699 2163 1094"> <thead> <tr> <th rowspan="2">Existing Secondary Centres</th> <th colspan="4">Centre Offer</th> <th colspan="3">within 5 km radius</th> </tr> <tr> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> </tr> </thead> <tbody> <tr><td>Belmont</td><td>1</td><td>1</td><td>1</td><td>0</td><td>2</td><td>2</td><td>1</td></tr> <tr><td>Booragoon</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>2</td><td>2</td></tr> <tr><td>Victoria Park</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>3</td><td>3</td></tr> <tr><td>Claremont</td><td>1</td><td>1</td><td>0</td><td>1</td><td>2</td><td>1</td><td>1</td></tr> <tr><td>Ellenbrook</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Karrinyup</td><td>0</td><td>1</td><td>0</td><td>0</td><td>4</td><td>1</td><td>1</td></tr> <tr><td>Whiffords</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>4</td><td>1</td></tr> <tr><td>Warwick</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>4</td><td>2</td></tr> <tr><td>Wanneroo</td><td>1</td><td>0</td><td>1</td><td>0</td><td>3</td><td>4</td><td>1</td></tr> <tr><td>Subiaco</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>4</td><td>2</td></tr> <tr><td>Kwinana</td><td>0</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>0</td></tr> <tr><td>Clarksom</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td></tr> <tr><td>Pinjarra</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Leederville</td><td>1</td><td>0</td><td>0</td><td>1</td><td>5</td><td>6</td><td>2</td></tr> <tr><td>Mirrabooka</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>5</td><td>2</td></tr> <tr><td>Maddington</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>1</td><td>0</td></tr> <tr><td><b>Average Secondary Centres</b></td><td><b>0.9</b></td><td><b>0.8</b></td><td><b>0.1</b></td><td><b>0.2</b></td><td><b>2.6</b></td><td><b>2.4</b></td><td><b>1.3</b></td></tr> <tr><td><b>Cockburn</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td><td><b>0</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td></tr> </tbody> </table> <p>With regards to population growth within this catchment the applicant makes the following additional points:</p> <p><i>“The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents</i></p>	Existing Secondary Centres	Centre Offer				within 5 km radius			Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	Belmont	1	1	1	0	2	2	1	Booragoon	1	1	0	0	2	2	2	Victoria Park	1	1	0	1	5	3	3	Claremont	1	1	0	1	2	1	1	Ellenbrook	1	1	0	0	0	0	0	Karrinyup	0	1	0	0	4	1	1	Whiffords	1	1	0	0	2	4	1	Warwick	1	1	0	0	3	4	2	Wanneroo	1	0	1	0	3	4	1	Subiaco	1	1	0	0	4	4	2	Kwinana	0	1	0	0	2	1	0	Clarksom	1	1	0	0	1	0	2	Pinjarra	1	0	0	0	0	0	0	Leederville	1	0	0	1	5	6	2	Mirrabooka	1	1	0	0	4	5	2	Maddington	1	1	0	0	3	1	0	<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
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		<p>For this reason, the Spud Shed comparison is neither relevant nor useful.</p> <p><b>Analysis of sales potential</b></p> <ul style="list-style-type: none"> <li> <b>Supermarket trading benchmark:</b> In section 3, Market Sustainability, it is claimed that a supermarket requires an average trading level of \$8,000 per sq.m to be sustainable (page 14). Despite claiming that this is an industry acknowledged unit measure, there is no source used to justify this claim. </li> </ul> <p>According to the 2015 Urbis Shopping Centre Benchmarks, a national accredited database of the composition and performance of over 400 shopping centres around Australia, supermarkets in WA trade at an average rate of \$12,273 per sq.m. Supermarkets in neighbourhood centres around Australia have an average trading level of \$10,567 per sq.m. Applying \$10,567 per sq.m to the spending estimates on page 14 results in a sustainable supermarket floorspace some 24% lower than derived by BDG.</p> <ul style="list-style-type: none"> <li> <b>Estimated sales productivity:</b> It is unclear whether the sales estimate for the existing supermarket has been supplied by Ales Market or estimated by BDG. There is no evidence supplied for the current sales estimate or the proposed centre estimate on page 12. The estimated trading level of \$12,000 per sq.m for the proposed centre is significantly higher than the \$8,000 used to assess market demand and there is no supporting analysis or evidence as to how the proposed centre could achieve these rates in reality. </li> </ul> <p><b>Role of other centres within the retail hierarchy</b></p> <ul style="list-style-type: none"> <li> <b>Local supply of convenience retail:</b> Higher order centres also provide lower order (i.e. convenience) functions, including supermarkets, food shops, pharmacies and retail services (dry cleaning, hair dressing etc.). The existing Cockburn Gateway centre contains more than 10,000 sq.m of supermarket and </li> </ul>	<p><i>over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The HRN-ACSP only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900 sqm to 3,300 sqm."</i></p> <p>The applicant acknowledges that the amount of specialty floor space is above the average for a neighbourhood supermarket based centre, however, the applicant argues that this also represents the amount of floor space required to create the amenity associated with a main street environment. The City of Cockburn promotes the main street objective, as is evident from the previous stage of planning, namely the associated scheme amendment.</p> <p>The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to activation of the main street desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.</p> <p>The additional retail floor space proposed simply supports the provision of an existing local retailer to provide a more appropriate mix and amenity in and around its existing store. The applicant notes there is little acknowledgement or provision within state planning regulations to deal with the variation between the floor space required to generate a true main street environment and the retail floor space limits thought acceptable for a neighbourhood centre environment.</p> <p>The applicant provides comment with regards to a similar application, in their view, where the City of</p>

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		<p>convenience retail. To suggest that residents of the local area lack access to food and convenience retail is plainly inaccurate.</p> <p>Within the locality there are two Neighbourhood centres, namely Harvest Lakes and Lakes Shopping Centre and several other small supermarkets.</p> <p><b>Floorspace productivity</b></p> <ul style="list-style-type: none"> <li>• <b>Un sourced claims:</b> The trading levels on page 14 (or floorspace productivity) used to calculate market demand for retail floorspace are all too low and as such overstate demand for retail floorspace. There is no indication of how these trading levels were derived. Based on data from the 2015 Urbis Shopping Centre Benchmarks, retail shops in WA trade at the following rates, with the figures used in the RSA in brackets: <ul style="list-style-type: none"> <li>○ Supermarkets: \$10,567 per sq.m (\$8,000)</li> <li>○ Food retail specialties: \$9,863 per sq.m (\$6,000)</li> <li>○ Total retail: \$8,930 per sq.m (\$6,119)</li> </ul> </li> </ul> <p>As a result, of the calculations using these artificially low productivity levels, the demand for floorspace is overstated and plainly excessive.</p> <p><b>Conclusions</b></p> <p>In summary, we conclude that the analysis presented in BDG's RSA is significantly flawed. The analysis and conclusions reached in the report cannot justify changing the designation of the subject centre. For the following reasons:</p> <ol style="list-style-type: none"> <li>1. The analysis presented relies on a catchment which is far too large and completely inappropriate for a Neighbourhood centre.</li> <li>2. Residents in the local area are already adequately served by</li> </ol>	<p>Swan have had to deal with this very issue in Bennett Springs Neighbourhood Centre where a main street floor space allocation exceeded the policy allocated floor space thresholds, resulting in the "absurd scenario" where a subsequent convenience based retailer was unable to be introduced to a neighbourhood centre because it would have exceeded the allocation in the planning provisions.</p> <p>Put simply the introduction of smaller retail tenancies does little to influence the performance or role of a particular centre. The major tenant is responsible for driving the function, nature and role of the centre. In this instance the existing supermarket operator will continue to be the driver of foot traffic to the centre, regardless of the retail tenancies developed in support of the main street environment the applicant is trying to achieve.</p> <p>This submission asserts that the sales productivity figures used in the RSA are understated which subsequently overstates demand.</p> <p>Submission Response, as provided by the applicant;</p> <p>The annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged that supermarkets and shops in traditional main street and strip environments</p>

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		<p>existing or planned retail facilities, including Cockburn Central.</p> <ol style="list-style-type: none"> <li>3. The scale of centre is excessive in total and the proposed amount of specialty shop provision is more than double the benchmark provision of other supermarket-based centres. The proposal relies on the continued operation of a single retailer into the future, an inappropriate basis for a change to the centre hierarchy.</li> <li>4. The proponents have not provided any reliable evidence of the need and demand for this proposal. Some of the evidence is based on unsubstantiated assumptions and unsourced claims.</li> <li>5. The report uses inconsistent logic by suggesting that there is simultaneously too much competition for Ales Market to survive in its current form and not enough food retail options in the local area to service the needs of residents.</li> </ol> <p><b>Note:</b> This submission included a table of data titled as follows:</p> <p><i>*Attachment A – Supermarket-Based Centres – Centres that include one major tenant between 2,500 and 3,500 sqm Source: Property Council of Australia 2015; Urbis*</i></p> <p><b>The above mentioned data (Attachment A) has been excluded from this table however it may be provided, upon request.</b></p>	<p>invariably result in significantly lower sales productivity levels than their modern internalised counter parts.</p> <p>The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood centres floor space proposed in and around the catchment is not likely to be developed to single operator standards and performance levels.</p> <p>The applicant provides the additional points: “The assertion that the HRN-ACSP proposal may represent a ‘trojan horse’ seems irrational. There is no provision within Australian and State or Local Government planning instruments to specifically support, deny or protect or exclude a specific retail operator from a centre.</p> <p>Whilst rare, there are circumstances each year around Australia where supermarket stores change operators. However, it is the current intention of the Ale family to continue to trade from its current location. The expansion of the store size simply reflects the change in trading environment it finds itself trading within. And is designed to let it better continue to provide its goods and services to its customers.”</p>
14	Coles Group Property Developments Cnr Nicholson & Bannister Roads, Canning Vale.	<p><b>OBJECTION</b></p> <p>I refer to the Hammond Road North Activity Centre Structure Plan (draft ACSP) prepared by Burgess Design Group (BDG) that has been out for consultation by the City of Cockburn (City) until the 29 April 2016. Coles Group Property Developments Pty Ltd (Coles) note that</p>	<p>Noted. The Taktics4 submission dated 12 August 2016 (see submission # 27 below) provides further detail with regards to the ‘Catchment size’. In this respect the applicants’ sub-consultant has provided</p>

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		<p>although this submission falls outside the submission deadline, Coles were not consulted as part of the formal advertising process, and as a significant retail landholder located within the immediate catchment for the proposed activity centre we consider that this is an oversight from the City of Cockburn and that our submission can be considered on the basis of being an affected landowner.</p> <p>By way of background, the City is reminded that Coles made significant investment through the purchase of the Beeliar Village neighbourhood centre site from the City of Cockburn in 2012, following an extensive due diligence process and negotiations with the City. As part of Coles' due diligence, one of the most significant matters that influenced the purchase of the site was the City's planning framework in regards to the medium to long term planning for retail centres within the catchment of Beeliar Village. This is the basis upon which the commercial decision to purchase and develop the Beeliar site was made.</p> <p>The City's Commercial Centres Strategy made clear representations based on detailed studies and analyses about the allocation of retail centres throughout the City (in conjunction with the Western Australian Planning Commission SPP4.2), which gave Coles security in proceeding with the acquisition and subsequent development. For the City to consider allowing a significant increase in retail floorspace within the immediate catchment of Beeliar Village, on land that was never envisaged for such an extreme amount of retail space can be considered to be highly inappropriate and not considered to be in good faith from a commercial perspective, and could not be considered to be orderly and proper from a planning perspective.</p> <p>As you are aware, Coles own the Beeliar Shopping Centre (Beeliar Centre) on Beeliar Drive that is located within very close proximity to the proposed ACSP area. On initial review of the draft ACSP we identified a number of significant concerns with the structure plan prepared by BDG, and in particular the supporting Retail Sustainability Assessment (RSA) prepared by Taktics4, noting the excessive amount of retail floor space proposed and the potential for the</p>	<p>information which is said to be sourced from Commonwealth Bank. This information is said to be <i>"a fact of the historic trading position for the centre"</i>.</p> <p>The survey is said to be delivered from electronic transactions from a single banking institution and extrapolated to include cash and other institution transactions. The data is said to be based on the Ale Store data only over a 3 month period from March to May 2016.</p> <p>The findings are said to show that 75% of its sales are derived from suburbs within a 5km radius of the centre. Further findings are said to show that the remaining sales (25%) are derived predominantly from 5-10km radius from the centre. The applicants' sub-consultant makes the argument, based on this information, that the catchment for the centre has a <i>'trading pattern that is larger than a Local Centre, and that the catchment findings – despite their departure from typical supermarket trading patterns is under the circumstances both realistic and valid'</i>.</p> <p>With regards to 'catchment size' the applicant provides the following further points in that, <i>'the larger corporate supermarkets in the retail environment clearly have a high market share/capture between them. But they predominantly achieve this by market saturation – with a high market share obtained from a smaller catchment. The likes of Ales, Spud shed and Aldi rely on a lower market capture strategy, obtaining lower market share from a wider catchment to achieve the sales necessary to be sustainable'</i>.</p> <p>These comments are noted by the City.</p>

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		<p>development of a substantial shopping precinct with anchor supermarket tenants that sits outside of the City's accepted activity centres hierarchy or any identified appropriately scaled centre under the Western Australian Planning Commissions State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP4.2).</p> <p>On the basis of shared concerns, Perron Group (the owners and operators of Gateways Shopping Centre) commissioned a review of the RSA by Urbis (copy attached), which raises a series of significant weaknesses in both the methodology and assumptions used in the RSA to support the draft ACSP. This results in the draft ACSP being fundamentally flawed, and we re-iterate and support the submission by Urbis in relation to the following matters:</p> <p><b>Urbis Retail Sustainability Assessment Review</b></p> <p>The outcomes of the review of the RSA conducted by Urbis can be summarized as follows:</p> <ol style="list-style-type: none"> <li>1. The analysis presented relies on a catchment that is far too large and completely inappropriate for a neighbourhood centre.</li> <li>2. Residents in the local area are already adequately served by existing or planned retail facilities, including the existing developments at Cockburn Central.</li> <li>3. The scale of the centre is excessive in total and the proposed amount of specialty shop provision is more than double the benchmark provision of other supermarket based centres. The proposal also relies on the continued operation of a single retailer in the future, an inappropriate basis for a change to the centre hierarchy.</li> <li>4. The proponents have not provided any reliable evidence of the need and demand for the proposal. Some of the evidence is based on unsubstantiated assumptions and unsourced claims.</li> <li>5. The report uses inconsistent logic by suggesting that there is simultaneously too much competition for Ales Market to survive</li> </ol>	<p>ALES STORE SALES CONTRIBUTION by SUBURB – 10km radius</p>  <p>Source- CommBank (2016)</p> <p>The submission asserts that residents are already currently well serviced by existing or planned retail activity. The Taktics4 submission response provides an analysis of a 5km radius from all existing classified Secondary Centres defined by SPP 4.2. This analysis shows the 5km catchment for a Secondary Centre contains an average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals, as shown by Taktics4, just two full line supermarkets and four smaller supermarkets, highlighting a limited supply of</p>

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		<p>in its current form and not enough retail options in the local area to service the needs of residents.</p> <p>Specific concerns are set out in the attached Urbis review are summarised under the following headings. Further more detailed information can be obtained from the attached document.</p> <p><u>Role of a neighbourhood centre</u></p> <ul style="list-style-type: none"> <li>• Scale of Centre – retail component excessive and unsustainable, not based on market evidence or comparable examples in Perth.</li> <li>• Need for development – centre role expanded beyond that intended by the retail activity centres hierarchy using inconsistent justifications.</li> </ul> <p><u>Catchment definition</u></p> <ul style="list-style-type: none"> <li>• Excessive catchment size – identified catchment too large and not supported by evidence.</li> <li>• Extent of overstatement – catchment size results in a massively overstated market size.</li> <li>• Realistic catchment – a proper catchment assessment contains an estimated 5,700 people in 2015, which is insufficient to sustain a supermarket.</li> <li>• The Spud Shed ‘evidence’ – neither useful or comparable in terms of defining a catchment area from which a retail centre derives the significant majority of its trade.</li> <li>• Analysis of sales potential</li> <li>• Supermarket trading benchmark – suggested trading levels not sourced and overstated based on recognised national benchmarks.</li> <li>• Estimated sales productivity – no evidence supplied for the current sales estimate or the proposed centre estimate.</li> </ul>	<p>supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres.</p> <p>The information is derived from the following data.</p> <table border="1" data-bbox="1435 395 2152 788"> <thead> <tr> <th rowspan="2">Existing Secondary Centres</th> <th colspan="4">Centre Offer</th> <th colspan="3">within 5 km radius</th> </tr> <tr> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> </tr> </thead> <tbody> <tr><td>Belmont</td><td>1</td><td>1</td><td>1</td><td>0</td><td>2</td><td>2</td><td>1</td></tr> <tr><td>Booragoon</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>2</td><td>2</td></tr> <tr><td>Victoria Park</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>3</td><td>3</td></tr> <tr><td>Claremont</td><td>1</td><td>1</td><td>0</td><td>1</td><td>2</td><td>1</td><td>1</td></tr> <tr><td>Ellenbrook</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Karrinyup</td><td>0</td><td>1</td><td>0</td><td>0</td><td>4</td><td>1</td><td>1</td></tr> <tr><td>Whitfords</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>4</td><td>1</td></tr> <tr><td>Warwick</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>4</td><td>2</td></tr> <tr><td>Wanneroo</td><td>1</td><td>0</td><td>1</td><td>0</td><td>3</td><td>4</td><td>1</td></tr> <tr><td>Subiaco</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>4</td><td>2</td></tr> <tr><td>Kwinana</td><td>0</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>0</td></tr> <tr><td>Clarkson</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td></tr> <tr><td>Pinjarra</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Leederville</td><td>1</td><td>0</td><td>0</td><td>1</td><td>5</td><td>6</td><td>2</td></tr> <tr><td>Mirrabooka</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>5</td><td>2</td></tr> <tr><td>Maddington</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>1</td><td>0</td></tr> <tr><td><b>Average Secondary Centres</b></td><td><b>0.9</b></td><td><b>0.8</b></td><td><b>0.1</b></td><td><b>0.2</b></td><td><b>2.6</b></td><td><b>2.4</b></td><td><b>1.3</b></td></tr> <tr><td><b>Cockburn</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td><td><b>0</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td></tr> </tbody> </table> <p>With regards to population growth within this catchment the applicant makes the following additional points:</p> <p><i>“The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The HRN-ACSP only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900 sqm to 3,300 sqm.”</i></p> <p>The applicant acknowledges that the amount of specialty floor space is above the average for a</p>	Existing Secondary Centres	Centre Offer				within 5 km radius			Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	Belmont	1	1	1	0	2	2	1	Booragoon	1	1	0	0	2	2	2	Victoria Park	1	1	0	1	5	3	3	Claremont	1	1	0	1	2	1	1	Ellenbrook	1	1	0	0	0	0	0	Karrinyup	0	1	0	0	4	1	1	Whitfords	1	1	0	0	2	4	1	Warwick	1	1	0	0	3	4	2	Wanneroo	1	0	1	0	3	4	1	Subiaco	1	1	0	0	4	4	2	Kwinana	0	1	0	0	2	1	0	Clarkson	1	1	0	0	1	0	2	Pinjarra	1	0	0	0	0	0	0	Leederville	1	0	0	1	5	6	2	Mirrabooka	1	1	0	0	4	5	2	Maddington	1	1	0	0	3	1	0	<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
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		<p><u>Role of other centres within the retail hierarchy</u></p> <ul style="list-style-type: none"> <li>Local supply of convenience retail – based on existing provision at Cockburn Gateway and nearby established neighbourhood centres, the suggestion that residents of the local area lack access to food and convenience retail is plainly inaccurate.</li> </ul> <p><u>Floorspace productivity</u></p> <ul style="list-style-type: none"> <li>Unsourced claims – stated trading levels used to calculate market demand for retail floorspace are all too low and as such overstate demand. There is also no indication on how these trading levels were derived.</li> </ul> <p>Whilst we support the diversification of commercial and retail activities within the City and are generally supportive of an appropriate form and type of development at the Hammond Road North centre, the extent and form of development that could be approved using the provisions with the draft ACSP is not acceptable.</p> <p>Our position in respect of the draft ACSP is that it is fundamentally flawed and should not be supported or approved in its current or even in a modified form. Given that the draft ACSP is based on an inadequate RSA, our view is that it is not practically possible to modify the structure plan such that any conceivable changes would meet the tests for orderly and proper planning as set out in key applicable local and State planning instruments below.</p> <p><b>City of Cockburn Planning Framework Requirements</b></p> <p>The City's Town Planning Scheme No. 3 (TPS3) sets out specific planning requirements for the development of the Hammond Road North area under DA35 in Schedule 11 – Development Areas. Although the scheme and associated DA35 provisions and</p>	<p>neighbourhood supermarket based centre, however, the applicant argues that this also represents the amount of floor space required to create the amenity associated with a main street environment. The City of Cockburn promotes the main street objective, as is evident from the previous stage of planning, namely the associated scheme amendment.</p> <p>The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to activation of the main street desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.</p> <p>The additional retail floor space proposed simply supports the provision of an existing local retailer to provide a more appropriate mix and amenity in and around its existing store. The applicant notes there is little acknowledgement or provision within state planning regulations to deal with the variation between the floor space required to generate a true main street environment and the retail floor space limits thought acceptable for a neighbourhood centre environment.</p> <p>The applicant provides comment with regards to a similar application, in their view, where the City of Swan have had to deal with this very issue in Bennett Springs Neighbourhood Centre where a main street floor space allocation exceeded the policy allocated floor space thresholds, resulting in the “absurd scenario” where a subsequent convenience based retailer was unable to be introduced to a neighbourhood centre because it would have exceeded the allocation in the planning provisions.</p>

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		<p>requirements pre-date the operation of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), TPS3 nevertheless specifically requires the preparation and approval of a local structure plan, that is to apply to the land to guide subdivision, land use and development. The structure plan is also required to provide for future commercial, retail and mixed business development and compatible uses incidental thereto. Critically, the extent of such uses is subject to the preparation and approval by Council (effectively now the Western Australian Planning Commission on the recommendation of the City) of an economic/retail impact assessment prepared in accordance with SPP4.2.</p> <p>On the basis of the review of the supporting Taktics4 RSA by Urbis, there are a series of significant weaknesses in both the methodology and assumptions used in the RSA to support the draft ACSP. As a result the ACSP does not meet the pre-requisite requirements of TPS3 as the land use structure as proposed is fundamentally flawed due to being based on and informed by an inadequate and inappropriate RSA. This results in an ACSP that in our view ought not be supported or approved by either the City or ultimately the Western Australian Planning Commission (WAPC).</p> <p>The draft ACSP also seeks to inappropriately vary the City's established and agreed retail hierarchy as set out in its Local Commercial Activity Centre Strategy (LCACS) that identifies the land as 'Tony Ales Local Centre', not a oversized neighbourhood centre with an inordinate retail focus, justified based on an artificially expanded catchment that has been included in a flawed RSA. Indeed, the level of retail floorspace significantly exceeds that identified in Appendix 1: Activity Centre Floorspace Breakdown in LCACS, which based on population driven demand analysis identifies a maximum of 1,095m<sup>2</sup> shop retail and 252m<sup>2</sup> other retail at 2026. This would be the scale of centre expected to meet needs of the local community.</p> <p><b>State Planning Framework Requirements</b></p> <p>SPP4.2 was prepared by the WAPC to support the planned network of</p>	<p>Put simply the introduction of smaller retail tenancies does little to influence the performance or role of a particular centre. The major tenant is responsible for driving the function, nature and role of the centre. In this instance the existing supermarket operator will continue to be the driver of foot traffic to the centre, regardless of the retail tenancies developed in support of the main street environment the applicant is trying to achieve.</p> <p>This submission asserts that the sales productivity figures used in the RSA are understated which subsequently overstates demand.</p> <p>Submission Response, as provided by the applicant;</p> <p>The annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged that supermarkets and shops in traditional main street and strip environments invariably result in significantly lower sales productivity levels than their modern internalised counter parts.</p> <p>The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood</p>

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		<p>activity centres contained within 'Directions 2031 and Beyond' and to specify broad planning requirements for proposed activity centres and redevelopment of current activity centres as well as identify the size and function of various types of activity centres.</p> <p>The draft ACSP indicates that the land is identified in SPP4.2 as a neighbourhood centre. This is not correct as in terms of the defined activity centres hierarchy the land is identified as a local centre only under the City's LCACS. In this respect the draft ACSP proponents have inappropriately sought to leverage the local centres effective co-location with the broader Beeliar Drive Mixed Business Area and Jandakot West Industrial Area to justify a greater retail focus and scale than ought to be the case having regard to all relevant factors. These areas do not form part of the activity centre hierarchy in terms of being a focus of supermarket and convenience retail activity and have a different land use intent extending to large format retail, other commercial and industrial uses.</p> <p>Conversely, pursuant to SPP 4.2 Cockburn Central is identified as a 'Secondary Centre'. Secondary centres are higher order activity centres and share similar characteristics with strategic metropolitan centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the city's economy, and provide essential services to their catchments. Secondary Centres are identified as having a catchment area of up to 150,000 people. It is critical that secondary centres be permitted to grow and perform their intended function without being compromised by the unjustified overdevelopment of nearby centres not envisaged under the established centre hierarchy.</p> <p>Within the RSA prepared by Taktics4, two statements are of particular concern. Taktics4 states 'Ales Market enjoys a catchment base that is far more expansive than national supermarket chains' and that 'immediate evidence shows that a superior supermarket offer and associated neighbourhood centre retailers will provide the surrounding community with much needed choice in the delivery of convenience based retail goods and services to the local community'.</p>	<p>centres floor space proposed in and around the catchment is not likely to be developed to single operator standards and performance levels.</p> <p>The applicant provides the additional points: "The assertion that the HRN-ACSP proposal may represent a 'trojan horse' seems irrational. There is no provision within Australian and State or Local Government planning instruments to specifically support, deny or protect or exclude a specific retail operator from a centre.</p> <p>Whilst rare, there are circumstances each year around Australia where supermarket stores change operators. However, it is the current intention of the Ale family to continue to trade from its current location. The expansion of the store size simply reflects the change in trading environment it finds itself trading within. And is designed to let it better continue to provide its goods and services to its customers."</p>

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		<p>These statements are of concern to Coles due to the proposed oversized activity centre being within 1close proximity of the Beeliar Shopping Centre and the specific reference to supermarket land uses. The notion that a supermarket would be well placed within the activity centre and the significant catchment that Ales Market provides for the centre would result in the activity centre being in direct competition and not complementing Cockburn Gateway, which is contrary to the hierarchy set out within and the requirements of both the City's LCACS and the objectives of SPP 4.2. The provisions of clause 5.1(2) of SPP4.2 specifically state that the 'responsible authority should not support activity centre structure plans or development proposals that are likely to undermine the established and planned activity centre hierarchy. Activity centre structure plans and developments should be consistent with the centre's classification in the hierarchy'. In this case the centre is defined as a 'local centre' not a 'neighbourhood centre', and its scale and composition should reflect this as described in the City's LCACS.</p> <p><b>Conclusion</b></p> <p>Clearly, the proposals as set out in the draft ACSP have the potential to significantly undermine the continued development of Cockburn Central as a secondary centre as envisaged under both the City's LCACS and SPP4.2 and on this basis alone the draft ACSP should not be supported.</p> <p>Given the significant recent investment in the Beeliar Shopping centre by Coles we are very concerned that changes to the centre designation to allow for the expansion of the Ales Market could be used for a major supermarket in the future given that there are no guarantees that Ales Market remains as an anchor tenant or operator of this particular shop. A full line supermarket in this location would be totally inconsistent with the centre hierarchy established or scale of development envisaged under the City's LCACS or under SPP4.2. It would potentially undermine the planning framework requirements on which key investment decisions have been made at Beeliar Shopping</p>	

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		<p>Centre and indeed other investment areas within the City, and is not acceptable.</p> <p>As indicated above, our position in respect of the draft ACSP is that it is fundamentally flawed and should not be supported or approved in its current or even in a modified form. Given that the draft ACSP is based on an inadequate RSA, our view is that it is not practically possible to modify the structure plan such that any conceivable changes would meet the tests for orderly and proper planning.</p> <p>Prior to any further assessment of the draft ACSP by the City we would like to meet with City representatives to directly convey our concerns about the proposed structure plan. We look forward to the City contacting us in this regard.</p>	
15	Confidential submission	<p><b>SUPPORT</b></p> <p>The movement of traffic and safety concerns at the intersection of Hammond and Yangebup Road's.</p> <p>At present, Yangebup Road basically accommodates vehicles going to and from local businesses and according to the activity plan has a vehicle per day count of 1,000. Whilst I have no data on this, I would argue that this figure is well above what the current number is. There is no doubt that the introduction of a new development and new feeder roads would significantly increase the vehicle use, however to suggest 1,000 vpd at present is a vast over exaggeration.</p> <p>Users of Yangebup Road generally enter and exit at the Hammond Road intersection and a few may use Blackly Row, via Tamara Drive, as an alternative.</p> <p>Exiting Yangebup Road into Hammond Road or continuing across and into Cooper Road is already a very dangerous manoeuvre, particularly during peak hours and an increase in traffic numbers will make this activity even more hazardous.</p>	<p>Noted. The comments regarding the movement of traffic and safety concerns at the intersection of Hammond and Yangebup Roads are supported by the City.</p> <p>The Transport Assessment submitted to the CoC as part of this proposal was reviewed by the CoC traffic engineering department. The concerns identified, within this particular submission, were similarly raised by the CoC traffic engineers. The CoC traffic engineers provided the following comment in this regard;</p> <p><i>“Curiously, the operation of the Hammond Road/Yangebup Road was not subject to an intersection performance assessment, as has been done for other intersections. This is strange considering that the traffic volumes are forecast to increase by 150% on that road,</i></p>

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		<p>The activity plan does not seem to seriously acknowledge this intersection and appears to dismiss Yangebup Road's importance should the development be approved. There is no doubt that Yangebup Road will be used extensively by businesses and patrons of the new development and also there is every likelihood that it will be used as a "rat run" exiting Beeliar Drive to avoid having to go through the lights at the intersection at Hammond Road and the small feeder road close by.</p> <p>I am also led to believe that the feeder roads along Hammond Road between North Lake Road and Beeliar Drive will be reduced to 2. Should Cooper Road not be one of the closures, then the additional load placed on the Hammond, Yangebup and Cooper Road intersection will exacerbate the problem.</p> <p>I strongly urge Council to look at how this intersection is made more user friendly and safer.</p> <p>I would also like to mention the roundabout on Hammond just before North Lake Road. During peak hours this roundabout causes a significant build-up of traffic, sometimes as far back as Blackly Row, which runs parallel to Yangebup Road. To have such a roundabout so close to North Lake Road may have served a purpose prior to the area being developed, however it certainly does not assist traffic flow now.</p>	<p><i>as a result of development traffic. It is important that this is done prior to the Structure Plan being finalised to check what impact the forecast traffic will have on the intersection, and whether any changes are required to that intersection to maintain safe and efficient traffic flow".</i></p> <p>As such this issue is identified as an area where the Transport Assessment is required to be updated. It is agreed that this issue needs to be resolved prior to the WAPC issuing final approval. Please note the associated recommendation outlined within the Council report. This issue is therefore expected to be mandated by any final determination by the decision maker of this application, the WAPC.</p> <p>The comments relating to the roundabout on Hammond just before North Lake Road are noted. The City's traffic engineers did not raise this as an issue with regards to the proposed application. Notwithstanding the City's traffic engineers have been made aware of the issue and may address the concerns as part of separate works to this proposal.</p>
16	Department of Water PO Box 332 Mandurah Western Australia 6210	<p><b>SUPPORT</b></p> <p>The Department of Water (DoW) has reviewed the proposal and has the following advice.</p> <p>Due to the development's small size, infill nature and unconstrained water resources a Local Water Management Strategy is not required in this instance.</p> <p>The Stormwater Management Strategy should ensure that the 1 in 1</p>	<p>Noted. As a condition of subdivision, as part of the next stage of planning, the applicant will be required to submit for approval a 'Urban Water Management Plan' which complies with the WAPC document 'Better Urban Water Management'.</p>

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		hour ARI events are infiltrated and treated close to source and that the drainage capacity can manage a 100 year event discharge from site.	
17	Department of Parks and Wildlife 17 Dick Perry Avenue Technology Park, Western Precinct Kensington WA 6151	<p><b>SUPPORT</b></p> <p>The Department of Parks and Wildlife has no comments on the proposal.</p>	Noted.
18	Sue Davies – Land4sale 6/437 Yangebup Road, Cockburn Central	<p><b>SUPPORT</b></p> <p>(No further comment provided)</p>	Noted.
19	Department of Education 151 Royal Street, East Perth Western Australia 6004	<p><b>SUPPORT</b></p> <p>The Department has reviewed the document and wishes to advise that it has no objection to this proposal.</p>	
20	Confidential submission	<p><b>SUPPORT</b></p> <p>The northern end of Hammond Road where it joins North Lake Road intersection needs to be fixed. Traffic is a nightmare already.</p>	<p>Noted. The Transport Assessment submitted to the CoC as part of this proposal was reviewed by the CoC traffic engineering department.</p> <p>The comments relating to the roundabout on Hammond just before North Lake Road are noted. The City's traffic engineers did not raise this as an issue with regards to the proposed application. Notwithstanding the City's traffic engineers have been made aware of the issue and may address the concerns as part of separate works to this proposal.</p>

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21	Mustang Hill Group Pty Ltd 441 Yangebup Road and 431 Yangebup Road	<p><b>SUPPORT</b></p> <p>(No further comment provided)</p>	Noted.
22	Royce Goodall Unit 7/ 640 Beeliar Drive, Success	<p><b>SUPPORT</b></p> <p>Please note my suggested location for another roundabout, as the current 4 turn lane (west of this location) needs to be improved as a roundabout as traffic volumes get busier. <i>*This submission included an image pointing to the future intersection of Beeliar Drive and corner Tamara Drive and Yangebup Road*.</i></p>	<p>Noted. The Transport Assessment submitted to the CoC as part of this proposal was reviewed by the CoC traffic engineering department.</p> <p>The comments from the CoC traffic engineers which relate to this submission are as follows;</p> <p><i>“The westernmost proposed new internal road shall not provide a direct physical connection for vehicles between Beeliar Drive and Yangebup Road, to avoid that road becoming a ‘rat-run’ by through traffic between the two roads. Adequate vehicle access to/from the site and internal servicing will still be available if that link is not provided.”</i></p> <p><i>“Left-in/left-out access to Beeliar Drive, at the west end of the property is acceptable provided that a suitable left-turn lane is provided on Beeliar Drive so that turning vehicles can exit the continuing eastbound traffic lane and slow down before turning into the subject site.”</i></p> <p>As such this issue is identified as an area where the Transport Assessment is required to be updated. It is agreed that this issue needs to be resolved prior to the WAPC issuing final approval. Please note the associated recommendation outlined within the Council report. This issue is therefore expected to be</p>

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			mandated by any final determination by the decision maker of this application, the WAPC.
23	Telstra Locked Bag 2525 Perth WA 6001	<p><b>SUPPORT</b></p> <p>At present, Telstra Corporation Limited has no objection. I have recorded this in our Development database and look forward to further correspondence in the future. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.</p> <p><b>Latest Telecommunications Policy</b></p> <p>The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).</p> <p>Applications to Telstra can be made on the Telstra Smart Community website: <a href="http://www.telstra.com.au/smart-community">http://www.telstra.com.au/smart-community</a></p> <p>More information regarding NBN Co. can be found on their website <a href="http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html">http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html</a></p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p> <p><b>Federal Government Telecommunications Infrastructure in New Developments Policy May 2015</b></p> <p><a href="https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments">https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments</a></p>	Noted. The links and further information provided will be communicated to the developer via this public document, the schedule of submissions.

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		<p><b>State Planning Policy 5.2 Telecommunications Infrastructure August 2015</b></p> <p><a href="http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf">http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf</a></p> <p><b>Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects</b></p> <p><a href="http://www.commsalliance.com.au/Documents/all/guidelines/g645">http://www.commsalliance.com.au/Documents/all/guidelines/g645</a></p>	
24	Confidential submission	<p><b>SUPPORT</b></p> <p>(No further comment provided)</p>	Noted.
25	Confidential submission	<p><b>SUPPORT</b></p> <p>We are pleased to see the plan being put forward as we believe it will have long term economic and social benefits for the area.</p> <p>Having studied the proposal we would like to comment on the implications that this proposal will have on the traffic flow on the surrounding road network.</p> <p>Since purchasing our properties in early 2009 we have seen a marked increase in the traffic volumes along Beeliar Drive and Hammond Road and to lesser extent on Yangebup Road. This increase has also impacted on the intersection of Yangebup Road and Hammond Road due to the difficulties in making right hand turns. Similar situations are present at other intersections along Hammond Road.</p> <p>An example of traffic issues that I have noticed recently was of a truck towing two trailers that was forced to encroach onto the right hand lane of Hammond Road to do a left hand turn into Cooper Road.</p> <p>Due to the nature of the business activities in the area the road systems are used by passenger vehicles and large commercial trucks transporting shipping containers and bulk cargoes. These trucks are of</p>	<p>Noted. The Transport Assessment submitted to the CoC as part of this proposal was reviewed by the CoC traffic engineering department. The concerns identified, within this particular submission, were similarly raised by the CoC traffic engineers. The CoC traffic engineers provided the following comment in this regard;</p> <ul style="list-style-type: none"> <li>“Curiously, the operation of the Hammond Road/Yangebup Road was not subject to an intersection performance assessment, as has been done for other intersections. This is strange considering that the traffic volumes are forecast to increase by 150% on that road, as a result of development traffic. It is important that this is done prior to the Structure Plan being finalised to check what impact the forecast traffic will have on the intersection, and whether any changes are required to that intersection to maintain safe and efficient traffic flow”.</li> </ul>

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		<p>the semi- trailer (articulated) type and are required to enter the delivery point's premises which require the truck to negotiate (reversing) access whilst on the road. This can lead to traffic being held up but also to the verge section being damaged if the road is too narrow. If road parking is allowed it would further complicate the issue.</p> <p>This situation currently exists on Yangebup Road. Currently there is no street parking facilities along Yangebup Road.</p> <p>We note that the existing width on both Hammond and Yangebup Road are to be left at the current width of 8m. This, we believe, will be inadequate to handle the projected traffic volumes. Also due the proposed nature of businesses there will also be an increase in truck/ passenger vehicle volumes that will further impact on traffic flow.</p> <p>We consider that these roads should be increased in width.</p> <p>We note that Yangebup Road is not considered to be major road but it is expected to have traffic increase due to other proposed changes to the road system from Beeliar Drive which could result in traffic bypassing the major intersections especially at peak times. This will impact on the trucks delivering containers to premises along Yangebup Road.</p> <p>The intersection of Hammond/Yangebup/Cooper is considered to be a major one and will require some form of traffic management (e.g. lights)</p> <p>We would like to suggest and recommend that Council give detailed consideration/evaluation on the aspect of traffic volumes and flows to all roads and intersections in the vicinity of the Activity centre and also to the broader area of the Hammond Road/North lake Road intersection including the existing roundabout on Hammond Road to facilitate a better flow of traffic especially at peak hours.</p> <p>Consideration should be given to traffic lights. The closure of some intersections along Hammond Road is also of concern as this could</p>	<ul style="list-style-type: none"> <li>• <i>“The westernmost proposed new internal road shall not provide a direct physical connection for vehicles between Beeliar Drive and Yangebup Road, to avoid that road becoming a ‘rat-run’ by through traffic between the two roads. Adequate vehicle access to/from the site and internal servicing will still be available if that link is not provided.”</i></li> <li>• <i>“Most of the section of Yangebup Road, west of Hammond Road, is currently constructed to a rural standard (unkerbed, no paths, no storm water drainage) and must be upgraded to urban standard as part of, or at the time of, this development. I suspect this might have been recognised by a Development Area Contribution scheme but if it isn’t the upgrade will need to be funded by the developer of the subject site.”</i></li> <li>• <i>“As part of the upgrade of Yangebup Road, some on-street parallel parking bays must be provided along the southern side of the road, to service the mixed businesses fronting that section of road. Those bays shall be used for short-term (e.g. customer) parking only and staff parking will have to be contained on-site.”</i></li> </ul> <p>As such these issues are identified as an area where the ‘Transport Assessment’ is required to be updated. It is agreed that these issues need to be resolved prior to the WAPC issuing final approval. Please note the associated recommendation outlined within the Council report. These issues are therefore expected to be mandated by any final determination by the</p>

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		<p>impact on traffic flow at the remaining intersections.</p> <p>We believe that to cater for the existing and projected increase of volumes of commercial vehicles that all roads be reviewed and adjustments be made to the road structures/configurations to handle future vehicular traffic.</p>	<p>decision maker of this application, the WAPC.</p>
26	<p>Department of Planning Policy Development &amp; Review Locked Bag 2506 Perth WA 6001</p>	<p><b>SUPPORT</b></p> <p>Thank you for providing the above proposal to Policy Development &amp; Review for comment.</p> <p>The proposed activity centre plan is directly abutting Bush Forever area 256 to the west. On the concept plan, landscaping and a road provide clear demarcation between the development area and the Bush Forever area. It would be recommended that the landscaping at this location use locally endemic native species, and not grass, to reduce the potential of weed infestation to the adjacent Bush Forever area. If grasses/non-native species are proposed to be used, Policy Development and Review would not support this, and recommend the road reserve be moved to provide a hard edge between the development site and the Bush Forever area.</p> <p>Please note that this is Policy Development and Review's response in regards to Bush Forever, and does not reflect comments of other branches of the Department of Planning (DoP) or a formal position of the Western Australian Planning Commission (WAPC), which may need to be consulted on this proposal.</p>	<p>Noted. With regards to this submission it is considered appropriate to update Part 1 section 4 of the Structure Plan document accordingly. This has been incorporated into the report for recommended conditioning to the WAPC.</p>
27	<p>Tactics4 45 Ventnor Avenue, West Perth WA 6005</p>	<p><b>SUPPORT</b></p> <p>Three coordinated submissions were received opposing the development proposed as part of the Hammond Road North Activity Centre Structure Plan Area 'HRN – ACSP'. The submissions were received from:</p> <ul style="list-style-type: none"> <li>• Perron Group / Cockburn Gateway</li> </ul>	<p>Noted, and generally supported. This submission has been referred to within the Council report (main text).</p>

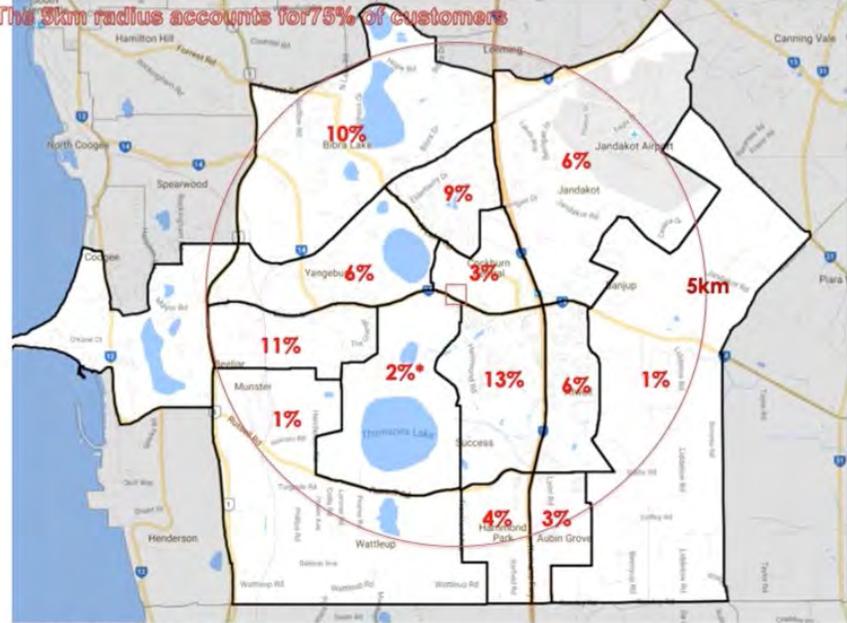
NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> <li>• Coles – Beeliar Village</li> </ul> <p>Their respective submissions were prepared jointly and arguments formed primarily from a review of the HRN-ACSP and it's supporting Retail Sustainability Assessment 'RSA' by Urbis Planning consultants. This paper responds to the issues raised in those opposing submissions.</p> <p><b>WAPC SPP4.2 – ACTIVITY CENTRES – PERTH AND PEEL</b></p> <p>The opposing submissions assert that the HRN-ACSP is not identified as an appropriately scaled centre within the WAPC State Planning Policy 4.2 – Activity Centres Perth and Peel.</p> <p><u>Submission Response</u></p> <p>The City of Cockburn - Local Commercial Activity Centres Strategy 'LCACS' allocates the HRN-ACSP as a local centre, despite the centre function being more in line with a neighbourhood centre role as it is anchored by an existing supermarket. Regardless of the classification as a local or neighbourhood centre, SPP 4.2 policy does not purport to deal with or provide for provision for the spatial planning, expansion or reclassification of either local or neighbourhood centres. It is clearly delineated within SPP4.2 that the provision of Local and Neighbourhood centres should be dealt with solely by Local Government Activity Centre Strategies. The allocation of additional retail floor space within the HRN-ACSP would therefore not impact the intended objectives of the SPP 4.2.</p> <p>WAPC SPP 4.2 suggests that Local Government may require proposed changes to Neighbourhood Centres to be subject to the preparation of a detailed area plan, but it is clear that the jurisdiction for Local and Neighbourhood centres falls outside the purposes, objectives and interests of SPP 4.2.</p> <p>The HRN-ACSP has subsequently been prepared in accordance with the LCACS and will not influence or be impacted by SPP 4.2.</p>	

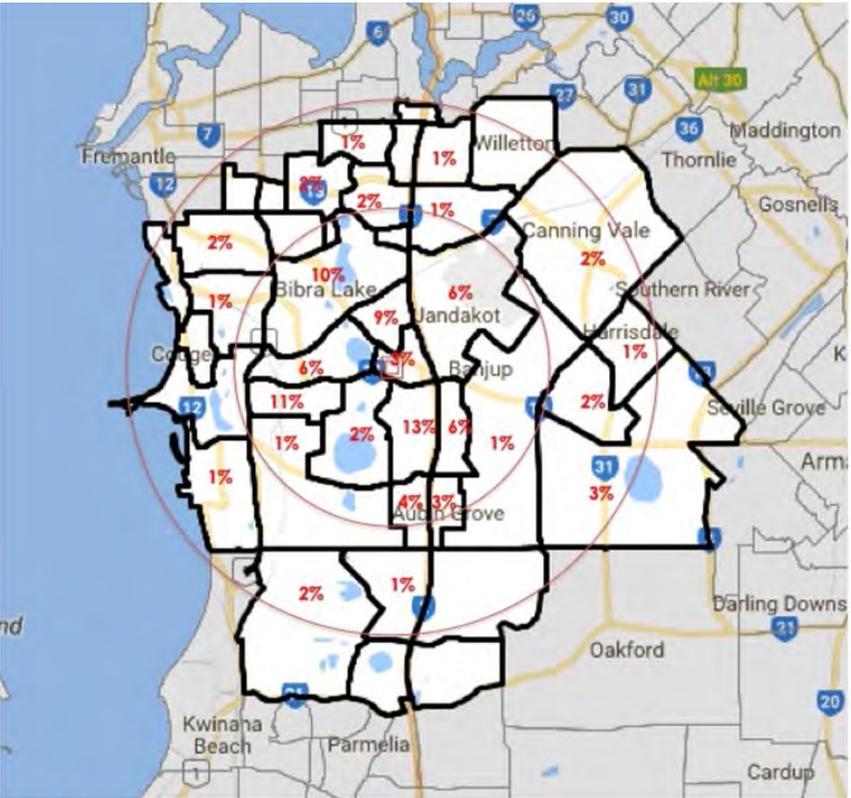
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		<p><b>LOCAL COMMERCIAL ACTIVITY CENTRES STRATEGY</b></p> <p>The opposing submissions assert that the HRN-ACSP sits outside the City's accepted Local Commercial Activity Centres Strategy which classifies it as a Local Centre.</p> <p><u>Submission Response</u></p> <p>The Ales market clearly does not trade as a Local Centre. Its current mix, size and catchment do not support its position within the LCACS as a Local Centre.</p> <p>The planned business mix proposed within the HRN – ACSP simply aims to support its current function by introducing a higher level of complementary activity, higher amenity and employment diversity. The centre is currently a supermarket based centre. The additional retail development proposed as part of the HRN-ACSP will not alter its function as a supermarket based centre.</p> <p>There has always been an acknowledgement within the City's LCACS that Ales would expand beyond its current size. The City's LCACS identifies that all future retail uses allocated within the mixed business precincts is to be allocated to the Ales Local Centre.</p> <p>The HRN – ACSP falls within the designated Strategic Employment Centres delineated within the LCACS, including:</p> <ul style="list-style-type: none"> <li>• Jandakot West Industrial centre (47)</li> <li>• North Lake Road (South) Mixed Business Area (52)</li> <li>• Beeliar Drive Mixed Business Area (49)</li> <li>• Tony Ales Local Centre (39)</li> </ul> <p><u>Principles and Opportunities</u></p> <p>The LCACS outlines a series of clearly described principles and values by which future development in all centres should be assessed</p>	

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		<p>against. The HRN – ACSP satisfies all of the principles including.</p> <p>Principle 1 Efficient, Intense and Compact Centres</p> <p>The HRN-ACSP aims to create a self-perpetuating energy appropriate to the purpose of the supermarket based centre, through development of a contiguous configuration of related activities and urban forms.</p> <p>Principle 2 – Optimise Frequency, Concentration and Quality of Transactions</p> <p>The HRN-ACSP aims to create a more effective, concentrated and higher quality transactions by creating a hub of activity rather than a disparate array of single operations.</p> <p>Principle 3 – Support Maturation of Centres</p> <p>The HRN-ACSP allows the centre to adapt and evolve in order to better meet the changing needs of the growing community.</p> <p>Principle 4 - Support Integrity of the Activity Centres Network</p> <p>The HRN – ACSP is not attempting to change the nature and function of the existing function of the centre. Overall the development of the centre is to the benefit of the City’s residents, workers and visitors.</p> <p>Principle 5 – Optimise the Access to and within Centres</p> <p>The HRN-ACSP aims to improve the internal access around the existing centre and connect to the broader access network.</p> <p>Principle 6 – Match Use with Purpose of Place</p> <p>The HRN-ACSP is influenced by the role of its major activity operator - the supermarket. Increasing the size of the supermarket within the growth scenario forecast for the catchment does not alter its purpose of place.</p>	

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		<p>Principle 7 – Place Identity, Amenity and Integrity</p> <p>The introduction of a main street environment and supporting activity will reinforce the place identity for the centre as well as increasing the amenity dramatically. Without jeopardising the integrity of the network by maintaining its primary function as a supermarket based centre.</p> <p>Principle 8 – Place Equity</p> <p>The HRN-ACSP is designed to allow potential users of the centre to undertake a range of other complementary transactions appropriate for that type of centre.</p> <p>The HRN-ACSP adheres to and ticks the boxes associated with each of the basic principles purported as valuable in the LCACS. The redevelopment of the site therefore represents the proper and timely planning for the centre and allows it to become a more valuable contributor to the City’s activity centre network. Without attempting to alter its current function and role.</p> <p><b>CATCHMENT SIZE</b></p> <p>The opposing submissions assert that the 10km radius catchment determined by the RSA is too large and inappropriate for a local/neighbourhood centre.</p> <p><u>Submission Response</u></p> <p>The catchment delineation for the HRN – ACSP is simply a fact of the historic trading position for the operator within the centre. Nothing has changed before or since the allocation of the centre classification in the LCACS.</p> <p>The RSA analysis acknowledges despite noting the 10km radius catchment that the majority of sales will be derived from within 5km radius. All of the information and data used to assess the future sales</p>	

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		<p>potential for the centre utilises the 5km catchment data.</p> <p>Commercial survey findings support this position. The following map shows the estimated sales contribution from each suburb within a 5km radius of the centre. The survey is primarily derived from electronic POS transactions by customers from a single banking institution and extrapolated to include cash and other institution transactions. The data is based on customers to the Ales store only, and was retrieved over a 3 month period from March – May 2016.</p> <p>The findings show that 75% of the Ales store sales are derived from suburbs within a 5km radius of the centre. Further findings show that the majority of remaining sales (22%) are derived predominantly from 5-10km radius from the centre. Although a small amount of sales are also derived from outside this radius. These findings confirm that the catchment for the centre has a trading pattern that is larger than a Local Centre, and that the catchment findings – despite their departure from typical supermarket trading patterns is under the circumstances both realistic and valid.</p> <p>We concur with the Urbis assertion that a typical corporate full line supermarket (Coles and Woolworths) have a typical catchment size of 1.5km – 2.5km. The catchment for a smaller IGA operated/branded supermarket is typically smaller than this again.</p> <p>The larger corporate supermarkets in the retail environment clearly have a high market share/capture between them. But they predominantly achieve this by market saturation – with a high market share obtained from a smaller catchment. The likes of Ales, Spud shed and Aldi rely on a lower market capture strategy, obtaining lower market share from a wider catchment to achieve the sales necessary to be sustainable. These stores rely on attracting customers who are prepared to travel further to achieve a product considered missing in closer supermarket offers. The level and reason for the attraction will vary between customers.</p> <p>These findings therefore supports the position that the Ales store is</p>	

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		<p>consistent with other non-corporate supermarket offerings similar to the 'Spud Shed' making the correlation between the two as depicted in the RSA both valid and useful.</p> <p><b>ALES STORE SALES CONTRIBUTION by SUBURB – 5km radius</b></p> <p><i>ALES STORE SALES CONTRIBUTION by SUBURB – 5km radius</i></p>  <p><i>Source- CommBank (2016)</i></p> <p>Notwithstanding this catchment and trading position, the fact remains that customers are attracted by the weekly convenience based shopping, the centre would not be expected to attract fashion or regional based businesses that would normally be targeted or attracted to Secondary Centres such as Cockburn Gateway. Furthermore, the confirmation of the wider catchment reduces the impact of sales on surrounding centres as fewer sales are generated from the surrounding catchment than would be the case for a full line supermarket offer with a smaller catchment.</p>	

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		<p>This analysis shows that the HRN – ACSP currently represents an anomaly to the LCACS hierarchy. The HRN – ACSP simply intends to expand to meet forecast growth and in a manner which is consistent with its current function.</p> <p><b>ALES STORE SALES CONTRIBUTION by SUBURB – 10km radius</b></p> <p><i>ALES STORE SALES CONTRIBUTION by SUBURB – 10km radius</i></p>  <p>Source- CommBank (2016)</p>	

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		<p><b>SUPERMARKET SUPPLY</b></p> <p>The opposing submissions assert that residents are already currently well served by existing or planned retail activity. It also asserts that a supermarket requires a catchment of between 8,000-10,000 residents within its catchment.</p> <p><u>Submission Response</u></p> <p>Analysis of a 5km radius from all existing classified Secondary Centres defined by the SPP4.2 shows that the 5km catchment for a Secondary Centre contains on average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals just two full line supermarkets and four smaller supermarkets, highlighting a limited supply of supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres. No additional supermarket based centres are currently planned within this location.</p> <table border="1" data-bbox="488 900 1352 1327"> <thead> <tr> <th rowspan="2">Existing Secondary Centres</th> <th colspan="4">Centre Offer</th> <th colspan="4">within 5 km radius</th> </tr> <tr> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> </tr> </thead> <tbody> <tr><td>Belmont</td><td>1</td><td>1</td><td>1</td><td>0</td><td>2</td><td>2</td><td>1</td><td>10</td></tr> <tr><td>Booragoon</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>2</td><td>2</td><td>7</td></tr> <tr><td>Victoria Park</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>3</td><td>3</td><td>12</td></tr> <tr><td>Claremont</td><td>1</td><td>1</td><td>0</td><td>1</td><td>2</td><td>1</td><td>1</td><td>7</td></tr> <tr><td>Ellenbrook</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>2</td></tr> <tr><td>Karrinyup</td><td>0</td><td>1</td><td>0</td><td>0</td><td>4</td><td>1</td><td>1</td><td>9</td></tr> <tr><td>Whitfords</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>4</td><td>1</td><td>8</td></tr> <tr><td>Warwick</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>4</td><td>2</td><td>11</td></tr> <tr><td>Wanneroo</td><td>1</td><td>0</td><td>1</td><td>0</td><td>3</td><td>4</td><td>1</td><td>5</td></tr> <tr><td>Subiaco</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>4</td><td>2</td><td>10</td></tr> <tr><td>Kwinana</td><td>0</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>0</td><td>2</td></tr> <tr><td>Clarkson</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td><td>2</td></tr> <tr><td>Pinjarra</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Leederville</td><td>1</td><td>0</td><td>0</td><td>1</td><td>5</td><td>6</td><td>2</td><td>10</td></tr> <tr><td>Mirrabooka</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>5</td><td>2</td><td>12</td></tr> <tr><td>Maddington</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>1</td><td>0</td><td>6</td></tr> <tr> <td><b>Average Secondary Centres</b></td> <td><b>0.9</b></td> <td><b>0.8</b></td> <td><b>0.1</b></td> <td><b>0.2</b></td> <td><b>2.6</b></td> <td><b>2.4</b></td> <td><b>1.3</b></td> <td><b>7.1</b></td> </tr> <tr> <td><b>Cockburn</b></td> <td><b>1</b></td> <td><b>1</b></td> <td><b>0</b></td> <td><b>0</b></td> <td><b>1</b></td> <td><b>1</b></td> <td><b>0</b></td> <td><b>4</b></td> </tr> </tbody> </table> <p>Coles/Woolworths/IGA store locator web sites</p> <p>The Coles based Beeliiar Village is located 5.5km away from the Secondary Centre and 4 km away from the HRN-ACSP. By the Urbis</p>	Existing Secondary Centres	Centre Offer				within 5 km radius				Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	IGA	Belmont	1	1	1	0	2	2	1	10	Booragoon	1	1	0	0	2	2	2	7	Victoria Park	1	1	0	1	5	3	3	12	Claremont	1	1	0	1	2	1	1	7	Ellenbrook	1	1	0	0	0	0	0	2	Karrinyup	0	1	0	0	4	1	1	9	Whitfords	1	1	0	0	2	4	1	8	Warwick	1	1	0	0	3	4	2	11	Wanneroo	1	0	1	0	3	4	1	5	Subiaco	1	1	0	0	4	4	2	10	Kwinana	0	1	0	0	2	1	0	2	Clarkson	1	1	0	0	1	0	2	2	Pinjarra	1	0	0	0	0	0	0	0	Leederville	1	0	0	1	5	6	2	10	Mirrabooka	1	1	0	0	4	5	2	12	Maddington	1	1	0	0	3	1	0	6	<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>7.1</b>	<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>4</b>	
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<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>7.1</b>																																																																																																																																																																														
<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>4</b>																																																																																																																																																																														

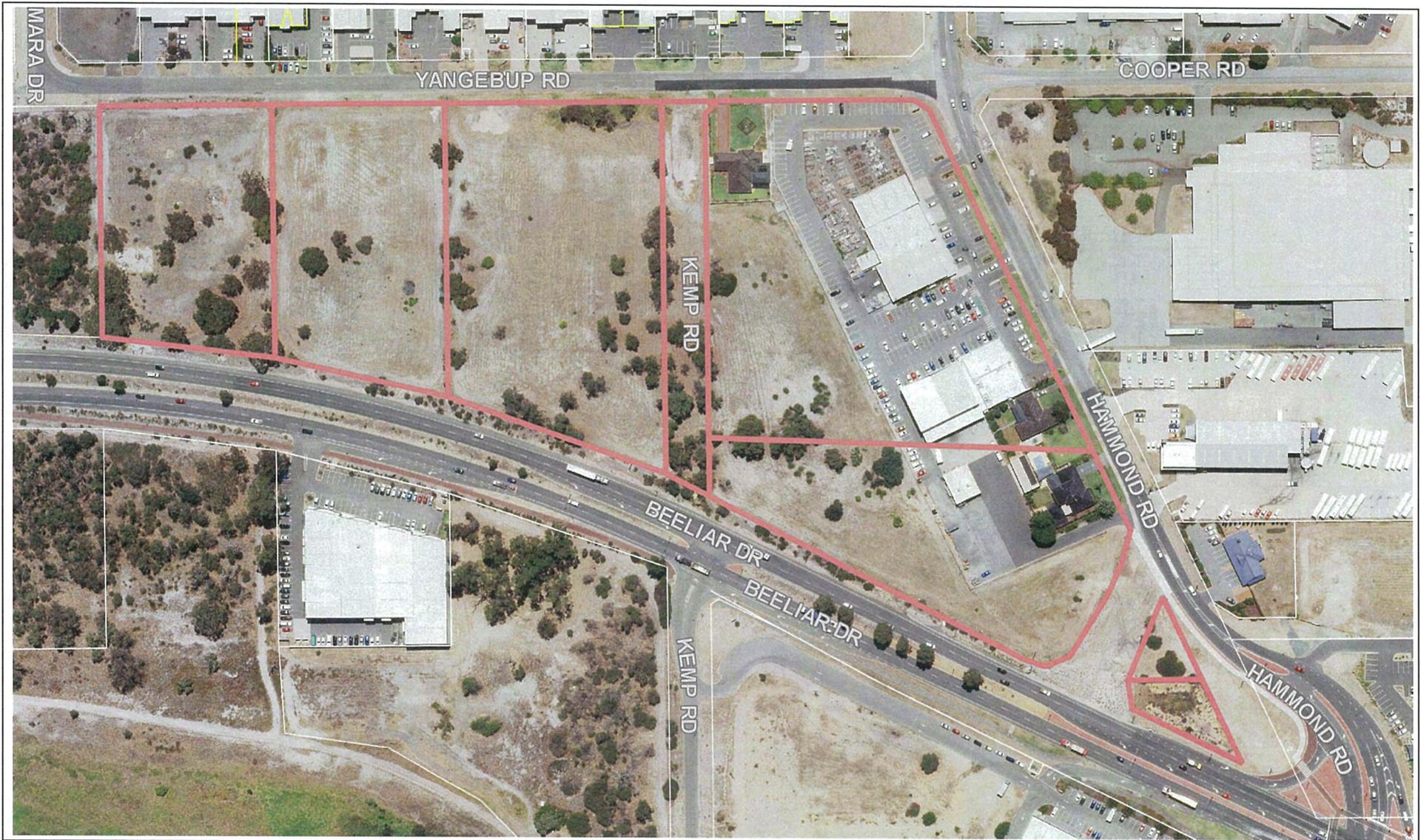
NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>catchment assessment, and supported by this author the Coles catchment can expect to trade comfortably to a 1.5km – 2km catchment.</p> <p>Harvest Lakes and Russell Road Centres are both located over 3km south of the Gateway Centre.</p> <p>The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The HRN-ACSP only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900 sqm to 3,300 sqm.</p> <p><u>Spending to Sales Contribution</u></p> <p>The growth in population alone will result in supermarket spending by residents within the 1.5km catchment to increase by an additional \$77 M p.a.</p> <p>The retail modelling indicates that the expanded supermarket would capture an additional of \$15M p.a. Based on current market capture less than \$3.75M p.a. (25%) would be derived from the 1.5km radius catchment. This represents 5% of the total forecast increase in supermarket based spending per annum forecast for the 1.5km radius. Leaving 95% (\$73M p.a.) of forecast supermarket spending within the 1.5 km radius to be captured by existing supermarket operators.</p> <p>Under any analysis the relatively modest increase in supermarket floor space will not represent a significant economic impact on surrounding commercial trading positions.</p>	

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p><b>DATA, SOURCES AND ASSUMPTIONS</b></p> <p>The opposing submissions assert that the sales productivity figures used in the RSA are understated which subsequently overstates demand.</p> <p><u>Submission Response</u></p> <p>The annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged that supermarkets and shops in traditional main street and strip environments invariably result in significantly lower sales productivity levels than their modern internalised counter parts.</p> <p>The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood centres floor space proposed in and around the catchment is not likely to be developed to single operator standards and performance levels.</p> <p>The lower sales productivity for assessing future demand is therefore both justified and rational.</p> <p>Notwithstanding this variation, even utilising the Urbis averages (\$10,567/sqm p.a.) as a basis for determining the future demand for supermarket floor space within the catchment still shows a shortfall in supermarket floor space of 18,000 sqm within the catchment. The proposed redevelopment in the HRN-ACSP contributes 1,400sqm or 8% of the total increase in demand for supermarket floor space based on the Urbis averages. No other significant supermarket floor space is</p>	

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>currently planned within this radius of the centre.</p> <p><u>HRN- ACSP Productivity</u></p> <p>Not with standing that the modelled floor space productivity used falls within the range of sales productivities used to derive the Urbis averages, the productivities used for the HRN-ACSP area slightly above Urbis averages and represent existing store trading.</p> <p>The planned development will be expected to generate a total sales productivity of \$12,000 / sqm p.a. from its expanded supermarket operation, slightly above the Urbis averages. However as previously discussed, the sales will be drawn from a wider base and the contribution to sales by residents within the immediate catchment leaves sufficient spending to be captured by existing and future retailers within the designated centres.</p> <p><b>AMOUNT OF CONVENIENCE BASED RETAIL FLOOR SPACE</b></p> <p>The opposing submissions assert that the amount of floor space (4,870 sqm) of convenience based retail is excessive and inconsistent with a supermarket based centre and that 1,500 -2,000 sqm would be considered the maximum supportable from a 3,300 sqm supermarket.</p> <p>The opponents also assert that the development relies on a single operator for continued operation, and that this represents an inappropriate basis for a change to the retail hierarchy.</p> <p><u>Submission Response</u></p> <p>We acknowledge that the amount of specialty floor space is above the average for a neighbourhood supermarket based centre, however, this also represents the amount of floor space required to create the amenity associated with a main street environment. The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to</p>	

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>activation of the main street desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.</p> <p>The additional retail floor space proposed simply supports the provision of an existing local retailer to provide a more appropriate mix and amenity in and around its existing store. Unfortunately there is little acknowledgement or provision within state planning regulations to deal with the variation between the floor space required to generate a true main street environment and the retail floor space limits thought acceptable for a neighbourhood centre environment. The City of Swan have had to deal with this very issue in Bennett Springs Neighbourhood Centre where a main street floor space allocation exceeded the policy allocated floor space thresholds, resulting in the absurd scenario where a subsequent convenience based retailer was unable to be introduced to a neighbourhood centre because it would have exceeded the allocation in the planning provisions.</p> <p>Put simply the introduction of smaller retail tenancies does little to influence the performance or role of a particular centre. The major tenant is responsible for driving the function, nature and role of the centre. In this instance the existing supermarket operator will continue to be the driver of foot traffic to the centre, regardless of the retail tenancies developed in support of the main street environment the applicant is trying to achieve.</p> <p><u>Trojan Horse</u></p> <p>The assertion that the HRN-ACSP proposal may represent a 'trojan horse' seems irrational. There is no provision within Australian and State or Local Government planning instruments to specifically support, deny or protect or exclude a specific retail operator from a centre.</p> <p>Whilst rare, there are circumstances each year around Australia where supermarket stores change operators. However, it is the current intention of the Ale family to continue to trade from its current location. The expansion of the store size simply reflects the change in trading</p>	

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>environment it finds itself trading within. And is designed to let it better continue to provide its goods and services to its customers.</p> <p><b>SUMMARY</b></p> <p>The planned HRN- ACSP simply aims to create a more appropriate surrounding environment to reflect the existing function of the precinct.</p> <p>The growth in supermarket floor space is only 1,400qm and is expected to capture an additional \$15M p.a. in sales of which \$3.75M p.a. is expected to be captured from within a 1.5km radius. This represents just 4% of the total increase in supermarket spending forecast through population growth within the 1.5km catchment.</p> <p>The arguments provided by the competitive interests in Coles, Cockburn Gateway and their consultant team Urbis is unfounded given the lack of adequate supermarket supply, the larger trading draw of the existing centre, the forecast increase in demand for supermarket space. It would appear that the arguments are designed to protect current trading positions despite the fact that the forecast growth in the area should result in each of their commercial interests experiencing significant increases in both visitation and sales despite the development proposed in accordance with the HRN – ACSP.</p>	



**City of Cockburn**  
G.I.S Services Department

**Attachment 1: Location Plan & Aerial Photograph  
Proposed Structure Plan Area (in red) including:  
Pt Lot 802, Lots 1 and 803, Yangebup Road, Lots 7, 99, 146  
and 147 Hammond Road, and Lot 4308 Beeliar Drive,  
Cockburn Central**

PRINTED ON:  
23/06/2016

SCALE = 1:2500

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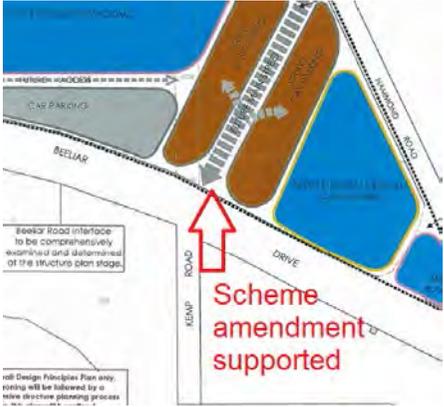
**SCHEDULE OF SUBMISSIONS**  
**TONY ALES PROPOSED HAMMOND ROAD NORTH STRUCTURE PLAN –**  
**LOT 802, LOTS 1 AND 803 YANGETUP ROAD, LOTS 7, 99, 146 AND 147 HAMMOND ROAD, AND**  
**LOT 4308 BEELIAR DRIVE, COCKBURN CENTRAL**

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
1	Mustang Hill Group Pty Ltd 431 and 441 Yangebup Road	<p><b>SUPPORT</b></p> <p>(no further details provided)</p>	Noted.
2	Water Corporation	<p><b>SUPPORT</b></p> <p>We have assessed the proposal and confirm that the land is able to be serviced by Water Corporation's water and wastewater services. There are no other issues associated with the structure plan.</p>	Noted. The applicant will be made aware of the Water Corporations comments through this Schedule of Submissions table.
3	Department of Aboriginal Affairs P O Box 3153 EAST PERTH WA 6892	<p><b>SUPPORT</b></p> <p>The Department of Aboriginal Affairs (DAA) has undertaken a review of this location and confirms there are no reported Aboriginal heritage sites mapped on the DAA heritage database within this area.</p> <p>From a review of the available aerial imagery it is evident that the proposed development area has been cleared. On the information available, there are no impediments for the proposed development in regards to Aboriginal heritage. However, please be aware that many sites to which the <i>Aboriginal Heritage Act 1972</i> apply have not yet been identified or reported to the DAA.</p> <p>It is recommended that developers undertaking activities within the area for the proposal, are familiar with the State's Cultural Heritage Due Diligence Guidelines. These have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The</p>	Noted. The applicant will be made aware of the DAAs comments through this Schedule of Submissions table.

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>guidelines are available at: <a href="http://www.daa.wa.gov.au/globaassets/pdf-files/ddg">http://www.daa.wa.gov.au/globaassets/pdf-files/ddg</a>. If, after reviewing these guidelines, the developer has any queries regarding their responsibilities regarding the AHA, they should contact the DAA in the first instance.</p>	
4	<p>Department of Environment Regulation Locked Bag 33 Cloisters Square PERTH WA 6000</p>	<p><b>SUPPORT</b></p> <p>DER has no comment on the proposed Activity Centre Plan. Where required, DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities under the <i>Environmental Protection Act 1986</i> or <i>Contaminated Sites Act 2003</i>.</p>	Noted.
5	<p>Western Power 363 Wellington Street PERTH WA 6000</p>	<p><b>SUPPORT</b></p> <p>As your proposed work is near energised electrical installations and powerlines, the person in control of the work site must ensure that no person, plant or material enters the "Danger Zone" of an overhead powerline or other electrical network assets.</p> <p>The "Danger Zone" is set out in Western Australian Occupational Safety and Health Regulation 1996 – Specifically Reg 3.64. <a href="#">(Link)</a></p> <p>Any information provided to you by Western Power should not be used in isolation and we recommend that you refer to the Occupational Safety and Health Act 1984 and Occupational Safety and Health Regulations 1996. These documents outline WorkSafe WA requirements for working near electricity.</p> <p>For queries relating to these requirements, visit <a href="#">WorkSafe</a> or contact WorkSafe on 1300 307 877.</p> <p>To help you plan your works around Western Power's infrastructure, please follow the links below:</p> <p><a href="#">Working Near Electricity (link)</a></p> <p><a href="#">Dial Before You Dig (link)</a></p>	<p>Noted. The applicant will be made aware of Western Powers comments through this Schedule of Submissions table. The relevant hyperlinks are imbedded into column three of submission 5, please refer to the underlined text.</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>If you require information about Western Power's infrastructure including plans, please complete a request for Digital Data attached.</p> <p>If you require Western Power to complete work on your behalf, please complete the appropriate application form using the link below: <u><a href="#">Customer applications (link)</a></u></p> <p>Should your project involve any changes to existing ground levels around poles and structures, or you will be working underneath power lines or around underground cables, please contact Western Power on 13 10 87.</p> <p>We are obliged to point out that any change to Western Power's network is the responsibility of the individual developer.</p>	
6	<p>Mark Secombe 93 Hammond Road COCKBURN CENTRAL WA 6164</p>	<p><b>SUPPORT</b></p> <p>Concerns if the blue road between Beeliar Drive and Hammond Road (Bounded by Lots 147 and 146 and Medical Centre) is maintained we already have problems with congestion outside our business since the installation of the new intersection. Specifically congestion preventing access and egress and speed of oncoming traffic when exiting to the right. Another road entering opposite our hospital would be highly problematic.</p>	<p>Noted. The current blue road reserve, as indicated by <i>'Image 1'</i> below, is no longer required. The newly constructed intersection to the east of the previous Hammond Road/ Beeliar Drive intersection replaces the now redundant reserve.</p> <p>It is acknowledged the applicant originally indicated on figure 6 of the draft Structure Plan 'concept plan' (original draft used for advertising purposes) that vehicle access would be maintained in this location. This link is shown between the indicative Medical Centre and Office see <i>'Image 2'</i> below.</p> <p>The City has recommended to the WAPC (decision makers) that the draft indicative vehicular access (shown by the red 'X' below) is removed from the plan and not permitted. Allowing this intersection will be problematic. The comments raised in this submission are supported by the City.</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1440 225 2136 288"><i>Image 1 - Previous Blue Road intersection (no longer required):</i></p>  <p data-bbox="1462 762 2112 826"><i>Image 2 - Indicative vehicular access which is not supported by the CoC:</i></p> 
7	Department of Parks and Wildlife Swan Region	<p data-bbox="488 1321 629 1345"><b>SUPPORT</b></p> <p data-bbox="488 1385 1406 1449">The Department of Parks and Wildlife has no comments on the proposal.</p>	Noted.

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
8	Department of Transport G P O Box C102 PERTH WA 6839	<p><b>SUPPORT</b></p> <p>The DoT has reviewed the proposed plan and expresses the following concerns:</p> <p><b>1. Proposed Beelias Drive/ Kemp Road roundabout:</b></p> <p>Beelias Drive is classified as an Other Regional Road (ORR) in the MRS under the responsibility of the Department of Planning (DoP) and is also classified as a primary freight route under SPP 5.4. As such it is inappropriate to introduce a round-a-bout with the associated delays and hazards for large vehicles unless it is absolutely essential for traffic reasons. In addition the light traffic from the intersecting roads will prevent the round-a-bout from operating properly.</p> <p><b>2. Reopening of the Hammond Road intersection.</b></p> <p>The re-opening of this intersection to enable a driveway access to the site may have an impact on traffic safety and operational requirements of accessing this site given its close proximity to the Beelias Drive/Hammond Road intersection.</p> <p>It is suggested that the City initiate a MRS amendment to rationalise the Other Regional Road reservation in this location.</p> <p>If the City wishes to pursue the development of this location, it should investigate alternative access options.</p>	<p>Noted. The proposed roundabout in question has indicatively been supported by the PTA and MRWA at Scheme Amendment Stage. Neither the PTA nor MRWA raised the, then proposed, access through the centre of the subject site as an issue. The indicative design (see 'Image 1' below) shows the intent for the 'future main street' to extend through to Beelias Drive.</p> <p>It is acknowledged though that the intersection treatment is not specifically shown as a roundabout on the below scheme amendment plan extract. Notwithstanding the grey arrow does show a continuation through the subject site through to Beelias Drive/ Kemp Road.</p> <p><i>Image 1: Scheme amendment concept plan (previous stage of planning):</i></p>  <p>'Image 2' below provides for an extract from the proposed Structure Plan. The proposed indicative plan (Figure 6 – of SP report) provides for a consistent road design as per the previous Scheme Amendment</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>approval (<i>Image 1</i>).</p> <p><i>Image 2</i> below reorientates the 'future main street' approximately 20 degrees to the west within the subject site. The proposed vehicle access is maintained though at the intersection of Beeliar Drive and Kemp Road. The proposed roundabout on the Structure Plan is therefore consistent with that of the approved scheme amendment document, with regards to providing for access through.</p> <p>Item 14.5 of the OCM report dated 9 August 2012 'Consideration to adopt scheme amendment No. 90' (pg 40) indicates;</p> <p><i>"The creation of a 'main street' linking Beeliar Drive (near Kemp Road) and Hammond Road with the alignment and extent to be determined through the structure planning process."</i></p> <p>DA 35 of TPS No. 3, which applies to the subject site, specifies;</p> <p><i>"The adopted Local Structure Plan must be accompanied by a comprehensive traffic assessment, including a Vehicle Access and Parking Strategy."</i></p> <p>The City of Cockburns' Traffic engineers have reviewed the preliminary Transcore Transport Assessment dated October 2015. City engineers considered the roundabout in question in its current location and determined its location is satisfactory.</p> <p>The DoT comment below is noted:</p> <p><i>"It is inappropriate to introduce a round-a-bout</i></p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1509 225 2145 320"><i>with the associated delays and hazards for large vehicles <u>unless it is absolutely essential for traffic reasons</u></i>".</p> <p data-bbox="1435 360 2145 456">The City of Cockburn considers the introduction of the round-a-bout to be absolutely essential for traffic reasons.</p> <p data-bbox="1442 496 2145 528"><i>Image 2 – Indicative proposed development concept:</i></p>  <p data-bbox="1429 1034 2145 1166">It is important to note the relocated intersection for the 'new' Hammond Road/ Beeliar Drive Intersection (blue arrow above) is considered by the City to be an unusual intersection, given a number of constraints.</p> <p data-bbox="1429 1206 2145 1369"><i>'Image 3'</i> below provides recent aerial photographs for reference purposes. In relation to the proposed roundabout (<i>'Image 2'</i> Red arrow) the below intersection (see <i>'Image 3'</i>) is located to the east of the proposed roundabout.</p> <p data-bbox="1429 1409 2145 1471">The City's Planning and Engineering Staff views, in relation to this issue, is; given the unusual design of</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>the below intersection, turning vehicle movements are significantly hindered given the unusual road geometry. It is the experience of a number of City officers that turning bound drivers utilising this intersection generally approach these movements with more caution than standard intersections of similar capacity.</p> <p>It is found that turning vehicles travel slower through this intersection as a result of the unusual movements/ geometry and therefore fewer vehicles are seen to pass through the intersection prior to the lights changing to red than would be traversing under similar normal intersections of this capacity.</p> <p>It is considered that this issue is even more profound for those vehicles heading north. The below aerial photographs show the peculiar nature of the Hammond Road/ Beeliar Drive intersection.</p> <p><i>Image 3 - Hammond Road/ Beeliar Drive intersection (1 of 2):</i></p> 



NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1440 256 2132 323"><i>Image 3 - Hammond Road/ Beeliar Drive intersection (2 of 2):</i></p>  <p data-bbox="1429 831 2143 1098">It is the City of Cockburn's Planning and Engineering staff's position that the proposed roundabout (see red arrow above) will improve the intersection function of the Hammond Road/ Beeliar Drive intersection. This is because the roundabout is expected to result in interruptions in east/ west vehicle movements which may allow additional turning vehicle movements (from east to north and from west to south).</p> <p data-bbox="1429 1134 2143 1469">The City's traffic engineers did not indicate any concern with regards to the location of the proposed round-a-bout. The City's traffic engineers are in support of the proposed location. The City's traffic engineers did however advise that the <i>"conceptual geometry of the indicative round-a-bout is potentially inadequate. The likely round-a-bout is likely to require road widening (truncations) from one or both properties on the south side of Beeliar Drive. The round-a-bout must be fully contained within the road"</i></p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1429 228 1547 252"><i>reserve”.</i></p> <p data-bbox="1429 292 2141 659">It is noted that “Angelo Luciano Alessandrini” is the owner of the property to the south west of Beeliar Drive (the property potentially required to offer a truncation to accommodate a roundabout). This property owner is also an owner of land within the subject site. It is assumed, given the same land ownership and that the land in question is undeveloped that a roundabout in this location is possible, subject to consent from the landowner/ applicant. This property is Lot 802 Beeliar Drive Success – see below picture for details.</p>  <p data-bbox="1429 1238 2141 1471">On the above basis the Comments from the DoT are noted and considered to be adequately addressed under the recommended conditions of this SP report. Please note on 26 April 2016 The City’s engineering team provided a comprehensive list of changes required to the ‘Transport Assessment’. The majority of these changes are supported by the CoC Strategic</p>



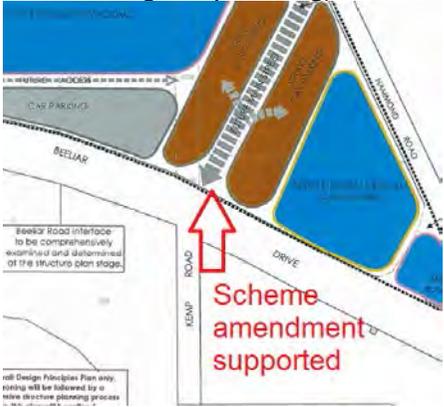
NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>Planning Department and are listed as follows; these changes will be required to be resolved prior to the Structure Plans final determination by the WAPC:</p> <ul style="list-style-type: none"> <li>• I note that the Local Structure Plan site is predicted to be a significant traffic generator, generating a forecast 7,250 vehicle trips on a weekday;</li> <li>• For transparency and review purposes, Transcore's Transport Assessment should have included a table detailing the various land uses, their respective area, trip generation rates and estimated generated traffic so that the information can be reviewed and all assumptions and calculations checked;</li> <li>• Considering the important nature of Beeliar Drive and Hammond Road as District Distributor roads, there should have been a separate, more detailed traffic modelling/intersection analysis report for the structure plan area. The Movement Performance summary reports from SIDRA Intersection that have been included in Transcore's Transport Assessment are useful but the information that went into those analyses, such as intersection layout, turning volumes, and traffic signal phasing should have been provided for review and information purposes;</li> <li>• Curiously, the operation of the Hammond Road/Yangebup Road was not subject to an intersection performance assessment, as has been done for other intersections. This is strange considering that the traffic volumes are forecast to increase by 150% on that road, as a result of development traffic. It is important that this is done prior to the Structure Plan being finalised to check what impact the forecast traffic will have on the intersection, and whether any changes are</li> </ul>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>required to that intersection to maintain safe and efficient traffic flow;</p> <ul style="list-style-type: none"> <li>• Road widening is needed along the Hammond Road frontage so that protected left and right turn lanes, a shared path etc can be provided on Hammond Road. I provided similar feedback on this matter to Strategic Planning in late 2013 and it is still required because Hammond Road is a District Distributor road and it is critical that it continues to operate safely and efficiently, without traffic to/from the subject site impacting on its operation. I note that the need for a right-turn lane was briefly mentioned in the Transport Assessment, but unfortunately the need for a left-turn lane was overlooked.</li> <li>• To determine the extent of the required road widening, a concept plan must be prepared for Hammond Road and approved by Engineering Services. As well as access to/from the subject site, maintaining access to/from the properties on the east side of Hammond Road will also need to be considered in that concept plan.</li> <li>• With the provision of a safe and efficient full movement, channelised access point on Hammond Road it is desirable that the number of access points on that road be rationalised to a single mid-block one. The existing southernmost access should be closed, or at an absolute minimum be made left-in/left-out with a protected left turn lane on Hammond Road. It will not be acceptable for that access to be full movement because it is within 180 metres of the Beelihar Drive/Hammond Road signalised intersection, close to a curved section of Hammond Road on the approach/departure of the above intersection, and immediately opposite a driveway to another</li> </ul>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>commercial property;</p> <ul style="list-style-type: none"> <li>• The re-opening of the now closed section of Hammond Road, at Beeliar Drive, is not necessary and not supported. Adequate access to/from the site is achievable via other existing/proposed access points;</li> <li>• The installation of a dual-lane roundabout on Beeliar Drive is acceptable, in-principle, provided that its operation does not negatively impact on the Beeliar Drive/Hammond Road intersection. The SIDRA Intersection performance analysis of the Beeliar Drive/Hammond Road traffic signals suggests that whilst the queues of eastbound vehicles will extend back from that intersection very close to the roundabout, they will not extend into the roundabout. This does mean, though, that the significant volume of eastbound traffic approaching the roundabout will not be able to exit the roundabout to continue eastwards and it is unclear if this has been factored into the SIDRA modelling of the roundabout. This needs to be clarified and if it hasn't been done, revised modelling should be done.</li> <li>• The conceptual geometry of the roundabout on Beeliar Drive is inadequate and a properly designed roundabout will certainly require additional land to be provided on both sides of Beeliar Drive to accommodate a dual-lane roundabout within the road reserve. There is no mention of the need for this within Transcore's Transport Assessment.</li> <li>• Left-in/left-out access to Beeliar Drive, at the west end of the property is acceptable provided that a suitable left-turn lane is provided on Beeliar Drive so that turning vehicles can exit the continuing eastbound traffic lane and slow down before</li> </ul>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>turning into the subject site;</p> <ul style="list-style-type: none"> <li>• The westernmost proposed new internal road shall not provide a direct physical connection for vehicles between Beeliar Drive and Yangebup Road, to avoid that road becoming a 'rat-run' by through traffic between the two roads. Adequate vehicle access to/from the site and internal servicing will still be available if that link is not provided.</li> <li>• Most of the section of Yangebup Road, west of Hammond Road, is currently constructed to a rural standard (unkerbed, no paths, no storm water drainage) and must be upgraded to urban standard as part of, or at the time of, this development. I suspect this might have been recognised by a Development Area Contribution scheme but if it isn't the upgrade will need to be funded by the developer of the subject site.</li> <li>• As part of the upgrade of Yangebup Road, some on-street parallel parking bays must be provided along the southern side of the road, to service the mixed businesses fronting that section of road. Those bays shall be used for short-term (e.g. customer) parking only and staff parking will have to be contained on-site.</li> <li>• The Public Transport Access and Pedestrian and Cyclist Access sections of Transcore's Transport Assessment were brief and disappointing as they only stated what services/facilities exist in close proximity to the site. The report should have included discussion about connecting the subject to those services/facilities and therefore should have identified the need to upgrade bus stops on Hammond Road and provide them on Beeliar Drive, adjacent to the site. In addition, the need for shared paths on the road verges adjacent to the</li> </ul>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			total site should have been identified, so that a high standard of pedestrian and cyclist access to/from the site is achieved as well as connectivity to the surrounding path network.
9	Environmental Protection Authority Locked Bag 10 EAST PERTH WA 6892	<p><b>SUPPORT</b></p> <p>The EPA does not generally provide comment on structure/development plans but if you believe that this development will have significant impact on the environment it can be formally referred to the EPA under section 38 of the <i>Environmental Protection Act 1986</i>. Information on what might be considered significant can be found on the EPA's website in the Referral Information guide at: <a href="http://www.epa.wa.gov.au">http://www.epa.wa.gov.au</a></p>	Noted. Under submissions 4 and 7 of this table both the DER and DPaW had no comment on this proposal. It is considered there are no significant Structure Planning related environmental concerns with this proposal. It is understood the environmental issues in this regard will be dealt with at Development Application Stage.
10	John Alessandrini 88 Hammond Road, Cockburn Central	<p><b>SUPPORT</b></p> <p>Would be a good asset to the community</p>	Noted.
11	Main Roads WAPO Box 6202 EAST PERTH WA 6892	<p><b>SUPPORT</b></p> <p>Main Roads acknowledges that neither Beeliar Drive nor Hammond Road are under Main Roads control; however these are both important regional roads and the scale of the proposed Structure Plan has the potential to significantly impact the signalised intersection.</p> <p>Main Roads concurs with the comments and concerns raised by the City's Transport Engineer in the email to the City's Strategic Planning Officer dated 26 April 2016, and provides the following additional comments:</p> <p><b>Roundabout on Beeliar Drive</b></p> <ul style="list-style-type: none"> <li>It is acknowledged that the Department of Transport does not support the proposed roundabout due to the proximity to the traffic signals and the freight route on Beeliar Drive.</li> </ul>	<p>Noted. The comments provided by the DoT (see submission # 8 above) and MRWA with regard to the location of the proposed roundabout are noted. The proposed roundabout in question has indicatively been supported by the PTA and MRWA at Scheme Amendment Stage. Neither the PTA nor MRWA raised the, then proposed, access through the centre of the subject site as an issue. The indicative design (see 'Image 1' below) shows the intent for the 'future main street' to extend through to Beeliar Drive.</p> <p>It is acknowledged though that the intersection treatment is not specifically shown as a roundabout on the below scheme amendment plan extract. Notwithstanding the grey arrow does show a continuation through the subject site through to</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> <li>While Main Roads is not opposed to the roundabout in principle, the proposed location is considered to be too close to the signalised intersection. It is recommended, subject to more detailed modelling, that the roundabout is moved approximately 500m west of the signals connecting with the business to the south and a new road access through the structure plan north connecting with Yangebup Road. Kemp Road would benefit from the lower speeds due to the roundabout and gaps from the signals.</li> <li>As Beelias Drive is a Restricted Access Vehicle (RAV) 4 network, Main Roads would request that all access to and from Beelias Drive, including the roundabout, is consistent with RAV 4 vehicles.</li> </ul> <p><b>Pedestrian and cyclist facilities</b></p> <ul style="list-style-type: none"> <li>The Structure Plan provides no activation for pedestrians along Beelias Drive. Relocation of the showrooms to front Beelias Drive, with parking at the rear, will provide more interest for pedestrians and encourage passing trade.</li> <li>The internal layout of the proposed Structure Plan does not encourage pedestrian or cyclist movement. Proposed paths are narrow and limited and navigation of the parking areas on foot will be difficult.</li> <li>While there are dual use paths along Beelias Drive and good pedestrian crossing facilities at the Beelias Drive / Hammond Road intersection, the Structure Plan area is outside the walkable catchment of Cockburn Central. There is currently no footpath or shared path along Yangebup Road to connect to the path network.</li> <li>Provision should be made for a bus bay or bus drop-off point, possibly to the north of the Structure Plan area on Hammond or Yangebup Roads.</li> </ul>	<p>Beelias Drive/ Kemp Road.</p> <p><i>Image 1: Scheme amendment concept plan (previous stage of planning):</i></p>  <p><i>'Image 2'</i> below provides for an extract from the proposed Structure Plan. The proposed indicative plan (Figure 6 – of SP report) provides for a consistent road design as per the previous Scheme Amendment approval (<i>'Image 1'</i>).</p> <p><i>'Image 2'</i> below reorientates the 'future main street' approximately 20 degrees to the west within the subject site. The proposed vehicle access is maintained though at the intersection of Beelias Drive and Kemp Road. The proposed roundabout on the Structure Plan is therefore consistent with that of the approved scheme amendment document, with regards to providing for access through.</p> <p>Item 14.5 of the OCM report dated 9 August 2012 'Consideration to adopt scheme amendment No. 90' (pg 40) indicates;</p> <p><i>"The creation of a 'main street' linking Beelias</i></p>

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			<p><i>Drive (near Kemp Road) and Hammond Road with the alignment and extent to be determined through the structure planning process.”</i></p> <p>DA 35 of TPS No. 3, which applies to the subject site, specifies;</p> <p><i>“The adopted Local Structure Plan must be accompanied by a comprehensive traffic assessment, including a Vehicle Access and Parking Strategy.”</i></p> <p>The City of Cockburns’ Traffic engineers have reviewed the preliminary Transcore Transport Assessment dated October 2015. City engineers considered the roundabout in question in its current location and determined its location is satisfactory. The DoT comment below is noted:</p> <p><i>“It is inappropriate to introduce a round-a-bout with the associated delays and hazards for large vehicles <u>unless it is absolutely essential for traffic reasons</u>”.</i></p> <p>MRWA comments below is noted:</p> <p><i>“The proposed location is considered to be too close to the signalised intersection.”</i></p> <p>The City of Cockburn considers the introduction of the round-a-bout, in its current indicatively proposed location, to be absolutely essential for traffic reasons. It is recommended the SIDRA modelling of the roundabout is updated to reflect whether or not the proposed location of the roundabout is acceptable to the CoC engineering department. This has been recommended to the WAPC.</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1442 256 2130 288">Image 2 – Indicative proposed development concept:</p>  <p data-bbox="1429 868 2141 995">It is important to note the relocated intersection for the 'new' Hammond Road/ Beeliar Drive Intersection (blue arrow above) is considered by the City to be an unusual intersection, given a number of constraints.</p> <p data-bbox="1429 1034 2141 1198"><i>'Image 3'</i> below provides recent aerial photographs for reference purposes. In relation to the proposed roundabout (<i>'Image 2'</i> Red arrow) the below intersection (see <i>'Image 3'</i>) is located to the east of the proposed roundabout.</p> <p data-bbox="1429 1236 2141 1471">The City's Planning and Engineering Staff views, in relation to this issue, is; given the unusual design of the below intersection, turning vehicle movements are significantly hindered given the unusual road geometry. It is the experience of a number of City officers that turning bound drivers utilising this intersection generally approach these movements with</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p>more caution than standard intersections of similar capacity.</p> <p>It is found that turning vehicles travel slower through this intersection as a result of the unusual movements/ geometry and therefore fewer vehicles are seen to pass through the intersection prior to the lights changing to red than would be traversing under similar normal intersections of this capacity.</p> <p>It is considered that this issue is even more profound for those vehicles heading north. The below aerial photographs show the peculiar nature of the Hammond Road/ Beeliar Drive intersection.</p> <p><i>Image 3 - Hammond Road/ Beeliar Drive intersection (1 of 2):</i></p> 



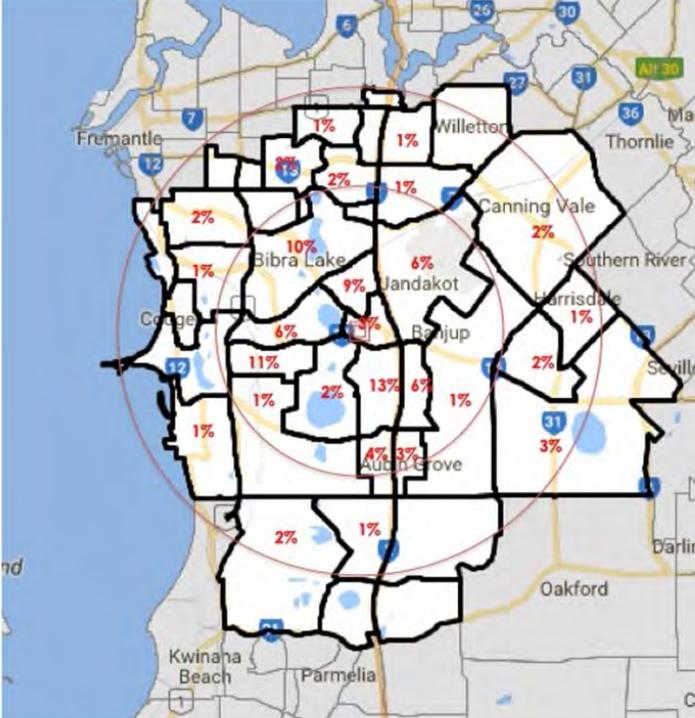
NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1440 256 2130 323"><i>Image 3 - Hammond Road/ Beeliar Drive intersection (2 of 2):</i></p>  <p data-bbox="1429 831 2141 1098">It is the City of Cockburn's Planning and Engineering staff's position that the proposed roundabout (see red arrow above) will improve the intersection function of the Hammond Road/ Beeliar Drive intersection. This is because the roundabout is expected to result in interruptions in east/ west vehicle movements which may allow additional turning vehicle movements (from east to north and from west to south).</p> <p data-bbox="1429 1134 2141 1469">The City's traffic engineers did not indicate any concern with regards to the location of the proposed round-a-bout. The City's traffic engineers are in support of the proposed location. The City's traffic engineers did however advise that the <i>"conceptual geometry of the indicative round-a-bout is potentially inadequate. The likely round-a-bout is likely to require road widening (truncations) from one or both properties on the south side of Beeliar Drive. The round-a-bout must be fully contained within the road</i></p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
			<p data-bbox="1429 228 1547 252"><i>reserve”.</i></p> <p data-bbox="1429 292 2141 659">It is noted that “Angelo Luciano Alessandrini” is the owner of the property to the south west of Beeliar Drive (the property potentially required to offer a truncation to accommodate a roundabout). This property owner is also an owner of land within the subject site. It is assumed, given the same land ownership and that the land in question is undeveloped that a roundabout in this location is possible, subject to consent from the landowner/ applicant. This property is Lot 802 Beeliar Drive Success – see below picture for details.</p>  <p data-bbox="1429 1249 2141 1417">The below comments from MRWA are noted and supported by the CoC. The recommendation to the WAPC, for this SP assessment, makes reference to these points and seeks for them to be addressed by the final version of the SP report/ traffic assessment;</p>



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			<ul style="list-style-type: none"> <li>• <i>“As Beeliar Drive is a Restricted Access Vehicle (RAV) 4 network, Main Roads would request that all access to and from Beeliar Drive, including the roundabout, is consistent with RAV 4 vehicles.”</i></li> <li>• <i>“The internal layout of the proposed Structure Plan does not encourage pedestrian or cyclist movement. Proposed paths are narrow and limited and navigation of the parking areas on foot will be difficult.”</i></li> <li>• <i>“Provision should be made for a bus bay or bus drop-off point, possibly to the north of the Structure Plan area on Hammond or Yangebup Roads.”</i></li> </ul>
12	Perron Group PO Box 6028 East Perth WA 6892	<p><b>OBJECTION</b></p> <p>I refer to the Hammond Road North Activity Centre Structure Plan (draft ACSP) prepared by Burgess Design Group (BDG) that has been out for consultation by the City of Cockburn (City) until the 29 April 2016. In this regard, the City's agreement to a short timeframe extension of the advertising period until the 3 May 2016 to allow Perron Investments to lodge a properly prepared and detailed submission is appreciated.</p> <p>As you are aware, Perron Investments own the Cockburn Gateway Shopping Centre (Cockburn Gateway) on Beeliar Drive that is very close to the draft ACSP area. On initial review of the draft ACSP we identified a number of significant concerns with the structure plan prepared by BDG, in particular the supporting Retail Sustainability Assessment (RSA) prepared by Taktics4, including the excessive amount of retail floor space proposed and the potential for the development of a substantial shopping precinct with anchor supermarket tenants that sits outside of the City's accepted activity centres hierarchy or any identified appropriately scaled centre under the western Australian Planning Commissions State Planning Policy</p>	<p>Noted. The Taktics4 submission dated 12 August 2016 (see submission # 27 below) provides further detail with regards to the 'Catchment size'. In this respect the applicants' sub-consultant has provided information which is said to be sourced from Commonwealth Bank. This information is said to be <i>“a fact of the historic trading position for the centre”</i>.</p> <p>The survey is said to be delivered from electronic transactions from a single banking institution and extrapolated to include cash and other institution transactions. The data is said to be based on the Ale Store data only over a 3 month period from March to May 2016.</p> <p>The findings are said to show that 75% of its sales are derived from suburbs within a 5km radius of the centre. Further findings are said to show that the remaining sales (25%) are derived predominantly</p>

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		<p>4.2-Activity Centres for Perth and Peel (SPP4.2).</p> <p>On the basis of our concerns we commissioned a review of the RSA by Urbis (copy attached), which raises a series of significant weaknesses in both the methodology and assumptions used in the RSA to support the draft ACSP. This results in the draft ACSP being fundamentally flawed.</p> <p><b>Urbis Retail Sustainability Assessment Review</b></p> <p>The outcomes of the review of the RSA conducted by Urbis can be summarized as follows:</p> <ol style="list-style-type: none"> <li>1. The analysis presented relies on a catchment that is far too large and completely inappropriate for a neighbourhood centre.</li> <li>2. Residents in the local area are already adequately served by existing or planned retail facilities, including the developments at Cockburn Central.</li> <li>3. The scale of the centre is excessive in total and the proposed amount of specialty shop provision is more than double the benchmark provision of other supermarket based centres. The proposal also relies on the continued operation of a single retailer in the future, an inappropriate basis for a change to the centre hierarchy.</li> <li>4. The proponents have not provided any reliable evidence of the need and demand for the proposal. Some of the evidence is based on unsubstantiated assumptions and unsourced claims.</li> <li>5. The report uses inconsistent logic by suggesting that there is simultaneously too much competition for Ales Market to survive in its current form and not enough retail options in the local area to service the needs of residents.</li> </ol> <p>Specific concerns are set out in the attached Urbis review are summarised under the following headings. Further more detailed information can be obtained from the attached document.</p>	<p>from 5-10km radius from the centre. The applicants' sub-consultant makes the argument, based on this information, that the catchment for the centre has a <i>'trading pattern that is larger than a Local Centre, and that the catchment findings – despite their departure from typical supermarket trading patterns is under the circumstances both realistic and valid'</i>.</p> <p>With regards to 'catchment size' the applicant provides the following further points in that, <i>'the larger corporate supermarkets in the retail environment clearly have a high market share/capture between them. But they predominantly achieve this by market saturation – with a high market share obtained from a smaller catchment. The likes of Ales, Spud shed and Aldi rely on a lower market capture strategy, obtaining lower market share from a wider catchment to achieve the sales necessary to be sustainable'</i>.</p> <p>These comments are noted by the City.</p>

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Role of a neighbourhood centre</p> <ul style="list-style-type: none"> <li>Scale of Centre - retail component excessive and unsustainable, not based on market evidence or comparable examples in Perth.</li> <li>Need for development - centre role expanded beyond that intended by the retail activity centres hierarchy using inconsistent justifications.</li> </ul> <p>Catchment definition</p> <ul style="list-style-type: none"> <li>Excessive catchment size - identified catchment too large and not supported by evidence.</li> <li>Extent of overstatement catchment size results in a massively overstated market size.</li> <li>Realistic catchment - a proper catchment assessment contains an estimated 5,700 people in 2015, which is insufficient to sustain a supermarket.</li> <li>The Spud Shed 'evidence' - neither useful nor comparable in terms of defining a catchment area from which a retail centre derives the significant majority of its trade.</li> </ul> <p>Analysis of sales potential</p> <ul style="list-style-type: none"> <li>Supermarket trading benchmark - suggested trading levels not sourced and overstated based on recognised national benchmarks.</li> <li>Estimated sales productivity- no evidence supplied for the current sales estimate or the proposed centre estimate.</li> </ul> <p>Role of other centres within the retail hierarchy</p> <ul style="list-style-type: none"> <li>Local supply of convenience retail - based on existing provision at Cockburn Gateway and nearby established neighbourhood centres, the suggestion that residents of the local area lack access to food and convenience retail is plainly inaccurate.</li> </ul> <p>Floorspace productivity</p>	<p>ALES STORE SALES CONTRIBUTION by SUBURB – 10km radius</p>  <p>Source- CommBank (2016)</p> <p>The submission asserts that residents are already currently well serviced by existing or planned retail activity. The Taktics4 submission response provides an analysis of a 5km radius from all existing classified Secondary Centres defined by SPP 4.2. This analysis shows the 5km catchment for a Secondary Centre contains an average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals, as shown by Taktics4, just two full line supermarkets and four smaller supermarkets, highlighting a limited supply of</p>

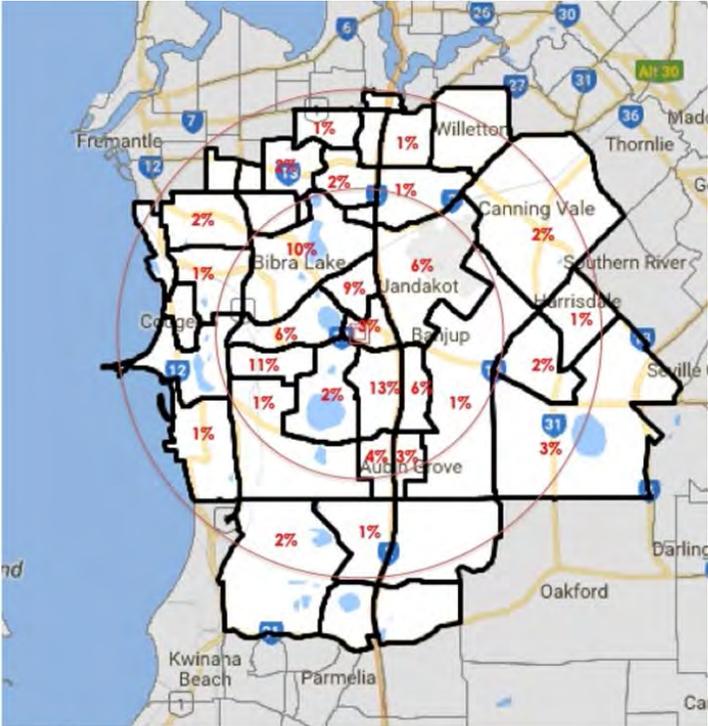
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		<ul style="list-style-type: none"> <li>Unsourced claims - stated trading levels used to calculate market demand for retail floorspace are all too low and as such overstate demand. There is also no indication on how these trading levels were derived.</li> </ul> <p>Whilst we support the diversification of commercial and retail activities within the City and are generally supportive of an appropriate form and type of development at the Hammond Road North centre, the extent and form of development that could be approved using the provisions with the draft ACSP is not acceptable.</p> <p>Our position in respect of the draft ACSP is that it is fundamentally flawed and should not be supported or approved in its current or even in a modified form. Given that the draft ACSP is based on an inadequate RSA, our view is that it is not practically possible to modify the st111cture plan such that any conceivable changes would meet the tests for orderly and proper planning as set out in key applicable local and State planning instruments below.</p> <p><b>City of Cockburn Planning Framework Requirements</b></p> <p>The City's Town Planning Scheme No. 3 (TPS3) sets out specific planning requirements for the development of the Hammond Road North area under DA35 in Schedule 11 - Development Areas. Although the scheme and associated DA35 provisions and requirements pre-date the operation of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), TPS3 nevertheless specifically requires the preparation and approval of a local st1ucture plan, that is to apply to the land to guide subdivision, land use and development. The structure plan is also required to provide for future commercial, retail and mixed business development and compatible uses incidental thereto. Critically, the extent of such uses is subject to the preparation and approval by Council (effectively now the Western Australian Planning Commission on the recommendation of the City) of an economic/ retail impact assessment</p>	<p>supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres.</p> <p>The information is derived from the following data.</p> <table border="1" data-bbox="1435 395 2152 788"> <thead> <tr> <th rowspan="2">Existing Secondary Centres</th> <th colspan="4">Centre Offer</th> <th colspan="3">within 5 km radius</th> </tr> <tr> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> </tr> </thead> <tbody> <tr><td>Belmont</td><td>1</td><td>1</td><td>1</td><td>0</td><td>2</td><td>2</td><td>1</td></tr> <tr><td>Booragoon</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>2</td><td>2</td></tr> <tr><td>Victoria Park</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>3</td><td>3</td></tr> <tr><td>Claremont</td><td>1</td><td>1</td><td>0</td><td>1</td><td>2</td><td>1</td><td>1</td></tr> <tr><td>Ellenbrook</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Karrinyup</td><td>0</td><td>1</td><td>0</td><td>0</td><td>4</td><td>1</td><td>1</td></tr> <tr><td>Whitfords</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>4</td><td>1</td></tr> <tr><td>Warwick</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>4</td><td>2</td></tr> <tr><td>Wanneroo</td><td>1</td><td>0</td><td>1</td><td>0</td><td>3</td><td>4</td><td>1</td></tr> <tr><td>Subiaco</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>4</td><td>2</td></tr> <tr><td>Kwinana</td><td>0</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>0</td></tr> <tr><td>Clarkson</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td></tr> <tr><td>Pinjarra</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Leederville</td><td>1</td><td>0</td><td>0</td><td>1</td><td>5</td><td>6</td><td>2</td></tr> <tr><td>Mirraboopa</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>5</td><td>2</td></tr> <tr><td>Maddington</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>1</td><td>0</td></tr> <tr><td><b>Average Secondary Centres</b></td><td><b>0.9</b></td><td><b>0.8</b></td><td><b>0.1</b></td><td><b>0.2</b></td><td><b>2.6</b></td><td><b>2.4</b></td><td><b>1.3</b></td></tr> <tr><td><b>Cockburn</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td><td><b>0</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td></tr> </tbody> </table> <p>With regards to population growth within this catchment the applicant makes the following additional points:</p> <p><i>“The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The HRN-ACSP only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900 sqm to 3,300 sqm.”</i></p> <p>The applicant acknowledges that the amount of specialty floor space is above the average for a neighbourhood supermarket based centre, however,</p>	Existing Secondary Centres	Centre Offer				within 5 km radius			Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	Belmont	1	1	1	0	2	2	1	Booragoon	1	1	0	0	2	2	2	Victoria Park	1	1	0	1	5	3	3	Claremont	1	1	0	1	2	1	1	Ellenbrook	1	1	0	0	0	0	0	Karrinyup	0	1	0	0	4	1	1	Whitfords	1	1	0	0	2	4	1	Warwick	1	1	0	0	3	4	2	Wanneroo	1	0	1	0	3	4	1	Subiaco	1	1	0	0	4	4	2	Kwinana	0	1	0	0	2	1	0	Clarkson	1	1	0	0	1	0	2	Pinjarra	1	0	0	0	0	0	0	Leederville	1	0	0	1	5	6	2	Mirraboopa	1	1	0	0	4	5	2	Maddington	1	1	0	0	3	1	0	<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
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		<p>prepared in accordance with SPP4.2.</p> <p>On the basis of the review of the supporting Taktics4 RSA by Urbis, there are a series of significant weaknesses in both the methodology and assumptions used in the RSA to support the draft ACSP. As a result the ACSP does not meet the pre-requisite requirements of TPS3 as the land use structure as proposed is fundamentally flawed due to being based on and informed by an inadequate and inappropriate RSA. This results in an ACSP that in our view ought not be supported or approved by either the City or ultimately the Western Australian Planning Commission (WAPC).</p> <p>The draft ACSP also seeks to inappropriately vary the City's established and agreed retail hierarchy as set out in its Local Commercial Activity Centre Strategy (LCACS) that identifies the land as 'Tony Ales Local Centre', not a oversized neighbourhood centre with an inordinate retail focus, justified based on an artificially expanded catchment that has been included in a flawed RSA. Indeed, the level of retail floorspace significantly exceeds that identified in Appendix 1: Activity Centre floorspace breakdown in LCACS, which based on population driven demand analysis identifies a maximum of 1,095m<sup>2</sup> shop retail and 252m<sup>2</sup> other retail at 2026. This would be the scale of centre expected to meet needs of the local community.</p> <p><b>State Planning Framework Requirements</b></p> <p>SPP4.2 was prepared by the WAPC to support the planned network of activity centres contained within 'Directions 2031 and Beyond' and to specify broad planning requirements for proposed activity centres and redevelopment of current activity centres as well as identify the size and function of various types of activity centres.</p> <p>The draft ACSP indicates that the land is identified in SPP4.2 as a neighbourhood centre. This is not correct as in terms of the defined activity centres hierarchy the land is identified as a local centre only under the City's LCACS. In this respect the draft ACSP proponents have inappropriately sought to leverage the local centres effective co-</p>	<p>the applicant argues that this also represents the amount of floor space required to create the amenity associated with a main street environment. The City of Cockburn promotes the main street objective, as is evident from the previous stage of planning, namely the associated scheme amendment.</p> <p>The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to activation of the main street desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.</p> <p>The additional retail floor space proposed simply supports the provision of an existing local retailer to provide a more appropriate mix and amenity in and around its existing store. The applicant notes there is little acknowledgement or provision within state planning regulations to deal with the variation between the floor space required to generate a true main street environment and the retail floor space limits thought acceptable for a neighbourhood centre environment.</p> <p>The applicant provides comment with regards to a similar application, in their view, where the City of Swan have had to deal with this very issue in Bennett Springs Neighbourhood Centre where a main street floor space allocation exceeded the policy allocated floor space thresholds, resulting in the “absurd scenario” where a subsequent convenience based retailer was unable to be introduced to a neighbourhood centre because it would have exceeded the allocation in the planning provisions.</p> <p>Put simply the introduction of smaller retail tenancies</p>

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		<p>location with the broader Beeliar Drive Mixed Business Area and Jandakot West Industrial Area to justify a greater retail focus and scale than ought to be the case having regard to all relevant factors. These areas do not form part of the activity centre hierarchy in terms of being a focus of supermarket and convenience retail activity and have a different land use intent extending to large format retail, other commercial and industrial uses.</p> <p>Conversely, pursuant to SPP 4.2 Cockburn Central is identified as a 'Secondary Centre'. Secondary centres are higher order activity centres and share similar characteristics with strategic metropolitan centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the city's economy, and provide essential services to their catchments. Secondary Centres are identified as having a catchment area of up to 150,000 people. It is critical that secondary centres be permitted to grow and perform their intended function without being compromised by the unjustified overdevelopment of nearby centres not envisaged under the established centre hierarchy.</p> <p>Within the RSA prepared by Taktics4, two statements are of particular concern. Taktics4 states 'Ales Market enjoys a catchment base that is far more expansive than national supermarket chains' and that 'immediate evidence shows tl1at a superior supermarket offer and associated neighbourhood centre retailers will provide the surrounding community with much needed choice in the delivery of convenience based retail goods and services to tl1e local community'.</p> <p>These statements are of concern to Perron Investments due to the proposed oversized activity centre being within 1.5 kilometres of Cockburn Gateway and the specific reference to supermarket land uses. The notion that a supermarket would be well placed within the activity centre and the significant catchment that Ale's Market provides for the centre would result in the activity centre being in direct competition and not complementing Cockburn Gateway, which is contrary to the hierarchy set out within and the requirements of both the City's LCACS and the objectives of SPP 4.2. The provisions of</p>	<p>does little to influence the performance or role of a particular centre. The major tenant is responsible for driving the function, nature and role of the centre. In this instance the existing supermarket operator will continue to be the driver of foot traffic to the centre, regardless of the retail tenancies developed in support of the main street environment the applicant is trying to achieve.</p> <p>This submission asserts that the sales productivity figures used in the RSA are understated which subsequently overstates demand.</p> <p>Submission Response, as provided by the applicant;</p> <p>The annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged that supermarkets and shops in traditional main street and strip environments invariably result in significantly lower sales productivity levels than their modern internalised counter parts.</p> <p>The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood centres floor space proposed in and around the</p>

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		<p>clause 5.1 (2) of SPP4.2 specifically state that the 'responsible authority should not support activity centre structure plans or development proposals that are likely to undermine the established and planned activity centre hierarchy. Activity centre structure plans and developments should be consistent with the centre's classification in the hierarchy'. In this case the centre is defined as a 'local centre' not a 'neighbourhood centre', and its scale and composition should reflect this as described in the City's LCACS.</p> <p><b>Conclusion</b></p> <p>Clearly, the proposals as set out in the draft ACSP have the potential to significantly undermine the continued development of Cockburn Central as a secondary centre as envisaged under both the City's LCACS and SPP4.2 and on this basis alone the draft ACSP should not be supported.</p> <p>Given the significant recent investment in Cockburn Gateway by Perron Investments we are very concerned that changes to the centre designation to allow for the expansion of the Ales Market could be used as a 'Trojan Horse' for a major supermarket in the future given that there are no guarantees that Ales Market remains as an anchor tenant or operator of this particular shop. A full line supermarket in this location would not be consistent with the centre hierarchy established or scale of development envisaged under the City's LCACS or under SPP4.2. It would potentially undermine the planning framework requirements on which key investment decisions have been made at Cockburn Gateway and is not acceptable.</p> <p>As indicated above, our position in respect of the draft ACSP is that it is fundamentally flawed and should not be supported or approved in its current or even in a modified form. Given that the draft ACSP is based on an inadequate RSA, our view is that it is not practically possible to modify the structure plan such that any conceivable changes would meet the tests for orderly and proper planning.</p> <p>Prior to any further assessment of the draft ACSP by the City we</p>	<p>catchment is not likely to be developed to single operator standards and performance levels.</p> <p>The applicant provides the additional points: “The assertion that the HRN-ACSP proposal may represent a ‘trojan horse’ seems irrational. There is no provision within Australian and State or Local Government planning instruments to specifically support, deny or protect or exclude a specific retail operator from a centre.</p> <p>Whilst rare, there are circumstances each year around Australia where supermarket stores change operators. However, it is the current intention of the Ale family to continue to trade from its current location. The expansion of the store size simply reflects the change in trading environment it finds itself trading within. And is designed to let it better continue to provide its goods and services to its customers.”</p>

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		<p>would like to meet with City representatives to directly convey our concerns about the proposed structure plan. We look forward to the City contacting us in this regard.</p>	
13	<p>Urbis – Director of Economics &amp; Market Research Level 12, 120 Collins Street Melbourne Vic 3000 Australia</p> <p><i>On behalf of the above:</i></p> <p>Perron Group/ Cockburn Gateway Shopping Centre (Cockburn Gateway)</p>	<p><b>OBJECTION</b></p> <p><b>Ales Market Retail Sustainability Assessment Review</b></p> <p>The purpose of this letter is to review the Retail Sustainability Assessment (RSA) provided by the Burgess Design Group (BDG) in support of a proposed development of Hammond Road and Beelihar Drive Cockburn. In our view, there are significant weaknesses in both the methodology and assumptions used in the report that undermine the validity of the analysis.</p> <p><b>Role of a neighbourhood centre</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Centre:</b> The centre is currently designated as a Mixed Business Centre and comprises a range of warehouse/showroom uses. The proposal seeks to change the role of the centre to a Neighbourhood Centre. The proposed 8,170 sqm of retail (PLUC 5) floorspace, particularly the 4,870 sqm of convenience based retail, is far too large for a Neighbourhood Centre. There is no market evidence provided to justify the need for, or sustainability of, this excessive amount of retail specialty floorspace.</li> </ul> <p>The amount of specialty floorspace in other neighbourhood centres in Perth with a 2,500 sqm to 3,500 sqm supermarket ranges from 500 sqm to 3,200 sqm, with an average of 1,900 sqm. The range of centres is shown in Attachment A. Based on this evidence we believe that the amount of retail specialty floorspace proposed is both excessive and unsustainable. 1,500 - 2,000 sqm would be considered the maximum supportable from a 3,300 sqm supermarket.</p> <ul style="list-style-type: none"> <li>• <b>Need for development:</b> The proposal expands the role of the centre too far beyond that intended by the retail activity centre</li> </ul>	<p>Noted. The Taktics4 submission dated 12 August 2016 (see submission # 27 below) provides further detail with regards to the 'Catchment size'. In this respect the applicants' sub-consultant has provided information which is said to be sourced from Commonwealth Bank. This information is said to be "a fact of the historic trading position for the centre".</p> <p>The survey is said to be delivered from electronic transactions from a single banking institution and extrapolated to include cash and other institution transactions. The data is said to be based on the Ale Store data only over a 3 month period from March to May 2016.</p> <p>The findings are said to show that 75% of its sales are derived from suburbs within a 5km radius of the centre. Further findings are said to show that the remaining sales (25%) are derived predominantly from 5-10km radius from the centre. The applicants' sub-consultant makes the argument, based on this information, that the catchment for the centre has a <i>'trading pattern that is larger than a Local Centre, and that the catchment findings – despite their departure from typical supermarket trading patterns is under the circumstances both realistic and valid'</i>.</p> <p>With regards to 'catchment size' the applicant provides the following further points in that, <i>'the larger corporate supermarkets in the retail environment clearly have a high market share/capture between</i></p>

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		<p>hierarchy. The premise of the application is logically inconsistent. The objective of the application is to “allow Ales Market to expand to trade to its position in the wake of increased competition (page 4).”</p> <p>However, the lack of adequate food, grocery and convenience retail in the local area is used as justification for the expansion. On page 15, the report notes that there are 22 retail based centres established or planned within the 5km catchment of the centre. Yet to justify the need for the proposal, it is claimed that there is a lack of other retail options for residents in the local area. These statements are plainly inconsistent.</p> <p>Changes to the centre designation to allow for the expansion of Ales Market could be used as a ‘Trojan Horse’ for a major supermarket in the future given that there are no guarantees that Ales Market remains as the anchor tenant or operator of this particular shop. A full-line supermarket would not be consistent with the centre hierarchy in our view.</p> <p>This application needs to be considered based on demand for food and convenience, not the Ales Market retail business specifically. Page 4 states that “the current size of the supermarket is about half the size of the national retail chains and is now unable to trade to its position in the wake of increased competition from similar offers and the expanding nature of Cockburn Central.” To be clear, expanding the centre to a neighbourhood centre, means approving it for use as supermarket, not just for Ales Market as an individual retailer.</p> <p><b>Catchment definition</b></p> <ul style="list-style-type: none"> <li>• <b>Excessive catchment size:</b> The claim that “the Ales catchment currently extends beyond 10km of its store” is not supported by evidence, such as a customer survey. This, we believe, leads to the erroneous conclusion that the catchment area for the proposed Neighbourhood Centre would be more expansive than</li> </ul>	<p><i>them. But they predominantly achieve this by market saturation – with a high market share obtained from a smaller catchment. The likes of Ales, Spud shed and Aldi rely on a lower market capture strategy, obtaining lower market share from a wider catchment to achieve the sales necessary to be sustainable’.</i></p> <p>These comments are noted by the City.</p> <p><small>ALES STORE SALES CONTRIBUTION by SUBURB – 10km radius</small></p>  <p><small>Source- CommBank (2016)</small></p> <p>The submission asserts that residents are already currently well serviced by existing or planned retail</p>

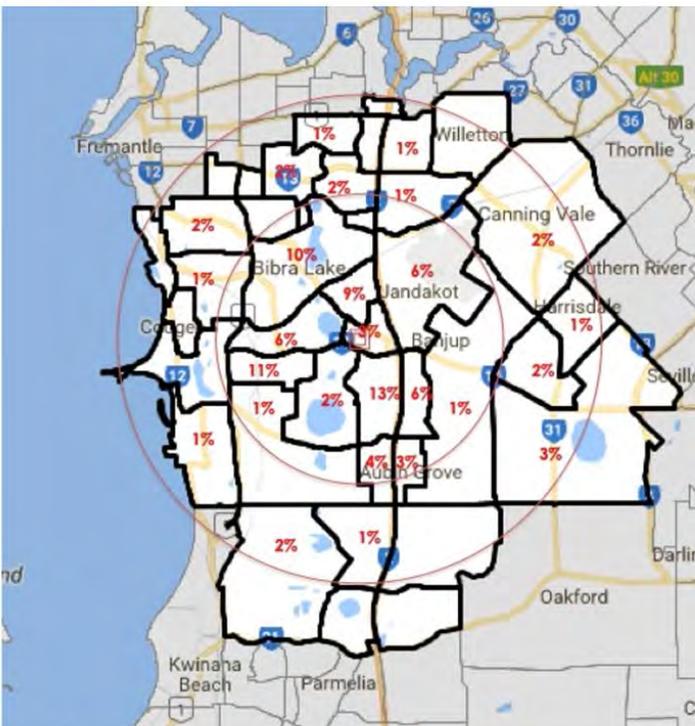
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		<p>national supermarket chains.</p> <p>A 10km radius includes residents as far north as Booragoon, who have much more supermarket and convenience shopping options available to them closer than Ales Market. Major Regional shopping centres can have catchments extending to this distance. Also a Secondary Centre such as Cockburn Gateway may have a catchment area that extends in some directions 10km from the centre. However, a Neighbourhood centre's purpose is to serve a far more localised and smaller sized catchment.</p> <ul style="list-style-type: none"> <li> <b>Extent of overstatement:</b> It is notable that the land area of a catchment with a 10 km radius is more than 44 times larger than an area with a 1.5 km radius. Using the population and spending market of a 10km radius catchment area results in a massively overstated market size. </li> <li> <b>Realistic catchment:</b> Urbis has defined a realistic trade area for a notional Neighbourhood centre at this location. This catchment extends 1.5-2.5km from the centre, taking into account other existing and proposed centres and the local road network. This more realistic catchment area contains an estimated 5,700 people in 2015 (ABS Estimated Resident Population). This is not enough to sustain a major supermarket. A rule of thumb is that a full-line supermarket (3,500 sq.m) typically requires a catchment population of 8,000-10,000 people to be sustainable. </li> <li> <b>The Spud Shed “evidence”:</b> The Spud Shed store network is used as “evidence” to support the extent of the catchment area (page 8). The report states that Ales market customer base is “derived from its strong history of local trading and its unique offer and branding to its loyal customers that have since moved away but still shop at Ales regularly.” Loyal customers who have moved away does not result in an expanded the catchment area. A catchment area is used to define an area from which a retail centre derives the significant majority of its trade and assumes that a significant proportion of residents use the shop regularly. </li> </ul>	<p>activity. The Taktics4 submission response provides an analysis of a 5km radius from all existing classified Secondary Centres defined by SPP 4.2. This analysis shows the 5km catchment for a Secondary Centre contains an average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals, as shown by Taktics4, just two full line supermarkets and four smaller supermarkets, highlighting a limited supply of supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres.</p> <p>The information is derived from the following data.</p> <table border="1" data-bbox="1435 699 2163 1094"> <thead> <tr> <th rowspan="2">Existing Secondary Centres</th> <th colspan="4">Centre Offer</th> <th colspan="3">within 5 km radius</th> </tr> <tr> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> </tr> </thead> <tbody> <tr><td>Belmont</td><td>1</td><td>1</td><td>1</td><td>0</td><td>2</td><td>2</td><td>1</td></tr> <tr><td>Booragoon</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>2</td><td>2</td></tr> <tr><td>Victoria Park</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>3</td><td>3</td></tr> <tr><td>Claremont</td><td>1</td><td>1</td><td>0</td><td>1</td><td>2</td><td>1</td><td>1</td></tr> <tr><td>Ellenbrook</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Karrinyup</td><td>0</td><td>1</td><td>0</td><td>0</td><td>4</td><td>1</td><td>1</td></tr> <tr><td>Whitford</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>4</td><td>1</td></tr> <tr><td>Warwick</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>4</td><td>2</td></tr> <tr><td>Wanneroo</td><td>1</td><td>0</td><td>1</td><td>0</td><td>3</td><td>4</td><td>1</td></tr> <tr><td>Subiaco</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>4</td><td>2</td></tr> <tr><td>Kwinana</td><td>0</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>0</td></tr> <tr><td>Clarksom</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td></tr> <tr><td>Pinjarra</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Leederville</td><td>1</td><td>0</td><td>0</td><td>1</td><td>5</td><td>6</td><td>2</td></tr> <tr><td>Mirrabooka</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>5</td><td>2</td></tr> <tr><td>Maddington</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>1</td><td>0</td></tr> <tr> <td><b>Average Secondary Centres</b></td> <td><b>0.9</b></td> <td><b>0.8</b></td> <td><b>0.1</b></td> <td><b>0.2</b></td> <td><b>2.6</b></td> <td><b>2.4</b></td> <td><b>1.3</b></td> </tr> <tr> <td><b>Cockburn</b></td> <td><b>1</b></td> <td><b>1</b></td> <td><b>0</b></td> <td><b>0</b></td> <td><b>1</b></td> <td><b>1</b></td> <td><b>0</b></td> </tr> </tbody> </table> <p>With regards to population growth within this catchment the applicant makes the following additional points:</p> <p><i>“The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents</i></p>	Existing Secondary Centres	Centre Offer				within 5 km radius			Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	Belmont	1	1	1	0	2	2	1	Booragoon	1	1	0	0	2	2	2	Victoria Park	1	1	0	1	5	3	3	Claremont	1	1	0	1	2	1	1	Ellenbrook	1	1	0	0	0	0	0	Karrinyup	0	1	0	0	4	1	1	Whitford	1	1	0	0	2	4	1	Warwick	1	1	0	0	3	4	2	Wanneroo	1	0	1	0	3	4	1	Subiaco	1	1	0	0	4	4	2	Kwinana	0	1	0	0	2	1	0	Clarksom	1	1	0	0	1	0	2	Pinjarra	1	0	0	0	0	0	0	Leederville	1	0	0	1	5	6	2	Mirrabooka	1	1	0	0	4	5	2	Maddington	1	1	0	0	3	1	0	<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
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		<p>For this reason, the Spud Shed comparison is neither relevant nor useful.</p> <p><b>Analysis of sales potential</b></p> <ul style="list-style-type: none"> <li> <b>Supermarket trading benchmark:</b> In section 3, Market Sustainability, it is claimed that a supermarket requires an average trading level of \$8,000 per sq.m to be sustainable (page 14). Despite claiming that this is an industry acknowledged unit measure, there is no source used to justify this claim. </li> </ul> <p>According to the 2015 Urbis Shopping Centre Benchmarks, a national accredited database of the composition and performance of over 400 shopping centres around Australia, supermarkets in WA trade at an average rate of \$12,273 per sq.m. Supermarkets in neighbourhood centres around Australia have an average trading level of \$10,567 per sq.m. Applying \$10,567 per sq.m to the spending estimates on page 14 results in a sustainable supermarket floorspace some 24% lower than derived by BDG.</p> <ul style="list-style-type: none"> <li> <b>Estimated sales productivity:</b> It is unclear whether the sales estimate for the existing supermarket has been supplied by Ales Market or estimated by BDG. There is no evidence supplied for the current sales estimate or the proposed centre estimate on page 12. The estimated trading level of \$12,000 per sq.m for the proposed centre is significantly higher than the \$8,000 used to assess market demand and there is no supporting analysis or evidence as to how the proposed centre could achieve these rates in reality. </li> </ul> <p><b>Role of other centres within the retail hierarchy</b></p> <ul style="list-style-type: none"> <li> <b>Local supply of convenience retail:</b> Higher order centres also provide lower order (i.e. convenience) functions, including supermarkets, food shops, pharmacies and retail services (dry cleaning, hair dressing etc.). The existing Cockburn Gateway centre contains more than 10,000 sq.m of supermarket and </li> </ul>	<p><i>over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The HRN-ACSP only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900 sqm to 3,300 sqm."</i></p> <p>The applicant acknowledges that the amount of specialty floor space is above the average for a neighbourhood supermarket based centre, however, the applicant argues that this also represents the amount of floor space required to create the amenity associated with a main street environment. The City of Cockburn promotes the main street objective, as is evident from the previous stage of planning, namely the associated scheme amendment.</p> <p>The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to activation of the main street desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.</p> <p>The additional retail floor space proposed simply supports the provision of an existing local retailer to provide a more appropriate mix and amenity in and around its existing store. The applicant notes there is little acknowledgement or provision within state planning regulations to deal with the variation between the floor space required to generate a true main street environment and the retail floor space limits thought acceptable for a neighbourhood centre environment.</p> <p>The applicant provides comment with regards to a similar application, in their view, where the City of</p>

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		<p>convenience retail. To suggest that residents of the local area lack access to food and convenience retail is plainly inaccurate.</p> <p>Within the locality there are two Neighbourhood centres, namely Harvest Lakes and Lakes Shopping Centre and several other small supermarkets.</p> <p><b>Floorspace productivity</b></p> <ul style="list-style-type: none"> <li>• <b>Un sourced claims:</b> The trading levels on page 14 (or floorspace productivity) used to calculate market demand for retail floorspace are all too low and as such overstate demand for retail floorspace. There is no indication of how these trading levels were derived. Based on data from the 2015 Urbis Shopping Centre Benchmarks, retail shops in WA trade at the following rates, with the figures used in the RSA in brackets: <ul style="list-style-type: none"> <li>○ Supermarkets: \$10,567 per sq.m (\$8,000)</li> <li>○ Food retail specialties: \$9,863 per sq.m (\$6,000)</li> <li>○ Total retail: \$8,930 per sq.m (\$6,119)</li> </ul> </li> </ul> <p>As a result, of the calculations using these artificially low productivity levels, the demand for floorspace is overstated and plainly excessive.</p> <p><b>Conclusions</b></p> <p>In summary, we conclude that the analysis presented in BDG's RSA is significantly flawed. The analysis and conclusions reached in the report cannot justify changing the designation of the subject centre. For the following reasons:</p> <ol style="list-style-type: none"> <li>1. The analysis presented relies on a catchment which is far too large and completely inappropriate for a Neighbourhood centre.</li> <li>2. Residents in the local area are already adequately served by</li> </ol>	<p>Swan have had to deal with this very issue in Bennett Springs Neighbourhood Centre where a main street floor space allocation exceeded the policy allocated floor space thresholds, resulting in the "absurd scenario" where a subsequent convenience based retailer was unable to be introduced to a neighbourhood centre because it would have exceeded the allocation in the planning provisions.</p> <p>Put simply the introduction of smaller retail tenancies does little to influence the performance or role of a particular centre. The major tenant is responsible for driving the function, nature and role of the centre. In this instance the existing supermarket operator will continue to be the driver of foot traffic to the centre, regardless of the retail tenancies developed in support of the main street environment the applicant is trying to achieve.</p> <p>This submission asserts that the sales productivity figures used in the RSA are understated which subsequently overstates demand.</p> <p>Submission Response, as provided by the applicant;</p> <p>The annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged that supermarkets and shops in traditional main street and strip environments</p>

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		<p>existing or planned retail facilities, including Cockburn Central.</p> <ol style="list-style-type: none"> <li>3. The scale of centre is excessive in total and the proposed amount of specialty shop provision is more than double the benchmark provision of other supermarket-based centres. The proposal relies on the continued operation of a single retailer into the future, an inappropriate basis for a change to the centre hierarchy.</li> <li>4. The proponents have not provided any reliable evidence of the need and demand for this proposal. Some of the evidence is based on unsubstantiated assumptions and unsourced claims.</li> <li>5. The report uses inconsistent logic by suggesting that there is simultaneously too much competition for Ales Market to survive in its current form and not enough food retail options in the local area to service the needs of residents.</li> </ol> <p><b>Note:</b> This submission included a table of data titled as follows:</p> <p><i>*Attachment A – Supermarket-Based Centres – Centres that include one major tenant between 2,500 and 3,500 sqm Source: Property Council of Australia 2015; Urbis*</i></p> <p><b>The above mentioned data (Attachment A) has been excluded from this table however it may be provided, upon request.</b></p>	<p>invariably result in significantly lower sales productivity levels than their modern internalised counter parts.</p> <p>The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood centres floor space proposed in and around the catchment is not likely to be developed to single operator standards and performance levels.</p> <p>The applicant provides the additional points: “The assertion that the HRN-ACSP proposal may represent a ‘trojan horse’ seems irrational. There is no provision within Australian and State or Local Government planning instruments to specifically support, deny or protect or exclude a specific retail operator from a centre.</p> <p>Whilst rare, there are circumstances each year around Australia where supermarket stores change operators. However, it is the current intention of the Ale family to continue to trade from its current location. The expansion of the store size simply reflects the change in trading environment it finds itself trading within. And is designed to let it better continue to provide its goods and services to its customers.”</p>
14	Coles Group Property Developments Cnr Nicholson & Bannister Roads, Canning Vale.	<p><b>OBJECTION</b></p> <p>I refer to the Hammond Road North Activity Centre Structure Plan (draft ACSP) prepared by Burgess Design Group (BDG) that has been out for consultation by the City of Cockburn (City) until the 29 April 2016. Coles Group Property Developments Pty Ltd (Coles) note that</p>	<p>Noted. The Taktics4 submission dated 12 August 2016 (see submission # 27 below) provides further detail with regards to the ‘Catchment size’. In this respect the applicants’ sub-consultant has provided</p>

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		<p>although this submission falls outside the submission deadline, Coles were not consulted as part of the formal advertising process, and as a significant retail landholder located within the immediate catchment for the proposed activity centre we consider that this is an oversight from the City of Cockburn and that our submission can be considered on the basis of being an affected landowner.</p> <p>By way of background, the City is reminded that Coles made significant investment through the purchase of the Beeliar Village neighbourhood centre site from the City of Cockburn in 2012, following an extensive due diligence process and negotiations with the City. As part of Coles' due diligence, one of the most significant matters that influenced the purchase of the site was the City's planning framework in regards to the medium to long term planning for retail centres within the catchment of Beeliar Village. This is the basis upon which the commercial decision to purchase and develop the Beeliar site was made.</p> <p>The City's Commercial Centres Strategy made clear representations based on detailed studies and analyses about the allocation of retail centres throughout the City (in conjunction with the Western Australian Planning Commission SPP4.2), which gave Coles security in proceeding with the acquisition and subsequent development. For the City to consider allowing a significant increase in retail floorspace within the immediate catchment of Beeliar Village, on land that was never envisaged for such an extreme amount of retail space can be considered to be highly inappropriate and not considered to be in good faith from a commercial perspective, and could not be considered to be orderly and proper from a planning perspective.</p> <p>As you are aware, Coles own the Beeliar Shopping Centre (Beeliar Centre) on Beeliar Drive that is located within very close proximity to the proposed ACSP area. On initial review of the draft ACSP we identified a number of significant concerns with the structure plan prepared by BDG, and in particular the supporting Retail Sustainability Assessment (RSA) prepared by Taktics4, noting the excessive amount of retail floor space proposed and the potential for the</p>	<p>information which is said to be sourced from Commonwealth Bank. This information is said to be <i>"a fact of the historic trading position for the centre"</i>.</p> <p>The survey is said to be delivered from electronic transactions from a single banking institution and extrapolated to include cash and other institution transactions. The data is said to be based on the Ale Store data only over a 3 month period from March to May 2016.</p> <p>The findings are said to show that 75% of its sales are derived from suburbs within a 5km radius of the centre. Further findings are said to show that the remaining sales (25%) are derived predominantly from 5-10km radius from the centre. The applicants' sub-consultant makes the argument, based on this information, that the catchment for the centre has a <i>'trading pattern that is larger than a Local Centre, and that the catchment findings – despite their departure from typical supermarket trading patterns is under the circumstances both realistic and valid'</i>.</p> <p>With regards to 'catchment size' the applicant provides the following further points in that, <i>'the larger corporate supermarkets in the retail environment clearly have a high market share/capture between them. But they predominantly achieve this by market saturation – with a high market share obtained from a smaller catchment. The likes of Ales, Spud shed and Aldi rely on a lower market capture strategy, obtaining lower market share from a wider catchment to achieve the sales necessary to be sustainable'</i>.</p> <p>These comments are noted by the City.</p>

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		<p>development of a substantial shopping precinct with anchor supermarket tenants that sits outside of the City's accepted activity centres hierarchy or any identified appropriately scaled centre under the Western Australian Planning Commissions State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP4.2).</p> <p>On the basis of shared concerns, Perron Group (the owners and operators of Gateways Shopping Centre) commissioned a review of the RSA by Urbis (copy attached), which raises a series of significant weaknesses in both the methodology and assumptions used in the RSA to support the draft ACSP. This results in the draft ACSP being fundamentally flawed, and we re-iterate and support the submission by Urbis in relation to the following matters:</p> <p><b>Urbis Retail Sustainability Assessment Review</b></p> <p>The outcomes of the review of the RSA conducted by Urbis can be summarized as follows:</p> <ol style="list-style-type: none"> <li>1. The analysis presented relies on a catchment that is far too large and completely inappropriate for a neighbourhood centre.</li> <li>2. Residents in the local area are already adequately served by existing or planned retail facilities, including the existing developments at Cockburn Central.</li> <li>3. The scale of the centre is excessive in total and the proposed amount of specialty shop provision is more than double the benchmark provision of other supermarket based centres. The proposal also relies on the continued operation of a single retailer in the future, an inappropriate basis for a change to the centre hierarchy.</li> <li>4. The proponents have not provided any reliable evidence of the need and demand for the proposal. Some of the evidence is based on unsubstantiated assumptions and unsourced claims.</li> <li>5. The report uses inconsistent logic by suggesting that there is simultaneously too much competition for Ales Market to survive</li> </ol>	<p><i>ALES STORE SALES CONTRIBUTION by SUBURB – 10km radius</i></p>  <p><i>Source- CommBank (2016)</i></p> <p>The submission asserts that residents are already currently well serviced by existing or planned retail activity. The Taktics4 submission response provides an analysis of a 5km radius from all existing classified Secondary Centres defined by SPP 4.2. This analysis shows the 5km catchment for a Secondary Centre contains an average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals, as shown by Taktics4, just two full line supermarkets and four smaller supermarkets, highlighting a limited supply of</p>

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		<p>in its current form and not enough retail options in the local area to service the needs of residents.</p> <p>Specific concerns are set out in the attached Urbis review are summarised under the following headings. Further more detailed information can be obtained from the attached document.</p> <p><u>Role of a neighbourhood centre</u></p> <ul style="list-style-type: none"> <li>• Scale of Centre – retail component excessive and unsustainable, not based on market evidence or comparable examples in Perth.</li> <li>• Need for development – centre role expanded beyond that intended by the retail activity centres hierarchy using inconsistent justifications.</li> </ul> <p><u>Catchment definition</u></p> <ul style="list-style-type: none"> <li>• Excessive catchment size – identified catchment too large and not supported by evidence.</li> <li>• Extent of overstatement – catchment size results in a massively overstated market size.</li> <li>• Realistic catchment – a proper catchment assessment contains an estimated 5,700 people in 2015, which is insufficient to sustain a supermarket.</li> <li>• The Spud Shed ‘evidence’ – neither useful or comparable in terms of defining a catchment area from which a retail centre derives the significant majority of its trade.</li> <li>• Analysis of sales potential</li> <li>• Supermarket trading benchmark – suggested trading levels not sourced and overstated based on recognised national benchmarks.</li> <li>• Estimated sales productivity – no evidence supplied for the current sales estimate or the proposed centre estimate.</li> </ul>	<p>supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres.</p> <p>The information is derived from the following data.</p> <table border="1" data-bbox="1435 395 2163 791"> <thead> <tr> <th rowspan="2">Existing Secondary Centres</th> <th colspan="4">Centre Offer</th> <th colspan="3">within 5 km radius</th> </tr> <tr> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> </tr> </thead> <tbody> <tr><td>Belmont</td><td>1</td><td>1</td><td>1</td><td>0</td><td>2</td><td>2</td><td>1</td></tr> <tr><td>Booragoon</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>2</td><td>2</td></tr> <tr><td>Victoria Park</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>3</td><td>3</td></tr> <tr><td>Claremont</td><td>1</td><td>1</td><td>0</td><td>1</td><td>2</td><td>1</td><td>1</td></tr> <tr><td>Ellenbrook</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Karrinyup</td><td>0</td><td>1</td><td>0</td><td>0</td><td>4</td><td>1</td><td>1</td></tr> <tr><td>Whitfords</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>4</td><td>1</td></tr> <tr><td>Warwick</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>4</td><td>2</td></tr> <tr><td>Wanneroo</td><td>1</td><td>0</td><td>1</td><td>0</td><td>3</td><td>4</td><td>1</td></tr> <tr><td>Subiaco</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>4</td><td>2</td></tr> <tr><td>Kwinana</td><td>0</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>0</td></tr> <tr><td>Clarkson</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td></tr> <tr><td>Pinjarra</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Leederville</td><td>1</td><td>0</td><td>0</td><td>1</td><td>5</td><td>6</td><td>2</td></tr> <tr><td>Mirrabooka</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>5</td><td>2</td></tr> <tr><td>Maddington</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>1</td><td>0</td></tr> <tr><td><b>Average Secondary Centres</b></td><td><b>0.9</b></td><td><b>0.8</b></td><td><b>0.1</b></td><td><b>0.2</b></td><td><b>2.6</b></td><td><b>2.4</b></td><td><b>1.3</b></td></tr> <tr><td><b>Cockburn</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td><td><b>0</b></td><td><b>1</b></td><td><b>1</b></td><td><b>0</b></td></tr> </tbody> </table> <p>With regards to population growth within this catchment the applicant makes the following additional points:</p> <p><i>“The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The HRN-ACSP only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900 sqm to 3,300 sqm.”</i></p> <p>The applicant acknowledges that the amount of specialty floor space is above the average for a</p>	Existing Secondary Centres	Centre Offer				within 5 km radius			Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	Belmont	1	1	1	0	2	2	1	Booragoon	1	1	0	0	2	2	2	Victoria Park	1	1	0	1	5	3	3	Claremont	1	1	0	1	2	1	1	Ellenbrook	1	1	0	0	0	0	0	Karrinyup	0	1	0	0	4	1	1	Whitfords	1	1	0	0	2	4	1	Warwick	1	1	0	0	3	4	2	Wanneroo	1	0	1	0	3	4	1	Subiaco	1	1	0	0	4	4	2	Kwinana	0	1	0	0	2	1	0	Clarkson	1	1	0	0	1	0	2	Pinjarra	1	0	0	0	0	0	0	Leederville	1	0	0	1	5	6	2	Mirrabooka	1	1	0	0	4	5	2	Maddington	1	1	0	0	3	1	0	<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
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		<p><u>Role of other centres within the retail hierarchy</u></p> <ul style="list-style-type: none"> <li>Local supply of convenience retail – based on existing provision at Cockburn Gateway and nearby established neighbourhood centres, the suggestion that residents of the local area lack access to food and convenience retail is plainly inaccurate.</li> </ul> <p><u>Floorspace productivity</u></p> <ul style="list-style-type: none"> <li>Unsourced claims – stated trading levels used to calculate market demand for retail floorspace are all too low and as such overstate demand. There is also no indication on how these trading levels were derived.</li> </ul> <p>Whilst we support the diversification of commercial and retail activities within the City and are generally supportive of an appropriate form and type of development at the Hammond Road North centre, the extent and form of development that could be approved using the provisions with the draft ACSP is not acceptable.</p> <p>Our position in respect of the draft ACSP is that it is fundamentally flawed and should not be supported or approved in its current or even in a modified form. Given that the draft ACSP is based on an inadequate RSA, our view is that it is not practically possible to modify the structure plan such that any conceivable changes would meet the tests for orderly and proper planning as set out in key applicable local and State planning instruments below.</p> <p><b>City of Cockburn Planning Framework Requirements</b></p> <p>The City's Town Planning Scheme No. 3 (TPS3) sets out specific planning requirements for the development of the Hammond Road North area under DA35 in Schedule 11 – Development Areas. Although the scheme and associated DA35 provisions and</p>	<p>neighbourhood supermarket based centre, however, the applicant argues that this also represents the amount of floor space required to create the amenity associated with a main street environment. The City of Cockburn promotes the main street objective, as is evident from the previous stage of planning, namely the associated scheme amendment.</p> <p>The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to activation of the main street desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.</p> <p>The additional retail floor space proposed simply supports the provision of an existing local retailer to provide a more appropriate mix and amenity in and around its existing store. The applicant notes there is little acknowledgement or provision within state planning regulations to deal with the variation between the floor space required to generate a true main street environment and the retail floor space limits thought acceptable for a neighbourhood centre environment.</p> <p>The applicant provides comment with regards to a similar application, in their view, where the City of Swan have had to deal with this very issue in Bennett Springs Neighbourhood Centre where a main street floor space allocation exceeded the policy allocated floor space thresholds, resulting in the “absurd scenario” where a subsequent convenience based retailer was unable to be introduced to a neighbourhood centre because it would have exceeded the allocation in the planning provisions.</p>

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		<p>requirements pre-date the operation of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), TPS3 nevertheless specifically requires the preparation and approval of a local structure plan, that is to apply to the land to guide subdivision, land use and development. The structure plan is also required to provide for future commercial, retail and mixed business development and compatible uses incidental thereto. Critically, the extent of such uses is subject to the preparation and approval by Council (effectively now the Western Australian Planning Commission on the recommendation of the City) of an economic/retail impact assessment prepared in accordance with SPP4.2.</p> <p>On the basis of the review of the supporting Taktics4 RSA by Urbis, there are a series of significant weaknesses in both the methodology and assumptions used in the RSA to support the draft ACSP. As a result the ACSP does not meet the pre-requisite requirements of TPS3 as the land use structure as proposed is fundamentally flawed due to being based on and informed by an inadequate and inappropriate RSA. This results in an ACSP that in our view ought not be supported or approved by either the City or ultimately the Western Australian Planning Commission (WAPC).</p> <p>The draft ACSP also seeks to inappropriately vary the City's established and agreed retail hierarchy as set out in its Local Commercial Activity Centre Strategy (LCACS) that identifies the land as 'Tony Ales Local Centre', not a oversized neighbourhood centre with an inordinate retail focus, justified based on an artificially expanded catchment that has been included in a flawed RSA. Indeed, the level of retail floorspace significantly exceeds that identified in Appendix 1: Activity Centre Floorspace Breakdown in LCACS, which based on population driven demand analysis identifies a maximum of 1,095m<sup>2</sup> shop retail and 252m<sup>2</sup> other retail at 2026. This would be the scale of centre expected to meet needs of the local community.</p> <p><b>State Planning Framework Requirements</b></p> <p>SPP4.2 was prepared by the WAPC to support the planned network of</p>	<p>Put simply the introduction of smaller retail tenancies does little to influence the performance or role of a particular centre. The major tenant is responsible for driving the function, nature and role of the centre. In this instance the existing supermarket operator will continue to be the driver of foot traffic to the centre, regardless of the retail tenancies developed in support of the main street environment the applicant is trying to achieve.</p> <p>This submission asserts that the sales productivity figures used in the RSA are understated which subsequently overstates demand.</p> <p>Submission Response, as provided by the applicant;</p> <p>The annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged that supermarkets and shops in traditional main street and strip environments invariably result in significantly lower sales productivity levels than their modern internalised counter parts.</p> <p>The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood</p>

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		<p>activity centres contained within 'Directions 2031 and Beyond' and to specify broad planning requirements for proposed activity centres and redevelopment of current activity centres as well as identify the size and function of various types of activity centres.</p> <p>The draft ACSP indicates that the land is identified in SPP4.2 as a neighbourhood centre. This is not correct as in terms of the defined activity centres hierarchy the land is identified as a local centre only under the City's LCACS. In this respect the draft ACSP proponents have inappropriately sought to leverage the local centres effective co-location with the broader Beeliar Drive Mixed Business Area and Jandakot West Industrial Area to justify a greater retail focus and scale than ought to be the case having regard to all relevant factors. These areas do not form part of the activity centre hierarchy in terms of being a focus of supermarket and convenience retail activity and have a different land use intent extending to large format retail, other commercial and industrial uses.</p> <p>Conversely, pursuant to SPP 4.2 Cockburn Central is identified as a 'Secondary Centre'. Secondary centres are higher order activity centres and share similar characteristics with strategic metropolitan centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the city's economy, and provide essential services to their catchments. Secondary Centres are identified as having a catchment area of up to 150,000 people. It is critical that secondary centres be permitted to grow and perform their intended function without being compromised by the unjustified overdevelopment of nearby centres not envisaged under the established centre hierarchy.</p> <p>Within the RSA prepared by Taktics4, two statements are of particular concern. Taktics4 states 'Ales Market enjoys a catchment base that is far more expansive than national supermarket chains' and that 'immediate evidence shows that a superior supermarket offer and associated neighbourhood centre retailers will provide the surrounding community with much needed choice in the delivery of convenience based retail goods and services to the local community'.</p>	<p>centres floor space proposed in and around the catchment is not likely to be developed to single operator standards and performance levels.</p> <p>The applicant provides the additional points: "The assertion that the HRN-ACSP proposal may represent a 'trojan horse' seems irrational. There is no provision within Australian and State or Local Government planning instruments to specifically support, deny or protect or exclude a specific retail operator from a centre.</p> <p>Whilst rare, there are circumstances each year around Australia where supermarket stores change operators. However, it is the current intention of the Ale family to continue to trade from its current location. The expansion of the store size simply reflects the change in trading environment it finds itself trading within. And is designed to let it better continue to provide its goods and services to its customers."</p>

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		<p>These statements are of concern to Coles due to the proposed oversized activity centre being within 1close proximity of the Beeliar Shopping Centre and the specific reference to supermarket land uses. The notion that a supermarket would be well placed within the activity centre and the significant catchment that Ales Market provides for the centre would result in the activity centre being in direct competition and not complementing Cockburn Gateway, which is contrary to the hierarchy set out within and the requirements of both the City's LCACS and the objectives of SPP 4.2. The provisions of clause 5.1(2) of SPP4.2 specifically state that the 'responsible authority should not support activity centre structure plans or development proposals that are likely to undermine the established and planned activity centre hierarchy. Activity centre structure plans and developments should be consistent with the centre's classification in the hierarchy'. In this case the centre is defined as a 'local centre' not a 'neighbourhood centre', and its scale and composition should reflect this as described in the City's LCACS.</p> <p><b>Conclusion</b></p> <p>Clearly, the proposals as set out in the draft ACSP have the potential to significantly undermine the continued development of Cockburn Central as a secondary centre as envisaged under both the City's LCACS and SPP4.2 and on this basis alone the draft ACSP should not be supported.</p> <p>Given the significant recent investment in the Beeliar Shopping centre by Coles we are very concerned that changes to the centre designation to allow for the expansion of the Ales Market could be used for a major supermarket in the future given that there are no guarantees that Ales Market remains as an anchor tenant or operator of this particular shop. A full line supermarket in this location would be totally inconsistent with the centre hierarchy established or scale of development envisaged under the City's LCACS or under SPP4.2. It would potentially undermine the planning framework requirements on which key investment decisions have been made at Beeliar Shopping</p>	

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		<p>Centre and indeed other investment areas within the City, and is not acceptable.</p> <p>As indicated above, our position in respect of the draft ACSP is that it is fundamentally flawed and should not be supported or approved in its current or even in a modified form. Given that the draft ACSP is based on an inadequate RSA, our view is that it is not practically possible to modify the structure plan such that any conceivable changes would meet the tests for orderly and proper planning.</p> <p>Prior to any further assessment of the draft ACSP by the City we would like to meet with City representatives to directly convey our concerns about the proposed structure plan. We look forward to the City contacting us in this regard.</p>	
15	Confidential submission	<p><b>SUPPORT</b></p> <p>The movement of traffic and safety concerns at the intersection of Hammond and Yangebup Road's.</p> <p>At present, Yangebup Road basically accommodates vehicles going to and from local businesses and according to the activity plan has a vehicle per day count of 1,000. Whilst I have no data on this, I would argue that this figure is well above what the current number is. There is no doubt that the introduction of a new development and new feeder roads would significantly increase the vehicle use, however to suggest 1,000 vpd at present is a vast over exaggeration.</p> <p>Users of Yangebup Road generally enter and exit at the Hammond Road intersection and a few may use Blackly Row, via Tamara Drive, as an alternative.</p> <p>Exiting Yangebup Road into Hammond Road or continuing across and into Cooper Road is already a very dangerous manoeuvre, particularly during peak hours and an increase in traffic numbers will make this activity even more hazardous.</p>	<p>Noted. The comments regarding the movement of traffic and safety concerns at the intersection of Hammond and Yangebup Roads are supported by the City.</p> <p>The Transport Assessment submitted to the CoC as part of this proposal was reviewed by the CoC traffic engineering department. The concerns identified, within this particular submission, were similarly raised by the CoC traffic engineers. The CoC traffic engineers provided the following comment in this regard;</p> <p><i>“Curiously, the operation of the Hammond Road/Yangebup Road was not subject to an intersection performance assessment, as has been done for other intersections. This is strange considering that the traffic volumes are forecast to increase by 150% on that road,</i></p>

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		<p>The activity plan does not seem to seriously acknowledge this intersection and appears to dismiss Yangebup Road's importance should the development be approved. There is no doubt that Yangebup Road will be used extensively by businesses and patrons of the new development and also there is every likelihood that it will be used as a "rat run" exiting Beeliar Drive to avoid having to go through the lights at the intersection at Hammond Road and the small feeder road close by.</p> <p>I am also led to believe that the feeder roads along Hammond Road between North Lake Road and Beeliar Drive will be reduced to 2. Should Cooper Road not be one of the closures, then the additional load placed on the Hammond, Yangebup and Cooper Road intersection will exacerbate the problem.</p> <p>I strongly urge Council to look at how this intersection is made more user friendly and safer.</p> <p>I would also like to mention the roundabout on Hammond just before North Lake Road. During peak hours this roundabout causes a significant build-up of traffic, sometimes as far back as Blackly Row, which runs parallel to Yangebup Road. To have such a roundabout so close to North Lake Road may have served a purpose prior to the area being developed, however it certainly does not assist traffic flow now.</p>	<p><i>as a result of development traffic. It is important that this is done prior to the Structure Plan being finalised to check what impact the forecast traffic will have on the intersection, and whether any changes are required to that intersection to maintain safe and efficient traffic flow".</i></p> <p>As such this issue is identified as an area where the Transport Assessment is required to be updated. It is agreed that this issue needs to be resolved prior to the WAPC issuing final approval. Please note the associated recommendation outlined within the Council report. This issue is therefore expected to be mandated by any final determination by the decision maker of this application, the WAPC.</p> <p>The comments relating to the roundabout on Hammond just before North Lake Road are noted. The City's traffic engineers did not raise this as an issue with regards to the proposed application. Notwithstanding the City's traffic engineers have been made aware of the issue and may address the concerns as part of separate works to this proposal.</p>
16	Department of Water PO Box 332 Mandurah Western Australia 6210	<p><b>SUPPORT</b></p> <p>The Department of Water (DoW) has reviewed the proposal and has the following advice.</p> <p>Due to the development's small size, infill nature and unconstrained water resources a Local Water Management Strategy is not required in this instance.</p> <p>The Stormwater Management Strategy should ensure that the 1 in 1</p>	<p>Noted. As a condition of subdivision, as part of the next stage of planning, the applicant will be required to submit for approval a 'Urban Water Management Plan' which complies with the WAPC document 'Better Urban Water Management'.</p>

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		hour ARI events are infiltrated and treated close to source and that the drainage capacity can manage a 100 year event discharge from site.	
17	Department of Parks and Wildlife 17 Dick Perry Avenue Technology Park, Western Precinct Kensington WA 6151	<p><b>SUPPORT</b></p> <p>The Department of Parks and Wildlife has no comments on the proposal.</p>	Noted.
18	Sue Davies – Land4sale 6/437 Yangebup Road, Cockburn Central	<p><b>SUPPORT</b></p> <p>(No further comment provided)</p>	Noted.
19	Department of Education 151 Royal Street, East Perth Western Australia 6004	<p><b>SUPPORT</b></p> <p>The Department has reviewed the document and wishes to advise that it has no objection to this proposal.</p>	
20	Confidential submission	<p><b>SUPPORT</b></p> <p>The northern end of Hammond Road where it joins North Lake Road intersection needs to be fixed. Traffic is a nightmare already.</p>	<p>Noted. The Transport Assessment submitted to the CoC as part of this proposal was reviewed by the CoC traffic engineering department.</p> <p>The comments relating to the roundabout on Hammond just before North Lake Road are noted. The City's traffic engineers did not raise this as an issue with regards to the proposed application. Notwithstanding the City's traffic engineers have been made aware of the issue and may address the concerns as part of separate works to this proposal.</p>

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21	Mustang Hill Group Pty Ltd 441 Yangebup Road and 431 Yangebup Road	<p><b>SUPPORT</b></p> <p>(No further comment provided)</p>	Noted.
22	Royce Goodall Unit 7/ 640 Beeliar Drive, Success	<p><b>SUPPORT</b></p> <p>Please note my suggested location for another roundabout, as the current 4 turn lane (west of this location) needs to be improved as a roundabout as traffic volumes get busier. <i>*This submission included an image pointing to the future intersection of Beeliar Drive and corner Tamara Drive and Yangebup Road*.</i></p>	<p>Noted. The Transport Assessment submitted to the CoC as part of this proposal was reviewed by the CoC traffic engineering department.</p> <p>The comments from the CoC traffic engineers which relate to this submission are as follows;</p> <p><i>“The westernmost proposed new internal road shall not provide a direct physical connection for vehicles between Beeliar Drive and Yangebup Road, to avoid that road becoming a ‘rat-run’ by through traffic between the two roads. Adequate vehicle access to/from the site and internal servicing will still be available if that link is not provided.”</i></p> <p><i>“Left-in/left-out access to Beeliar Drive, at the west end of the property is acceptable provided that a suitable left-turn lane is provided on Beeliar Drive so that turning vehicles can exit the continuing eastbound traffic lane and slow down before turning into the subject site.”</i></p> <p>As such this issue is identified as an area where the Transport Assessment is required to be updated. It is agreed that this issue needs to be resolved prior to the WAPC issuing final approval. Please note the associated recommendation outlined within the Council report. This issue is therefore expected to be</p>

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			mandated by any final determination by the decision maker of this application, the WAPC.
23	Telstra Locked Bag 2525 Perth WA 6001	<p><b>SUPPORT</b></p> <p>At present, Telstra Corporation Limited has no objection. I have recorded this in our Development database and look forward to further correspondence in the future. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.</p> <p><b>Latest Telecommunications Policy</b></p> <p>The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).</p> <p>Applications to Telstra can be made on the Telstra Smart Community website: <a href="http://www.telstra.com.au/smart-community">http://www.telstra.com.au/smart-community</a></p> <p>More information regarding NBN Co. can be found on their website <a href="http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html">http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html</a></p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p> <p><b>Federal Government Telecommunications Infrastructure in New Developments Policy May 2015</b></p> <p><a href="https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments">https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments</a></p>	Noted. The links and further information provided will be communicated to the developer via this public document, the schedule of submissions.

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		<p><b>State Planning Policy 5.2 Telecommunications Infrastructure August 2015</b></p> <p><a href="http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf">http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf</a></p> <p><b>Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects</b></p> <p><a href="http://www.commsalliance.com.au/Documents/all/guidelines/g645">http://www.commsalliance.com.au/Documents/all/guidelines/g645</a></p>	
24	Confidential submission	<p><b>SUPPORT</b></p> <p>(No further comment provided)</p>	Noted.
25	Confidential submission	<p><b>SUPPORT</b></p> <p>We are pleased to see the plan being put forward as we believe it will have long term economic and social benefits for the area.</p> <p>Having studied the proposal we would like to comment on the implications that this proposal will have on the traffic flow on the surrounding road network.</p> <p>Since purchasing our properties in early 2009 we have seen a marked increase in the traffic volumes along Beeliar Drive and Hammond Road and to lesser extent on Yangebup Road. This increase has also impacted on the intersection of Yangebup Road and Hammond Road due to the difficulties in making right hand turns. Similar situations are present at other intersections along Hammond Road.</p> <p>An example of traffic issues that I have noticed recently was of a truck towing two trailers that was forced to encroach onto the right hand lane of Hammond Road to do a left hand turn into Cooper Road.</p> <p>Due to the nature of the business activities in the area the road systems are used by passenger vehicles and large commercial trucks transporting shipping containers and bulk cargoes. These trucks are of</p>	<p>Noted. The Transport Assessment submitted to the CoC as part of this proposal was reviewed by the CoC traffic engineering department. The concerns identified, within this particular submission, were similarly raised by the CoC traffic engineers. The CoC traffic engineers provided the following comment in this regard;</p> <ul style="list-style-type: none"> <li>“Curiously, the operation of the Hammond Road/Yangebup Road was not subject to an intersection performance assessment, as has been done for other intersections. This is strange considering that the traffic volumes are forecast to increase by 150% on that road, as a result of development traffic. It is important that this is done prior to the Structure Plan being finalised to check what impact the forecast traffic will have on the intersection, and whether any changes are required to that intersection to maintain safe and efficient traffic flow”.</li> </ul>

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		<p>the semi- trailer (articulated) type and are required to enter the delivery point's premises which require the truck to negotiate (reversing) access whilst on the road. This can lead to traffic being held up but also to the verge section being damaged if the road is too narrow. If road parking is allowed it would further complicate the issue.</p> <p>This situation currently exists on Yangebup Road. Currently there is no street parking facilities along Yangebup Road.</p> <p>We note that the existing width on both Hammond and Yangebup Road are to be left at the current width of 8m. This, we believe, will be inadequate to handle the projected traffic volumes. Also due the proposed nature of businesses there will also be an increase in truck/ passenger vehicle volumes that will further impact on traffic flow.</p> <p>We consider that these roads should be increased in width.</p> <p>We note that Yangebup Road is not considered to be major road but it is expected to have traffic increase due to other proposed changes to the road system from Beeliar Drive which could result in traffic bypassing the major intersections especially at peak times. This will impact on the trucks delivering containers to premises along Yangebup Road.</p> <p>The intersection of Hammond/Yangebup/Cooper is considered to be a major one and will require some form of traffic management (e.g. lights)</p> <p>We would like to suggest and recommend that Council give detailed consideration/evaluation on the aspect of traffic volumes and flows to all roads and intersections in the vicinity of the Activity centre and also to the broader area of the Hammond Road/North lake Road intersection including the existing roundabout on Hammond Road to facilitate a better flow of traffic especially at peak hours.</p> <p>Consideration should be given to traffic lights. The closure of some intersections along Hammond Road is also of concern as this could</p>	<ul style="list-style-type: none"> <li>• <i>“The westernmost proposed new internal road shall not provide a direct physical connection for vehicles between Beeliar Drive and Yangebup Road, to avoid that road becoming a ‘rat-run’ by through traffic between the two roads. Adequate vehicle access to/from the site and internal servicing will still be available if that link is not provided.”</i></li> <li>• <i>“Most of the section of Yangebup Road, west of Hammond Road, is currently constructed to a rural standard (unkerbed, no paths, no storm water drainage) and must be upgraded to urban standard as part of, or at the time of, this development. I suspect this might have been recognised by a Development Area Contribution scheme but if it isn’t the upgrade will need to be funded by the developer of the subject site.”</i></li> <li>• <i>“As part of the upgrade of Yangebup Road, some on-street parallel parking bays must be provided along the southern side of the road, to service the mixed businesses fronting that section of road. Those bays shall be used for short-term (e.g. customer) parking only and staff parking will have to be contained on-site.”</i></li> </ul> <p>As such these issues are identified as an area where the ‘Transport Assessment’ is required to be updated. It is agreed that these issues need to be resolved prior to the WAPC issuing final approval. Please note the associated recommendation outlined within the Council report. These issues are therefore expected to be mandated by any final determination by the</p>

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		<p>impact on traffic flow at the remaining intersections.</p> <p>We believe that to cater for the existing and projected increase of volumes of commercial vehicles that all roads be reviewed and adjustments be made to the road structures/configurations to handle future vehicular traffic.</p>	<p>decision maker of this application, the WAPC.</p>
26	<p>Department of Planning Policy Development &amp; Review Locked Bag 2506 Perth WA 6001</p>	<p><b>SUPPORT</b></p> <p>Thank you for providing the above proposal to Policy Development &amp; Review for comment.</p> <p>The proposed activity centre plan is directly abutting Bush Forever area 256 to the west. On the concept plan, landscaping and a road provide clear demarcation between the development area and the Bush Forever area. It would be recommended that the landscaping at this location use locally endemic native species, and not grass, to reduce the potential of weed infestation to the adjacent Bush Forever area. If grasses/non-native species are proposed to be used, Policy Development and Review would not support this, and recommend the road reserve be moved to provide a hard edge between the development site and the Bush Forever area.</p> <p>Please note that this is Policy Development and Review's response in regards to Bush Forever, and does not reflect comments of other branches of the Department of Planning (DoP) or a formal position of the Western Australian Planning Commission (WAPC), which may need to be consulted on this proposal.</p>	<p>Noted. With regards to this submission it is considered appropriate to update Part 1 section 4 of the Structure Plan document accordingly. This has been incorporated into the report for recommended conditioning to the WAPC.</p>
27	<p>Tactics4 45 Ventnor Avenue, West Perth WA 6005</p>	<p><b>SUPPORT</b></p> <p>Three coordinated submissions were received opposing the development proposed as part of the Hammond Road North Activity Centre Structure Plan Area 'HRN – ACSP'. The submissions were received from:</p> <ul style="list-style-type: none"> <li>• Perron Group / Cockburn Gateway</li> </ul>	<p>Noted, and generally supported. This submission has been referred to within the Council report (main text).</p>

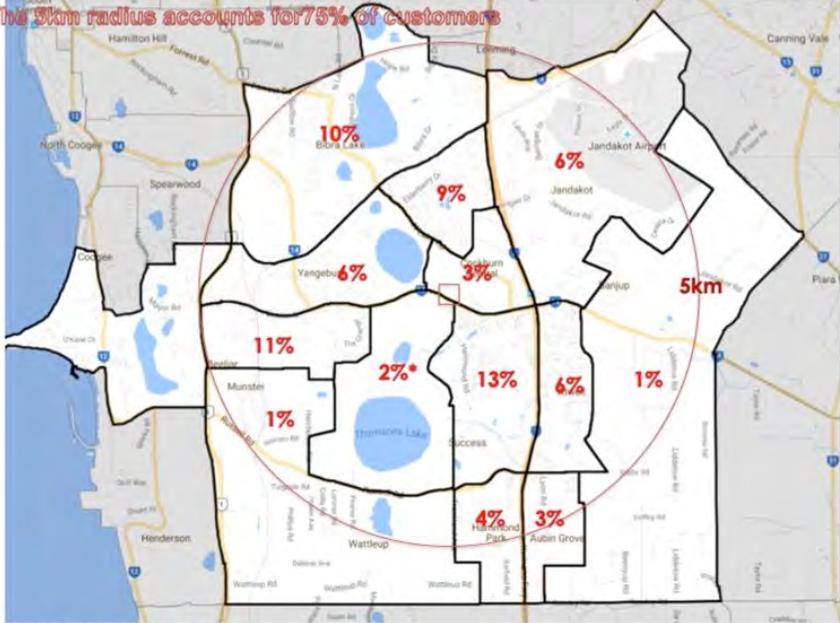
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		<ul style="list-style-type: none"> <li>• Coles – Beeliar Village</li> </ul> <p>Their respective submissions were prepared jointly and arguments formed primarily from a review of the HRN-ACSP and it's supporting Retail Sustainability Assessment 'RSA' by Urbis Planning consultants. This paper responds to the issues raised in those opposing submissions.</p> <p><b>WAPC SPP4.2 – ACTIVITY CENTRES – PERTH AND PEEL</b></p> <p>The opposing submissions assert that the HRN-ACSP is not identified as an appropriately scaled centre within the WAPC State Planning Policy 4.2 – Activity Centres Perth and Peel.</p> <p><u>Submission Response</u></p> <p>The City of Cockburn - Local Commercial Activity Centres Strategy 'LCACS' allocates the HRN-ACSP as a local centre, despite the centre function being more in line with a neighbourhood centre role as it is anchored by an existing supermarket. Regardless of the classification as a local or neighbourhood centre, SPP 4.2 policy does not purport to deal with or provide for provision for the spatial planning, expansion or reclassification of either local or neighbourhood centres. It is clearly delineated within SPP4.2 that the provision of Local and Neighbourhood centres should be dealt with solely by Local Government Activity Centre Strategies. The allocation of additional retail floor space within the HRN-ACSP would therefore not impact the intended objectives of the SPP 4.2.</p> <p>WAPC SPP 4.2 suggests that Local Government may require proposed changes to Neighbourhood Centres to be subject to the preparation of a detailed area plan, but it is clear that the jurisdiction for Local and Neighbourhood centres falls outside the purposes, objectives and interests of SPP 4.2.</p> <p>The HRN-ACSP has subsequently been prepared in accordance with the LCACS and will not influence or be impacted by SPP 4.2.</p>	

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		<p><b>LOCAL COMMERCIAL ACTIVITY CENTRES STRATEGY</b></p> <p>The opposing submissions assert that the HRN-ACSP sits outside the City's accepted Local Commercial Activity Centres Strategy which classifies it as a Local Centre.</p> <p><u>Submission Response</u></p> <p>The Ales market clearly does not trade as a Local Centre. Its current mix, size and catchment do not support its position within the LCACS as a Local Centre.</p> <p>The planned business mix proposed within the HRN – ACSP simply aims to support its current function by introducing a higher level of complementary activity, higher amenity and employment diversity. The centre is currently a supermarket based centre. The additional retail development proposed as part of the HRN-ACSP will not alter its function as a supermarket based centre.</p> <p>There has always been an acknowledgement within the City's LCACS that Ales would expand beyond its current size. The City's LCACS identifies that all future retail uses allocated within the mixed business precincts is to be allocated to the Ales Local Centre.</p> <p>The HRN – ACSP falls within the designated Strategic Employment Centres delineated within the LCACS, including:</p> <ul style="list-style-type: none"> <li>• Jandakot West Industrial centre (47)</li> <li>• North Lake Road (South) Mixed Business Area (52)</li> <li>• Beeliar Drive Mixed Business Area (49)</li> <li>• Tony Ales Local Centre (39)</li> </ul> <p><u>Principles and Opportunities</u></p> <p>The LCACS outlines a series of clearly described principles and values by which future development in all centres should be assessed</p>	

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		<p>against. The HRN – ACSP satisfies all of the principles including.</p> <p>Principle 1 Efficient, Intense and Compact Centres</p> <p>The HRN-ACSP aims to create a self-perpetuating energy appropriate to the purpose of the supermarket based centre, through development of a contiguous configuration of related activities and urban forms.</p> <p>Principle 2 – Optimise Frequency, Concentration and Quality of Transactions</p> <p>The HRN-ACSP aims to create a more effective, concentrated and higher quality transactions by creating a hub of activity rather than a disparate array of single operations.</p> <p>Principle 3 – Support Maturation of Centres</p> <p>The HRN-ACSP allows the centre to adapt and evolve in order to better meet the changing needs of the growing community.</p> <p>Principle 4 - Support Integrity of the Activity Centres Network</p> <p>The HRN – ACSP is not attempting to change the nature and function of the existing function of the centre. Overall the development of the centre is to the benefit of the City’s residents, workers and visitors.</p> <p>Principle 5 – Optimise the Access to and within Centres</p> <p>The HRN-ACSP aims to improve the internal access around the existing centre and connect to the broader access network.</p> <p>Principle 6 – Match Use with Purpose of Place</p> <p>The HRN-ACSP is influenced by the role of its major activity operator - the supermarket. Increasing the size of the supermarket within the growth scenario forecast for the catchment does not alter its purpose of place.</p>	

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Principle 7 – Place Identity, Amenity and Integrity</p> <p>The introduction of a main street environment and supporting activity will reinforce the place identity for the centre as well as increasing the amenity dramatically. Without jeopardising the integrity of the network by maintaining its primary function as a supermarket based centre.</p> <p>Principle 8 – Place Equity</p> <p>The HRN-ACSP is designed to allow potential users of the centre to undertake a range of other complementary transactions appropriate for that type of centre.</p> <p>The HRN-ACSP adheres to and ticks the boxes associated with each of the basic principles purported as valuable in the LCACS. The redevelopment of the site therefore represents the proper and timely planning for the centre and allows it to become a more valuable contributor to the City’s activity centre network. Without attempting to alter its current function and role.</p> <p><b>CATCHMENT SIZE</b></p> <p>The opposing submissions assert that the 10km radius catchment determined by the RSA is too large and inappropriate for a local/neighbourhood centre.</p> <p><u>Submission Response</u></p> <p>The catchment delineation for the HRN – ACSP is simply a fact of the historic trading position for the operator within the centre. Nothing has changed before or since the allocation of the centre classification in the LCACS.</p> <p>The RSA analysis acknowledges despite noting the 10km radius catchment that the majority of sales will be derived from within 5km radius. All of the information and data used to assess the future sales</p>	

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>potential for the centre utilises the 5km catchment data.</p> <p>Commercial survey findings support this position. The following map shows the estimated sales contribution from each suburb within a 5km radius of the centre. The survey is primarily derived from electronic POS transactions by customers from a single banking institution and extrapolated to include cash and other institution transactions. The data is based on customers to the Ales store only, and was retrieved over a 3 month period from March – May 2016.</p> <p>The findings show that 75% of the Ales store sales are derived from suburbs within a 5km radius of the centre. Further findings show that the majority of remaining sales (22%) are derived predominantly from 5-10km radius from the centre. Although a small amount of sales are also derived from outside this radius. These findings confirm that the catchment for the centre has a trading pattern that is larger than a Local Centre, and that the catchment findings – despite their departure from typical supermarket trading patterns is under the circumstances both realistic and valid.</p> <p>We concur with the Urbis assertion that a typical corporate full line supermarket (Coles and Woolworths) have a typical catchment size of 1.5km – 2.5km. The catchment for a smaller IGA operated/branded supermarket is typically smaller than this again.</p> <p>The larger corporate supermarkets in the retail environment clearly have a high market share/capture between them. But they predominantly achieve this by market saturation – with a high market share obtained from a smaller catchment. The likes of Ales, Spud shed and Aldi rely on a lower market capture strategy, obtaining lower market share from a wider catchment to achieve the sales necessary to be sustainable. These stores rely on attracting customers who are prepared to travel further to achieve a product considered missing in closer supermarket offers. The level and reason for the attraction will vary between customers.</p> <p>These findings therefore supports the position that the Ales store is</p>	

NO.	NAME & ADDRESS	SUBMISSION	RECOMMENDATION
		<p>consistent with other non-corporate supermarket offerings similar to the 'Spud Shed' making the correlation between the two as depicted in the RSA both valid and useful.</p> <p><b>ALES STORE SALES CONTRIBUTION by SUBURB – 5km radius</b></p> <p><i>ALES STORE SALES CONTRIBUTION by SUBURB – 5km radius</i></p>  <p><i>Source- CommBank (2016)</i></p> <p>Notwithstanding this catchment and trading position, the fact remains that customers are attracted by the weekly convenience based shopping, the centre would not be expected to attract fashion or regional based businesses that would normally be targeted or attracted to Secondary Centres such as Cockburn Gateway. Furthermore, the confirmation of the wider catchment reduces the impact of sales on surrounding centres as fewer sales are generated from the surrounding catchment than would be the case for a full line supermarket offer with a smaller catchment.</p>	



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		<p><b>SUPERMARKET SUPPLY</b></p> <p>The opposing submissions assert that residents are already currently well served by existing or planned retail activity. It also asserts that a supermarket requires a catchment of between 8,000-10,000 residents within its catchment.</p> <p><u>Submission Response</u></p> <p>Analysis of a 5km radius from all existing classified Secondary Centres defined by the SPP4.2 shows that the 5km catchment for a Secondary Centre contains on average five full line supermarkets and eight smaller supermarkets. A similar analysis of the 5km radius from Cockburn Central reveals just two full line supermarkets and four smaller supermarkets, highlighting a limited supply of supermarket choice in the regions outside the Cockburn Gateway Centre in comparison to other regions served by Secondary Centres. No additional supermarket based centres are currently planned within this location.</p> <table border="1" data-bbox="488 900 1352 1327"> <thead> <tr> <th rowspan="2">Existing Secondary Centres</th> <th colspan="4">Centre Offer</th> <th colspan="4">within 5 km radius</th> </tr> <tr> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> <th>Coles</th> <th>WW</th> <th>Supa IGA</th> <th>IGA</th> </tr> </thead> <tbody> <tr><td>Belmont</td><td>1</td><td>1</td><td>1</td><td>0</td><td>2</td><td>2</td><td>1</td><td>10</td></tr> <tr><td>Booragoon</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>2</td><td>2</td><td>7</td></tr> <tr><td>Victoria Park</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>3</td><td>3</td><td>12</td></tr> <tr><td>Claremont</td><td>1</td><td>1</td><td>0</td><td>1</td><td>2</td><td>1</td><td>1</td><td>7</td></tr> <tr><td>Ellenbrook</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>2</td></tr> <tr><td>Karrinyup</td><td>0</td><td>1</td><td>0</td><td>0</td><td>4</td><td>1</td><td>1</td><td>9</td></tr> <tr><td>Whitfords</td><td>1</td><td>1</td><td>0</td><td>0</td><td>2</td><td>4</td><td>1</td><td>8</td></tr> <tr><td>Warwick</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>4</td><td>2</td><td>11</td></tr> <tr><td>Wanneroo</td><td>1</td><td>0</td><td>1</td><td>0</td><td>3</td><td>4</td><td>1</td><td>5</td></tr> <tr><td>Subiaco</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>4</td><td>2</td><td>10</td></tr> <tr><td>Kwinana</td><td>0</td><td>1</td><td>0</td><td>0</td><td>2</td><td>1</td><td>0</td><td>2</td></tr> <tr><td>Clarkson</td><td>1</td><td>1</td><td>0</td><td>0</td><td>1</td><td>0</td><td>2</td><td>2</td></tr> <tr><td>Pinjarra</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Leederville</td><td>1</td><td>0</td><td>0</td><td>1</td><td>5</td><td>6</td><td>2</td><td>10</td></tr> <tr><td>Mirrabooka</td><td>1</td><td>1</td><td>0</td><td>0</td><td>4</td><td>5</td><td>2</td><td>12</td></tr> <tr><td>Maddington</td><td>1</td><td>1</td><td>0</td><td>0</td><td>3</td><td>1</td><td>0</td><td>6</td></tr> <tr> <td><b>Average Secondary Centres</b></td> <td><b>0.9</b></td> <td><b>0.8</b></td> <td><b>0.1</b></td> <td><b>0.2</b></td> <td><b>2.6</b></td> <td><b>2.4</b></td> <td><b>1.3</b></td> <td><b>7.1</b></td> </tr> <tr> <td><b>Cockburn</b></td> <td><b>1</b></td> <td><b>1</b></td> <td><b>0</b></td> <td><b>0</b></td> <td><b>1</b></td> <td><b>1</b></td> <td><b>0</b></td> <td><b>4</b></td> </tr> </tbody> </table> <p>Coles/Woolworths/IGA store locator web sites</p> <p>The Coles based Beelihar Village is located 5.5km away from the Secondary Centre and 4 km away from the HRN-ACSP. By the Urbis</p>	Existing Secondary Centres	Centre Offer				within 5 km radius				Coles	WW	Supa IGA	IGA	Coles	WW	Supa IGA	IGA	Belmont	1	1	1	0	2	2	1	10	Booragoon	1	1	0	0	2	2	2	7	Victoria Park	1	1	0	1	5	3	3	12	Claremont	1	1	0	1	2	1	1	7	Ellenbrook	1	1	0	0	0	0	0	2	Karrinyup	0	1	0	0	4	1	1	9	Whitfords	1	1	0	0	2	4	1	8	Warwick	1	1	0	0	3	4	2	11	Wanneroo	1	0	1	0	3	4	1	5	Subiaco	1	1	0	0	4	4	2	10	Kwinana	0	1	0	0	2	1	0	2	Clarkson	1	1	0	0	1	0	2	2	Pinjarra	1	0	0	0	0	0	0	0	Leederville	1	0	0	1	5	6	2	10	Mirrabooka	1	1	0	0	4	5	2	12	Maddington	1	1	0	0	3	1	0	6	<b>Average Secondary Centres</b>	<b>0.9</b>	<b>0.8</b>	<b>0.1</b>	<b>0.2</b>	<b>2.6</b>	<b>2.4</b>	<b>1.3</b>	<b>7.1</b>	<b>Cockburn</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>4</b>	
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		<p>catchment assessment, and supported by this author the Coles catchment can expect to trade comfortably to a 1.5km – 2km catchment.</p> <p>Harvest Lakes and Russell Road Centres are both located over 3km south of the Gateway Centre.</p> <p>The population within a 5km radius of the centre is estimated to grow by 30,000 residents over the next 15 years at a rate of approximately 2,000 residents per annum. The population growth within a 1.5km radius of the centre (suburbs of Cockburn central and Success) is estimated to increase by 14,000 residents over the next 15 years. These forecasts therefore support the demand for an additional full line supermarket within the catchment. The HRN-ACSP only intends to grow the current supermarket floor space by 1,400sqm (40% of a full line supermarket) from 1,900 sqm to 3,300 sqm.</p> <p><u>Spending to Sales Contribution</u></p> <p>The growth in population alone will result in supermarket spending by residents within the 1.5km catchment to increase by an additional \$77 M p.a.</p> <p>The retail modelling indicates that the expanded supermarket would capture an additional of \$15M p.a. Based on current market capture less than \$3.75M p.a. (25%) would be derived from the 1.5km radius catchment. This represents 5% of the total forecast increase in supermarket based spending per annum forecast for the 1.5km radius. Leaving 95% (\$73M p.a.) of forecast supermarket spending within the 1.5 km radius to be captured by existing supermarket operators.</p> <p>Under any analysis the relatively modest increase in supermarket floor space will not represent a significant economic impact on surrounding commercial trading positions.</p>	

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		<p><b>DATA, SOURCES AND ASSUMPTIONS</b></p> <p>The opposing submissions assert that the sales productivity figures used in the RSA are understated which subsequently overstates demand.</p> <p><u>Submission Response</u></p> <p>The annual Urbis national averages reports are industry accepted, widely used and reflect an average based on single developer driven neighbourhood supermarket shopping centres. These centres are predominantly based around Coles and Woolworths full line supermarkets in internalised mall environments. The national averages by their very nature therefore highlight that there will be significant variations in sales productivity between the various centres used to determine the database. It is also acknowledged that supermarkets and shops in traditional main street and strip environments invariably result in significantly lower sales productivity levels than their modern internalised counter parts.</p> <p>The sales productivity used in the RSA analysis represent averages of sales performance captured by main street operators and businesses across neighbourhood centres over ten years across Australia. The nature of the local and neighbourhood centres floor space proposed in and around the catchment is not likely to be developed to single operator standards and performance levels.</p> <p>The lower sales productivity for assessing future demand is therefore both justified and rational.</p> <p>Notwithstanding this variation, even utilising the Urbis averages (\$10,567/sqm p.a.) as a basis for determining the future demand for supermarket floor space within the catchment still shows a shortfall in supermarket floor space of 18,000 sqm within the catchment. The proposed redevelopment in the HRN-ACSP contributes 1,400sqm or 8% of the total increase in demand for supermarket floor space based on the Urbis averages. No other significant supermarket floor space is</p>	

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		<p>currently planned within this radius of the centre.</p> <p><u>HRN- ACSP Productivity</u></p> <p>Not with standing that the modelled floor space productivity used falls within the range of sales productivities used to derive the Urbis averages, the productivities used for the HRN-ACSP area slightly above Urbis averages and represent existing store trading.</p> <p>The planned development will be expected to generate a total sales productivity of \$12,000 / sqm p.a. from its expanded supermarket operation, slightly above the Urbis averages. However as previously discussed, the sales will be drawn from a wider base and the contribution to sales by residents within the immediate catchment leaves sufficient spending to be captured by existing and future retailers within the designated centres.</p> <p><b>AMOUNT OF CONVENIENCE BASED RETAIL FLOOR SPACE</b></p> <p>The opposing submissions assert that the amount of floor space (4,870 sqm) of convenience based retail is excessive and inconsistent with a supermarket based centre and that 1,500 -2,000 sqm would be considered the maximum supportable from a 3,300 sqm supermarket.</p> <p>The opponents also assert that the development relies on a single operator for continued operation, and that this represents an inappropriate basis for a change to the retail hierarchy.</p> <p><u>Submission Response</u></p> <p>We acknowledge that the amount of specialty floor space is above the average for a neighbourhood supermarket based centre, however, this also represents the amount of floor space required to create the amenity associated with a main street environment. The floor space amount allocated to the centre will be likely to also comprise non retail activity – however, the amount of retail along the street is critical to</p>	

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		<p>activation of the main street desired within liveable neighbourhoods and SPP 4.2 principles for retail centres.</p> <p>The additional retail floor space proposed simply supports the provision of an existing local retailer to provide a more appropriate mix and amenity in and around its existing store. Unfortunately there is little acknowledgement or provision within state planning regulations to deal with the variation between the floor space required to generate a true main street environment and the retail floor space limits thought acceptable for a neighbourhood centre environment. The City of Swan have had to deal with this very issue in Bennett Springs Neighbourhood Centre where a main street floor space allocation exceeded the policy allocated floor space thresholds, resulting in the absurd scenario where a subsequent convenience based retailer was unable to be introduced to a neighbourhood centre because it would have exceeded the allocation in the planning provisions.</p> <p>Put simply the introduction of smaller retail tenancies does little to influence the performance or role of a particular centre. The major tenant is responsible for driving the function, nature and role of the centre. In this instance the existing supermarket operator will continue to be the driver of foot traffic to the centre, regardless of the retail tenancies developed in support of the main street environment the applicant is trying to achieve.</p> <p><u>Trojan Horse</u></p> <p>The assertion that the HRN-ACSP proposal may represent a 'trojan horse' seems irrational. There is no provision within Australian and State or Local Government planning instruments to specifically support, deny or protect or exclude a specific retail operator from a centre.</p> <p>Whilst rare, there are circumstances each year around Australia where supermarket stores change operators. However, it is the current intention of the Ale family to continue to trade from its current location. The expansion of the store size simply reflects the change in trading</p>	

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		<p>environment it finds itself trading within. And is designed to let it better continue to provide its goods and services to its customers.</p> <p><b>SUMMARY</b></p> <p>The planned HRN- ACSP simply aims to create a more appropriate surrounding environment to reflect the existing function of the precinct.</p> <p>The growth in supermarket floor space is only 1,400qm and is expected to capture an additional \$15M p.a. in sales of which \$3.75M p.a. is expected to be captured from within a 1.5km radius. This represents just 4% of the total increase in supermarket spending forecast through population growth within the 1.5km catchment.</p> <p>The arguments provided by the competitive interests in Coles, Cockburn Gateway and their consultant team Urbis is unfounded given the lack of adequate supermarket supply, the larger trading draw of the existing centre, the forecast increase in demand for supermarket space. It would appear that the arguments are designed to protect current trading positions despite the fact that the forecast growth in the area should result in each of their commercial interests experiencing significant increases in both visitation and sales despite the development proposed in accordance with the HRN – ACSP.</p>	

CITY OF COCKBURN **OCM 8/9/2016 - Agenda Item 15.1**  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF096226	10152	<b>AUST SERVICES UNION</b> PAYROLL DEDUCTIONS	4/07/2016	1,534.00
EF096227	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	4/07/2016	358,385.00
EF096228	10305	<b>CHILD SUPPORT AGENCY</b> PAYROLL DEDUCTIONS	4/07/2016	3,990.41
EF096229	10733	<b>HOSPITAL BENEFIT FUND</b> PAYROLL DEDUCTIONS	4/07/2016	301.10
EF096230	11001	<b>LOCAL GOVERNMENT RACING &amp; CEMETERIES EN</b> PAYROLL DEDUCTIONS	4/07/2016	369.00
EF096231	11857	<b>CHAMPAGNE SOCIAL CLUB</b> PAYROLL DEDUCTIONS	4/07/2016	582.80
EF096232	11860	<b>45S CLUB</b> PAYROLL DEDUCTIONS	4/07/2016	22.00
EF096233	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	4/07/2016	11,056.41
EF096234	19726	<b>HEALTH INSURANCE FUND OF WA</b> PAYROLL DEDUCTIONS	4/07/2016	1,239.50
EF096235	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED LEASE	4/07/2016	567.62
EF096236	99997	<b>REBECCAL ALLEN</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096237	99997	<b>SARAH ALLEN</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096238	99997	<b>WWF</b> WILD CUPCAKE DAY DONATION	4/07/2016	224.00
EF096239	99997	<b>TAITE LANTZKE</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096240	99997	<b>CHLOE BODINI</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096241	99997	<b>SOPHIE CLARKE</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096242	99997	<b>ISAAC LARKIN-BOYS</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096243	99997	<b>LOGAN HAWKSLEY</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096244	99997	<b>CHLOE SINGER</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096245	99997	<b>AMMON KEOGH</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096246	99997	<b>HAYDEN CLARKE</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096247	99997	<b>THOMAS RIVERS</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096248	99997	<b>DYLAN HUTCHINS</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096249	99997	<b>MACKENZIE WILLIAMS</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF096250	99997	<b>PATRICK IVESTER</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096251	99997	<b>OLIVER MCMAHON</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096252	99997	<b>KATE THORN</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096253	99997	<b>THOMAS HARVEY</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096254	99997	<b>MONTANNA CAMPBELL</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096255	99997	<b>JAI EVANS</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096256	99997	<b>JETT WRIGHT</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096257	99997	<b>AMY FITZGERALD</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096258	99997	<b>YING XIANG LIN</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096259	99997	<b>GORGIA PLATTEN</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096260	99997	<b>CAITLIN UGLE</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096261	99997	<b>SIOELI VAITUULALA</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096262	99997	<b>CODY HAMPTON</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096263	99997	<b>KEEGAN ROWLEY</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096264	99997	<b>ANNIE TUBBY</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096265	99997	<b>TYRONE HARDING</b> JUNIOR TRAVEL ASSISTANCE	4/07/2016	400.00
EF096266	10118	<b>AUSTRALIA POST</b> POSTAGE CHARGES	11/07/2016	25,272.81
EF096267	10244	<b>BUILDING &amp; CONST INDUSTRY TRAINING FUND</b> LEVY PAYMENT	11/07/2016	45,329.31
EF096268	23302	<b>BUILDING SERVIC</b> BUILDING SERVICES LEVIES	11/07/2016	42,811.99
EF096269	10152	<b>AUST SERVICES UNION</b> PAYROLL DEDUCTIONS	18/07/2016	1,514.85
EF096270	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	18/07/2016	383,067.00
EF096271	10305	<b>CHILD SUPPORT AGENCY</b> PAYROLL DEDUCTIONS	18/07/2016	3,956.93
EF096272	10733	<b>HOSPITAL BENEFIT FUND</b> PAYROLL DEDUCTIONS	18/07/2016	295.05
EF096273	10944	<b>MCLEODS</b> LEGAL SERVICES	18/07/2016	322.93

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EF096274	11001	<b>LOCAL GOVERNMENT RACING &amp; CEMETERIES EM</b> PAYROLL DEDUCTIONS	18/07/2016	348.50
EF096275	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	18/07/2016	247,290.54
EF096276	11857	<b>CHAMPAGNE SOCIAL CLUB</b> PAYROLL DEDUCTIONS	18/07/2016	577.60
EF096277	11860	<b>45S CLUB</b> PAYROLL DEDUCTIONS	18/07/2016	22.00
EF096278	12565	<b>SOUTHERN METRO REGIONAL COUNCIL - LOANS</b> LOAN REPAYMENT	18/07/2016	36,071.13
EF096279	17942	<b>MRS MAC'S</b> FOOD SUPPLIES	18/07/2016	210.98
EF096280	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	18/07/2016	11,056.41
EF096281	19446	<b>ENVISIONWARE PTY LTD</b> SOFTWARE	18/07/2016	4,864.82
EF096282	19726	<b>HEALTH INSURANCE FUND OF WA</b> PAYROLL DEDUCTIONS	18/07/2016	1,239.50
EF096283	21691	<b>ZETTANET PTY LTD</b> INTERNET/WEB SERVICES	18/07/2016	8,419.00
EF096284	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED LEASE	18/07/2016	567.62
EF096285	26069	<b>MICHAEL COATE GOLF DESIGN</b> COSTING CONSULTANCY	18/07/2016	3,850.00
EF096286	26837	<b>VINSAN CONTRACTING</b> RESIDENTIAL DEMOLITION	18/07/2016	28,611.00
EF096287	26875	<b>AUSTRALIAN INSTITUTE OF COMPANY DIRECTOR</b> TRAINING/INSTRUCTION	18/07/2016	11,000.00
EF096288	99996	<b>OCEAN ROAD INFRASTRUCTURE PTY LTD</b> PROPERTY REFUND	18/07/2016	8,287.69
EF096289	99996	<b>SHELFORD CONSTRUCTIONS</b> PROPERTY REFUND	18/07/2016	378.35
EF096290	99996	<b>SHELFORD CONSTRUCTIONS</b> PROPERTY REFUND	18/07/2016	601.92
EF096291	99996	<b>SHELFORD CONSTRUCTIONS</b> PROPERTY REFUND	18/07/2016	601.92
EF096292	99996	<b>SHELFORD CONSTRUCTIONS</b> PROPERTY REFUND	18/07/2016	601.92
EF096293	99997	<b>GARETH ROZARIO</b> STUDY FEES CONTRIBUTION	18/07/2016	510.00
EF096294	99997	<b>GREG DEL BIANCO</b> PRESCRIPTION SAFETY GLASSES CONTRIBUTION	18/07/2016	300.00
EF096295	99997	<b>ROBERTA BUNCE</b> VOLUNTEER EXPENSES REIMBURSEMENT	18/07/2016	107.00
EF096296	99997	<b>ADA WONG</b> EXPENSES REIMBURSEMENT	18/07/2016	276.10
EF096297	99997	<b>C MUTSENGI &amp; FT GWIMBI</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF096298	99997	<b>SEEMA &amp; RUTVIJKUMAR DESAI</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096299	99997	<b>MEGAN ALMA HENDERSON</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096300	99997	<b>DONALD CHAI</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096301	99997	<b>YASMIN AHMED</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096302	99997	<b>DAVID &amp; DENISE BEROS</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096303	99997	<b>SANDIA BHEEWOO</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096304	99997	<b>CL &amp; IG SVILICICH</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096305	99997	<b>PS &amp; JK DHILLON</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096306	99997	<b>SCOTT DATSON</b> CROSSOVER CONTRIBUTION	18/07/2016	300.00
EF096307	19059	<b>CAROL REEVE-FOWKES</b> MILEAGE CLAIM & SUNDRY REIMBURSEMENT	20/07/2016	4,094.15
EF096308	26517	<b>CLICKSUPER</b> PAYROLL DEDUCTIONS	11/07/2016	448,073.74
EF096309	11753	<b>WASTE MANAGEMENT &amp; RECYCLING FUND</b> QUARTERLY LANDFILL LEVY PAYMENT	28/07/2016	743,728.78
EF096310	26647	<b>BROOKFIELD MULTIPLEX CONSTRUCTIONS</b> BUILDING - CONSTRUCTION	28/07/2016	8,356,566.53
EF096311	10000	<b>21ST CENTURY BUSINESS EQUIPMENT</b> OFFICE SUPPLIES AND EQUIPMENT	29/07/2016	407.00
EF096312	10058	<b>ALSCO PTY LTD</b> HYGIENE SERVICES/SUPPLIES	29/07/2016	8,544.54
EF096313	10071	<b>AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD</b> LICENCE - PERFORMING RIGHTS	29/07/2016	151.25
EF096314	10091	<b>ASLAB PTY LTD</b> ASPHALTING SERVICES/SUPPLIES	29/07/2016	4,530.47
EF096315	10160	<b>DORMA AUSTRALIA PTY LTD</b> AUTOMATIC DOOR SERVICES	29/07/2016	5,280.00
EF096316	10184	<b>BENARA NURSERIES</b> PLANTS	29/07/2016	14,649.52
EF096317	10212	<b>BOSS BOLLARDS</b> SECURITY PRODUCTS	29/07/2016	214.50
EF096318	10219	<b>BOUSFIELDS MENSWEAR</b> CLOTHING SUPPLIES	29/07/2016	81.00
EF096319	10221	<b>BP AUSTRALIA LIMITED</b> DIESEL/PETROL SUPPLIES	29/07/2016	8,811.74
EF096320	10226	<b>BRIDGESTONE AUSTRALIA LTD</b> TYRE SERVICES	29/07/2016	50,918.41
EF096321	10246	<b>BUNNINGS BUILDING SUPPLIES PTY LTD</b> HARDWARE SUPPLIES	29/07/2016	2,028.35

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EF096322	10279	<b>CASTROL AUSTRALIA PTY LTD</b> GREASE/LUBRICANTS	29/07/2016	926.89
EF096323	10307	<b>CHILDRENS BOOK COUNCIL WA</b> CHILDRENS BOOKS	29/07/2016	416.00
EF096324	10333	<b>CJD EQUIPMENT PTY LTD</b> HARDWARE SUPPLIES	29/07/2016	1,550.49
EF096325	10346	<b>COATES HIRE OPERATIONS PTY LTD</b> EQUIPMENT HIRING SERVICES	29/07/2016	220.00
EF096326	10348	<b>COCA COLA AMATIL</b> SOFT DRINK SUPPLIES	29/07/2016	676.53
EF096327	10357	<b>COCKBURN ICE ARENA PTY LTD</b> ENTERTAINMENT SERVICES	29/07/2016	154.00
EF096328	10358	<b>COCKBURN LIQUOR CENTRE</b> LIQUOR SUPPLIES	29/07/2016	340.77
EF096329	10360	<b>COCKBURN PARTY HIRE</b> HIRE OF PARTY EQUIPMENT	29/07/2016	13,142.95
EF096330	10368	<b>COCKBURN WETLANDS EDUCATION CENTRE</b> COMMUNITY GRANT	29/07/2016	82.50
EF096331	10375	<b>VEOLIA ENVIRONMENTAL SERVICES</b> WASTE SERVICES	29/07/2016	8,010.71
EF096332	10384	<b>PROGILITY PTY LTD</b> COMMUNICATION SERVICES	29/07/2016	10,506.04
EF096333	10386	<b>COMMUNITY NEWSPAPER GROUP</b> ADVERTISING SERVICES	29/07/2016	16,675.41
EF096334	10394	<b>CD'S CONFECTIONERY WHOLESALERS</b> CONFECTIONERY	29/07/2016	468.50
EF096335	10422	<b>REITSEMA PACKAGING</b> ROAD LITTER BAGS	29/07/2016	502.92
EF096336	10483	<b>LANDGATE</b> MAPPING/LAND TITLE SEARCHES	29/07/2016	8,171.15
EF096337	10498	<b>DIGITAL MAPPING SOLUTIONS</b> COMPUTER SOFTWARE	29/07/2016	990.00
EF096338	10512	<b>DOMUS NURSERY</b> VARIOUS PLANTS	29/07/2016	450.60
EF096339	10526	<b>E &amp; MJ ROSHER PTY LTD</b> MOWER PARTS	29/07/2016	4,845.90
EF096340	10535	<b>WORKPOWER INCORPORATED</b> EMPLOYMENT SERVICES - PLANTING	29/07/2016	28,255.11
EF096341	10573	<b>FAIRBRIDGE WESTERN AUSTRALIA INC</b> OUTDOOR RECREATION SERVICES	29/07/2016	924.00
EF096342	10580	<b>FC COURIERS</b> COURIER SERVICES	29/07/2016	1,800.99
EF096343	10589	<b>FINES ENFORCEMENT REGISTRY</b> FINES ENFORCEMENT FEES	29/07/2016	1,508.00
EF096344	10597	<b>FLEXI STAFF PTY LTD</b> EMPLOYMENT SERVICES	29/07/2016	9,562.53
EF096345	10611	<b>FORPARK AUSTRALIA</b> PLAYGROUND EQUIPMENT	29/07/2016	60,277.80

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EF096346	10636	<b>FUJI XEROX AUSTRALIA PTY LTD</b> PHOTOCOPY CHARGES	29/07/2016	15,289.48
EF096347	10641	<b>GALVINS PLUMBING SUPPLIES</b> PLUMBING SERVICES	29/07/2016	415.27
EF096348	10655	<b>GHD PTY LTD</b> CONSULTANCY SERVICES	29/07/2016	19,096.55
EF096349	10679	<b>GRASSTREES AUSTRALIA</b> PLANTS & PLANTING SERVICES	29/07/2016	7,122.50
EF096350	10709	<b>HECS FIRE</b> FIRE SYSTEM MAINTENANCE	29/07/2016	22,656.37
EF096351	10711	<b>HERALD PUBLISHING COMPANY PTY LTD</b> ADVERTISING SERVICES	29/07/2016	1,039.50
EF096352	10726	<b>HOLTON CONNOR ARCHITECTS &amp; PLANNERS</b> ARCHITECTURAL SERVICES	29/07/2016	31,031.00
EF096353	10757	<b>INDOOR KART HIRE O'CONNOR</b> ENTERTAINMENT SERVICES	29/07/2016	1,400.00
EF096354	10767	<b>INST OF PUBLIC WORKS ENG AUST - NSW</b> TRAINING SERVICES	29/07/2016	1,320.00
EF096355	10779	<b>J F COVICH &amp; CO PTY LTD</b> ELECTRICAL SERVICES	29/07/2016	27,582.77
EF096356	10783	<b>JANDAKOT METAL INDUSTRIES</b> METAL SUPPLIES	29/07/2016	256.30
EF096357	10787	<b>JANDAKOT ACCIDENT REPAIR CENTRE</b> PANEL BEATING SERVICES	29/07/2016	1,000.00
EF096358	10794	<b>JASON SIGNMAKERS</b> SIGNS	29/07/2016	28,285.40
EF096359	10814	<b>JR &amp; A HERSEY PTY LTD</b> SAFETY CLOTHING SUPPLIES	29/07/2016	2,758.69
EF096360	10879	<b>LES MILLS AEROBICS</b> INSTRUCTION/TRAINING SERVICES	29/07/2016	1,160.02
EF096361	10888	<b>LJ CATERERS</b> CATERING SERVICES	29/07/2016	6,340.40
EF096362	10893	<b>LOCAL GOVT SUPERVISORS ASSOC OF WA INC</b> CONFERENCE/SEMINARS	29/07/2016	929.50
EF096363	10906	<b>AUSTRALIAN PLANT WHOLESALERS</b> VARIOUS PLANTS	29/07/2016	2,437.60
EF096364	10912	<b>M2 TECHNOLOGY PTY LTD</b> MESSAGING SERVICES	29/07/2016	396.00
EF096365	10913	<b>BUCHER MUNICIPAL PTY LTD</b> PURCHASE OF NEW PLANT / REPAIR SERVICES	29/07/2016	1,392.29
EF096366	10917	<b>MAGIC NISSAN</b> PURCHASE OF VEHICLES, PARTS & REPAIRS	29/07/2016	31,000.25
EF096367	10918	<b>MAIN ROADS WA</b> REPAIRS/MAINTENANCE SERVICES	29/07/2016	5,972.98
EF096368	10923	<b>MAJOR MOTORS PTY LTD</b> TRUCK PURCHASES, REPAIRS/MAINTENANCE	29/07/2016	208,393.42
EF096369	10939	<b>LINFOX ARMAGUARD</b> BANKING SECURITY SERVICES	29/07/2016	760.38

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EF096370	10942	<b>MCGEES PROPERTY</b> PROPERTY CONSULTANCY SERVICES	29/07/2016	6,050.00
EF096371	10944	<b>MCLEODS</b> LEGAL SERVICES	29/07/2016	4,876.52
EF096372	10991	<b>BEACON EQUIPMENT</b> MOWING EQUIPMENT	29/07/2016	6,167.35
EF096373	11004	<b>MURDOCH UNIVERSITY OFFICE OF FIN, PLANNING</b> ANALYSING SERVICES	29/07/2016	611.60
EF096374	11022	<b>NATIVE ARC</b> GRANTS & DONATIONS	29/07/2016	850.00
EF096375	11026	<b>NESTLE FOOD SERVICES</b> CATERING SUPPLIES	29/07/2016	412.80
EF096376	11028	<b>NEVERFAIL SPRINGWATER LTD</b> BOTTLED WATER SUPPLIES	29/07/2016	884.30
EF096377	11029	<b>NEWCASTLE WEIGHING SERVICES PTY LTD</b> SOFTWARE SUPPORT	29/07/2016	7,489.35
EF096378	11036	<b>NORTHLAKE ELECTRICAL</b> ELECTRICAL SERVICES	29/07/2016	54,562.90
EF096379	11068	<b>VODAFONE HUTCHISON AUSTRALIA PTY LTD</b> PAGING SERVICES	29/07/2016	665.50
EF096380	11077	<b>P &amp; G BODY BUILDERS PTY LTD</b> PLANT BODY BUILDING SERVICES	29/07/2016	4,239.40
EF096381	11182	<b>PREMIUM BRAKE &amp; CLUTCH SERVICE</b> BRAKE SERVICES	29/07/2016	6,060.89
EF096382	11205	<b>QUALITY TRAFFIC MANAGEMENT PTY LTD</b> TRAFFIC CONTROL SERVICES	29/07/2016	21,590.72
EF096383	11208	<b>QUICK CORPORATE AUSTRALIA PTY LTD</b> STATIONERY/CONSUMABLES	29/07/2016	11,358.09
EF096384	11235	<b>REINFORCED CONCRETE PIPES PTY LTD</b> CONCRETE PIPE SUPPLIES	29/07/2016	6,126.78
EF096385	11267	<b>ROLLOWAYS</b> ENTERTAINMENT SERVICES	29/07/2016	180.00
EF096386	11284	<b>ROYAL LIFE SAVING SOCIETY AUSTRALIA</b> TRAINING SERVICES	29/07/2016	375.00
EF096387	11304	<b>SANAX MEDICAL &amp; FIRST AID SUPPLIES</b> MEDICAL SUPPLIES	29/07/2016	152.74
EF096388	11307	<b>SATELLITE SECURITY SERVICES PTY LTD</b> SECURITY SERVICES	29/07/2016	110.00
EF096389	11308	<b>SBA SUPPLIES</b> HARDWARE SUPPLIES	29/07/2016	4,101.35
EF096390	11331	<b>SHAWMAC PTY LTD</b> CONSULTANCY SERVICES - CIVIL	29/07/2016	1,540.00
EF096391	11333	<b>SHELFORD CONSTRUCTIONS PTY LTD</b> CONSTRUCTION SERVICES	29/07/2016	287,686.14
EF096392	11361	<b>SIGMA CHEMICALS PTY LTD</b> CHEMICAL SUPPLIES	29/07/2016	1,101.20
EF096393	11373	<b>SKIPPER TRUCK PARTS</b> SPARE PARTS & MAINTENANCE SERVICES	29/07/2016	1,633.36

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EF096394	11387	<b>BIBRA LAKE SOILS</b> SOIL & LIMESTONE SUPPLIES	29/07/2016	2,010.00
EF096395	11425	<b>SOUTHERN METROPOLITAN REGIONAL COUNCIL</b> WASTE DISPOSAL GATE FEES	29/07/2016	364,936.00
EF096396	11447	<b>SPEARWOOD DALMATINAC CLUB INC</b> COMMUNITY GRANT	29/07/2016	20,041.00
EF096397	11459	<b>SPEARWOOD VETERINARY HOSPITAL</b> VETERINARY SERVICES	29/07/2016	1,334.50
EF096398	11463	<b>SPECTRUM CABINETS</b> CABINET SUPPLIES	29/07/2016	1,540.00
EF096399	11469	<b>SPORTS TURF TECHNOLOGY</b> TURF CONSULTANCY SERVICES	29/07/2016	2,970.00
EF096400	11483	<b>ST JOHN AMBULANCE AUST WA OPERATIONS</b> FIRST AID COURSES	29/07/2016	484.80
EF096401	11493	<b>SAI GLOBAL LTD</b> PUBLICATIONS - STANDARDS	29/07/2016	10,716.82
EF096402	11502	<b>STATE LAW PUBLISHER</b> ADVERTISING SERVICES	29/07/2016	270.75
EF096403	11533	<b>SUPERBOWL MELVILLE</b> ENTERTAINMENT SERVICES	29/07/2016	432.00
EF096404	11546	<b>T FAULKNER &amp; CO</b> INSTALLATIONS/SUPPLY OF HAND RAILS	29/07/2016	1,540.00
EF096405	11557	<b>TECHNOLOGY ONE LTD</b> IT CONSULTANCY SERVICES	29/07/2016	6,688.00
EF096406	11597	<b>THE PERTH MINT</b> PURCHASE OF CITIZENSHIP COINS	29/07/2016	2,988.21
EF096407	11607	<b>THE WESTERN AUST DEAF SOCIETY INC</b> INTERPRETING SERVICES	29/07/2016	533.50
EF096408	11625	<b>TOTAL EDEN PTY LTD</b> RETICULATION SUPPLIES	29/07/2016	150,209.51
EF096409	11627	<b>TOTAL NISSAN TOTAL AUTOS</b> PURCHASE OF NEW VEHICLE	29/07/2016	36,144.45
EF096410	11636	<b>TOWN OF VICTORIA PARK</b> LOST LIBRARY BOOK	29/07/2016	9.90
EF096411	11642	<b>TRAILER PARTS PTY LTD</b> TRAILER PARTS	29/07/2016	2,058.39
EF096412	11651	<b>TREE WATERING SERVICES</b> TREE WATERING SERVICES	29/07/2016	3,840.00
EF096413	11657	<b>TRUCKLINE PARTS CENTRES</b> AUTOMOTIVE SPARE PARTS	29/07/2016	1,649.80
EF096414	11665	<b>TUNNEL VISION</b> PLUMBING SERVICES	29/07/2016	4,971.96
EF096415	11667	<b>TURFMASTER FACILITY MANAGEMENT</b> TURFING SERVICES	29/07/2016	75,062.33
EF096416	11684	<b>UNIVERSITY OF WESTERN AUSTRALIA</b> EDUCATIONAL/RESEARCH SERVICES	29/07/2016	5,500.00
EF096417	11697	<b>VAT MAN-FAT FILTERING SYSTEMS</b> FILTER CLEANING SERVICES	29/07/2016	934.20

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EF096418	11699	<b>VERNON DESIGN GROUP</b> ARCHITECTURAL SERVICES	29/07/2016	2,431.00
EF096419	11701	<b>VIBRA INDUSTRIA</b> FILTER SUPPLIES	29/07/2016	1,239.70
EF096420	11710	<b>VOLUNTEERING WA</b> SUBSCRIPTIONS	29/07/2016	77.00
EF096421	11715	<b>WA BLUEMETAL</b> ROADBASE SUPPLIES	29/07/2016	18,663.74
EF096422	11722	<b>WA HINO SALES &amp; SERVICE</b> PURCHASE OF NEW TRUCKS / MAINTENANCE	29/07/2016	3,391.22
EF096423	11726	<b>WA LIMESTONE</b> LIMESTONE SUPPLIES	29/07/2016	9,569.68
EF096424	11773	<b>WESFARMERS LANDMARK LIMITED</b> CHEMICAL SUPPLIES	29/07/2016	2,045.78
EF096425	11789	<b>WALGA</b> ADVERTISING/TRAINING SERVICES	29/07/2016	495.00
EF096426	11793	<b>WESTERN IRRIGATION PTY LTD</b> IRRIGATION SERVICES/SUPPLIES	29/07/2016	21,738.41
EF096427	11795	<b>WESTERN POWER</b> ELECTRICAL SERVICES	29/07/2016	188,451.25
EF096428	11806	<b>WESTRAC PTY LTD</b> REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	29/07/2016	6,207.67
EF096429	11824	<b>WORK CLOBBER</b> SAFETY CLOTHING	29/07/2016	169.00
EF096430	11828	<b>WORLDWIDE ONLINE PRINTING - O'CONNOR</b> PRINTING SERVICES	29/07/2016	4,592.07
EF096431	11841	<b>YANGEBUP FAMILY CENTRE INC</b> VENUE HIRE / GRANTS & DONATIONS	29/07/2016	1,637.00
EF096432	11873	<b>WATTLEUP TRACTORS</b> HARDWARE SUPPLIES	29/07/2016	633.75
EF096433	11985	<b>IVO GRUBELICH</b> BUS HIRE	29/07/2016	5,247.00
EF096434	11987	<b>SAFETY ZONE AUSTRALIA PTY LTD</b> SAFETY EQUIPMENT	29/07/2016	328.26
EF096435	11990	<b>EARTHCARE (AUSTRALIA) P/L</b> LANDSCAPING SERVICES	29/07/2016	8,219.85
EF096436	12014	<b>TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY L</b> EXCAVATING/EARTHMOVING EQUIPMENT	29/07/2016	3,994.57
EF096437	12028	<b>CITY OF ARMADALE</b> ANIMAL DISPOSAL SERVICES	29/07/2016	44.00
EF096438	12153	<b>HAYS PERSONNEL SERVICES PTY LTD</b> EMPLOYMENT SERVICES	29/07/2016	13,837.82
EF096439	12207	<b>CIVICA PTY LTD</b> SOFTWARE SUPPORT/LICENCE FEES	29/07/2016	32,822.23
EF096440	12379	<b>CONCEPT MEDIA</b> ADVERTISING SERVICES	29/07/2016	326.87
EF096441	12672	<b>NORMAN DISNEY &amp; YOUNG</b> CONSULTANCY SERVICES	29/07/2016	5,348.87

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EF096442	12779	<b>WESTERN RESOURCE RECOVERY PTY LTD</b> WASTE DISPOSAL SERVICES	29/07/2016	2,319.10
EF096443	12791	<b>ALCHEMY TECHNOLOGY</b> COMPUTER SOFTWARE SERVICES	29/07/2016	888.80
EF096444	12863	<b>ANSTAT PTY LTD</b> SUBSCRIPTION RENEWAL	29/07/2016	284.78
EF096445	12998	<b>PLAYRIGHT AUSTRALIA PTY LTD</b> INSPECTION SERVICES - PLAYGROUNDS	29/07/2016	451.00
EF096446	13056	<b>CLEANDUSTRIAL SERVICES PTY LTD</b> CLEANING SERVICES	29/07/2016	67,647.99
EF096447	13102	<b>MICHAEL PAGE INTERNATIONAL</b> EMPLOYMENT SERVICES	29/07/2016	5,933.45
EF096448	13325	<b>MARTINS ENVIRONMENTAL SERVICES</b> WEED SPRAYING SERVICES	29/07/2016	8,745.00
EF096449	13563	<b>GREEN SKILLS INC</b> EMPLOYMENT SERVICES	29/07/2016	27,785.01
EF096450	13670	<b>HISCO PTY LTD</b> HOSPITALITY SUPPLIES	29/07/2016	1,033.38
EF096451	13779	<b>PORTER CONSULTING ENGINEERS</b> ENGINEERING CONSULTANCY SERVICES	29/07/2016	6,861.25
EF096452	13825	<b>JACKSON MCDONALD</b> LEGAL SERVICES	29/07/2016	17,901.63
EF096453	13849	<b>MCMULLEN NOLAN &amp; PARTNERS SURVEYORS P/L</b> SURVEYING SERVICES	29/07/2016	2,255.00
EF096454	13860	<b>KRS CONTRACTING</b> WASTE COLLECTION SERVICES	29/07/2016	15,957.70
EF096455	13937	<b>HIND'S TRANSPORT SERVICES</b> TRANSPORT SERVICES	29/07/2016	20,240.00
EF096456	13998	<b>AIR &amp; POWER PTY LTD</b> MECHANICAL PARTS	29/07/2016	298.98
EF096457	14350	<b>BAILEYS FERTILISERS</b> FERTILISER SUPPLIES	29/07/2016	18,736.31
EF096458	14459	<b>BIDVEST (WA)</b> FOOD/CATERING SUPPLIES	29/07/2016	876.91
EF096459	14777	<b>LGIS INSURANCE BROKING</b> INSURANCE PREMIUMS	29/07/2016	333,108.96
EF096460	15393	<b>GREENWAY ENTERPRISES</b> HARDWARE SUPPLIES	29/07/2016	5,037.90
EF096461	15541	<b>JANDAKOT NEWS</b> NEWSPAPER SUPPLIERS	29/07/2016	128.80
EF096462	15588	<b>NATURAL AREA HOLDINGS PTY LTD</b> WEED SPRAYING	29/07/2016	20,445.98
EF096463	15678	<b>A2Z PEST CONTROL</b> PEST CONTROL	29/07/2016	5,038.94
EF096464	15746	<b>WESTERN AUSTRALIA POLICE SERVICE</b> POLICE CLEARANCES	29/07/2016	29.60
EF096465	15764	<b>PITNEY BOWES SOFTWARE PTY LTD</b> EQUIPMENT MAINTENANCE / SOFTWARE	29/07/2016	47,458.60

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF096466	15914	<b>T-QUIP</b> MOWING EQUIPMENT	29/07/2016	1,947.05
EF096467	15916	<b>1SPATIAL AUSTRALIA</b> ANNUAL SOFTWARE SUBSCRIPTION	29/07/2016	2,420.00
EF096468	16064	<b>CMS ENGINEERING PTY LTD</b> AIRCONDITIONING SERVICES	29/07/2016	27,940.00
EF096469	16107	<b>WREN OIL</b> WASTE DISPOSAL SERVICES	29/07/2016	33.00
EF096470	16396	<b>MAYDAY EARTHMOVING</b> ROAD CONSTRUCTION MACHINE HIRE	29/07/2016	72,866.15
EF096471	16704	<b>ACCIDENTAL FIRST AID SUPPLIES - PERTH SOUT</b> MEDICAL SUPPLIES	29/07/2016	404.18
EF096472	16706	<b>COUNCIL ON THE AGEING (WA) INC</b> EDUCATION SERVICES	29/07/2016	300.00
EF096473	16894	<b>TREBLEX INDUSTRIAL PTY LTD</b> CHEMICALS - AUTOMOTIVE	29/07/2016	1,163.80
EF096474	16985	<b>WA PREMIX</b> CONCRETE SUPPLIES	29/07/2016	9,450.10
EF096475	16997	<b>AUS SECURE</b> SECURITY SERVICES/PRODUCTS	29/07/2016	300.00
EF096476	17178	<b>THE CLEAN UP COMPANY</b> WASTE DISPOSAL SERVICES	29/07/2016	2,670.97
EF096477	17383	<b>AUST COMMUNICATIONS &amp; MEDIA AUTHORITY</b> LICENSE RENEWAL	29/07/2016	1,471.00
EF096478	17471	<b>PIRTEK (FREMANTLE) PTY LTD</b> HOSES & FITTINGS	29/07/2016	5,634.69
EF096479	17481	<b>ADS AUTOMATION PTY LTD</b> DOOR/GATE REPAIRS	29/07/2016	258.50
EF096480	17608	<b>NU-TRAC RURAL CONTRACTING</b> BEACH CLEANING/FIREBREAK CONSTRUCTION	29/07/2016	9,158.00
EF096481	17798	<b>WESTERN DIAGNOSTIC PATHOLOGY</b> ANALYTICAL SERVICES	29/07/2016	608.30
EF096482	17927	<b>SHARYN EGAN</b> ARTISTIC SERVICES	29/07/2016	200.00
EF096483	17942	<b>MRS MAC'S</b> FOOD SUPPLIES	29/07/2016	626.23
EF096484	18008	<b>MANDURAH SAFETY &amp; TRAINING SERV PTY LTD</b> TRAINING SERVICES	29/07/2016	5,637.49
EF096485	18126	<b>DELL AUSTRALIA PTY LTD</b> COMPUTER HARDWARE	29/07/2016	1,664.30
EF096486	18147	<b>AURECON AUSTRALASIA PTY LTD</b> CONSULTANCY - CIVIL ENGINEERING	29/07/2016	12,772.93
EF096487	18249	<b>LASSO KIP PTY LTD</b> ADVERTISING	29/07/2016	990.00
EF096488	18272	<b>AUSTRACLEAR LIMITED</b> INVESTMENT SERVICES	29/07/2016	60.94
EF096489	18508	<b>JOHN TURNER</b> BRICK LAYING SERVICES	29/07/2016	10,310.00

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EF096490	18628	<b>UNILEVER AUSTRALIA LTD</b> BEVERAGES	29/07/2016	88.72
EF096491	18734	<b>P &amp; R EDWARDS</b> ENTERTAINMENT SERVICES	29/07/2016	125.00
EF096492	18763	<b>LOCAL COMMUNITY INSURANCE SERVICES</b> COMMUNITY INSURANCE POLICIES	29/07/2016	660.00
EF096493	18764	<b>AFFIRMATIVE GROUP</b> BRICK PAVING SERVICES	29/07/2016	5,409.00
EF096494	18799	<b>DOWN TO EARTH TRAINING &amp; ASSESSING</b> TRAINING SERVICES	29/07/2016	3,960.00
EF096495	18962	<b>SEALANES (1985) P/L</b> CATERING SUPPLIES	29/07/2016	3,030.05
EF096496	19066	<b>DVA FABRICATIONS</b> LIBRARY SUPPLIES	29/07/2016	7,513.00
EF096497	19155	<b>WE LIKE TO PARTY</b> BALLOONS & PARTY SUPPLIES	29/07/2016	104.60
EF096498	19157	<b>LOMBARD THE PAPER PEOPLE</b> STATIONERY SUPPLIES	29/07/2016	142.41
EF096499	19293	<b>SPRAYLINE SPRAYING EQUIPMENT</b> SPRAYING EQUIPMENT	29/07/2016	953.50
EF096500	19423	<b>KWIK KOPY CANNING VALE</b> OFFICE EQUIPMENT	29/07/2016	734.40
EF096501	19436	<b>WHITCHURCH REFRIGERATION &amp; AIRCONDITION</b> AIR CONDITIONING SERVICES	29/07/2016	1,053.53
EF096502	19505	<b>ADVANCED WINDOW SHUTTERS</b> WINDOW SHUTTERS	29/07/2016	500.00
EF096503	19533	<b>WOOLWORTHS LTD</b> GROCERIES	29/07/2016	2,975.60
EF096504	19546	<b>THE BIG PICTURE FACTORY</b> PRINTING SERVICES	29/07/2016	6,927.80
EF096505	19657	<b>BIGMATE MONITORING SERVICES PTY LTD</b> COMPUTER HARDWARE/SOFTWARE	29/07/2016	1,568.32
EF096506	19718	<b>SIFTING SANDS</b> CLEANING SERVICES - SAND	29/07/2016	11,522.05
EF096507	19847	<b>PFD FOOD SERVICES PTY LTD</b> CATERING SERVICES	29/07/2016	1,419.15
EF096508	20000	<b>AUST WEST AUTO ELECTRICAL P/L</b> AUTO ELECTRICAL SERVICES	29/07/2016	18,912.59
EF096509	20072	<b>THE HARBOUR AGENCY P/L</b> ENTERTAINMENT SERVICES	29/07/2016	27,500.00
EF096510	20146	<b>DATA#3 LIMITED</b> CONTRACT IT PERSONNEL & SOFTWARE	29/07/2016	27,866.93
EF096511	20230	<b>BUTT OUT AUSTRALIA</b> CLEANING SUPPLIES	29/07/2016	324.50
EF096512	20307	<b>OCTAGON-BKG LIFTS</b> MAINTENANCE SERVICES	29/07/2016	1,404.60
EF096513	20321	<b>RIVERJET P/L</b> EDUCTING-CLEANING SERVICES	29/07/2016	18,678.00

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EF096514	20322	<b>PLANTRITE</b> PLANT SUPPLIES	29/07/2016	1,597.20
EF096515	20341	<b>WILHELMINA MARIA HOUWEN</b> GARDENING SERVICES	29/07/2016	2,835.00
EF096516	20427	<b>ENVIRONMENT HOUSE INC</b> ENVIRONMENT HOUSE	29/07/2016	1,188.00
EF096517	20549	<b>A1 CARPET, TILE &amp; GROUT CLEANING</b> CLEANING SERVICES - TILES/CARPET	29/07/2016	1,550.00
EF096518	20857	<b>DOCKSIDE SIGNS</b> SIGN MAKERS	29/07/2016	660.00
EF096519	20867	<b>FARM INFORMATION SERVICES</b> TRAINING/INSTRUCTION	29/07/2016	2,721.60
EF096520	20885	<b>TACTILE INDICATORS (PERTH) PTY LTD</b> TACTILES	29/07/2016	1,617.50
EF096521	20941	<b>PRESTIGE CATERING</b> CATERING SERVICES	29/07/2016	1,028.80
EF096522	21005	<b>BRAIN TEASERS OZ PTY LTD</b> EDUCATIONAL PRODUCTS	29/07/2016	66.00
EF096523	21127	<b>JOANNA AYCKBOURN (VOICES IN SINC)</b> INSTRUCTION - SINGING	29/07/2016	1,350.00
EF096524	21139	<b>AUSTRAFFIC WA PTY LTD</b> TRAFFIC SURVEYS	29/07/2016	495.00
EF096525	21287	<b>T.J.DEPIAZZI &amp; SONS</b> SOIL & MULCH SUPPLIES	29/07/2016	17,853.00
EF096526	21294	<b>CAT HAVEN</b> ANIMAL SERVICES	29/07/2016	1,124.00
EF096527	21371	<b>LD TOTAL SANPOINT PTY LTD</b> LANDSCAPING WORKS/SERVICES	29/07/2016	37,392.45
EF096528	21627	<b>MANHEIM PTY LTD</b> IMPOUNDED VEHICLES	29/07/2016	633.60
EF096529	21665	<b>MMJ REAL ESTATE (WA) PTY LTD</b> PROPERTY MANAGEMENT SERVICES	29/07/2016	7,453.14
EF096530	21678	<b>IANNELLO DESIGNS</b> GRAPHIC DESIGN	29/07/2016	462.00
EF096531	21697	<b>ICT EXPRESS PTY LTD</b> CONSULTANCY SERVICES - IT	29/07/2016	5,131.50
EF096532	21744	<b>JB HI-FI - COMMERCIAL</b> ELECTRONIC EQUIPMENT	29/07/2016	17,678.51
EF096533	21778	<b>HILTON SQUASH AND FITNESS</b> SPORTING SERVICES	29/07/2016	200.00
EF096534	21844	<b>DRAIN PAVE</b> ASPHALT STAMPING SERVICES	29/07/2016	6,310.43
EF096535	21853	<b>NEARMAP PTY LTD</b> COMPUTER SOFTWARE - PHOTOMAPS	29/07/2016	13,750.00
EF096536	21922	<b>DIGGA-WEST</b> EARTHMOVING EQUIPMENT	29/07/2016	205.70
EF096537	21946	<b>RYAN'S QUALITY MEATS</b> MEAT SUPPLIES	29/07/2016	1,445.07

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EF096538	22012	<b>ELEGANT GLOVES EVENTS AND SERVICES</b> CATERING SERVICES	29/07/2016	5,320.50
EF096539	22106	<b>INTEWORK INCORPORATED</b> SERVICES - DAIP	29/07/2016	1,214.40
EF096540	22119	<b>BINDI BINDI DREAMING MARISSA VERMA</b> CONSULT - ABORIGINAL EDUCATION/ENT	29/07/2016	500.00
EF096541	22182	<b>K-LINE FENCING GROUP</b> FENCING SERVICES	29/07/2016	15,384.60
EF096542	22242	<b>ASPHALT SURFACES PTY LTD</b> ASPHALTING SERVICES	29/07/2016	92,796.26
EF096543	22307	<b>CREATIVE SPACES</b> GRAPHIC DESIGN	29/07/2016	1,229.25
EF096544	22448	<b>CAKES WEST PTY LTD</b> CATERING	29/07/2016	105.31
EF096545	22553	<b>BROWNES FOOD OPERATIONS</b> CATERING SUPPLIES	29/07/2016	1,142.93
EF096546	22569	<b>SONIC HEALTH PLUS PTY LTD</b> MEDICAL SERVICES	29/07/2016	6,066.50
EF096547	22613	<b>VICKI ROYANS</b> ARTISTIC SERVICES	29/07/2016	450.00
EF096548	22619	<b>KSC TRAINING</b> TRAINING SERVICES	29/07/2016	990.00
EF096549	22639	<b>SHATISH CHAUHAN</b> TRAINING SERVICES - YOGA	29/07/2016	980.00
EF096550	22682	<b>BEAVER TREE SERVICES PTY LTD</b> TREE PRUNING SERVICES	29/07/2016	9,790.00
EF096551	22805	<b>COVS PARTS PTY LTD</b> MOTOR PARTS	29/07/2016	1,862.96
EF096552	22806	<b>PUMA ENERGY (AUSTRALIA) FUELS PTY LTD</b> FUEL SUPPLIES	29/07/2016	78,859.00
EF096553	22854	<b>LGISWA</b> INSURANCE PREMIUMS	29/07/2016	1,102,811.02
EF096554	22913	<b>AUSTRALIAN OFFICE LEADING BRANDS.COM.AU</b> ENVELOPES	29/07/2016	2,129.60
EF096555	23213	<b>SPOTLESS FACILITY SERVICES PTY LTD (LAUNDRY)</b> LAUNDRY SERVICES	29/07/2016	245.34
EF096556	23215	<b>MELVILLE MAZDA</b> PURCHASE OF NEW VEHICLES	29/07/2016	38,772.66
EF096557	23253	<b>KOTT GUNNING</b> LEGAL SERVICES	29/07/2016	595.10
EF096558	23348	<b>ZUMBA WITH HONEY</b> FITNESS CLASSES	29/07/2016	792.00
EF096559	23351	<b>COCKBURN GP SUPER CLINIC LIMITED</b> LEASING FEES	29/07/2016	886.69
EF096560	23450	<b>CLEVER DESIGNS</b> UNIFORMS	29/07/2016	1,018.40
EF096561	23457	<b>TOTALLY WORK WEAR FREMANTLE</b> CLOTHING - UNIFORMS	29/07/2016	14,132.58

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EF096562	23550	<b>HENRICKS CONSULTING PTY LTD</b> CONSULTANCY SERVICES - HUMAN RESOURCES	29/07/2016	2,057.00
EF096563	23570	<b>A PROUD LANDMARK PTY LTD</b> LANDSCAPE CONSTRUCTION SERVICES	29/07/2016	102,391.33
EF096564	23579	<b>DAIMLER TRUCKS PERTH</b> PURCHASE OF NEW TRUCK	29/07/2016	133,907.20
EF096565	23670	<b>LIEBHERR AUSTRALIA PTY LTD</b> SPARE PARTS	29/07/2016	453.20
EF096566	23694	<b>TIGER FITNESS (WA) PTY LTD</b> GYM EQUIPMENT/SERVICE	29/07/2016	3,804.58
EF096567	23777	<b>WOW WILDERNESS ECOPROJECTS</b> BOOT CLEANING STATION	29/07/2016	275.00
EF096568	23849	<b>JCB CONSTRUCTION EQUIPMENT AUSTRALIA</b> PLANT/MACHINERY	29/07/2016	123.42
EF096569	23854	<b>FRATELLE GROUP PTY LTD</b> ARCHITECTURAL SERVICES	29/07/2016	2,227.50
EF096570	23971	<b>FIND WISE LOCATION SERVICES</b> LOCATING SERVICES - UNDERGROUND	29/07/2016	3,885.20
EF096571	24038	<b>ASHLEY GROUP PTY LTD</b> CCTV	29/07/2016	7,252.30
EF096572	24128	<b>BANG THE TABLE PTY LTD</b> WEBSITE DESIGN	29/07/2016	22,000.00
EF096573	24180	<b>KARDINYA JUNIOR FOOTBALL CLUB</b> REGISTRATION FEES	29/07/2016	265.00
EF096574	24183	<b>WELLARD GLASS</b> GLASS REPAIR SERVICES	29/07/2016	1,788.82
EF096575	24186	<b>ELAN ENERGY MANAGEMENT PTY LTD</b> RECYCLING SERVICES - TYRES	29/07/2016	1,222.88
EF096576	24195	<b>PAYNE'S WINDOW CLEANING AND SERVICES</b> WINDOW CLEANING SERVICES	29/07/2016	9,596.13
EF096577	24385	<b>MINERAL TRANSPORT PTY LTD</b> TRANSPORT SERVICES	29/07/2016	10,230.00
EF096578	24506	<b>AMARANTI'S PERSONAL TRAINING</b> PERSONAL TRAINING SERVICES	29/07/2016	300.00
EF096579	24524	<b>CALO HEALTH</b> HEARTMOVE CLASSES	29/07/2016	640.00
EF096580	24558	<b>MACQUARIE BANK LIMITED</b> LEASE REPAYMENT	29/07/2016	1,615.13
EF096581	24595	<b>CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD</b> PHOTOGRAPHY SERVICES	29/07/2016	1,789.50
EF096582	24599	<b>POOLWERX SPEARWOOD</b> ANALYTICAL SERVICES	29/07/2016	1,642.95
EF096583	24643	<b>BIBLIOTHECA RFID LIBRARY SYSTEMS AUSTRAL</b> PURCHASE OF LIBRARY TAGS	29/07/2016	253.11
EF096584	24655	<b>AUTOMASTERS SPEARWOOD</b> VEHICLE SERVICING	29/07/2016	3,439.00
EF096585	24734	<b>MYRIAD IMAGES</b> PHOTOGRAPHY SERVICES	29/07/2016	4,221.25

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EF096586	24736	<b>ZENIEN</b> CCTV CAMERA LICENCES	29/07/2016	4,907.80
EF096587	24748	<b>PEARMANS ELECTRICAL &amp; MECHANICAL SERVIC</b> ELECTRICAL SERVICES	29/07/2016	14,972.30
EF096588	24805	<b>KAREN WOOLHEAD</b> DANCING CLASSES	29/07/2016	960.00
EF096589	24886	<b>A NATURAL SELF</b> ENTERTAINMENT SUPPLIES	29/07/2016	192.00
EF096590	24945	<b>NS PROJECTS PTY LTD</b> PROJECT MANAGEMENT SERVICES	29/07/2016	30,250.00
EF096591	24946	<b>WT PARTNERSHIP</b> QUANTITY SURVEYING SERVICES	29/07/2016	4,950.00
EF096592	24949	<b>BITUMEN SURFACING</b> BITUMEN SUPPLIES	29/07/2016	25,240.60
EF096593	24959	<b>PERTH TEMPORARY AIRBRUSH TATTOOS</b> ENTERTAINMENT SERVICES	29/07/2016	1,050.00
EF096594	24974	<b>SCOTT PRINT</b> PRINTING SERVICES	29/07/2016	1,806.20
EF096595	24976	<b>SNAP PRINTING - COCKBURN CENTRAL</b> PRINTING SERVICES	29/07/2016	133.00
EF096596	25002	<b>BRAIN AMBULANCE MENTAL HEALTH EDUCATIO</b> EDUCATION SERVICES	29/07/2016	1,712.70
EF096597	25060	<b>DFP RECRUTIMENT SERVICES</b> EMPLOYMENT SERVICES	29/07/2016	20,535.83
EF096598	25063	<b>SUPERIOR PAK PTY LTD</b> VEHICLE MAINTENANCE	29/07/2016	9,376.50
EF096599	25092	<b>LINKS MODULAR SOLUTIONS PTY LTD</b> COMPUTER SOFTWARE	29/07/2016	1,980.00
EF096600	25102	<b>FREMANTLE MOBILE WELDING</b> WELDING SERVICES	29/07/2016	2,607.00
EF096601	25115	<b>FIGG</b> INVESTMENT MANAGEMENT SERVICES	29/07/2016	2,750.00
EF096602	25121	<b>IMAGESOURCE DIGITAL SOLUTIONS</b> BILLBOARDS	29/07/2016	3,066.80
EF096603	25262	<b>SANDOVER PINDER ARCHITECTS</b> ARCHITECTURAL SERVICES	29/07/2016	98,099.40
EF096604	25263	<b>SYSTEM MAINTENANCE</b> SEWERAGE PUMP MAINTENANCE	29/07/2016	1,280.29
EF096605	25264	<b>ACURIX NETWORKS PTY LTD</b> WIFI ACCESS SERVICE	29/07/2016	2,079.00
EF096606	25385	<b>CREATIVE PATHWAYS</b> STORYTELLING WORKSHOPS	29/07/2016	250.00
EF096607	25406	<b>GRIFFITH GREEN ELECTRICS</b> ELECTRICAL SERVICES	29/07/2016	308.00
EF096608	25415	<b>JANDAKOT STOCK &amp; PET SUPPLIES</b> PET SUPPLIES	29/07/2016	279.35
EF096609	25418	<b>CS LEGAL</b> LEGAL SERVICES	29/07/2016	12,050.38

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF096610	25540	<b>JOHN MASSEY GROUP PTY LTD</b> BUILDING SURVEYING SERVICES	29/07/2016	1,485.00
EF096611	25586	<b>ENVIROVAP PTY LTD</b> HIRE OF LEACHATE UNITS	29/07/2016	3,382.50
EF096612	25644	<b>DYMOCKS GARDEN CITY</b> PURCHASE OF BOOKS	29/07/2016	490.19
EF096613	25645	<b>YELAKITJ MOORT NYUNGAR ASSOCIATION INC</b> WELCOME TO THE COUNTRY PERFORMANCES	29/07/2016	700.00
EF096614	25713	<b>DISCUS ON DEMAND</b> PRINTING SERVICES	29/07/2016	506.88
EF096615	25733	<b>MIRACLE RECREATION EQUIPMENT</b> PLAYGROUND INSTALLATION / REPAIRS	29/07/2016	6,048.90
EF096616	25771	<b>INTEGRAL DEVELOPMENT ASSOCIATES PTY LTD</b> TRAINING COURSES	29/07/2016	8,585.50
EF096617	25813	<b>LGCONNECT PTY LTD</b> DEVELOPMENT CONSULTANCY	29/07/2016	18,480.00
EF096618	25832	<b>EXTERIA</b> ENGINEERING & DESIGN SERVICES	29/07/2016	5,187.60
EF096619	25874	<b>BRIGHTSKY AUSTRALIA</b> HEALTHCARE PRODUCTS	29/07/2016	740.30
EF096620	25890	<b>PAULA SILBERT ARTS CONSULTANCY</b> CONSULTANCY - ARTS	29/07/2016	3,760.00
EF096621	25955	<b>ADECCO INDUSTRIAL PTY LTD</b> EMPLOYMENT SERVICES	29/07/2016	43,047.59
EF096622	25962	<b>ALL LINES</b> LINEMARKING SERVICES	29/07/2016	880.00
EF096623	26020	<b>GRANT ELEVATORS</b> LIFT MAINTENANCE	29/07/2016	858.00
EF096624	26025	<b>NORMA MACDONALD</b> STORY TELLING SERVICES	29/07/2016	330.00
EF096625	26029	<b>AUTOSWEEP WA</b> SWEEPING SERVICES	29/07/2016	2,024.00
EF096626	26067	<b>SPRAYKING WA PTY LTD</b> CHEMICAL WEED CONTROL SERVICES	29/07/2016	495.00
EF096627	26090	<b>FREMANTLE MILK DISTRIBUTORS</b> MILK DISTRIBUTORS	29/07/2016	161.90
EF096628	26110	<b>DASH CIVIL CONTRACTING</b> CONCRETING SERVICES	29/07/2016	43,301.46
EF096629	26111	<b>ASSETVAL PTY LTD</b> LAND VALUATION SERVICES	29/07/2016	20,570.00
EF096630	26114	<b>GRACE RECORDS MANAGEMENT</b> RECORDS MANAGEMENT SERVICES	29/07/2016	1,767.28
EF096631	26120	<b>ECOBURBIA</b> ENVIRONMENTAL WASTE WORKSHOPS	29/07/2016	100.00
EF096632	26146	<b>TOP GEAR PAINTING</b> PAINTING SERVICES	29/07/2016	4,400.00
EF096633	26173	<b>SOUTHSIDE PLUMBING</b> PLUMBING SERVICES	29/07/2016	14,819.75

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EF096634	26195	<b>PLAY CHECK</b> CONSULTING SERVICES	29/07/2016	247.50
EF096635	26253	<b>CREATE IT</b> TIME LAPSE CAMERA	29/07/2016	913.00
EF096636	26257	<b>PAPERBARK TECHNOLOGIES</b> ARBORICULTURAL CONSULTANCY SERVICES	29/07/2016	2,915.00
EF096637	26303	<b>GECKO CONTRACTING TURF &amp; LANDSCAPE MAINT</b> TURF & LANDSCAPE MAINTENANCE	29/07/2016	178,186.80
EF096638	26314	<b>CPE GROUP</b> TEMPORARY EMPLOYMENT SERVICES	29/07/2016	1,168.25
EF096639	26330	<b>KENNARDS HIRE - BIBRA LAKE</b> EQUIPMENT HIRE	29/07/2016	231.00
EF096640	26354	<b>ELECTROFEN</b> REPAIR SERVICES - SECURITY FENCES	29/07/2016	680.68
EF096641	26359	<b>WILSON SECURITY</b> SECURITY SERVICES	29/07/2016	186,519.72
EF096642	26399	<b>PAPERSCOUT</b> GRAPHIC DESIGN SERVICES	29/07/2016	3,481.50
EF096643	26403	<b>CHES POWER GROUP</b> ENGINEERING SOLUTIONS / BACK UP GENERATOR	29/07/2016	962.49
EF096644	26423	<b>ALPHA PEST ANIMAL SOLUTIONS INVASIVE SPEC</b> PEST CONTROL SERVICES	29/07/2016	16,670.50
EF096645	26442	<b>BULLANT SECURITY PTY LTD KEY WEST LOCK SM</b> LOCKSMITH & SECURITY SERVICES	29/07/2016	2,354.22
EF096646	26460	<b>KISS PHOTOBOOTHS</b> PHOTOBOOTH HIRE	29/07/2016	1,125.00
EF096647	26461	<b>777 MAINTENANCE PTY LTD</b> MAINTENANCE SERVICES	29/07/2016	4,679.99
EF096648	26470	<b>SCP CONSERVATION AND LAND MANAGEMENT</b> FENCING SERVICES	29/07/2016	4,456.30
EF096649	26480	<b>MATTRESS REMOVAL WA</b> MATTRESS REMOVAL SERVICES	29/07/2016	3,476.00
EF096650	26486	<b>BIBRA LAKE FABRICATORS PTY LTD</b> FABRICATION SERVICES	29/07/2016	308.00
EF096651	26516	<b>ULTIMATE LIMESTONE</b> CONSTRUCTION SERVICES	29/07/2016	9,350.00
EF096652	26533	<b>CURTIN UNIVERSITY OF TECHNOLOGY</b> PROGRAM ASSESSMENTS	29/07/2016	5,500.00
EF096653	26536	<b>SKYLINE LANDSCAPE SERVICES (WA)</b> LANDSCAPING SERVICES	29/07/2016	26,720.84
EF096654	26543	<b>PUBLIC OUTDOOR PTY LTD</b> OUTDOOR PING PONG TABLE	29/07/2016	5,252.50
EF096655	26549	<b>SHARON GREGORY (KOORT-KADAK CONSULTANCY)</b> CONSULTANCY SERVICES	29/07/2016	150.00
EF096656	26550	<b>GAME VAULT PTY LTD</b> AMUSEMENT SERVICES	29/07/2016	3,100.00
EF096657	26551	<b>PAR 3 INDOOR GOLF PTY LTD</b> ENTRY FEES - SCHOOL HOLIDAY PROGRAM	29/07/2016	489.40

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EF096658	26567	<b>THE HANGOUT INDOOR CLIMBING CENTRE</b> ROCK CLIMBING	29/07/2016	266.00
EF096659	26568	<b>UNITED DIAMOND TOOLS</b> DIAMOND CUTTING TOOLS	29/07/2016	2,020.00
EF096660	26574	<b>EVA BELLYDANCE</b> ENTERTAINMENT - BELLY DANCING	29/07/2016	300.00
EF096661	26588	<b>SOURCE SEPARATION SYSTEMS P/L</b> PROVIDING WASTE AND RECYCLING BINS	29/07/2016	5,654.26
EF096662	26589	<b>AQUENTA CONSULTING PTY LTD</b> PROJECT SERVICES CONSULTANCY	29/07/2016	3,300.00
EF096663	26596	<b>QUANTUM BUILDING SERVICES</b> BUILDING MAINTENANCE	29/07/2016	3,715.55
EF096664	26604	<b>SERLING CONSULTING (AUSTRALIA) PTY LTD</b> CIVIL ENGINEERING CONSULTANCY	29/07/2016	2,226.13
EF096665	26606	<b>ENVIRO INFRASTRUCTURE PTY LTD</b> CONSTRUCTION& FABRICATION	29/07/2016	13,832.26
EF096666	26608	<b>DEPARTMENT OF STATE HERITAGE (FREMANTLE)</b> GUIDED TOURS FREMANTLE PRISON	29/07/2016	1,106.00
EF096667	26609	<b>BASICS APPROVAL SERVICES</b> BUILDING SURVEYING	29/07/2016	330.00
EF096668	26610	<b>TRACC CIVIL PTY LTD</b> CIVIL CONSTRUCTION	29/07/2016	1,134,232.13
EF096669	26612	<b>PROFESSIONAL PUBLIC RELATIONS</b> PUBLIC RELATIONS	29/07/2016	6,213.35
EF096670	26613	<b>AVE BIN AND BBQ CLEANING PTY LTD</b> CLEANAING SERVICES (BBQ - BINS)	29/07/2016	3,050.00
EF096671	26614	<b>MARKETFORCE PTY LTD</b> ADVERTISING	29/07/2016	3,182.90
EF096672	26619	<b>SPEARWOOD NEWS DELIVERY</b> NEWSPAPER DELIVERY	29/07/2016	1,113.22
EF096673	26620	<b>GRA EVERINGHAM PTY LTD</b> CONSULTING/ADVISORY	29/07/2016	13,750.00
EF096674	26623	<b>TELFORD INDUSTRIES</b> CHEMICALS - POOL	29/07/2016	375.54
EF096675	26625	<b>ANDOVER DETAILERS</b> CAR DETAILING SERVICES	29/07/2016	823.20
EF096676	26628	<b>THE ESCAPEHUNT EXPERIENCE (PERTH)</b> TEAM BUILDING ACTIVITIES	29/07/2016	800.00
EF096677	26639	<b>SAFEGUARD INDUSTRIES</b> SECURITY DOORS, SCREENS AND ROLLER SHUTT	29/07/2016	200.00
EF096678	26644	<b>FIRE PROTECTION ASSOCIATION AUSTRALIA</b> FIRE SERVICES TRAINING	29/07/2016	10,460.00
EF096679	26677	<b>AUSTRALIA AND NEW ZEALAND RECYCLING PLAT</b> NOT- FOR-PROFIT MEMBER SERVICES BODY	29/07/2016	1,018.16
EF096680	26681	<b>BEINIT FITNESS</b> FITNESS TRAINER	29/07/2016	4,057.50
EF096681	26706	<b>ALL CIVILS (WA) PTY LTD</b> CIVIL CONTRUCTION SERVICES	29/07/2016	81,329.63

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EF096682	26715	<b>AIR BORN AMUSEMENTS</b> AMUSEMENT SERVICES	29/07/2016	2,822.00
EF096683	26721	<b>QUAD SERVICES PTY LTD</b> CLEANING SERVICES	29/07/2016	15,206.55
EF096684	26724	<b>BROOKFIELD RAIL PTY LTD</b> RAILWAY INFRASTRUCTURE	29/07/2016	16,373.50
EF096685	26728	<b>PROGRESSING PRIORITY PROJECTS</b> CONSULTANCY - COMMUNITY SERVICES	29/07/2016	11,807.40
EF096686	26730	<b>TICKETMASTER AUSTRALASIA P/L</b> TICKETS - ENTERTAINMENT	29/07/2016	2,174.70
EF096687	26735	<b>SHANE MCMASTER SURVEYS</b> SURVEY SERVICES	29/07/2016	21,890.00
EF096688	26739	<b>KERB DOCTOR</b> KERB MAINTENANCE	29/07/2016	24,386.63
EF096689	26741	<b>COMMUNITY PERSPECTIVES</b> CONSULTANCY - STRATEGIC AND COMMUNITY PL	29/07/2016	14,736.70
EF096690	26743	<b>STATEWIDE TURF SERVICES</b> TURF RENOVATION	29/07/2016	7,106.00
EF096691	26747	<b>BELL-VISTA FRUIT &amp; VEG</b> FRUIT AND VEGETABLES.	29/07/2016	2,111.92
EF096692	26748	<b>TENDERLINK.COM</b> ONLINE TENDER SUBSCRIPTION	29/07/2016	330.00
EF096693	26750	<b>KLEENIT PTY LTD</b> CLEANING	29/07/2016	23,979.00
EF096694	26751	<b>CARDNO BEC PTY LTD</b> CONSULTANCY - ENGINEERING	29/07/2016	3,630.00
EF096695	26752	<b>MG GROUP WA</b> CONSTRUCTION	29/07/2016	656,372.32
EF096696	26756	<b>TRENCHBUSTERS PTY LTD</b> EARTHMOVING	29/07/2016	323.40
EF096697	26759	<b>METRO FILTERS</b> CANOPY, FLUE AND FANS CLEANIND AND FILTE	29/07/2016	708.40
EF096698	26766	<b>JPW EARTHMOVING PTY LTD</b> EARTHMOVING SERVICES	29/07/2016	660.00
EF096699	26767	<b>SNAP PRINT FREMANTLE</b> PRINTING SERVICES	29/07/2016	798.00
EF096700	26769	<b>CONNECTED SYSTEMS</b> WEBSITE CONSULTANCY SERVICES	29/07/2016	7,920.00
EF096701	26770	<b>LAKESIDE MOWERS &amp; MOTORCYCLES</b> REPAIRS/MAINTENANCE SERVICES	29/07/2016	284.00
EF096702	26771	<b>INSTANT PRODUCTS HIRE</b> PORTABLE TOILET HIRE	29/07/2016	1,382.15
EF096703	26773	<b>LASER CORPS COMBAT ADVENTRUES</b> ENTRY FEES	29/07/2016	900.00
EF096704	26782	<b>SOFT LANDING</b> RECYCLING SERVICES	29/07/2016	5,724.00
EF096705	26789	<b>RAECO</b> SUPPLIER OF LIBRARY SHELVING AND FURNITU	29/07/2016	455.60

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EF096706	26797	<b>DONEGAN ENTERPRISES PTY LTD</b> INSTALL PARK FURNITURE	29/07/2016	3,707.00
EF096707	26798	<b>CASTLEROCK INSTITUTE OF MUSIC</b> MUSIC PRODUCTION /D.J/ MUSIC EDUCATION	29/07/2016	660.00
EF096708	26811	<b>ROMERI MOTOR TRIMMERS</b> UPHOLSTERY REPAIR	29/07/2016	470.00
EF096709	26819	<b>JANDAKOT EARTHMOVING &amp; RURAL CONTRACTORS</b> HIRE SERVICES - EARTHMOVING EQUIPMENT	29/07/2016	5,910.00
EF096710	26822	<b>CSE CROSSCOM PTY LTD</b> COMMUNICATION EQUIPMENT	29/07/2016	516.45
EF096711	26823	<b>THE FREEDOM FAIRIES</b> AMUSEMENT	29/07/2016	1,600.00
EF096712	26826	<b>PINDAN CONTRACTING PTY LTD</b> BUILDING CONSTRUCTION SERVICES	29/07/2016	577,386.43
EF096713	26830	<b>ECO EATS CATERING</b> CATERING	29/07/2016	331.00
EF096714	26841	<b>BLUE ZOO</b> MANAGEMENT CONSULTING	29/07/2016	12,628.00
EF096715	26843	<b>ERGOLINK</b> ERGONOMIC OFFICE FURNITURE	29/07/2016	436.55
EF096716	26848	<b>MELANIE MACLOU</b> ARTISTIC SERVICES	29/07/2016	24,010.00
EF096717	26849	<b>SUBCON TECHNOLOGIES PTY LTD</b> CONCRETE MARINE SOLUTIONS	29/07/2016	116,292.68
EF096718	26853	<b>TOJO FILMS</b> FILM MAKING SERVICES	29/07/2016	3,476.86
EF096719	26858	<b>BIKE DR</b> BICYCLE ITEMS	29/07/2016	1,782.00
EF096720	26864	<b>GUARDIAN TACTILE SYSTEMS P/L</b> TACTILES,STAIRNOSING,WHEEL STOPS	29/07/2016	8,470.60
EF096721	26865	<b>JOHN SNOBAR CONSULTING</b> CONSULTANCY - SPEECH WRITING	29/07/2016	1,275.00
EF096722	26866	<b>PORTABLE PARTITIONS PTY LTD</b> PARTITIONS,MANUFACTURE/SALE	29/07/2016	3,400.00
EF096723	26868	<b>FLEX INDUSTRIES PTY LTD</b> MECHANICAL REPAIRS	29/07/2016	22,644.18
EF096724	26869	<b>ACTORS MANAGEMENT INTERNATIONAL</b> ACTING AGENCY	29/07/2016	2,464.00
EF096725	26871	<b>JOHN PAPAS TRAILERS (AUST) PTY LTD</b> TRAILER MANUFACTURE	29/07/2016	4,490.00
EF096726	26878	<b>SATALYST PTY LTD</b> CONSULTANCY - IT	29/07/2016	8,485.40
EF096727	26879	<b>ADECCO AUSTRALIA PTY LTD</b> EMPLOYMENT SERVICES	29/07/2016	6,538.67
EF096728	26882	<b>SLICKER STICKERS PTY LTD</b> STICKERS/LABELS	29/07/2016	302.50
EF096729	26883	<b>GTA CONSULTANTS</b> TRANSPORT PLANNING	29/07/2016	6,977.08

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EF096730	26886	<b>RADIO 96FM PERTH PTY LTD</b> BROADCASTING - ADVERTISING	29/07/2016	3,388.00
EF096731	26889	<b>AE SMITH SERVICE PTY LTD</b> PAINTING SERVICES	29/07/2016	7,920.00
EF096732	26890	<b>FORESTRY TOOLS</b> GARDENING TOOLS	29/07/2016	886.00
EF096733	26895	<b>GRAYZ CATERING PTY LTD</b> CATERING SERVICES	29/07/2016	977.00
EF096734	26897	<b>AUSTRALIAN MEDICAL SUPPLIES PTY LTD</b> MEDICAL EQUIPMENT AND CONSUMABLES	29/07/2016	1,925.00
EF096735	26900	<b>BG &amp; E PTY LTD</b> CONSULTING ENGINEERING	29/07/2016	4,070.00
EF096736	26902	<b>KEOGH BAY TRAINING PTY LTD</b> CULTURAL AND TEAM LEADERSHIP TRAINING PR	29/07/2016	3,151.50
EF096737	26906	<b>ASPIRE PERFORMANCE TRAINING</b> REGISTERED TRAINING ORGANISATION	29/07/2016	1,698.00
EF096738	26907	<b>MADJITIL MOORNA INC</b> ENTERTAINMENT	29/07/2016	1,320.00
EF096739	26910	<b>LOCAL GOVERNMENT PROFESSIONALS AUSTRAL</b> EVENTS AND TRAINING	29/07/2016	20,350.00
EF096740	26911	<b>HARVEY NORMAN OCONNOR</b> RETAIL	29/07/2016	848.00
EF096741	26913	<b>MIRANDA KISSELL CONTRACTING</b> CARPENTRY SERVICES	29/07/2016	533.50
EF096742	26918	<b>UNITED WORLD CONCERT TOURS</b> TRAVEL SERVICES	29/07/2016	25,000.00
EF096743	11867	<b>KEVIN JOHN ALLEN</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	2,613.67
EF096744	12740	<b>MAYOR LOGAN HOWLETT</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	11,325.83
EF096745	19059	<b>CAROL REEVE-FOWKES</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	4,465.00
EF096746	20634	<b>LEE-ANNE SMITH</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	2,613.67
EF096747	21185	<b>BART HOUWEN</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	2,613.67
EF096748	23338	<b>STEVE PORTELLI</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	2,613.67
EF096749	23339	<b>STEPHEN PRATT</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	2,613.67
EF096750	25352	<b>LYNDSEY SWEETMAN</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	2,613.67
EF096751	25353	<b>PHILIP EVA</b> MONTHLY ALLOWANCE & CONFERENCE REIMBURSEMENT	29/07/2016	3,181.09
EF096752	26696	<b>CHAMONIX TERBLANCHE</b> MONTHLY COUNCILLOR ALLOWANCE	29/07/2016	2,613.67
EF096753	23250	<b>DEPARTMENT OF PLANNING</b> DAP APPLICATIONS & DAP FEES	29/07/2016	5,559.00

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EF096754	88888	<b>FILTREX INNOVATIVE WASTEWATER SOLUTIONS</b> APPARATUS PERMIT REFUND - HSST/0493	29/07/2016	113.00
EF096755	99997	<b>COCKBURN CITY TEEBALL &amp; BASEBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096756	99997	<b>COOLBELLUP AMATEUR FOOTBALL CLUB</b> SPORTING EQUIPMENT GRANT	29/07/2016	687.50
EF096757	99997	<b>JAMES GREEN</b> COMPOST BIN REBATE	29/07/2016	50.00
EF096758	99997	<b>LAKES JUNIOR FOOTBALL CLUB INC</b> KIDSPORT REGISTRATIONS	29/07/2016	1,800.00
EF096759	99997	<b>SOUTH LAKE DOLPHINS SWIMMING CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096760	99997	<b>FREMANTLE CITY DOCKERS</b> KIDSPORT REGISTRATIONS	29/07/2016	1,200.00
EF096761	99997	<b>VIXENS NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	2,800.00
EF096762	99997	<b>COCKBURN CITY SOCCER CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096763	99997	<b>BURRIDGE MARTIAL ARTS ACADEMY O'CONNOR</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096764	99997	<b>RDA OAKFORD</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096765	99997	<b>COCKBURN NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096766	99997	<b>COOLBELLUP AMATEUR FOOTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	277.20
EF096767	99997	<b>COCKBURN BASKETBALL ASSOCIATION</b> CAPITAL WORKS GRANT	29/07/2016	4,400.00
EF096768	99997	<b>JANDAKOT JETS FOTTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	7,000.00
EF096769	99997	<b>PG EDWARDS &amp; J EMERSON</b> KIDSPORT REGISTRATIONS	29/07/2016	300.00
EF096770	99997	<b>RAMON JR R SANTOS</b> CROSSOVER CONTRIBUTION	29/07/2016	300.00
EF096771	99997	<b>RYAN MICHAEL DYE</b> CROSSOVER CONTRIBUTION	29/07/2016	300.00
EF096772	99997	<b>ANTHONY CATLOW</b> CROSSOVER CONTRIBUTION	29/07/2016	300.00
EF096773	99997	<b>DAVID PROUT</b> CROSSOVER CONTRIBUTION	29/07/2016	300.00
EF096774	99997	<b>JERRY TING</b> CROSSOVER CONTRIBUTION	29/07/2016	300.00
EF096775	99997	<b>LEIGH-ANN O'NEILL</b> CROSSOVER CONTRIBUTION	29/07/2016	300.00
EF096776	99997	<b>ADA GOEDHART</b> CROSSOVER CONTRIBUTION	29/07/2016	300.00
EF096777	99997	<b>SALLY PARMENTER</b> STUDY FEES CONTRIBUTION	29/07/2016	348.50

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF096778	99997	<b>COCKBURN BASKETBALL ASSOCIATION</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096779	99997	<b>KARDINYA NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096780	99997	<b>KARDINYA NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096781	99997	<b>WILLETTON BASKETBALL ASSOCIATION INC</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096782	99997	<b>COCKBURN CITY SOCCER CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	1,200.00
EF096783	99997	<b>WINTHROP NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096784	99997	<b>WA BAPTIST BASKETBALL</b> KIDSPORT REGISTRATIONS	29/07/2016	220.00
EF096785	99997	<b>ARMADALE SOCCER CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096786	99997	<b>KARDINYA JUNIOR FOOTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096787	99997	<b>FREMANTLE RUGBY LEAGUE CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	760.00
EF096788	99997	<b>SOUTH FREMANTLE WOMEN'S FOOTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096789	99997	<b>FREMANTLE RUGBY LEAGUE CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096790	99997	<b>APPLECROSS CALISTHENICS CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096791	99997	<b>PERTH BASKETBALL ASSOCIATION</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096792	99997	<b>THE CITY OF FREMANTLE</b> GRANT - CAPITAL CHAMPOIN CLUBS WORKSHOP	29/07/2016	2,000.00
EF096793	99997	<b>FREMANTLE RUGBY LEAGUE CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096794	99997	<b>FREMANTLE UNITED SOCCER &amp; REC CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	220.00
EF096795	99997	<b>EMILEE BLAKE</b> YOUTH ART SCHOLARSHIP	29/07/2016	450.00
EF096796	99997	<b>SHANE ROONEY</b> YOUTH ART SCHOLARSHIP	29/07/2016	450.00
EF096797	99997	<b>EMILY ROONEY</b> YOUTH ART SCHOLARSHIP	29/07/2016	450.00
EF096798	99997	<b>INDONESIAN TRADITIONAL DANCERS INC</b> CULTURAL GRANT	29/07/2016	2,500.00
EF096799	99997	<b>YANGEBUP FAMILY CENTRE INC</b> CULTURAL GRANT	29/07/2016	3,680.00
EF096800	99997	<b>COCKBURN BASKETBALL ASSOCIATION</b> CULTURAL GRANT	29/07/2016	4,295.00
EF096801	99997	<b>SOUTH FREMANTLE WOMEN'S FOOTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF096802	99997	<b>ST CHRISTOPHERS NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096803	99997	<b>MELVILLE CITY FOOTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	440.00
EF096804	99997	<b>MELVILLE CITY FOOTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	220.00
EF096805	99997	<b>FRESH COAST SPORTS CLUB INC</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096806	99997	<b>FREMANTLE RUGBY LEAGUE CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	990.00
EF096807	99997	<b>KALAMUNDA DISTRICTS RUGBY UNION CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096808	99997	<b>SOUTHERN DISTRICTS NETBALL ASSOCIATION</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096809	99997	<b>DALMATINAC NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	220.00
EF096810	99997	<b>FREMANTLE HOCKEY CLUB INC</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096811	99997	<b>JANDAKOT JETS JUNIOR FOOTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096812	99997	<b>SOUTHERN LIONS RUGBY UNION FOOTBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	2,400.00
EF096813	99997	<b>LIBERTY NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	600.00
EF096814	99997	<b>AMY WYTHES</b> STUDY FEES CONTRIBUTION	29/07/2016	1,305.00
EF096815	99997	<b>PHOENIX LACROSSE CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096816	99997	<b>PHOENIX LACROSSE CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	600.00
EF096817	99997	<b>COOGEE BASKETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096818	99997	<b>LIBERTY NETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	600.00
EF096819	99997	<b>COCKBURN CITY SOCCER CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	1,200.00
EF096820	99997	<b>CCR CAREY UNITED SOCCER CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096821	99997	<b>TIMEZONE AUSTRALIA PTY LTD</b> SCHOOL HOLIDAY PROGRAM ENTRY FEES	29/07/2016	240.00
EF096822	99997	<b>TIMEZONE AUSTRALIA PTY LTD</b> SCHOOL HOLIDAY PROGRAM ENTRY FEES	29/07/2016	240.00
EF096823	99997	<b>BICTON NETBALL CLUB INC</b> KIDSPORT REGISTRATIONS	29/07/2016	400.00
EF096824	99997	<b>COCKBURN JUNIOR FOOTBALL CLUB INC</b> KIDSPORT REGISTRATIONS	29/07/2016	600.00
EF096825	99997	<b>NETA KNAPP</b> NAIDOC ARTIST EXHIBITION SALE	29/07/2016	860.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF096826	99997	<b>AUDREY HAYDEN</b> NAIDOC ARTIST EXHIBITION SALE	29/07/2016	40.00
EF096827	99997	<b>HOPE TANNER</b> KIDSPORT REGISTRATIONS	29/07/2016	25.00
EF096828	99997	<b>ROMA LOO</b> NAIDOC ARTIST EXHIBITION SALE	29/07/2016	40.00
EF096829	99997	<b>DOLORES FRASER</b> NAIDOC ARTIST EXHIBITION SALE	29/07/2016	50.00
EF096830	99997	<b>COCKBURN CITY TEEBALL &amp; BASKETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	200.00
EF096831	99997	<b>COCKBURN CITY TEEBALL &amp; BASKETBALL CLUB</b> KIDSPORT REGISTRATIONS	29/07/2016	600.00
EF096832	99997	<b>COOLEEN CROWLEY</b> CONFERENCE EXPENSES REIMBURSEMENT	29/07/2016	218.12
EF096833	99997	<b>SANDRA GASKETT</b> EMPLOYEE OF THE YEAR EXPENSES REIMBURSEMENT	29/07/2016	1,848.34
EF096834	99997	<b>KEITH FITZPATRICK</b> CONFERENCE EXPENSES REIMBURSEMENT	29/07/2016	191.12
EF096835	99997	<b>SABBIR HUSSAIN</b> CONFERENCE EXPENSES REIMBURSEMENT	29/07/2016	66.68
EF096836	99997	<b>JANDAKOT VOLUNTEER BUSHFIRE BRIGADE</b> EXPENSES REIMBURSEMENT	29/07/2016	40.00
EF096837	99997	<b>JANDAKOT VOLUNTEER BUSHFIRE BRIGADE</b> EXPENSES REIMBURSEMENT	29/07/2016	723.69
EF096838	99996	<b>ALLISON SPAIN</b> PROPERTY REFUND	29/07/2016	30.00
EF096839	99996	<b>TIMOTHY SNOW</b> PROPERTY REFUND	29/07/2016	30.00
EF096840	99996	<b>JAMIE R RODRIGUES</b> PROPERTY REFUND	29/07/2016	1,489.74
EF096841	99996	<b>RUTH &amp; MATTHEW RODDA</b> PROPERTY REFUND	29/07/2016	3,410.24
EF096842	99996	<b>DANNY TREVOR DE SILVA</b> PROPERTY REFUND	29/07/2016	4,850.00
EF096843	99996	<b>AKIYOSHI KAWAMURA</b> PROPERTY REFUND	29/07/2016	180.65
EF096844	10047	<b>ALINTA ENERGY</b> NATURAL GAS & ELECTRCITY SUPPLY	29/07/2016	1,105.90
EF096845	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	29/07/2016	26,395.15
EF096846	12025	<b>TELSTRA CORPORATION</b> COMMUNICATIONS SERVICES	29/07/2016	19,766.81
026676	13932	<b>ARMAGUARD</b> BANKING SERVICES	7/07/2016	2,814.50
026677	13932	<b>ARMAGUARD</b> BANKING SERVICES	14/07/2016	2,021.75
026678	13932	<b>ARMAGUARD</b> BANKING SERVICES	21/07/2016	5,078.45

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
026679	13932	<b>ARMAGUARD</b> BANKING SERVICES	21/07/2016	5,078.45
026680	20751	<b>DEPARTMENT OF TRANSPORT - BULK BILL</b> VEHICLE LICENCING REGISTRATIONS	26/07/2016	65,784.15
026681	13932	<b>ARMAGUARD</b> BANKING SERVICES	27/07/2016	1,038.30
026682	11350	<b>SHIRE OF MURRAY</b> WORKSHOP	28/07/2016	684.91
026683	13618	<b>CITY OF BELMONT</b> REPLACEMENT OF LOST/DAMAGED BOOKS	28/07/2016	2,448.77
026684	20679	<b>OFFICE OF STATE REVENUE</b> RATES REFUND	29/07/2016	777.26
026685	26456	<b>HOUSING AUTHORITY</b> RATES REFUND	29/07/2016	13,941.74
026686	99995	<b>HIGHBURY HOMES (WA) PTY LTD</b> PROPERTY REFUND	29/07/2016	6,825.97
026687	99995	<b>TANGENT NOMINEES PTY LTD</b> PROPERTY REFUND	29/07/2016	96.00
026688	99995	<b>TANGENT NOMINEES PTY LTD</b> PROPERTY REFUND	29/07/2016	190.00
026689	99995	<b>PARK METAL SUPPLY PTY LTD</b> PROPERTY REFUND	29/07/2016	295.00
026690	99995	<b>GEMMILL HOMES PTY LTD</b> PROPERTY REFUND	29/07/2016	147.00
026691	99999	<b>LEND LEASE (COMMUNITIES) AUSTRALIA P/L</b> BOND REFUND	29/07/2016	21,914.87
026692	99999	<b>BEAUCHAMP NOMINEES PTY LTD</b> BOND REFUND	29/07/2016	978.25
026693	99999	<b>BEAUCHAMP NOMINEES PTY LTD</b> REFUND	29/07/2016	6,472.28
026694	99999	<b>HORIZON WEST LANSCAPE &amp; IRRIGATION P/L</b> BOND REFUND	29/07/2016	3,405.18
026695	99999	<b>STOCKLAND SOUTH BEACH PTY LTD</b> BOND REFUND	29/07/2016	105,825.00
026696	99999	<b>BULTON LAND DEVELOPMENTS PTY LTD</b> BOND REFUND	29/07/2016	63,732.90
026697	99999	<b>JH PROPERTY DEVELOPMENT PTY LTD</b> BOND REFUND	29/07/2016	8,658.00
026698	99999	<b>JH PROPERTY DEVELOPMENT PTY LTD</b> BOND REFUND	29/07/2016	16,296.00
026699	99999	<b>GOLD ESTATES HOLDINGS PTY LTD</b> BOND REFUND	29/07/2016	25,666.75
026700	99999	<b>SURELAND DEVELOPMENTS PTY LTD</b> BOND REFUND	29/07/2016	79,320.45
026701	99999	<b>MILLER PTY LTD</b> BOND REFUND	29/07/2016	79,320.45
026702	99999	<b>URBAN CAPITAL GROUP PTY LTD</b> BOND REFUND	29/07/2016	20,155.65

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
026703	99999	<b>ADCO CONSTRUCTIONS PTY LTD</b> BOND REFUND	29/07/2016	309,682.23
026704	99999	<b>BULTON LAND DEVELOPMENTS PTY LTD</b> BOND REFUND	29/07/2016	30,000.00
026705	99999	<b>BULTON LAND DEVELOPMENTS PTY LTD</b> BOND REFUND	29/07/2016	100,000.00
026706	99999	<b>TAHITA WOODING</b> BOND REFUND	29/07/2016	50.00
026707	99999	<b>STEWART TITLE LTD</b> BOND REFUND	29/07/2016	52.00
026708	11758	<b>WATER CORP</b> WATER USAGE / SUNDRY CHARGES <b>ADD RETENTION HELD</b> NIL	29/07/2016	7,421.87
026678	13932	<b>LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS</b> ARMAGUARD <b>TOTAL</b>	21/07/2016	- 5,078.45
		<b>TOTAL AS PER AP SOURCE 16GLACT9991000</b>		20,719,244.67
		<b>TOTAL AS PER TR SOURCE 16GLACT9991000</b>		<b>20,719,244.67</b>
		<b>ADDITIONAL DIRECT PAYMENTS</b>		
		<b>BANK FEES</b>		
		MERCHANT FEES COC		3,142.21
		MERCHANT FEES SLLC		2,620.63
		MERCHANT FEES VARIOUS OUT CENTRES		177.34
		NATIONAL BPAY CHARGE		1,191.04
		RTGS/ACLR FEE		24.00
		NAB TRANSACT FEE		480.28
		MERCHANDISE / OTHER FEES		-
				<b>7,635.50</b>
		<b>FAMILY DAY CARE AND IN HOME CARE PAYMENTS</b>		
		FDC PAYMENTS		91,448.79
		IHC PAYMENTS		130,520.51
				<b>221,969.30</b>
		<b>PAYROLL TRANSACTIONS</b>		
		COC 01/07/16 CITY OF COCKBURN 042958		3,696.46
		COC 08/07/16 CITY OF COCKBURN 042958		2,329.52
		COC 12/07/16 CITY OF COCKBURN 042958		1,157,385.92
		COC 14/07/16 CITY OF COCKBURN 042958		5,855.18
		COC 22/07/16 CITY OF COCKBURN 042958		6,529.96
		COC 26/07/16 CITY OF COCKBURN 042958		1,123,777.52
				<b>2,299,574.56</b>
		<b>CREDIT CARD PAYMENTS</b>		
		CBA CREDIT CARD PAYMENT		49,836.45
				<b>49,836.45</b>
		<b>TOTAL PAYMENTS FOR JULY</b>		<b>23,298,260.48</b>

**PAYMENT SUMMARY**

**CHEQUE PAYMENTS**

026676- 026708

**ELECTRONIC FUNDS TRANSFER PAYMENT**

EF096226 – EF096846

**CANCELLED PAYMENTS**

026678

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2016

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Operating Revenue</b>						
Governance	94,471,466	94,440,323	0%	31,144	104,743,874	104,743,874
Financial Services	23,908	40,671	-41%	(16,763)	690,050	690,050
Information Services	-	125	-100%	(125)	1,500	1,500
Human Resource Management	16,151	24,333	-34%	(8,182)	292,000	292,000
Library Services	5,490	7,756	-29%	(2,266)	55,146	55,146
Recreation & Community Safety	332,935	365,061	-9%	(32,126)	5,673,025	5,648,025
Community Development & Services	1,198,910	920,620	30%	278,290	6,464,424	6,464,424
Corporate Communications	-	50	-100%	(50)	13,400	13,400
Statutory Planning	159,684	132,250	21%	27,434	1,587,000	1,587,000
Strategic Planning	584,640	727,903	-20%	(143,263)	2,955,811	2,955,811
Building Services	324,682	133,784	143%	190,898	1,605,408	1,605,408
Environmental Health	232,663	19,892	1070%	212,771	260,500	260,500
Waste Services	3,021,119	3,102,716	-3%	(81,597)	9,907,593	9,907,593
Parks & Environmental Services	593	158	274%	434	1,900	1,900
Engineering Services	23,338	26,510	-12%	(3,172)	318,120	318,120
Infrastructure Services	281,784	60,972	362%	220,812	1,147,099	1,072,099
	100,677,363	100,003,123	1%	674,240	135,716,850	135,616,850
<b>Total Operating Revenue</b>	<b>100,677,363</b>	<b>100,003,123</b>	<b>1%</b>	<b>674,240</b>	<b>135,716,850</b>	<b>135,616,850</b>
<b>Operating Expenditure</b>						
Governance	(67,803)	(247,214)	-73%	179,411	(4,560,422)	(4,681,477)
Strategy & Civic Support	(167,796)	(69,878)	140%	(97,918)	(1,177,428)	(1,197,428)
Financial Services	(1,475,245)	(1,548,120)	-5%	72,875	(6,300,165)	(6,300,165)
Information Services	(266,097)	(490,351)	-46%	224,254	(5,056,418)	(5,044,232)
Human Resource Management	(143,511)	(175,714)	-18%	32,203	(2,782,444)	(2,782,444)
Library Services	(193,828)	(270,915)	-28%	77,087	(3,563,075)	(3,508,075)
Recreation & Community Safety	(555,589)	(804,653)	-31%	249,064	(12,645,103)	(12,570,826)
Community Development & Services	(539,639)	(763,942)	-29%	224,304	(8,725,235)	(8,499,849)
Corporate Communications	(159,367)	(201,923)	-21%	42,556	(3,406,781)	(3,369,861)
Statutory Planning	(77,516)	(103,430)	-25%	25,914	(1,478,763)	(1,478,763)
Strategic Planning	(106,647)	(116,363)	-8%	9,716	(1,866,193)	(1,846,310)
Building Services	(102,569)	(113,607)	-10%	11,038	(1,651,768)	(1,651,768)
Environmental Health	(111,606)	(133,765)	-17%	22,158	(1,809,573)	(1,807,798)
Waste Services	(1,387,446)	(1,951,791)	-29%	564,345	(20,898,986)	(20,898,986)
Parks & Environmental Services	(474,327)	(975,734)	-51%	501,407	(12,606,094)	(12,596,094)
Engineering Services	(537,597)	(588,669)	-9%	51,072	(7,795,741)	(7,795,741)
Infrastructure Services	(403,015)	(835,370)	-52%	432,355	(9,630,988)	(9,189,712)
	(6,769,599)	(9,391,440)	-28%	2,621,841	(105,955,177)	(105,219,528)

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2016

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Less:</b> Net Internal Recharging	212,734	209,261	2%	3,472	2,229,821	2,229,821
<b>Add:</b> Depreciation on Non-Current Assets						
Computer & Electronic Equip	(21,456)	(21,456)	0%	-	(257,472)	(257,472)
Furniture & Equipment	(15,385)	(15,385)	0%	-	(184,620)	(184,620)
Plant & Machinery	(229,268)	(252,869)	-9%	23,601	(3,034,473)	(3,034,473)
Buildings	(379,982)	(431,336)	-12%	51,354	(5,175,945)	(5,175,945)
Roads	(919,109)	(919,109)	0%	-	(11,029,308)	(11,029,308)
Drainage	(218,574)	(218,574)	0%	-	(2,622,888)	(2,622,888)
Footpaths	(101,222)	(101,222)	0%	-	(1,214,664)	(1,214,664)
Parks Equipment	(236,187)	(236,187)	0%	-	(2,834,244)	(2,834,244)
Landfill	(99,261)	(99,261)	0%	-	(1,191,132)	(1,191,132)
	<b>(2,220,444)</b>	<b>(2,295,399)</b>	<b>-3%</b>	<b>74,955</b>	<b>(27,544,746)</b>	<b>(27,544,746)</b>
<b>Total Operating Expenditure</b>	<b>(8,777,309)</b>	<b>(11,477,577)</b>	<b>-24%</b>	<b>2,700,268</b>	<b>(131,270,102)</b>	<b>(130,534,453)</b>
<b>Change in Net Assets Resulting from Operations</b>	<b>91,900,054</b>	<b>88,525,546</b>	<b>4%</b>	<b>3,374,508</b>	<b>4,446,747</b>	<b>5,082,396</b>
<b>Non-Operating Activities</b>						
<b>Profit/(Loss) on Assets Disposal</b>						
Plant & Machinery	27,463	-	0%	27,463	434,650	14,650
Freehold Land	-	3,722,500	-100%	(3,722,500) X	14,890,000	-
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	-	-	0%	-	-	-
	<b>27,463</b>	<b>3,722,500</b>	<b>-99%</b>	<b>(3,695,037)</b>	<b>15,324,650</b>	<b>14,650</b>
<b>Asset Acquisitions</b>						
Land and Buildings	(887,230)	(1,385,138)	-36%	497,908 ✓	(61,972,447)	(58,655,520)
Infrastructure Assets	(1,246,865)	(2,122,000)	-41%	875,135 ✓	(30,761,380)	(19,767,538)
Plant and Machinery	(96,056)	(14,500)	562%	(81,556)	(8,210,000)	(5,791,000)
Furniture and Equipment	-	(13,000)	-100%	13,000	(53,808)	(33,808)
Computer Equipment	(645)	(133,145)	-100%	132,500	(1,200,097)	(484,800)
<b>Note 1.</b>	<b>(2,230,797)</b>	<b>(3,667,784)</b>	<b>-39%</b>	<b>1,436,987</b>	<b>(102,197,732)</b>	<b>(84,732,666)</b>
<b>Add:</b> Land - Vested in Crown	-	-	0%	-	-	-
<b>Add:</b> Transfer to Reserves	(19,686,841)	(25,974,847)	-24%	6,288,005 ✓	(59,301,004)	(44,411,004)

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2016

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Add Funding from</b>						
Grants & Contributions - Asset Development	2,596,832	2,825,419	-8%	(228,587) X	29,291,954	34,967,106
Proceeds on Sale of Assets	27,463	3,722,500	-99%	(3,695,037) X	16,574,650	1,264,650
Reserves	12,481,481	11,711,703	7%	769,778 ✓	76,034,924	52,676,958
Loan Funds Raised	-	-	0%	-	-	-
	<b>15,105,776</b>	<b>18,259,622</b>	<b>-17%</b>	<b>(3,153,846)</b>	<b>121,901,529</b>	<b>88,908,714</b>
<b>Non-Cash/Non-Current Item Adjustments</b>						
Depreciation on Assets	2,220,444	2,295,399	-3%	(74,955)	27,544,746	27,544,746
Profit/(Loss) on Assets Disposal	(27,463)	(3,722,500)	-99%	3,695,037 ✓	(15,324,650)	(14,650)
Loan Repayments	-	-	0%	-	(2,593,138)	(2,593,138)
Non-Current Leave Provisions	(35,709)	-	0%	(35,709)	-	-
	<b>2,161,930</b>	<b>(1,427,101)</b>	<b>-251%</b>	<b>3,589,031</b>	<b>9,626,958</b>	<b>24,936,958</b>
Opening Funds	8,889,133	10,500,000	-15%	(1,610,867)	10,500,000	10,500,000
Closing Funds	<b>96,166,718</b>	<b>89,937,937</b>	<b>7%</b>	<b>6,228,782</b>	<b>301,149</b>	<b>299,049</b>
	-	-		-	-	-

Note 2, 3.

## Notes to Statement of Financial Activity

### Note 1.

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

Assets Classification	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Land and Buildings	(887,230)	(7,841,829)	(8,729,059)	(1,385,138)	(61,972,447)	53,243,388
Infrastructure Assets	(1,246,865)	(3,194,401)	(4,441,266)	(2,122,000)	(30,761,380)	26,320,114
Plant and Machinery	(96,056)	(15,537)	(111,593)	(14,500)	(8,210,000)	8,098,407
Furniture and Equipment	-	(11,243)	(11,243)	(13,000)	(53,808)	42,566
Computer Equipment	(645)	(28,332)	(28,977)	(133,145)	(1,200,097)	1,171,120
	(2,230,797)	(11,091,341)	(13,322,138)	(3,667,784)	(102,197,732)	88,875,593

### Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
<b>Current Assets</b>				
Cash & Investments	129,955,465	227,053,047	113,947,104	114,885,061
Rates Outstanding	95,921,602	1,600,000	1,600,000	1,600,000
Rubbish Charges Outstanding	2,646,801	133,800	133,800	133,800
Sundry Debtors	23,628,700	5,300,000	5,300,000	5,300,000
GST Receivable	2,816,138	-	-	-
Prepayments	692,326	65,000	65,000	65,000
Accrued Debtors	353,905	-	-	-
Stock on Hand	13,194	13,700	13,700	13,700
	256,028,132	234,165,547	121,059,604	121,997,561
<b>Current Liabilities</b>				
Creditors	(18,211,412)	(2,225,000)	(2,225,000)	(2,225,000)
Income Received in Advance	-	-	-	-
GST Payable	(1,223,999)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(3,317,427)	-	-	-
Provision for Long Service Leave	(2,113,784)	(2,000,000)	(2,000,000)	(2,000,000)
	(24,866,620)	(4,225,000)	(4,225,000)	(4,225,000)
<b>Net Current Assets</b>	231,161,512	229,940,547	116,834,604	117,772,561
<b>Add: Non Current Investments</b>	4,713,601	4,668,070	4,668,070	4,668,070
	235,875,113	234,608,617	121,502,674	122,440,631
<b>Less: Restricted/Committed Assets</b>				
Cash Backed Reserves #	(134,178,656)	(138,341,168)	(107,344,104)	(115,812,070)
Deposits & Bonds Liability *	(5,529,739)	(6,329,512)	(6,329,512)	(6,329,512)
Grants & Contributions Unspent *	-	-	-	-
	96,166,718	89,937,937	7,829,058	299,049
<b>Closing Funds (as per Financial Activity Statement)</b>	<b>96,166,718</b>	<b>89,937,937</b>	<b>7,829,058</b>	<b>299,049</b>

# See attached Reserve Fund Statement

\* See attached Restricted Funds Analysis

Note 3.

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

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		<b>Budget Adoption</b>		<b>Closing Funds Surplus(Deficit)</b>				<b>299,049</b>
GL	202	Remove transport expenses		Operating Expenditure		2,100		<b>301,149</b>
				<b>Closing Funds Surplus (Deficit)</b>	<b>0</b>	<b>2,100</b>	<b>0</b>	<b>301,149</b>

# Statement of Comprehensive Income *by Nature and Type*

for the period ended 31 July 2016

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
<b>OPERATING REVENUE</b>						
01 Rates	93,366,847	92,981,667	385,180	96,085,180	95,700,000	95,700,000
02 Specified Area Rates	312,173	330,000	(17,827)	312,173	330,000	330,000
05 Fees and Charges	4,981,586	4,627,380	354,206	24,722,706	24,368,500	24,368,500
06 Service Charges	440,090	440,000	90	440,090	450,000	450,000
10 Grants and Subsidies	1,157,026	1,178,966	(21,940)	9,435,709	9,457,649	9,357,649
15 Contributions, Donations and Reimbursements	29,432	47,441	(18,010)	620,655	638,665	638,665
20 Interest Earnings	390,209	397,670	(7,461)	4,764,575	4,772,036	4,772,036
25 Other revenue and Income	-	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>100,677,363</b>	<b>100,003,123</b>	<b>674,240</b>	<b>136,381,089</b>	<b>135,716,850</b>	<b>135,616,850</b>
<b>OPERATING EXPENDITURE</b>						
50 Employee Costs - Salaries & Direct Oncosts	(3,181,049)	(3,202,116)	21,067	(47,490,773)	(47,511,840)	(47,426,397)
51 Employee Costs - Indirect Oncosts	(22,142)	(75,952)	53,809	(1,342,185)	(1,395,994)	(1,395,994)
55 Materials and Contracts	(1,190,245)	(3,502,027)	2,311,781	(37,889,472)	(40,201,254)	(41,209,671)
65 Utilities	(229,260)	(383,138)	153,878	(4,530,647)	(4,684,525)	(4,684,525)
70 Interest Expenses	-	-	-	(930,000)	(930,000)	(930,000)
75 Insurances	(1,214,617)	(1,282,512)	67,896	(2,176,152)	(2,244,048)	(2,244,048)
80 Other Expenses	(932,285)	(945,695)	13,410	(8,974,107)	(8,987,516)	(7,328,893)
85 Depreciation on Non Current Assets	(2,220,444)	(2,295,399)	74,955	(27,469,791)	(27,544,746)	(27,544,746)
<b>Add Back: Indirect Costs Allocated to Capital Works</b>	<b>212,734</b>	<b>209,261</b>	<b>3,472</b>	<b>2,233,293</b>	<b>2,229,821</b>	<b>2,229,821</b>
<b>Total Operating Expenditure</b>	<b>(8,777,309)</b>	<b>(11,477,577)</b>	<b>2,700,268</b>	<b>(128,569,834)</b>	<b>(131,270,102)</b>	<b>(130,534,453)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES</b>						
	<b>91,900,054</b>	<b>88,525,546</b>	<b>3,374,508</b>	<b>7,811,255</b>	<b>4,446,747</b>	<b>5,082,396</b>
<b>NON-OPERATING ACTIVITIES</b>						
11 Capital Grants & Subsidies	(56,722)	86,214	(142,935)	15,658,835	15,801,770	21,075,184
16 Contributions - Asset Development	2,653,554	2,739,206	(85,652)	13,404,532	13,490,184	13,891,922
95 Profit/(Loss) on Sale of Assets	27,463	3,722,500	(3,695,037)	11,629,613	15,324,650	14,650
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	-	-	-	-	-
<b>Total Non-Operating Activities</b>	<b>2,624,296</b>	<b>6,547,919</b>	<b>(3,923,624)</b>	<b>40,692,981</b>	<b>44,616,604</b>	<b>34,981,756</b>
<b>NET RESULT</b>	<b>94,524,349</b>	<b>95,073,465</b>	<b>(549,116)</b>	<b>48,504,236</b>	<b>49,063,352</b>	<b>40,064,152</b>

## Notes to Statement of Comprehensive Income

### Note 1.

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

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<b><u>Community Services:</u></b>				
Recreational Services	50,694	47,398	568,780	568,780
South Lake Leisure Centre	162,933	218,568	2,231,074	2,231,074
Law and Public Safety	29,285	43,208	518,496	518,496
	242,911	309,174	5,141,627	5,141,627
<b><u>Waste Services:</u></b>				
Waste Collection Services	2,564,312	2,500,000	2,675,000	2,675,000
Waste Disposal Services	456,516	602,716	7,232,593	7,232,593
	3,020,828	3,102,716	9,907,593	9,907,593
	3,263,739	3,411,890	15,049,220	15,049,220

### Note 2.

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

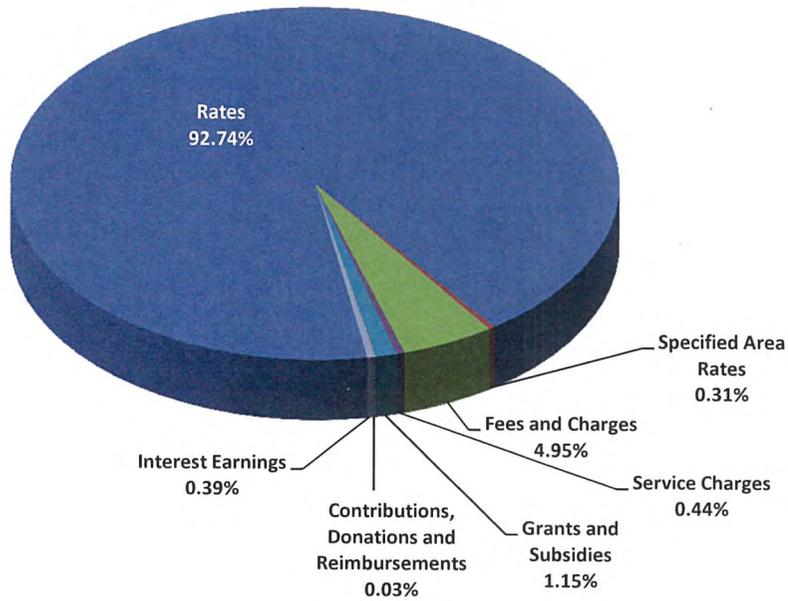
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Services	(140,272)	(168,676)	(2,578,913)	(2,578,913)
Finance & Corporate Services Division	(507,727)	(488,773)	(7,232,487)	(7,232,487)
Governance & Community Services Divisi	(979,809)	(937,807)	(14,629,445)	(14,544,002)
Planning & Development Division	(369,641)	(381,769)	(5,488,489)	(5,488,489)
Engineering & Works Division	(1,183,600)	(1,225,091)	(17,582,506)	(17,582,506)
	(3,181,049)	(3,202,116)	(47,511,840)	(47,426,397)

### Note 3

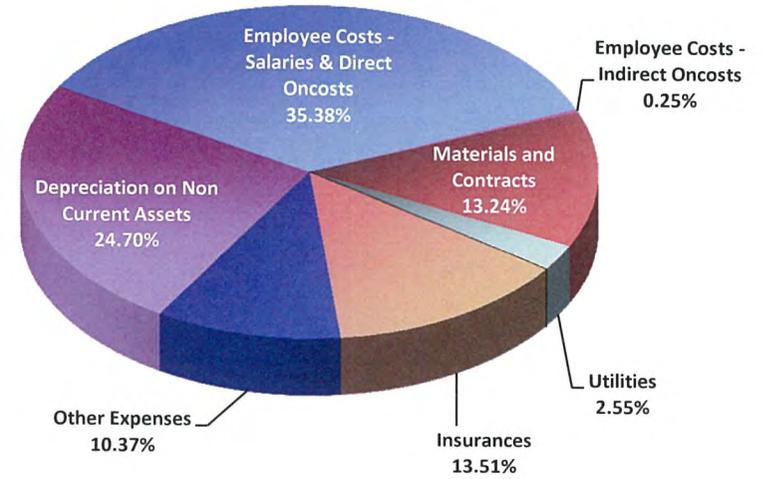
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Services	(80,356)	(127,701)	(1,972,151)	(2,113,205)
Finance & Corporate Services Division	(141,036)	(381,342)	(3,808,696)	(3,796,510)
Governance & Community Services Divisi	(397,839)	(993,026)	(10,883,684)	(10,577,544)
Planning & Development Division	(28,698)	(79,153)	(1,157,591)	(1,135,933)
Engineering & Works Division	(542,316)	(1,920,804)	(22,379,133)	(23,586,480)
Not Applicable	0	0	0	0
	(1,190,245)	(3,502,027)	(40,201,254)	(41,209,671)

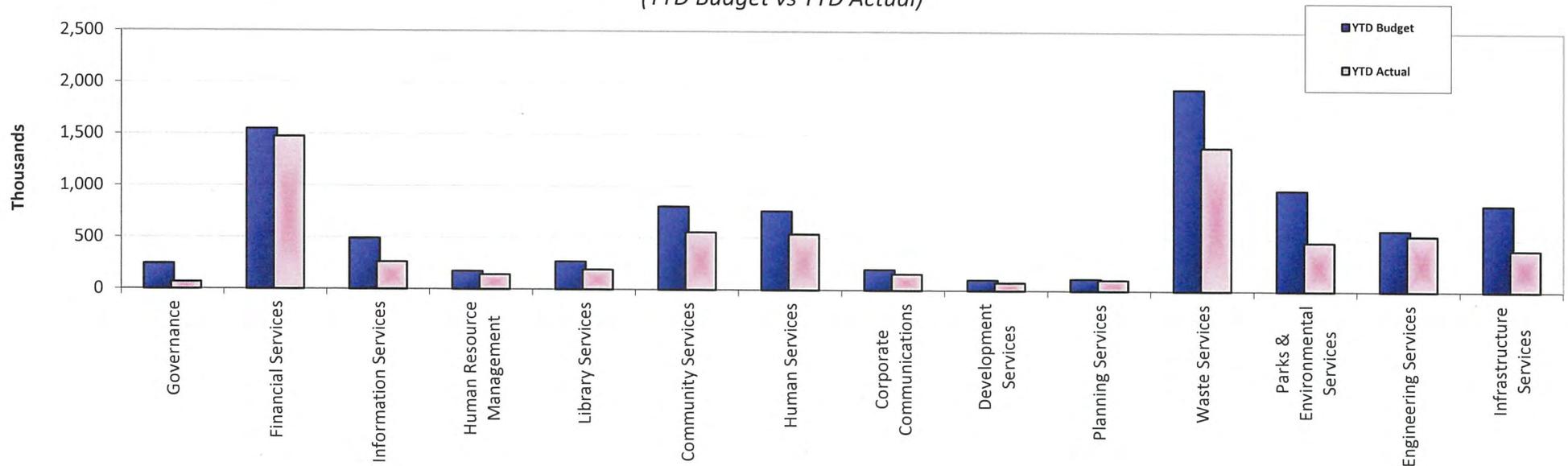
**Operating Income by Nature and Type**  
(YTD Actual)



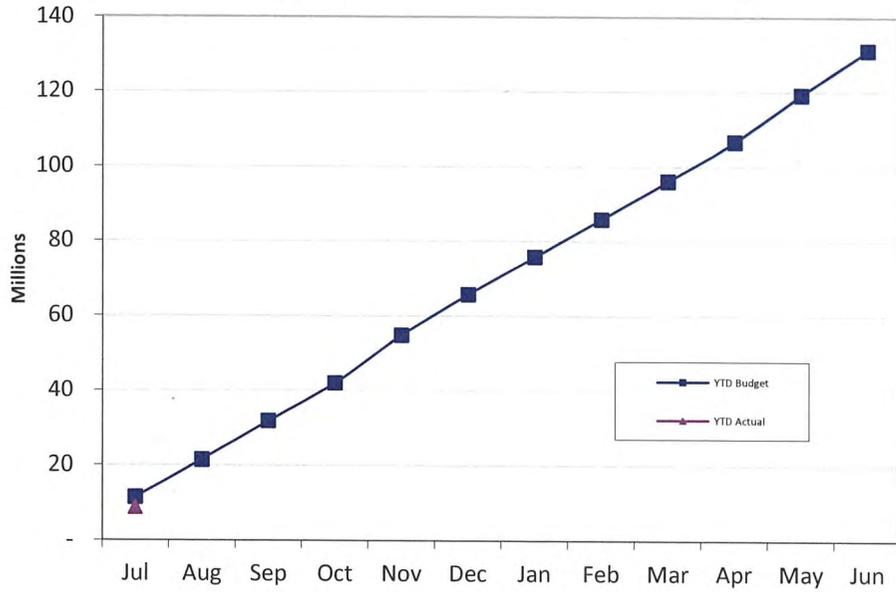
**Operating Expenditure by Nature and Type**  
(YTD Actual)



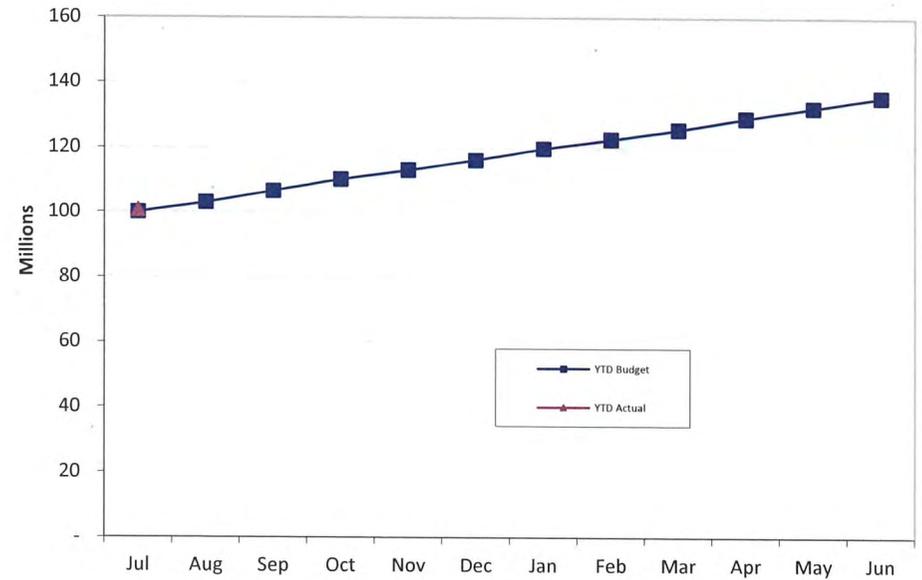
**Operating Expenditure by Business Unit**  
(YTD Budget vs YTD Actual)



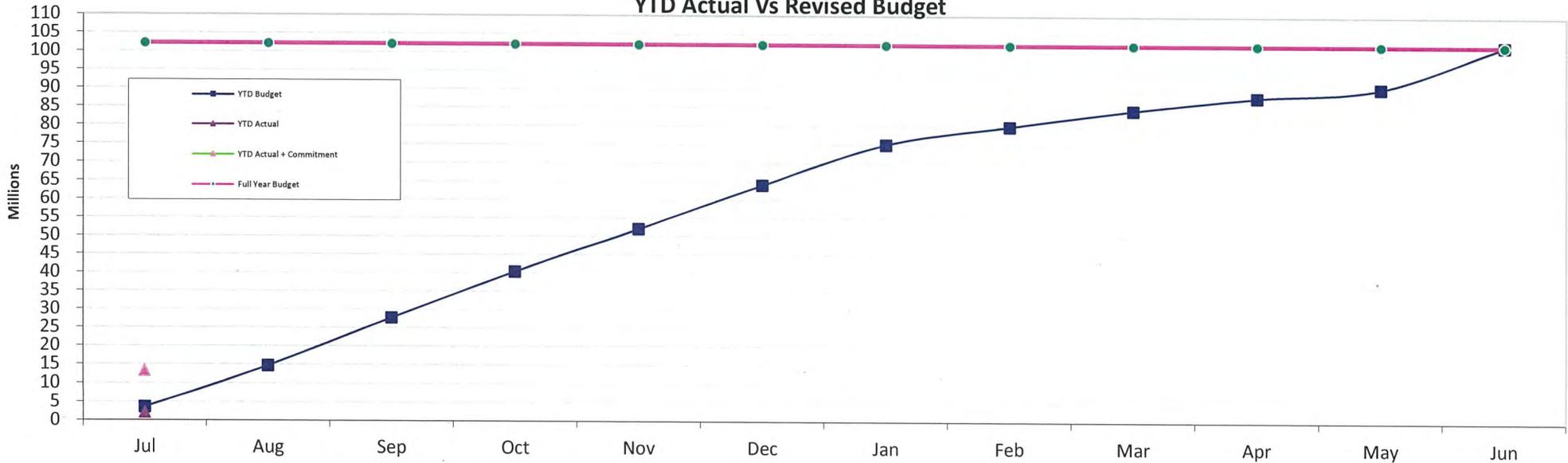
**YTD Operating Expenditure Vs YTD Revised Budget**



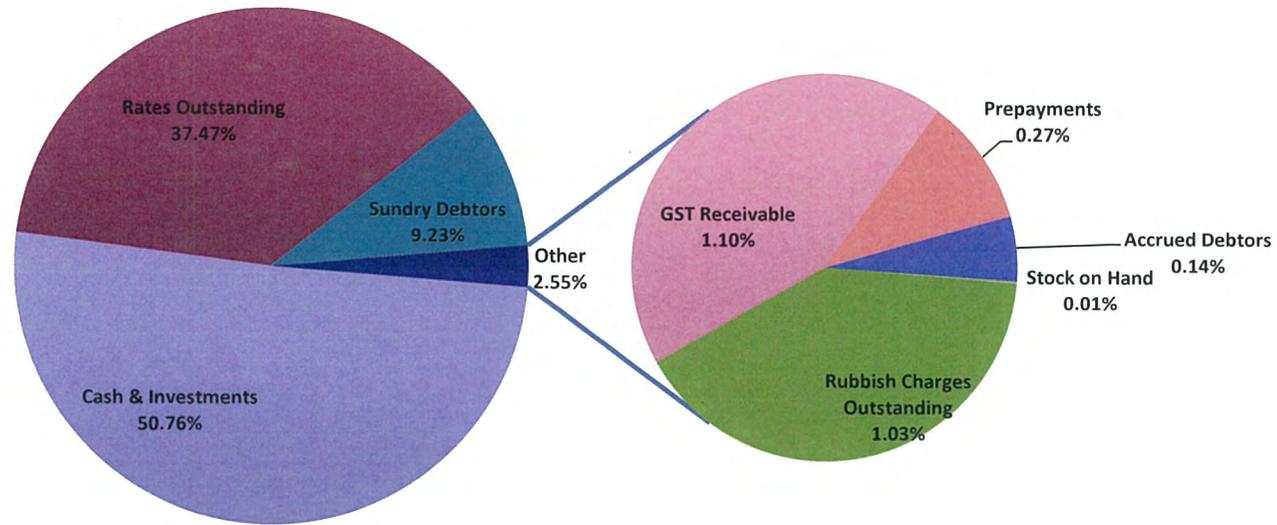
**YTD Operating Income Vs YTD Revised Budget**



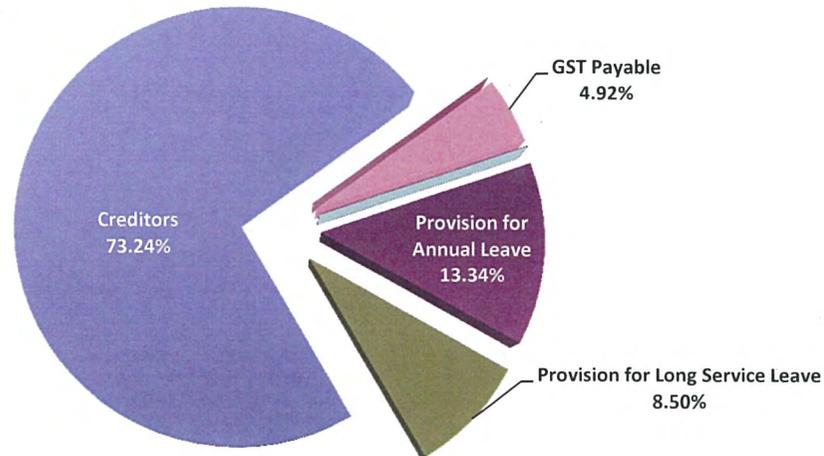
**Capital Expenditure  
YTD Actual Vs Revised Budget**



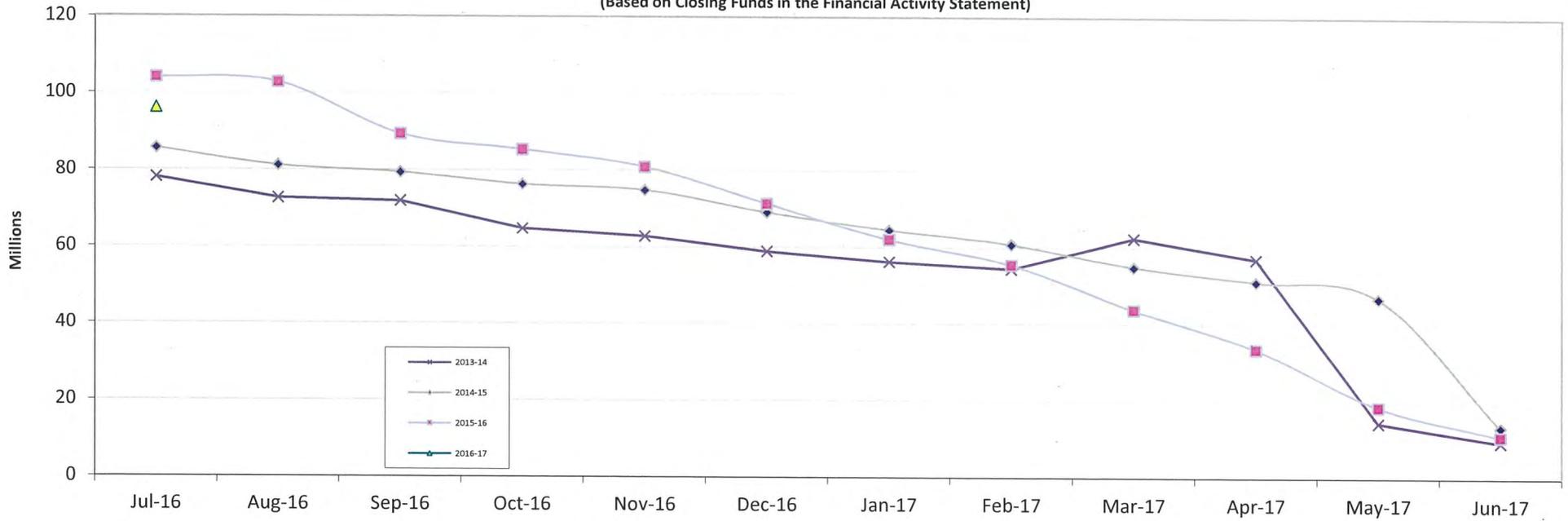
### Current Assets (YTD Actual)



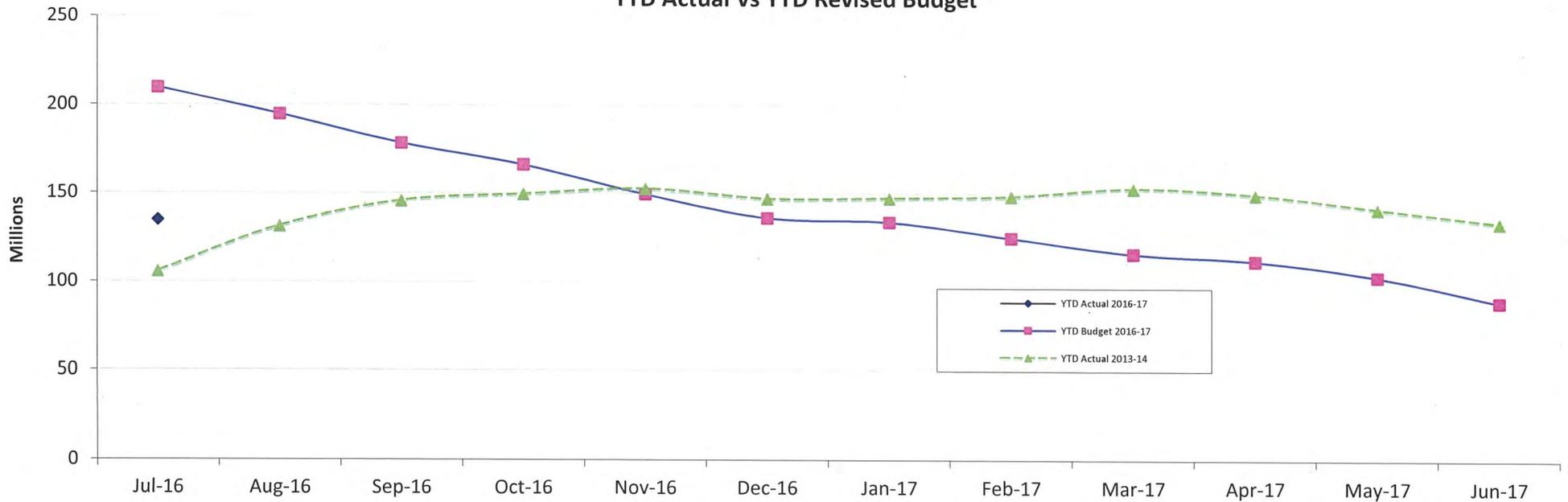
### Current Liabilities (YTD Actual)



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



**Cash & Investments Positions**  
 YTD Actual Vs YTD Revised Budget



## City of Cockburn - Reserve Funds

### Financial Statement for Period Ending 31 July 2016

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
<b>Council Funded</b>										
Bibra Lake Management Plan Reserve	532,426	985,439	10,648	2,108	-	-	(789,367)	(6,800)	(246,293)	980,746
C/FWD Projects Reserve	498,831	4,112,740	-	-	7,500,000	7,500,000	(9,523,846)	(948,560)	(1,525,015)	10,664,180
CCW Development Fund	15,647,202	10,936,213	53,000	38,027	8,300,000	8,300,000	(17,814,000)	(830)	6,186,202	19,273,410
Community Infrastructure	11,229,764	12,096,036	109,782	24,790	1,304,636	-	(4,010,722)	(264,192)	8,633,460	11,856,633
Community Surveillance Levy Reserve	1,229,695	1,245,490	22,594	2,659	200,000	-	(334,000)	(4,942)	1,118,289	1,243,207
Contaminated Sites	2,089,461	2,322,695	47,780	4,958	-	-	(100,000)	(2,050)	2,037,241	2,325,603
DCD Redundancies Reserve	39,839	40,825	797	87	-	-	-	-	40,636	40,912
Environmental Offset Reserve	284,550	291,595	7,691	622	-	-	-	-	292,241	292,217
Green House Emissions Reductions	478,171	901,331	10,330	1,924	1,450,000	-	(2,362,700)	(480)	(424,199)	902,775
Information Technology	259,123	379,658	8,082	810	100,000	-	(177,186)	-	190,019	380,468
Land Development & Investment Fund Reserve	14,799,330	6,348,831	251,777	13,640	15,130,095	-	(10,421,077)	(537,327)	19,760,125	5,825,144
Major Buildings Refurbishment	9,706,691	9,828,567	133,850	20,981	1,500,000	-	-	-	11,340,541	9,849,547
Municipal Elections	14,027	34,213	2,681	73	120,000	-	-	-	136,708	34,286
Naval Base Shacks	969,751	935,871	22,969	2,017	158,696	-	-	-	1,151,416	937,887
Plant & Vehicle Replacement	6,527,521	8,252,372	105,975	17,630	2,949,690	-	(4,413,350)	-	5,169,836	8,270,002
Port Coogee Marina Assets Replcmt	-	-	-	-	-	-	(50,000)	-	(50,000)	-
Port Coogee Special Maintenance Reserve	1,325,909	1,400,129	26,794	2,989	274,000	-	(313,509)	(138,561)	1,313,194	1,264,557
Port Coogee Waterways Reserve	-	-	8,685	-	188,590	132,590	(79,742)	-	117,533	132,590
Port Coogee WEMP	-	-	40,372	-	2,100,000	-	(203,192)	-	1,937,180	-
Roads & Drainage Infrastructure	2,593,975	6,051,041	64,880	11,720	4,250,000	3,000,000	(3,552,542)	(15,711)	3,356,313	9,047,050
Staff Payments & Entitlements	2,133,594	2,115,293	45,068	4,515	119,822	-	(162,000)	-	2,136,484	2,119,808
Waste & Recycling	23,007,894	23,846,752	348,847	50,919	1,949,433	-	(12,598,318)	(8,300,830)	12,707,855	15,596,841
Waste Collection Levy	1,566,660	2,828,555	63,366	6,038	1,638,621	-	(1,385,000)	(6,321)	1,883,647	2,828,271
Workers Compensation	504,509	488,961	8,090	1,044	-	-	-	-	512,599	490,005
POS Cash in Lieu (Restricted Funds)	5,256,925	5,471,641	108,937	11,680	-	-	(65,000)	-	5,300,862	5,483,321
	<b>100,695,848</b>	<b>100,914,247</b>	<b>1,502,995</b>	<b>219,231</b>	<b>49,233,583</b>	<b>18,932,590</b>	<b>(68,355,551)</b>	<b>(10,226,603)</b>	<b>83,076,874</b>	<b>109,839,464</b>
<b>Grant Funded</b>										
Aged & Disabled Vehicle Expenses	172,895	326,947	8,628	698	-	-	(162,000)	-	19,523	327,645
CIHF Building Maintenance Resrv	3,189,423	3,323,192	-	7,094	1,400,000	-	(250,000)	-	4,339,423	3,330,286
Family Day Care Accumulation Fund	-	8,295	-	-	-	-	-	-	-	8,295
Naval Base Shack Removal Reserve	456,167	461,814	10,217	986	54,693	-	-	-	521,077	462,800
Restricted Grants & Contributions Resrv	2,077,647	4,430,900	-	-	-	-	(1,851,983)	(2,239,481)	225,664	2,191,419
UNDERGROUND POWER	208,864	222,504	-	475	-	-	-	-	208,864	222,979
Welfare Projects Employee Entitlements	454,366	426,374	10,933	928	13,000	-	-	-	478,299	427,302
	<b>6,559,363</b>	<b>9,200,025</b>	<b>29,778</b>	<b>10,180</b>	<b>1,467,693</b>	<b>-</b>	<b>(2,263,983)</b>	<b>(2,239,481)</b>	<b>5,792,851</b>	<b>6,970,724</b>
<b>Development Cont. Plans</b>										
Aubin Grove DCP	178,293	500	4,705	380	-	-	(656)	-	182,342	880
Cockburn Coast DCP14	-	(66,932)	-	(143)	-	-	(54,716)	-	(54,716)	(67,075)
Community Infrastructure DCA 13	8,567,662	10,361,258	220,238	22,079	5,000,000	343,104	(5,265,800)	(15,396)	8,522,100	10,711,045
Gaebler Rd Development Cont. Plans	1,020,949	500	18,924	1	-	-	(3,385)	-	1,036,488	501
Hammond Park DCP	847,961	975,033	9,354	2,081	396,000	145,483	(15,491)	-	1,237,824	1,122,597
Munster Development	1,140,507	1,079,480	18,147	2,304	443,798	-	(10,883)	-	1,591,569	1,081,784
Muriel Court Development Contribution	105,882	(92,248)	-	(197)	206,000	-	(32,025)	-	279,857	(92,445)
Packham North - DCP 12	430,828	25,036	10,529	53	434,388	-	(7,128)	-	868,617	25,090
Solomon Road DCP	531,776	617,423	8,493	1,318	120,000	-	(5,166)	-	655,103	618,741
Success Lakes Development	909,215	500	3,817	1	-	-	(1,061)	-	911,971	501
Success Nth Development Cont. Plans	1,721,054	2,398,845	15,311	5,121	11,700	-	(4,596)	-	1,743,469	2,403,966
Thomas St Development Cont. Plans	12,686	12,699	294	27	-	-	-	-	12,980	12,726
Wattleup DCP 10	(12,571)	(3,401)	-	(7)	-	-	(10,161)	-	(22,732)	(3,408)
Yangebup East Development Cont. Plans	984,159	1,130,859	6,026	2,414	130,036	-	(2,161)	-	1,118,060	1,133,272
Yangebup West Development Cont. Plans	384,413	419,471	9,195	820	-	-	(2,161)	-	391,447	420,291
	<b>16,822,813</b>	<b>16,859,023</b>	<b>325,033</b>	<b>36,254</b>	<b>6,741,922</b>	<b>488,587</b>	<b>(5,415,390)</b>	<b>(15,396)</b>	<b>18,474,378</b>	<b>17,368,468</b>
<b>Total Reserves</b>										
	<b>124,078,024</b>	<b>126,973,295</b>	<b>1,857,806</b>	<b>265,664</b>	<b>57,443,198</b>	<b>19,421,177</b>	<b>(76,034,924)</b>	<b>(12,481,481)</b>	<b>107,344,104</b>	<b>134,178,656</b>

# DETAILED BUDGET AMENDMENTS REPORT

for the period ended 31 July 2016

PROJECT/ACTIVITY LIST		ADD/LESS	EXPENDITURE	TF TO RESERVE	FUNDING SOURCES			
					RESERVE	EXTERNAL	MUNICIPAL	NON-CASH
GL 202-6313	Remove transport cost. No longer required	LESS	(2,100)				2,100	
GL 325-6000	New staff salary	ADD	77,770		(77,770)			
GL 325-6100	New staff superannuation	ADD	7,674		(7,674)			
CW 4662	Skatepark concept plan funded from contingency fund	ADD	40,000				(40,000)	
OP 8272	Funding skatepark concept plan CW 4662	LESS	(40,000)				40,000	
CW 4633	Remove Coleville carpark LED trial	LESS	170,000		(170,000)			
CW 4663	Cockburn ARC Solar PV OCM July	ADD	1,974,623		(1,913,569)		(61,054)	
OP 8807	CCW legal and other fees funded from contingency	ADD	100,000				(100,000)	
OP 8272	Transfer to fund CCW legal and other fees OP 8807	LESS	(100,000)				100,000	
OP 8272	Transfer to partly fund Cockburn Arc Solar PV CW 4663 OCM July	LESS	(61,054)				61,054	
OP 9750	New Staff Contingency		(85,444)		85,444			
			<b>2,081,469</b>	<b>0</b>	<b>(2,083,569)</b>	<b>0</b>	<b>2,100</b>	<b>0</b>

Dear.....

At the September 2015 Ordinary Council Meeting (OCM), Deputy Mayor Carol Reeve-Fowkes requested a report be prepared pertaining to the beautification of Spearwood Ave between Hamilton Rd and Rockingham Rd. The principle intent was to provide an appropriate screening of the fences to create a more visually attractive streetscape.

The report was presented to the February 2016 OCM, outlining various treatments including replacement of fences, landscaping in accordance with the Friendshipway program and additional landscape enhancements. Council resolution is outlined below:

- (1) *continue with the Friendship Way Landscaping Program;*
- (2) *consider placing funds in the 2016/17 Municipal Budget based on a detailed cost estimate to be provided by City Officers for the colorbond fencing or concrete panels option with or without the removal of existing fences; and*
- (3) *authorises City Officers to consult with affected property owners on the Colorbond Fencing option prior to the completion of the 2016/17 budget.*

As a property owner directly adjacent to the proposed fence treatment, see attached plan, the City is seeking your commentary on the option to install Colourbond fencing. The proposal aims to remove the existing fibro fence and replace with Colourbond fencing except for the property with a boundary fence constructed of brick. The proposal would seek to remove the pedestrian and vehicle access points on the existing fencing to Spearwood Ave so as to ensure consistency, reduce potential for unauthorised access and impacts to traffic movements. The cost of the fencing upgrades would be paid for by the City, with all future maintenance and renewal costs being the responsibility of the property owner.

To ensure consideration of this project in the 2016/17 Municipal budget, the City seeks your feedback by the close of business 31 March 2016. Could you please return the attached form to the City's Administration Centre or scan and send to [tsetter@cockburn.wa.gov.au](mailto:tsetter@cockburn.wa.gov.au).

Should you any queries please contact me on 9411 3444

Yours sincerely

Anton Lees

Manager Parks & Environment

## SPEARWOOD AVE FENCE PROPOSAL

I, .....(insert name and property address), hereby

- Support Councils recommendation to remove the existing fibro fence and replace with Colourbond fencing.
- Assist council with the construction of the fence by removing all material within 5 metres of the fence for the period of construction and ensuring all animals are fenced off to mitigate risk to the installers.
- Agree to accept all ongoing maintenance and renewal costs following installation of the Colourbond fence.

Comments:

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Name

Signature

- Not support Councils recommendation to remove the existing fibro fence and replace with Colourbond fencing.

Comments:

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---

---

Name

Signature

Name	Address	YES/NO	Response
Jayson W Grose and Kate Grose	2 Adele Place, Spearwood	YES	Hi Anton – We are in favour of Council's proposal. We do however have a pool fence that meets the side fence, so we'd need a temporary alternative. Also would you consider a slight Realignment to allow side access to our property for future subdivision? (Adela Place access)
Adam C Alajbeg	12 Adele Place, Spearwood	YES	NA
Josh De Buelle	14A Adele Place, Spearwood	YES	I have already replaced my fibro fence with colourbond. If the city can either: A) Reimburse me for the cost already sent and replace. B) Lease as is (Not sure on colour you are choosing). Overall I support the movement however; I would like a personal discussion as to what options I have applied to my fence before any work is done.
Francesco Parvana And Anna R Parvana	22 Adele Place, Spearwood	YES	Taking to consideration one of the many beautiful planning ideas, we give the go ahead, green light. Also the cost of the future maintenance we agree is our responsibility. Many thanks
Elizabeth EB	31B Leaside Way, Spearwood	YES	We would like to keep our pedestrian access to Sussex Street.
Ann-Marie Spanjic	41 Leaside Way Spearwood	YES	Can you please advise by which date we will to remove all materials within sometime of the fence.
John and Stanley Hughes	43 Leaside Way Spearwood	YES	A very good idea. I am in favour of making Spearwood Avenue more attractive, what with the new footpath and trees planted who can ask for more. Well done Cockburn Shire
Calliope Katsapis and Panagiotis Katsapis	35 Leaside Way, Spearwood	YES	Good idea
Mairo Moreschi	45 Leaside Way, Spearwood	YES	In reference to the beautification of Spearwood Ave, between Hamilton Rd and Rockingham Rd. Street ID 1203; 146/002. I received a letter in regards to the above and I need more information on what the plan is and to what will occur to land owners like myself who have already had a new colorbond fence erected. The letter stated " see plan attached"  1. There was no plan attached with the letter. 2. The main issue is that the road noise has increased ten-fold and to me replacing fencing to colorbond will not do anything what so ever as far as noise reduction is concerned.

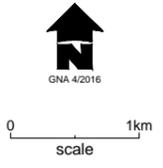
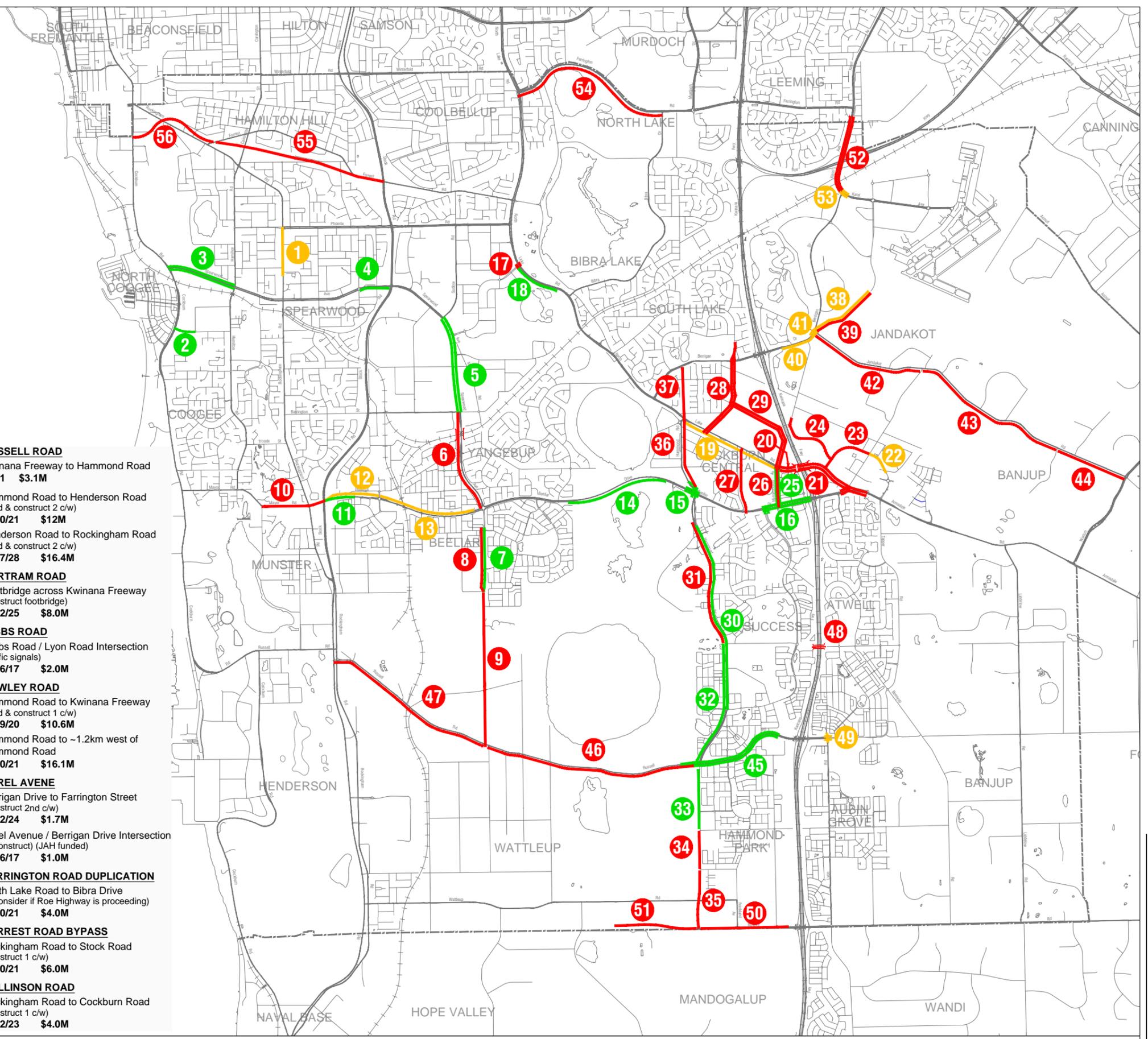
Name	Address	YES/NO	Response
			<p>3. The strip in question is used as a drag strip. The speed that cars and trucks travel down the road is crazy.</p> <p>4. The 2 options we get to choose is you agree or disagree, the question I am asking is to agree or disagree TO WHAT!! you have not supplied any information of what is going to be done.</p> <p>5. There was mentioned in the letter about concrete panels but we don't get an option to pick those which I think is the best solution as far as road noise is concerned, but it seems that really is not what this is all about, it's all about making the street look nice, Well to me the main issue is the road noise to your rate payers. Regards Mario Moreschi.</p>
Andrew D Riley	311B Rockingham Road, Spearwood	YES	I have a side crossover so will require a gate please.
Joao C G Goncalves and Cecilia M S Cgoncalves	49 Leaside Way, Spearwood	YES	I agree as long as I get a door on which will give me access to Spearwood Avenue.
Debbie M Falzon and Joseph P Falzon	47 Leaside Way, Spearwood	YES	NA
Anthony M Davies and Frances J Davies	53B Leaside Way, Spearwood	YES	We have a single pedestrian gate on this property we would like to retain this if possible.
Frankman Nominees Pty Ltd	1-10 Adela Place, Spearwood	NO	NA
Frankman Nominees Pty Ltd	2-10 Adela Place, Spearwood	NO	NA
Frankman Nominees Pty Ltd	3 - 10 Adela Place, Spearwood	NO	NA

Name	Address	YES/NO	Response
Frankman Nominees Pty Ltd	4 - 10 Adela Place, Spearwood	NO	NA
Frankman Nominees Pty Ltd	10 Adela Place, Spearwood	NO	Council should not be involved with private house boundary fence. More important use of funds elsewhere.
Francesco Lanni	51 Leaside Way, Spearwood	NO	I don't want to lose my back yard exit I been using it for 20 years get my paper and short cut to shops and walking to the park and going out on my push bike to the beach and sometimes so many car parked up the front I can't get in my driveway. Plus devalues my land.
Patricia M Cleary	311A Rockingham Road, Spearwood	NO	Hello Anton,  I am not sure you are going to like what I have to say because I am going to be brutally honest. As I don't live on Spearwood Avenue making it attractive for Deputy Major Carol Reeve-Fowkes is not something that affects my residence at all. The owner of the other side of the duplex on Spearwood Avenue would be affected. I do not agree with pedestrian and vehicle access being removed as there is the very real possibility that the corner site (of which my duplex is half) will be developed in the future, and as it has residential/business zoning - a six unit site - and has an existing vehicle access point off Spearwood Avenue, this could in the future provide great access. Many many people use the pedestrian path to walk their dogs. The other side of Spearwood Avenue has NO path. How about making Rockingham Road a more visually attractive streetscape? It could certainly do with an aesthetic make over and if Spearwood Avenue - which accounts for much less traffic than Rockingham Road needs traffic changes - what does this say for Rockingham Road which has become a drag strip!

- ROCKINGHAM ROAD**  
 1 Phoenix Road to Spearwood Avenue (upgrade) 2016/17 \$4.0M
- OCEAN ROAD**  
 2 Cross Road to Cockburn Road 2009 \$0.7M
- SPEARWOOD AVENUE**  
 3 Cockburn Road to Hamilton Road 2009 \$1.5M
- 4 Doolette Street to Stock Road 2012 \$0.65M
- 5 Sudlow Road to Barrington Street 2011 \$11.6M
- 6 Barrington Street to Beelias Drive (bridge/2nd c/w) 2017/20 \$10.3M
- 7 Bluebush Avenue to Fancote Avenue 2009 \$0.66M
- 8 Beelias Drive to Fancote Avenue (construct 2nd c/w) 2019/20 \$2.5M
- HENDERSON ROAD**  
 9 Fancote Avenue to Russell Road (widen & upgrade 1 c/w) 2025/26 \$2.5M
- BEELIAS DRIVE**  
 10 Fawcett Road to Stock Road (reconstruct) 2017/18 \$2.0M
- 11 Stock Road to Watson Road 2010 \$0.6M
- 12 Stock Rd to Durnin Avenue (construct 2nd c/w) Current \$1.5M
- 13 Durnin Avenue to Spearwood Avenue (construct 2nd c/w) Current \$2.5M
- 14 Dunraven Drive to Hammond Road 2012 \$2.1M
- 15 Beelias Drive / Hammond Road intersection 2013 \$2.5M
- 16 Wentworth Parade to Kwinana Freeway 2013 \$2.5M
- NORTH LAKE ROAD**  
 17 North Lake Road / Discovery Drive intersection (Traffic Signals) 2017/18 \$1.0M
- 18 Discovery Drive to Bibra Drive 2010 \$0.7M
- 19 Hammond Road to Kentucky Court (construct 2nd c/w & open drain) Current \$5.7M
- 20 Kentucky Court to Kwinana Freeway (construct 2 c/w/s) 2018/21 \$1.0M
- 21 Extend from Kwinana Freeway to Armadale Road (land, bridge, construct 2 c/w/s, & traffic signals) subject to Federal/State funding
- VERDE DRIVE**  
 22 Biscayne Way to Solomon Road (land & construct 1 c/w) 2016/17 \$2.0M
- 23 Solomon Road to North Lake Rd (land & construct 1 c/w) 2017/18 \$10.4M

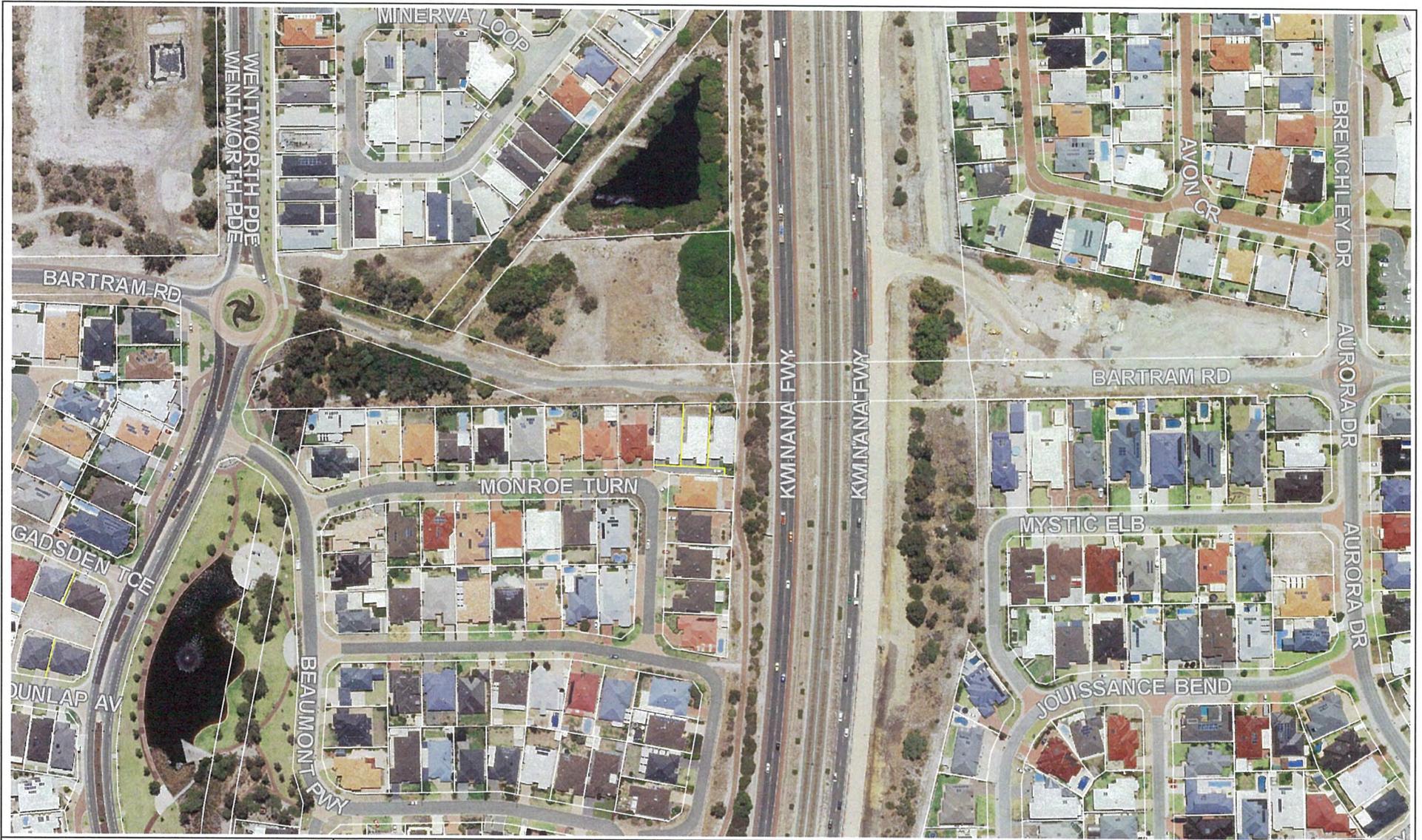
- PRINSEP ROAD**  
 24 Cutler Road to Verde Drive (construct 1 c/w) 2020/21 \$3.5M
- MIDGEGOROO AVENUE**  
 25 Beelias Drive to North Lake Road 2014 \$1.5M
- 26 Beelias Drive to North Lake Road (reduce to 2 lanes) 2021/22 \$1.0M
- POLETTI ROAD**  
 27 Beelias Drive to North Lake Road (construct 2nd c/w & Traffic Signals) 2018/20 \$5.0M
- SEMPLE COURT**  
 28 North Lake Road to Jindabyne Heights (land/construct & re-align c/w) 2020/22 \$8.7M
- MURIEL COURT**  
 29 Semple Court to North Lake Road (land/re-align/construct & traffic signals) 2021/23 \$8.7M
- HAMMOND ROAD**  
 30 Branch Circus to Wentworth Parade 2008 \$1.8M
- 31 Branch Circus to Bartram Road (construct 2nd c/w & upgrade verge) 2017/19 \$8.0M
- 32 Bartram Road to Russell Road 2013 \$4.5M
- 33 Russell Road to Gaebler Road 2013 \$2.0M
- 34 Gaebler Rd to Frankland Ave (construct 1 c/w) 2018/21 \$3.8M
- 35 Frankland Ave to Rowley Rd (construct 1 c/w) 2019/21 \$5.8M
- 36 Beelias Drive to North Lake Road (construct 2nd c/w) 2021/22 \$3.0M
- 37 North Lake Road to Berrigan Drive (construct 1 c/w) 2021/22 \$3.5M
- PILATUS STREET**  
 38 Berrigan Drive to airport boundary (construct 1 c/w) 2016/17 \$3.0M
- 39 Berrigan Drive to airport boundary (construct 2nd c/w) 2029/30 \$3.0M
- BERRIGAN DRIVE**  
 40 Kwinana Freeway to Jandakot Road (construct 2nd c/w & upgrade verge) 2016/17 \$3.0M
- 41 Berrigan Drive / Jandakot Road intersection (construct & traffic signals) 2016/17 \$6.0M
- JANDAKOT ROAD**  
 42 Berrigan Drive to Solomon Road (land & construct 2 c/w) 2017/18 \$11.7M
- 43 Solomon Road to Fraser Road (construct 2nd c/w) 2017/18 Funding by developer
- 44 Fraser Road to Warton Rd (land & construct 2 c/w) 2020/22 \$13.1M

- RUSSELL ROAD**  
 45 Kwinana Freeway to Hammond Road 2011 \$3.1M
- 46 Hammond Road to Henderson Road (land & construct 2 c/w) 2020/21 \$12M
- 47 Henderson Road to Rockingham Road (land & construct 2 c/w) 2027/28 \$16.4M
- BARTRAM ROAD**  
 48 Footbridge across Kwinana Freeway (construct footbridge) 2022/25 \$8.0M
- 49 Gibbs Road / Lyon Road Intersection (traffic signals) 2016/17 \$2.0M
- ROWLEY ROAD**  
 50 Hammond Road to Kwinana Freeway (land & construct 1 c/w) 2019/20 \$10.6M
- 51 Hammond Road to ~1.2km west of Hammond Road 2020/21 \$16.1M
- KAREL AVENUE**  
 52 Berrigan Drive to Farrington Street (construct 2nd c/w) 2022/24 \$1.7M
- 53 Karel Avenue / Berrigan Drive Intersection (reconstruct) (JAH funded) 2016/17 \$1.0M
- FARRINGTON ROAD DUPLICATION**  
 54 North Lake Road to Bibra Drive (reconsider if Roe Highway is proceeding) 2020/21 \$4.0M
- FORREST ROAD BYPASS**  
 55 Rockingham Road to Stock Road (construct 1 c/w) 2020/21 \$6.0M
- ROLLINSON ROAD**  
 56 Rockingham Road to Cockburn Road (construct 1 c/w) 2022/23 \$4.0M



- 1 Completed
- 2 In Progress
- 3 Planned

# REGIONAL & MAJOR ROADWORKS 2016 - 2030



**City of Cockburn**  
G.I.S Services Department

**Bartram Road - Bridge  
Location Map**

PRINTED ON:  
27/07/2016

SCALE = 1:2793

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.



Enquiries: Mr Trichilo on 323 4475  
Our Ref: 90-1462-1VB  
Your Ref: AB 00101.94S



**MAIN ROADS**  
Western Australia

Don Aitken Centre  
Waterloo Crescent  
East Perth WA 6004



CUSTOMER  
FOCUS  
WESTERN AUSTRALIA

Director  
Office of the Minister of Planning  
Planning Appeals  
6th floor, 81 St George's Terrace  
PERTH WA 6000

ATTENTION: MR GORDON SMITH

CITY OF COCKBURN
RECEIVED
27 NOV 1995
450052
996854; 985616
JES/DI

**BARTRAM ROAD BRIDGE OVER KWINANA FREEWAY,  
SOUTH JANDAKOT**

Thank you for your letter of September 13 1995 in which you requested a copy of the planning report for the proposed bridge crossing and advice regarding Main Roads' position on the acquisition of private land affected by the bridge approaches.

A copy of the planning report has been posted to you separately.

The plans for this bridge stem from a request by the City of Cockburn to Main Roads seeking the reservation for a future bridge crossing of the freeway at Bartram Road. Council's request indicated that the land would either be obtained through the subdivisional process or set aside for future purchase.

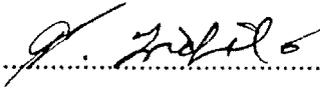
Main Roads examined the options in a planning study and recommended Option B to the Council in the planning report dated July 1995. Option B requires some adjacent privately-owned land on both sides of the Freeway. The total area of land is about 2 ha. However, to offset this requirement there is approximately 0.5 ha of surplus road reserve land which Council could possibly release for subdivision.

Council has supported the inclusion of the reservation for the future Bartram Road Bridge in the MRS.

I expect that once the MRS amendment is in place, the private land could be acquired by the Western Australian Planning Commission if the City of Cockburn has been unable to reach agreement with the landowners for surrender of the private land free of cost. When funds for the bridge project become available and the State agrees that it should be implemented, Main Roads would buy the land from the Western Australian Planning Commission as part of the bridge construction project. However, it should be noted that bridge proposal is a long term project and is unlikely to be built within the next ten years.

At present some of the privately-owned land required for the bridge approaches is the subject of a subdivision proposal by Fielman Planners Pty Ltd. The subdivision plan generally conforms with the Bartram Road reservation plan developed by Main Roads. Main Roads is currently providing comment to the Ministry for Planning regarding the subdivision plan.

J G O Hackett  
DIRECTOR ROAD NETWORK DEVELOPMENT

Per  .....

November 23 1995

Enc

cc: City of Cockburn  
Attention: Mr David Igglesden

Ministry for Planning  
Attention: Mr Andrew Jackson

**ROAD NETWORK  
DEVELOPMENT**

METROPOLITAN  
PLANNING  
BRANCH

**KWINANA FREEWAY**

**Bartram Road Bridge**

**Planning Report**

MAIN ROADS Western Australia  
MR File No.: 90/1462-1VB

00004384.SPP

NOVEMBER 1995

## **KWINANA FREEWAY BARTRAM ROAD BRIDGE SOUTH JANDAKOT**

### **SUMMARY**

The land requirements for a bridge taking Bartram Road over the Kwinana Freeway were determined by Main Roads following a request by the City of Cockburn in March 1995. The need for this future bridge crossing was identified in a traffic study undertaken in 1992 by consultants Sinclair Knight Buchanan, and included in the recommended structure plan for the South Jandakot area.

The current planning for the freeway provides for crossings at Forrest Road and Gibbs Road/Russell Road, a distance of about 3.3km. Bartram Road is located between these two crossing points approximately 2 kilometres south of Forrest Road.

The proposed crossing at Bartram Road would facilitate local access between the planned Jandakot District Centre on the west side of Kwinana Freeway and the residential area, neighbourhood commercial centre and high school on the east side of the Freeway. The traffic study report indicated that up to 15 000 vehicles per day would use the Bartram Road crossing in the year 2021.

In response to the City of Cockburn's request Main Roads examined two options for the future Bartram Road Bridge as outlined in this report. Option A follows the existing Bartram Road and would require relocation of major services. Option B is located adjacent to and immediately north of the existing road. Option B is the preferred option because it requires minimal relocation of services and can be more easily built.

Cockburn City Council supports the adoption of Option B and the reservation of land in the Metropolitan Region Scheme for this option. Main Roads has therefore amended the land protection plan for Kwinana Freeway to include the land required for the future Bartram Road crossing. A copy of the modified plan numbered 321-105-4 is included in this report.

The proposed reservation modifications include provision for the future SW Corridor Rapid Transit railway link on the western side of the freeway and relocation of the existing dual use path along Kwinana Freeway.

The bridge proposal is a long term project and is unlikely to be built within the next ten years. In the meantime there is a need to amend the Metropolitan Region Scheme to set aside the land for this future bridge crossing and to allow subdivision of the remaining land in the vicinity of the crossing to proceed.

The reservation for the future bridge affects adjacent private land. The landowner, Gold Estates Pty Ltd, are aware of the bridge proposal and the extent of private land affected by the reservation and are designing their subdivision plans to reflect this requirement.

00005068.SPP



**BARTRAM ROAD BRIDGE**  
**OVER KWINANA FREEWAY**  
**SOUTH JANDAKOT**

**1. BRIEF OVERVIEW**

The City of Cockburn wrote to Main Roads by letter dated March 31 1995 requesting that land requirements be determined for a bridge taking Bartram Road over the Kwinana Freeway.

The Council noted that a traffic study undertaken in 1992 by consultants Sinclair Knight and Buchanan identified the need for a bridge.

In June 1993 the Department of Planning and Urban Development (DPUD) now Ministry for Planning (MFP) released a District Planning Study for South Jandakot/Mandogalup. This planning study assumed that the Kwinana Freeway planning included a bridge at Bartram Road and the recommended Structure Plan included this link as part of the transport plan for the area.

Gold Estates the principal land developer, has put sub-division plans to the City of Cockburn for the part of the area that could be taken up by the future bridge on the east side. Council may therefore set aside the land as part of the approval for the sub-division and commence negotiations with the same developer for the required land on the west side.

**2. DISTRICT PLANNING STUDY - SOUTH JANDAKOT MANDOGALUP**

The recommended structure plan that was derived from the District Planning Study includes a bridge crossing at Bartram Road as a link between Hammond Road on the west side and Tapper Road on the east side. The bridge link would facilitate local access to the Jandakot District Centre to the north and the new high school planned for Bartram Road on the east side of the Kwinana Freeway.

In addition Bartram Road is also planned to have a neighbourhood commercial centre on the east side of the freeway south of Bartram Road opposite the high school.

The traffic study and forecast by Sinclair Knight and Buchanan indicated that approximately 12 000 to 15 000 vehicles per day could use Bartram Road under the ultimate 2021 Traffic Scenarios.

Bartram Road presently has a 20 metre road reserve and it is anticipated that the road will remain a two lane road with some widening to accommodate earthworks for a bridge over the freeway.

### 3. PROGRESS ON THE REQUEST BY MAIN ROADS

Planning drawings giving a profile and exact land requirements including cadastral information have been prepared for two options, Option A and Option B.

Option A uses the existing alignment of Bartram Road and Option B covers a new alignment adjacent to the existing Bartram Road alignment.

#### 3.1 Design Standards

Speed 70 km/hr. Carriageway 9m (2 x 4.5m lanes). Verge width 3m with 1 in 3 fill embankments. Max grade 4% to allow side street connections.

Clearances: Rail - 6.5 m  
Freeway - 5.3m

Assumed rail level is the same as the freeway median level RL 28.3m.

#### 3.2 Services Relocation and Land Requirements

The cost for land has been given by the City of Cockburn as \$35/- m<sup>2</sup>. Services relocation costs given by WAWA are:

- Water Main \$1 000/m
- Sewerage \$1 700/m

**Option A.** The existing alignment of Bartram Road includes two 900mm sewer mains and an 800 mm water main (see attached cross-section). One 900mm sewer main presently exists only across the freeway reserve in preparation for extensions in the future. Construction of a bridge and earthworks on the existing Bartram Road alignment would require relocation of these services at an estimated cost of approximately \$2.5 million. The land requirement for Option A is shown on the attached plan and is estimated to cost \$340 000 based on the unit costs supplied by the City of Cockburn.

**Option B.** This option shown on the attached plan limits the extent of large fill over most of the existing services in Bartram Road and across the freeway. The land cost is estimated at \$540 000. A small part of the major services that would be under the fill embankment in the south east quadrant, could be protected if required by steepening of the fill embankment from 1 in 3 to a 1 in 1 1/2 slope. Retaining walls or stone pitching may be necessary. The cost of protection could be \$100 000. A reduction in land cost is unlikely.

A reduction in land cost of \$10 000 for Option A and \$5 000 for Option B, can be gained by steepening all fill batters in either of the two options to 1:2 1/2 slopes as requested by City of Cockburn officers. These costs are considered negligible against the noticeable change in aesthetics of the project and therefore have not been adopted.

Nominal relocation costs for other services such as Telecom communication lines, underground power and gas have been included in the budgetary Project Cost Estimate.

A future WAWA bore field is affected by Option A but cleared by Option B.

### 3.3 Other Impacts

The existing Dual Use Path (DUP) will be relocated when the SW Corridor Transit Service is implemented. The new bridge embankment can accommodate the future DUP structure.

Council can determine the location of side road connections through the subdivisional process.

## 4. SUMMARY

There are two options as follows.

Options	Land Requirement m <sup>2</sup>	Costs (\$M)			
		Construction	Services	Land	Total
A	9517	5.4	2.5	0.34	8.24
B	15235	5.4		0.54	5.94

## 5. RECOMMENDATIONS

- a) The new alignment for Bartram Road Crossing (Option B) be adopted at the estimated cost of \$5.94M including a land requirement of 15 235 m<sup>2</sup>
- b) That the City of Cockburn be approached to support the MRS Amendment.

### Attachments

1. South Jandakot-Mandogalup District Planning Study
  - 1.1 Recommended Structure Plan (Fig. 5)
  - 1.2 Jandakot Bus Station Access (Fig. 7)
  - 1.3 Forecast Daily Traffic Volumes (Fig. 10)
2. Main Roads Engineering Design and Land Requirement Plans
  - 2.1 Option A
  - 2.2 Option B
3. Cross Sections for Options A, B.
4. Cost Estimate Detail

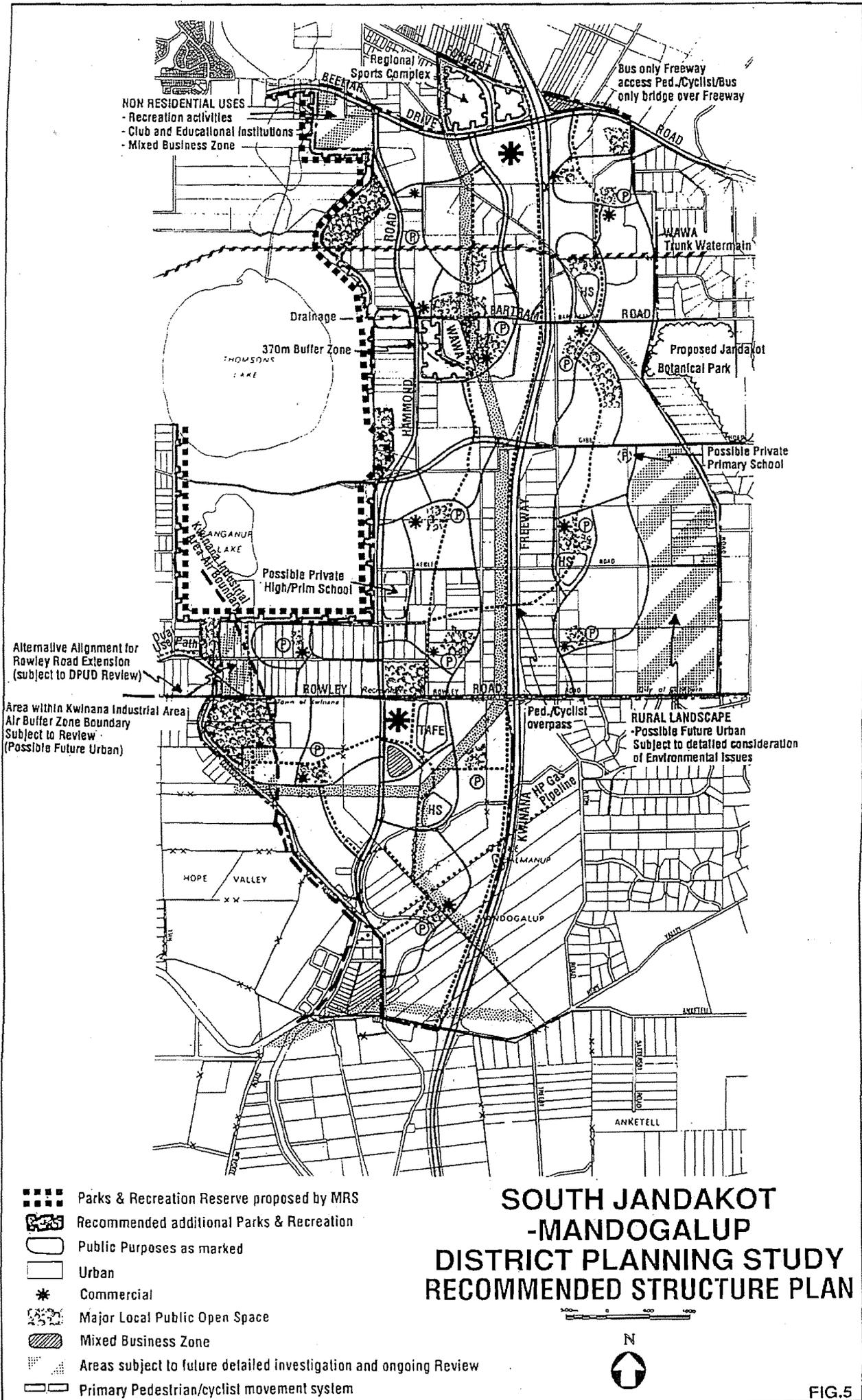
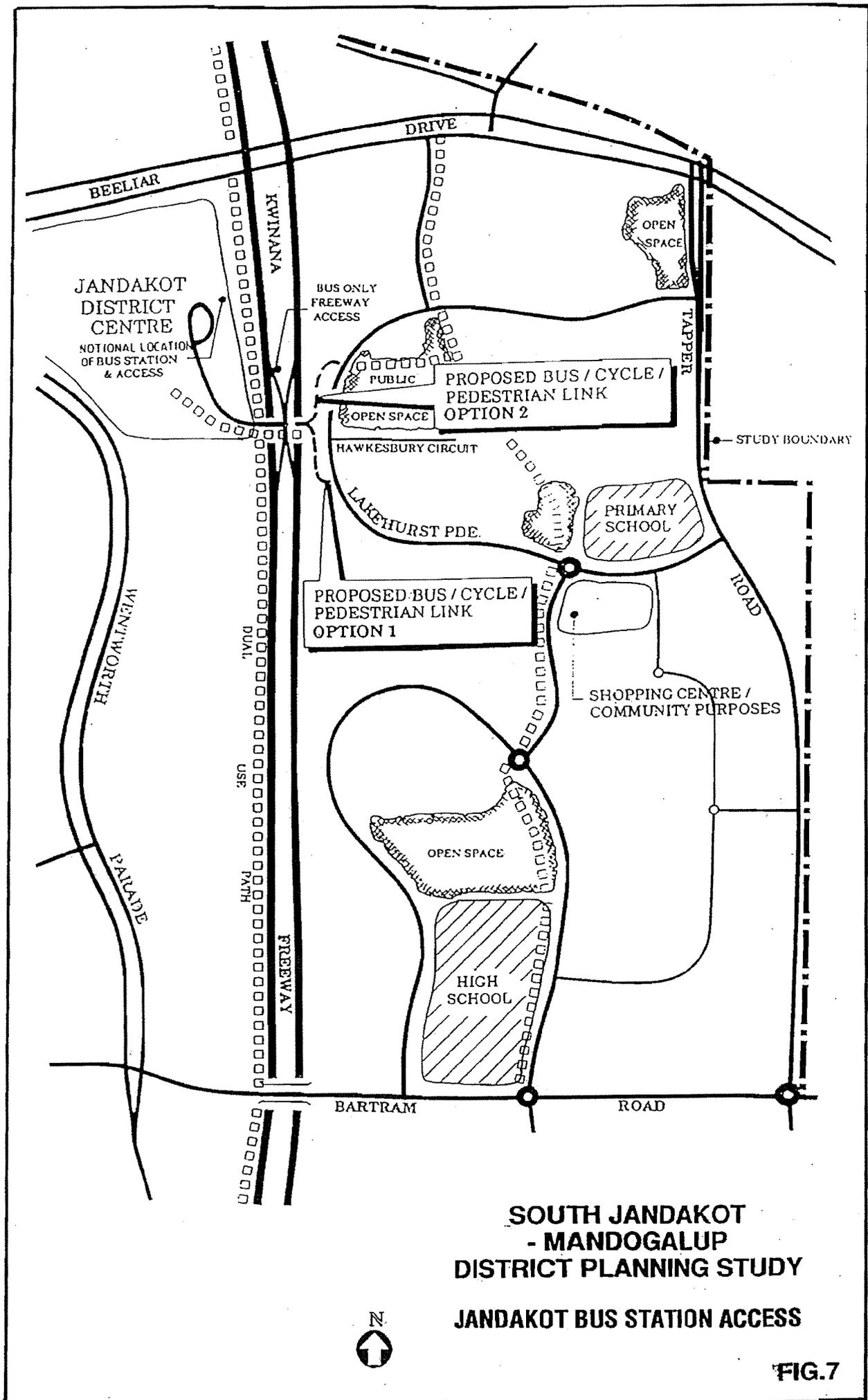


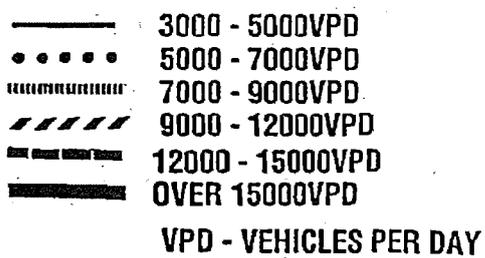
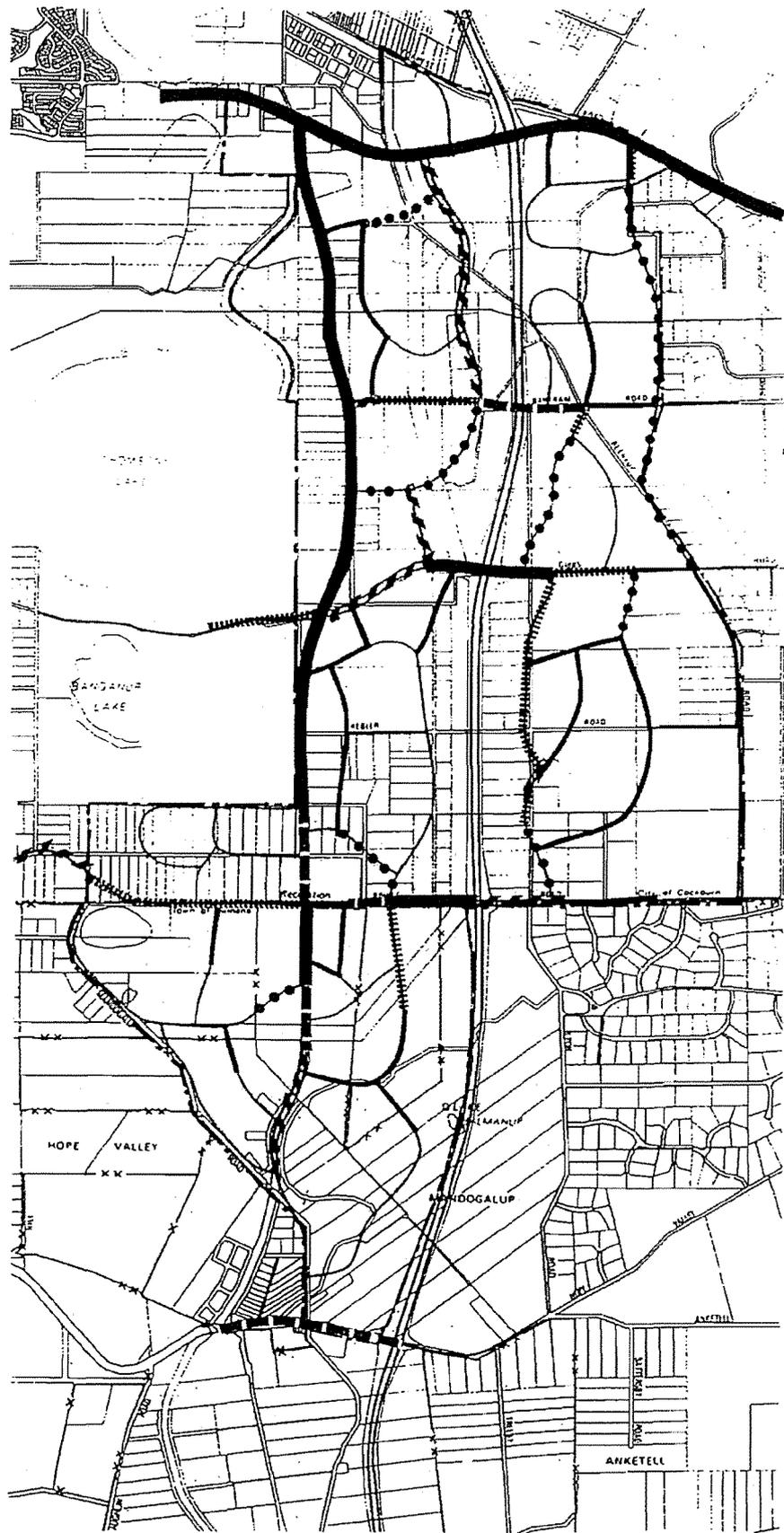
FIG.5



**SOUTH JANDAKOT  
- MANDOGALUP  
DISTRICT PLANNING STUDY  
JANDAKOT BUS STATION ACCESS**

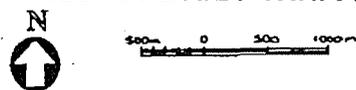


**FIG.7**

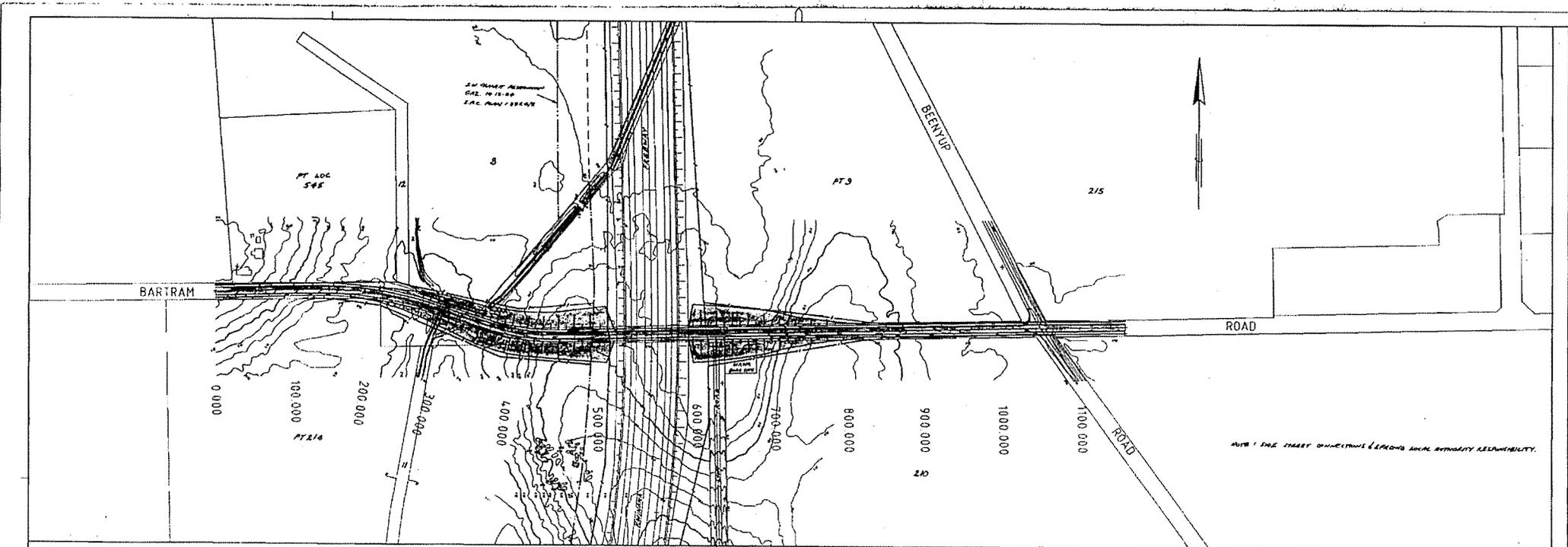


**SOUTH JANDAKOT  
- MANDOGALUP  
DISTRICT PLANNING STUDY**

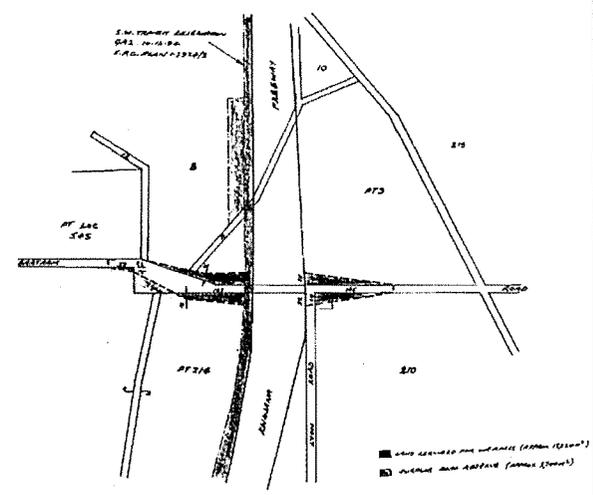
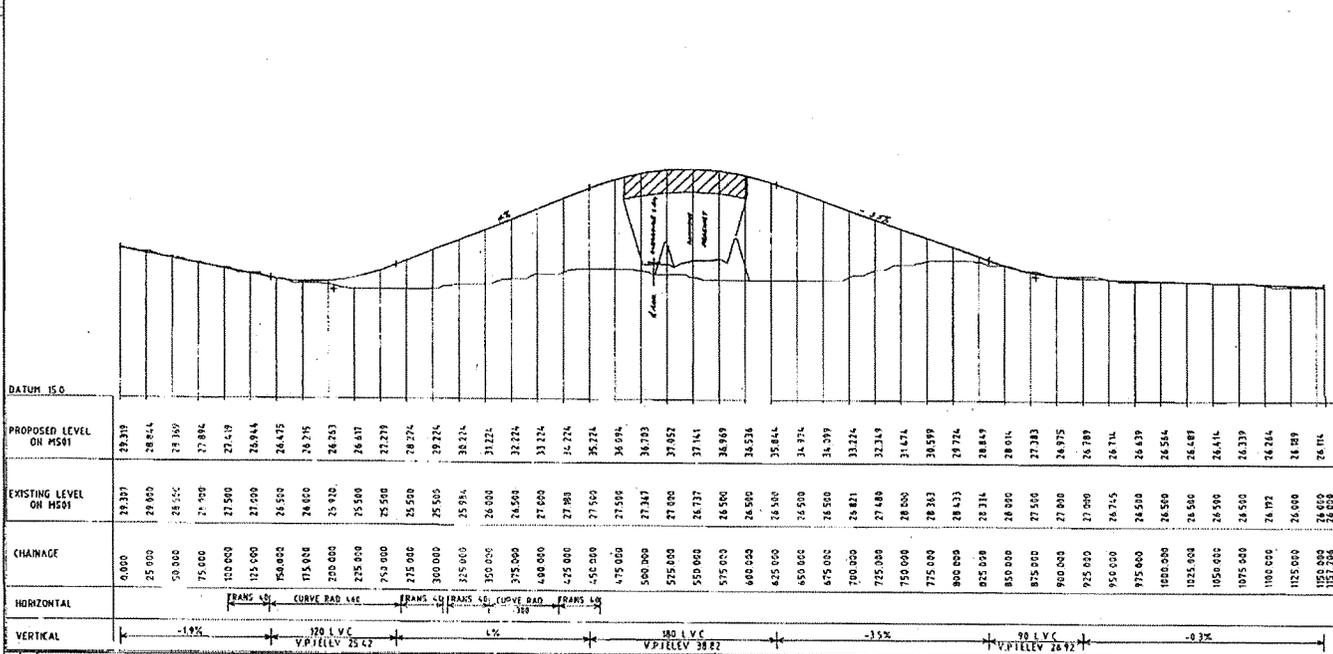
**FORECAST DAILY TRAFFIC VOLUMES**



**FIG.10**



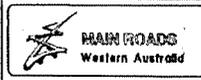
NOTE: THE SHARP CURVES ARE BEYOND LOCAL AUTHORITY RESPONSIBILITY.



PLAN PROJECTION  
Datum 15.000

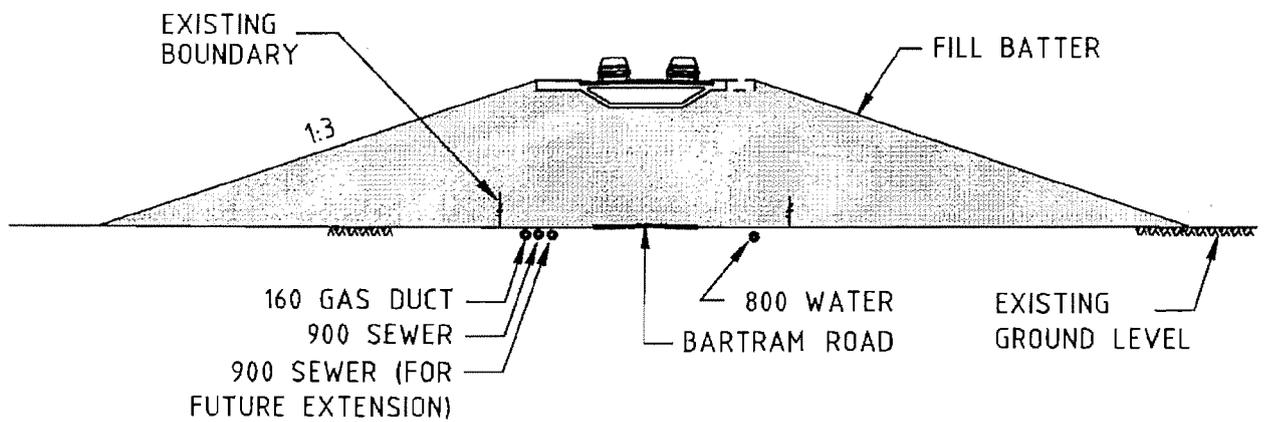
- ROAD EXISTENCE FROM SURVEY (2000-1999)
- PROPOSED ROAD ALIGNMENT (FORMER 1999)

**BARTRAM ROAD BRIDGE**  
OPTION A  
OVER KWINANA FREEWAY

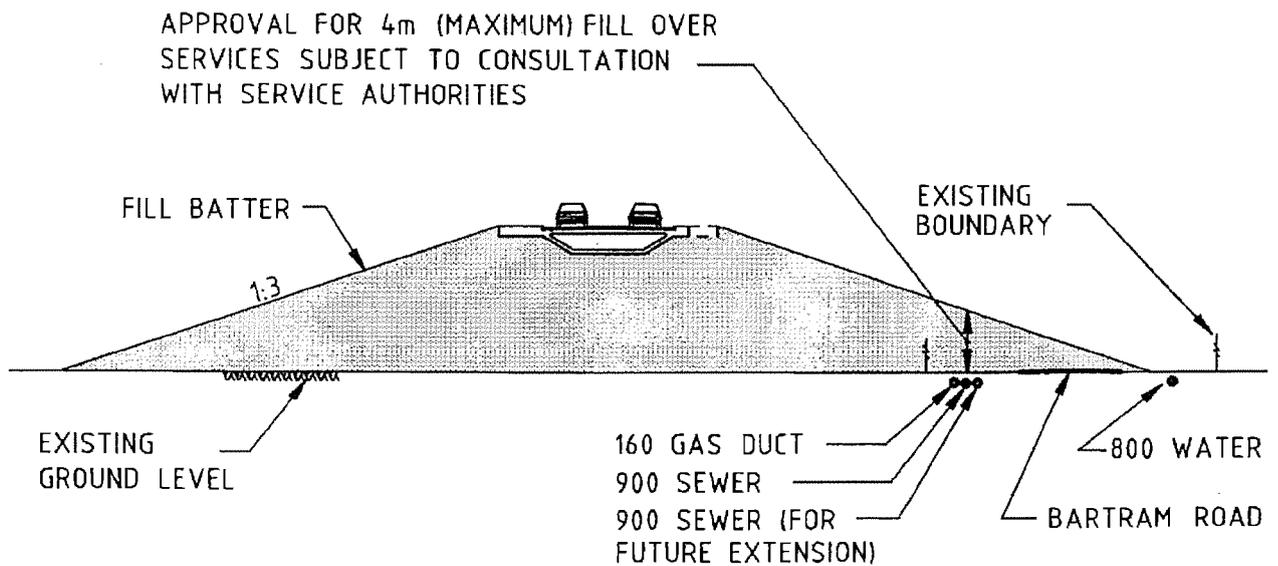


STATUTORY PLANNING BRANCH  
DATE: 04-03  
BY: 07-01





**OPTION 'A'**  
**CROSS SECTION AT EAST ABUTMENT**  
**CHA 600**



**OPTION 'B'**  
**CROSS SECTION AT EAST ABUTMENT**  
**CHA 600**

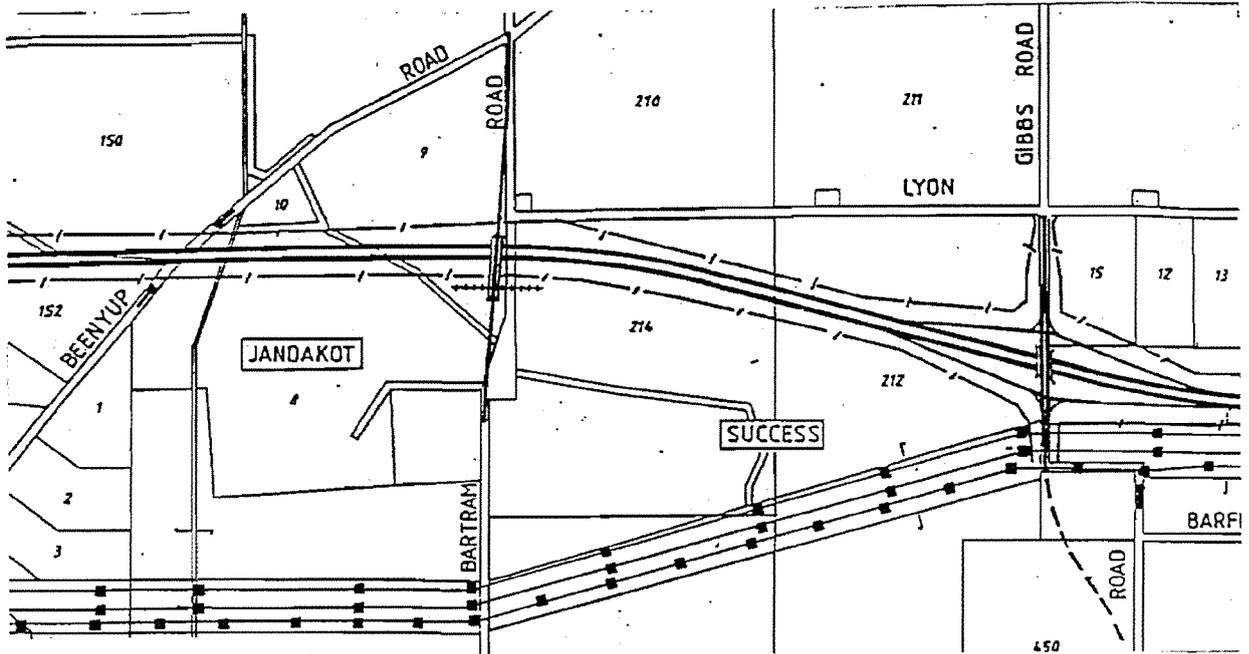


Prepared by the Statutory Planning Branch  
 Main Roads Western Australia

**BARTRAM ROAD BRIDGE**  
**OVER KWINANA FREEWAY**

PROJECT : KWINANA FREEWAY  
SECTION (S) : BARTRAM RD BRIDGE OVER KWINANA FWY  
STAGE (S) :

29/6/95



DESCRIPTION :

STRUCTURES : 120m long x 13m wide (3m footpath + 9m cwy + 1m)

MISCELLANEOUS :

LIGHTING :

ITEM	\$ JUNE 1993	COMMENTS
Earthworks	565,000	
Pavement	198,000	
Miscellaneous	266,000	
Structures	2,590,000	
Contingencies	362,000	
On Costs	465,000	
Services	199,000	
Sundry Items	0	
<b>Total Construction</b>	<b>4,645,000</b>	
Land Acquisition	0	
<b>SUB TOTAL \$</b>	<b>4,645,000</b>	
DAPS %	16	
<b>TOTAL PROJECT COST \$</b>	<b>5,388,200</b>	

Authorised :

**PROJECT COST ESTIMATE**

PROJECT : KWINANA FREEWAY  
 SECTION (S) : BARTRAM RD BRIDGE OVER KWINANA FWY  
 STAGE (S) :  
 LENGTH (M) : 950m  
 RATES IN YEAR : \$ JUNE 1993  
 ESTIMATED BY : G.Y.  
 DATE : 29/6/95

DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT	(SUB-TOTAL) IN \$000
<b>11. EARTHWORKS (DAY LABOUR RATES)</b>					
11.1 Cut to fill (incl' compaction)	250	m3 comp	3.25	813	
11.2 Cut to spoil		m3 comp		0	
11.3 Borrow to fill (18m lead, incl comp'g)	92,500	m3 comp	6.10	564,250	
11.4 Topsoil - Stockpile & Respread		m3 bank		0	
<b>Earthwork costs</b>				<b>565,063</b>	<b>565</b>
<b>EARTHWORK DETAILS :</b>					
<b>12. PAVEMENT (DAY LABOUR RATES)</b>					
12.1 Freeways & ramps (incl. B.C.L.)		m2		0	
12.2 Bays & Roads (excl. seal)	1,550	m2	15.25	23,638	
12.3 B.C. seal (30 mm)		m2		0	
12.4 Single coat seal	4,550	m2	2.30	10,465	
12.5 Unsealed shoulder		m2		0	
12.6 Temporary roads		m2		0	
12.7 Surfacing structures (deck area)	1,040	m2	11.00	11,440	
12.8 Parking areas		m2		0	
12.9 Footways & DOP's	2,075	m2	17.35	35,991	
<b>Pavement costs</b>				<b>197,534</b>	<b>197</b>
<b>PAVEMENT DETAILS :</b>					
2.7 : 120 x 9 = 108mm					
2.9 : excluding bridge					

DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT	(SUB-TOTAL) IN \$000
<b>13. MISCELLANEOUS (DAY LABOUR RATES)</b>					
13.1 Clearing	1.6	ha	3,286.00	5,258	
13.2 Drainage (Pavement area)					
(a) kerbed road	8,550	m2	10.95	93,623	
(b) unkerbed road		m2		0	
13.3 Retaining wall (ave ht = 6m)		m2		0	
13.4 Kerbing (incl. extruded)	1,900	m	11.45	21,755	
13.5 Fencing (Height = 1.2m)		m		0	
(a) 5 strand		m		0	
(b) seal		m		0	
(c) asbestos (height = 1.8 m)		m		0	
13.6 Stone Pitching		m2		0	
13.7 Guardrail		m		0	
(a) arrow	660	m	76.10	50,688	
(b) box section		m		0	
13.8 Traffic control devices					
(a) traffic lights		each		0	
(b) chicanellation		each		0	
(c) roadway signing (dual car'way)					
(i) freeways		km		0	
(ii) highways	4.50	km	10,000.00	45,000	
(d) pavement marking (dual car'way)	0.50	km	9,520.00	4,760	
13.9 Sighting (pavement area)	8,550	m2	6.60	56,430	
13.10 Landscaping (pavement area)					
(a) freeways & ramps		m2		0	
(b) highways		m2		0	
(c) roads & streets	8,550	m2	2.80	23,940	
13.11 Median Paving		m2		0	
13.12 Other :		m2		0	
<b>Miscellaneous costs</b>				<b>216,204</b>	<b>216</b>
<b>MISCELLANEOUS DETAILS :</b>					
3.1 : excluding Pyl/tall reservations					
3.7a : Sta 250 - 400 and Sta 600 - 740					
3.8c & 3.8d : half of deal covy					
<b>14. TOTAL COST OF ROADWORKS</b>					<b>5,629</b>

DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT	(SUB-TOTAL) IN \$000
<b>5. STRUCTURES (CONTRACT RATES)</b>					
15.1 Road over river - (deck area)					
(a) large spans		m2		0	
(b) 2m spans		m2		0	
(c) 7.5m spans		m2		0	
15.2 Road over road - (deck area)					
(a) in straight	1,560	m2	1,660.00	2,589,600	
(b) in curve		m2		0	
15.3 Pedestrian overpass (incl. apron)		m2		0	
15.4 Pedestrian underpass (transit lath)					
(a) under new road - no traffic		m		0	
(b) under existing road - traffic		m		0	
15.5 Sign gantry		each		0	
Structure costs				2,589,600	2,590
<b>STRUCTURE</b>					
DETAILS : 5.2a : 120 x 13 = 1560m2					
<b>16. CONTINGENCIES (10% of structures + roadworks)</b>					
					362
<b>17. ON COSTS</b>					
17.1 Roadworks - 10% of Roadworks (Item 4)				205,800	
17.2 Structures - 10% of Structures cost				259,000	
On costs				464,800	465

PROJECT : KHAIANA FLEETWAY  
SECTION(S) : BAYVIEW RD BRIDGE OVER KHAIANA FRY  
SYMBOL(S) :  
LENGTH(S) : 1560m  
DAYS IN YEAR \$ : 9 JUNE 1993  
ESTIMATED BY : G.V.  
DATE : 29/6/95

**TOTAL PROJECT COST**

**\$4,645,000**

DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT	(SUB-TOTAL) IN \$000
<b>18. SERVICES</b>					
18.1 Roadworks:					
(10% for major or 15% for minor)			\$ ( Pavement + 15% Miscellaneous )	69,621	
18.2 Structures					
(a) road bridge ( 5% of 5.2)	5A			128,410	
(b) ped. overpass (10% of 5.3)				0	
(c) ped. underpass (15% of 5.4)				0	
Services costs				198,031	199
<b>SERVICE DETAILS:</b>					
<b>19. TOTAL CONSTRUCTION COSTS</b>					
					4,645
<b>20. PROPERTY ACQUISITION</b>					
20.1 No. Houses to buy					
20.2 No. Industrial/Commercial developments to buy					
Property acquisition costs					0
<b>PROP. ACQUISITION</b>					
<b>DETAILS :</b>					
<b>21. WORKBY ITEM:</b>					
					0
					0
					0
					0
					0
Total sundries					0
<b>23. TOTAL PROJECT COST</b>					
					4,645

05 MAY 2000

MINISTER FOR TRANSPORT  
WESTERN AUSTRALIA

- 4 MAY 2000

My Ref: 72779

Ms M Holmes, MLA  
Member for Southern River  
Unit 3, Canning Vale Professional Centre  
CANNING VALE WA 6155

COPY

Dear Monica

I refer to your letter of October 1 1999 and my subsequent response dated October 27 1999 concerning correspondence from the City of Cockburn seeking construction of the Bartram Road Bridge over the Kwinana Freeway.

Main Roads has since advised the Council that an assessment has been carried out on the construction of this bridge. It has been determined that this project would have a low benefit cost ratio if it is brought forward to coincide with the construction of the five interchanges on the Kwinana Freeway.

It has therefore been recommended to the Council that construction of the bridge should be deferred until 2011.

Yours sincerely

Murray Criddle, MLC  
**MINISTER FOR TRANSPORT**



Enquiries: Mr Lou Rho on (08) 9311 8368  
Our Ref: 90-457V3 (Document1)  
Your Ref: 450052; 9702 OCM 1\_9\_1999-09-17

CR-99/3830

**MAIN ROADS**  
Western Australia

2 Adams Drive  
Welshpool WA 6106

Telephone: (08) 9311 8333  
Facsimile: (08) 9311 8383  
TTY: (08) 9311 8430

Mr B K Greay  
Director - Engineering & Works  
City of Cockburn  
PO Box 1215  
BIBRA LAKE WA 6965

Dear Mr Greay

**BRIDGE OVER KWINANA FREEWAY - BARTRAM ROAD**

Thank you for your letter of September 17 1999, regarding the construction of Bartram Road Bridge in conjunction with the construction of the five interchanges on the Kwinana Freeway extension.

A cost estimate is being sought to construct Bartram Road Bridge as part of this project to determine whether it is cost effective.

I will write to you again once the cost estimate has been received and assessed.

If you require any further information please contact Mr Lou Rho on (08) 9311 8368. In reply please quote file reference 90-457V3.

Yours sincerely



L A Rho  
A/MANAGER PROGRAM DEVELOPMENT (METROPOLITAN)  
URBAN ROADS DIRECTORATE

October 18 1999

<b>CITY OF COCKBURN</b>
RECEIVED
<b>21 OCT 1999</b>
FILE No. [REDACTED] 9702
BKA
A. Rho

 **CUSTOMER  
FOCUS**  
WESTERN AUSTRALIA

# Draft City of Cockburn Coastal Activities Guide

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[Cockburn.wa.gov.au](http://Cockburn.wa.gov.au)

# 1.0 Introduction

The City of Cockburn is responsible for the management of 15km of scenic coastline in the Perth Metropolitan area. This coastline stretches across a variety of land tenure and management controls, this includes a large amount of area which is zoned for commercial purposes and precludes public access.

The coastline is a significant feature of the City's natural assets and is considered a highly important component in the health and wellbeing of residents as well as being an attractive location for recreation activities on a regional basis.

In recent years, the City has experienced significant growth in population numbers and is one of the most rapidly developing cities in the Perth Metropolitan area. As the City's population has increased, the amount of usage of the beaches has also increased exponentially.

This increase in usage has led to the City receiving a number of varying requests for permission to undertake a number of differing recreation based activities along the coastline, of both community and commercial nature.

The City recognises and acknowledges the presence of activity conflicts along the coast, as users compete for access to coastal facilities and locations for the undertaking of a variety of recreation activities. In order to effectively manage this usage, the City has identified potential management arrangements to govern the way in which beach activities are undertaken.

In particular:

- Designated Activity zones and Exclusion zones for recreation and leisure activities
- Commercial application processes for both Non for Profit Groups and Businesses
- Events and Function Application Process

The Guide also takes into consideration the South Metro Aquatic Use Review which was gazetted in May 2016. The Review took into consideration the overall use of the coastline within the City of Cockburn and other areas Perth's metropolitan south coastline. The Review identified areas where speed limits apply, together with areas where high risk activities such as water skiing may occur.

Overall, the intent of this Guide is to outline the framework by which the City manages the activities which are permitted to occur along the coastline, through the development of a Coastal Activities Guide.

## 2.0 Recreation Activities

As a regional reserve, the City's coastline attracts many recreational user groups on both a casual and organised basis. Organised events and activities are currently managed through event application processes, commercial trading licences and local laws, whereas casual recreation activities are subject to management via signage and patrols that are supported through relevant local law provisions.

In managing the number of potential conflicts of the various beach activities, the activities have been defined into categories as follows:

**High Impact Activities** – Activities which are considered to cause a high degree of disruption to other beach users, are likely to involve high speeds and pose a risk to other beach users.

**Medium Impact Activities** – Activities that may pose a risk to others, are relatively predictable by nature or may temporarily disrupt other activities during certain phases of the activity i.e. launching of a kayak from the beach.

**Low Impact Activities** – Activities which are considered to be low risk and unlikely to cause any disruption to other beach users.

### Water based Recreation Activities

<b>High Impact</b>	<b>Medium Impact</b>	<b>Low Impact</b>
<ul style="list-style-type: none"> <li>• Kite surfing</li> </ul>	<ul style="list-style-type: none"> <li>• Kayaking</li> </ul>	<ul style="list-style-type: none"> <li>• Swimming</li> </ul>
<ul style="list-style-type: none"> <li>• Jet skiing (PWC's)</li> </ul>	<ul style="list-style-type: none"> <li>• Sailing</li> </ul>	<ul style="list-style-type: none"> <li>• Snorkelling</li> </ul>
<ul style="list-style-type: none"> <li>• Water skiing</li> </ul>	<ul style="list-style-type: none"> <li>• Surfing</li> </ul>	<ul style="list-style-type: none"> <li>• Diving</li> </ul>
<ul style="list-style-type: none"> <li>• Motor boating</li> </ul>	<ul style="list-style-type: none"> <li>• Windsurfing</li> </ul>	
<ul style="list-style-type: none"> <li>• Inflatable Water Playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>• Stand up paddle boarding</li> </ul>	

## Beach/Land Based Recreation Activities

<b>High Impact</b>	<b>Medium Impact</b>	<b>Low Impact</b>
<ul style="list-style-type: none"> <li>• Kite Surfing</li> </ul>	<ul style="list-style-type: none"> <li>• Fishing</li> </ul>	<ul style="list-style-type: none"> <li>• Walking</li> </ul>
<ul style="list-style-type: none"> <li>• Horse exercising</li> </ul>	<ul style="list-style-type: none"> <li>• Non powered boat launching</li> </ul>	<ul style="list-style-type: none"> <li>• Jogging</li> </ul>
<ul style="list-style-type: none"> <li>• Permanent Beach Volleyball</li> </ul>	<ul style="list-style-type: none"> <li>• Dogs on leads exercising areas</li> </ul>	<ul style="list-style-type: none"> <li>• Picnicking</li> </ul>
<ul style="list-style-type: none"> <li>• Dogs off lead exercising areas</li> </ul>		<ul style="list-style-type: none"> <li>• Birthday Parties, Wedding ceremonies and receptions</li> </ul>
		<ul style="list-style-type: none"> <li>• Temporary Beach Volleyball</li> </ul>

### Permitted activity areas and exclusions zones

The City aims to support activity diversity in a manner that facilitates safe and enjoyable experiences for ocean users. As such, land and water based activities classified as low to medium impact are recommended to be permitted to occur along the City's coastline without restriction, except in areas of significant conflict i.e. boat launching areas. This approach is consistent with feedback which was provided by several key stakeholders as part of the Department of Transport's South Metropolitan Aquatic Use Review.

Land and Water based activities classified as high impact should be subject to restrictions in order to reduce the level of impact they pose to other ocean users. Designated areas and exclusion zones should therefore apply for these classified activities.

The Coastal Activities Guide map (*Appendix 1*) outlines the designated areas and exclusion zones for where high impact activities either permitted or not permitted to occur.

The Department of Transport recently undertook the South Metropolitan Aquatic Use Review which has been considered as part of determining the designated areas and exclusion areas.

Whilst high impact areas have been provided with designated areas of usage, this does not provide exclusive access to these areas. All beach users should still be able to access these areas should they wish, however the areas will be appropriately sign posted to ensure all users are aware of the associated risks. In addition to

signage, opportunities exist to reinforce the message through other strategies such as stencilling of pavement.

Further detail on the designated areas and exclusion zones for high impact activities are outlined below:

### ***Kite surfing***

A number of kite surfing permitted locations have been identified and outlined on the Coastal Activities Guide Map. This includes a designated area where commercial operators may apply for an operating licence via an expression of interest process in accordance with the Recreation and Leisure Traders Licence – Foreshore and Reserves Policy.

### ***Jet skiing***

Jet skiing is not permitted along the City's coastline within 200m of the low water mark or the area, designated by the Department of Transport as a permitted water ski area, however may launch from designated boat launching facilities at Port Coogee and the Cockburn Sound.

### ***Water skiing***

As part of the 2016 South Metropolitan Aquatic Use Review, the Department of Transport identified an area to permit water skiing to occur along the Cockburn coastline. This area includes a designated landing area. The City does not intend to permit vehicular access along the coastline, including the designated landing area.

Jet skis involved in water-skiing activities, may utilise the permitted water-ski area, however freestyle jet skiing is not permitted in this area.

### ***Motor boating***

Motor boating is permitted along the City's coastline in accordance with the boating restrictions outlined on the Coastal Activities Guide i.e. 5 knots, 8 knots and closed waters.

### ***Inflatable water playgrounds***

Consideration to allow an inflatable water playground will be given within the shark net area on Coogee Beach. The process for selecting the preferred operator will be subject to an Expression of Interest process in accordance with Recreation and Leisure Traders Licence – Foreshore and Reserves Policy.

### ***Horse exercising area***

The designated horse area provides access to the beach for horses between the hours of 4am till 8am. The designated area begins at the City's northern boundary and ends at the edge of CY O'Connor Reserve.

### ***Permanent beach volleyball***

At this stage, a suitable location for a permanent beach volleyball court to be developed has not been identified. The identification of a suitable area will be the subject of a further detailed investigation into the various impacts, community need, potential locations and approvals required.

### ***Dog exercising areas***

The dog on and off lead areas are currently being reviewed, once the review is finalised and designated areas endorsed by Council, these areas will be included in the Coastal Activities Guide Map.

## **3.0 Commercial Activities**

As the popularity of the City's coastline has increased, the City has begun to receive a number of requests from commercial providers to operate along the coast.

Whilst these providers potentially enhance the experience for beach goers, there is also a need to put in place controls to ensure that the provision of the trader's goods/services is managed effectively.

Casual traders seeking to or already operating on the coast include:

- Kitesurfing coaches
- Diving Schools
- Inflatable playground providers
- Boot camp and Personal Trainers
- Coffee and food vans
- Recreation and Leisure Equipment Hirers

Casual commercial traders are subject to the conditions under the City's Trading in Public Places Local Law 2000.

In terms of selling food and drink items, the Coastal Activities Guide Map outlines the food and drink traders zones whereby approval may be sought to operate along the

coastline via an expression of interest process. Furthermore, the City's Health Local Law also prescribes other additional operating restrictions which apply.

### **Recreation and Traders Licence**

In an effort to effectively manage sport and recreation business operators along the City's coastline, Council adopted the Recreation and Leisure Traders Licence – Foreshore and Reserves Policy (*Appendix 2.*) in June 2013. The Policy aims to establish a standard set of guidelines and conditions for commercial operators to run activities on Council managed foreshore reserves.

Some of the key requirements and considerations included in the Licences are:

- Provision of Site Plan
- Other State Government or relevant statutory authority approvals
- Provision of a risk management plan
- Proximity of the proposed operation to similar type businesses must be at least 500m
- Availability of parking and supporting infrastructure
- 12 month licence period

It is proposed that each application for a Recreation and Leisure Traders Licence be assessed on its merits, except for applications from businesses which are supporting activities considered to be "high impact". These businesses will be subject to further restrictions in terms of areas permitted to operate and the number of licences for anyone one type of activity which is permitted (as per the Coastal Activities Guide Map).

Given the continual change and increase in usage along the coastline, it is recommended that the Recreation and Leisure Traders Licence – Foreshore and Reserves Policy be reviewed on a biennial basis to ensure it remains up to date with usage trends and the community's needs.

## **4.0 Events and Functions**

The City's coastline provides an attractive location for the holding of a variety of events and functions within popular activity nodes and community facilities. The size, nature and organisers of an event or function may vary greatly which will pose different levels of impact on other coastal visitors and residents.

The City receives a number of varying applications for events and functions along its coastline, for example;

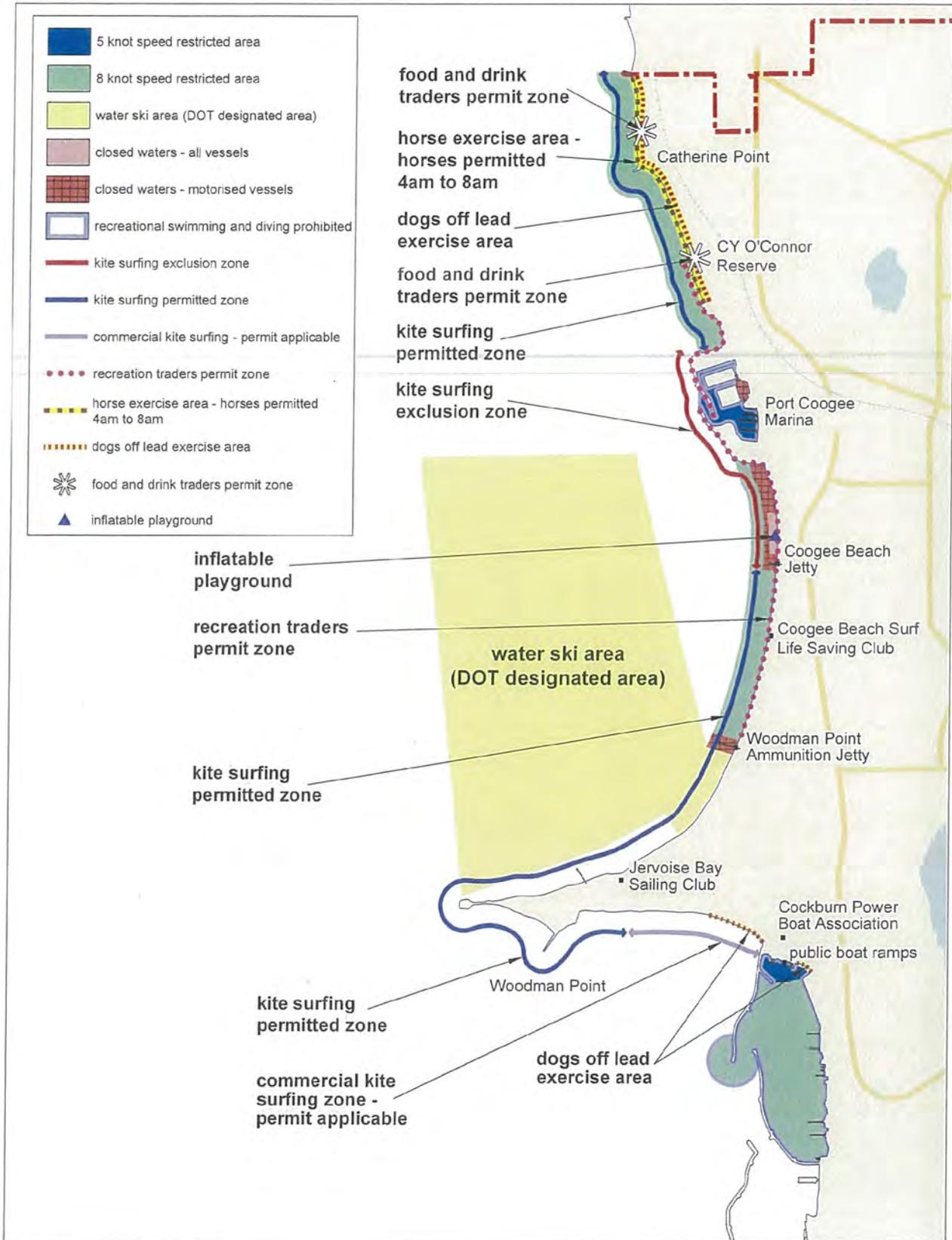
- Birthday Parties
- Concerts
- Triathlons
- Swimming events
- Weddings
- Surf Lifesaving events

To manage these events and functions the City administers two assessment processes, in particular:

- **Reserve Booking** – Applicable to function requests such as birthday parties, wedding ceremonies. These activities are not provided with guaranteed exclusivity.
- **Special Events Approval Process** – This process considers issues such as parking management, waste management, event layout and public liability insurance.

## 5.0 Recommendations:

1. Develop an information brochure to inform the community of activities which are permitted, the areas which they are permitted and any exclusion zones;
2. Develop a signage strategy for the placement of signage relating to exclusion zones and permitted activities along the coastline;
3. Review the Recreation and Leisure Traders Licence – Foreshore and Reserves Policy on a biennial basis;
4. Update the Coastal Activities Guide Map upon Council endorsing the new dog on and off lead exercising areas; and
5. Consider the future development of a beach volleyball court through undertaking a detailed assessment of potential locations and associated implications.



**DRAFT**  
**COASTAL ACTIVITIES GUIDE**

Version 8  
July 2016

# Summary of Community Feedback

## Question 1: Comments about proposed management arrangements for Recreation Activities

Summary of feedback	Number respondents	of	Staff Comment
Concerned with controls of dogs off leads	4 respondents		The Draft Coastal Activities Guide will provide clarity around the designated off lead areas, through improved signage and an informative brochure.
Concerned with litter management for food and drink providers	6 respondents		The provision of adequate level of bins and waste management strategies will be considered as part of any event or business application along the coastline.
The importance of the horse exercise area and an increase in hours for horses to be permitted to train at CY O' Connor Beach.	9 respondents		The current times for horses to be permitted under the City's Local Laws are 4am till 8am. It is recommended that this remain, due to peak usage by the broader community being after 8am.

## Question 2: Comments about proposed management arrangements for Events and Functions

Summary of feedback	Number respondents	of	Staff Comment
Supportive of the concepts outlined in the Draft Coastal Activities Guide	10 respondents		
Not supportive of the concepts outlined within the Draft Coastal Activities Guide	4 respondents		
Concerned with litter management for food and drink providers	6 respondents		The provision of adequate level of bins and waste management strategies will be considered as part of any event or business application along the coastline.

**Question 3: Comments about proposed management arrangements for commercial activities**

Summary of feedback	Number of respondents	Staff Comment
Supportive of the concepts outlined in the Draft Coastal Activities Guide	7 respondents	
Not supportive of the concepts outlined within the Draft Coastal Activities Guide	1 respondent	

**Question 4: General Comments about the Draft Coastal Activities Guide**

Summary of feedback	Number of respondents	Staff Comment
Supportive of the concepts outlined in the Draft Coastal Activities Guide	7 respondents	
Not supportive of the concepts outlined within the Draft Coastal Activities Guide	4 respondents	
Concerned with litter management for food and drink providers	6 respondents	The provision of adequate level of bins and waste management strategies will be considered as part of any event or business application along the coastline.



**City of Cockburn**  
G.L.S Services Department

Hobbs Park, Hamilton Hill  
1.09Ha

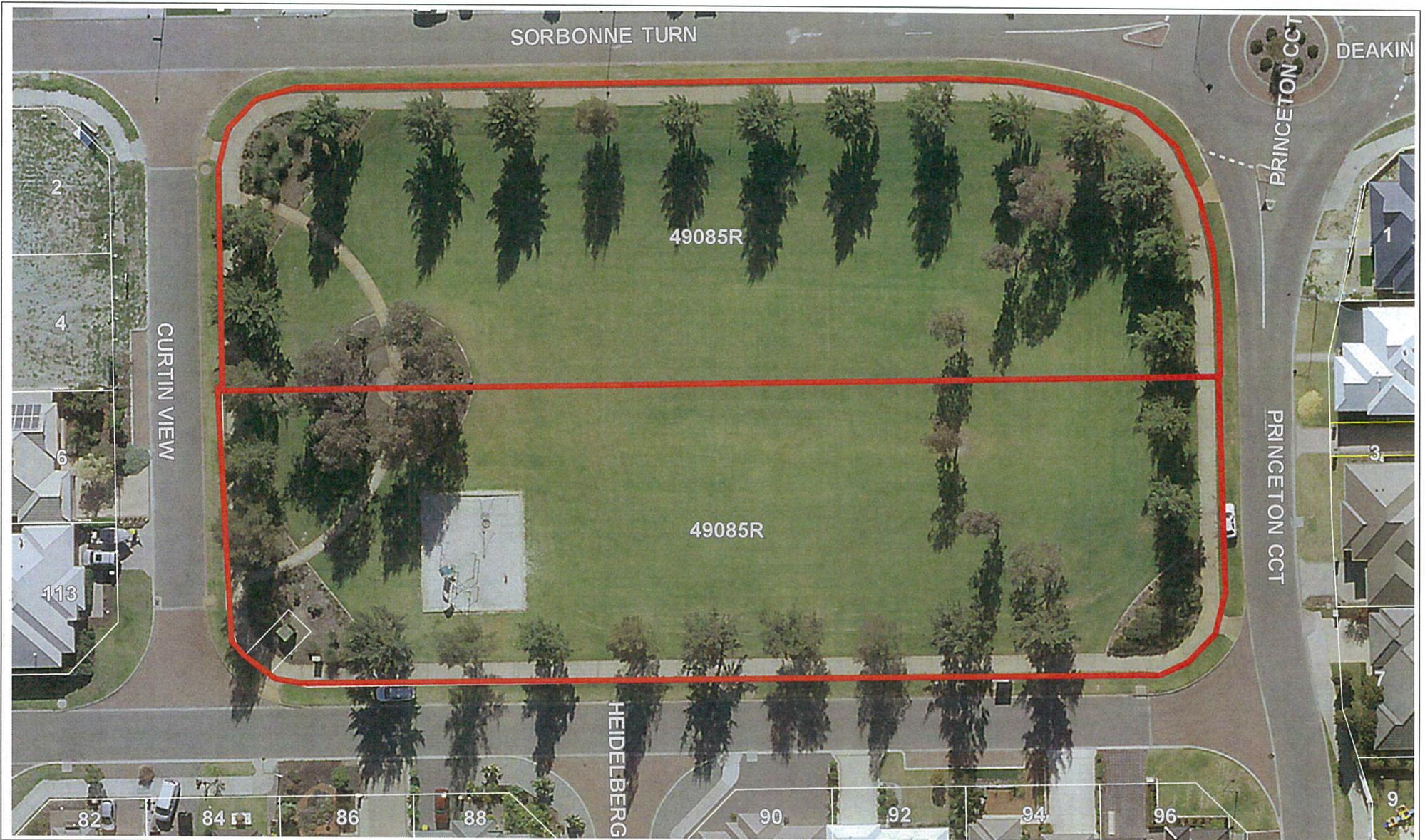
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17/08/2016

SCALE = 1:1158

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**NORTH**



Princeton Park, Aubin Grove  
0.41 ha

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SEC Transmission Line  
4.21 Ha

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**City of Cockburn**  
G.I.S Services Department

Milgun Reserve  
2.51 Ha

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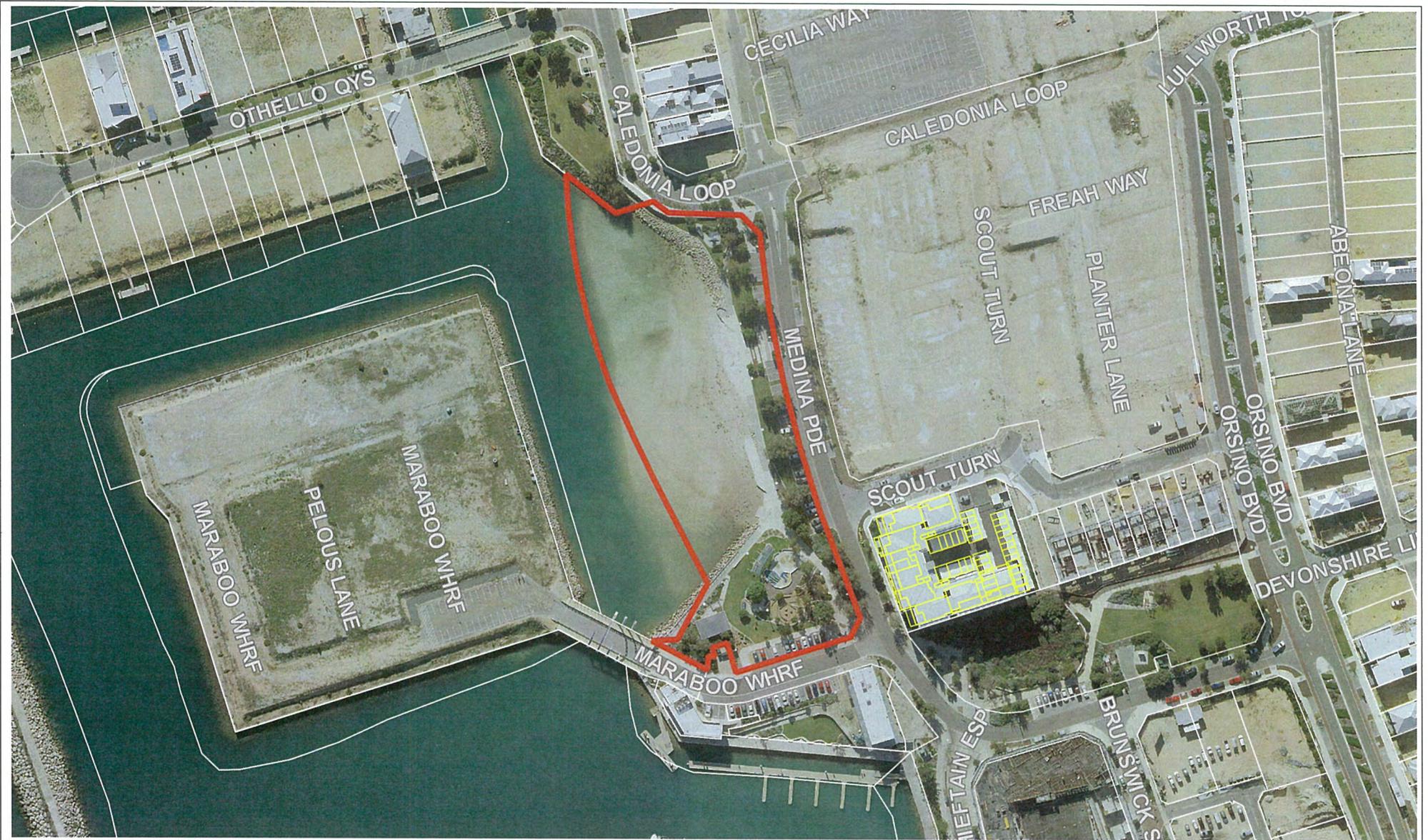
SCALE = 1:2277

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 <p><b>City of Cockburn</b> G.I.S Services Department</p>	<p>Costa Park 0.68Ha</p>	<p>PRINTED ON: 22/08/2016</p>	<p>SCALE = 1:870</p>	 <p><b>NORTH</b></p>
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**City of Cockburn**  
G.I.S Services Department

Ngarkal Beach  
Reserve 51313  
**DOGS PROHIBITED**

PRINTED ON:  
17/08/2016

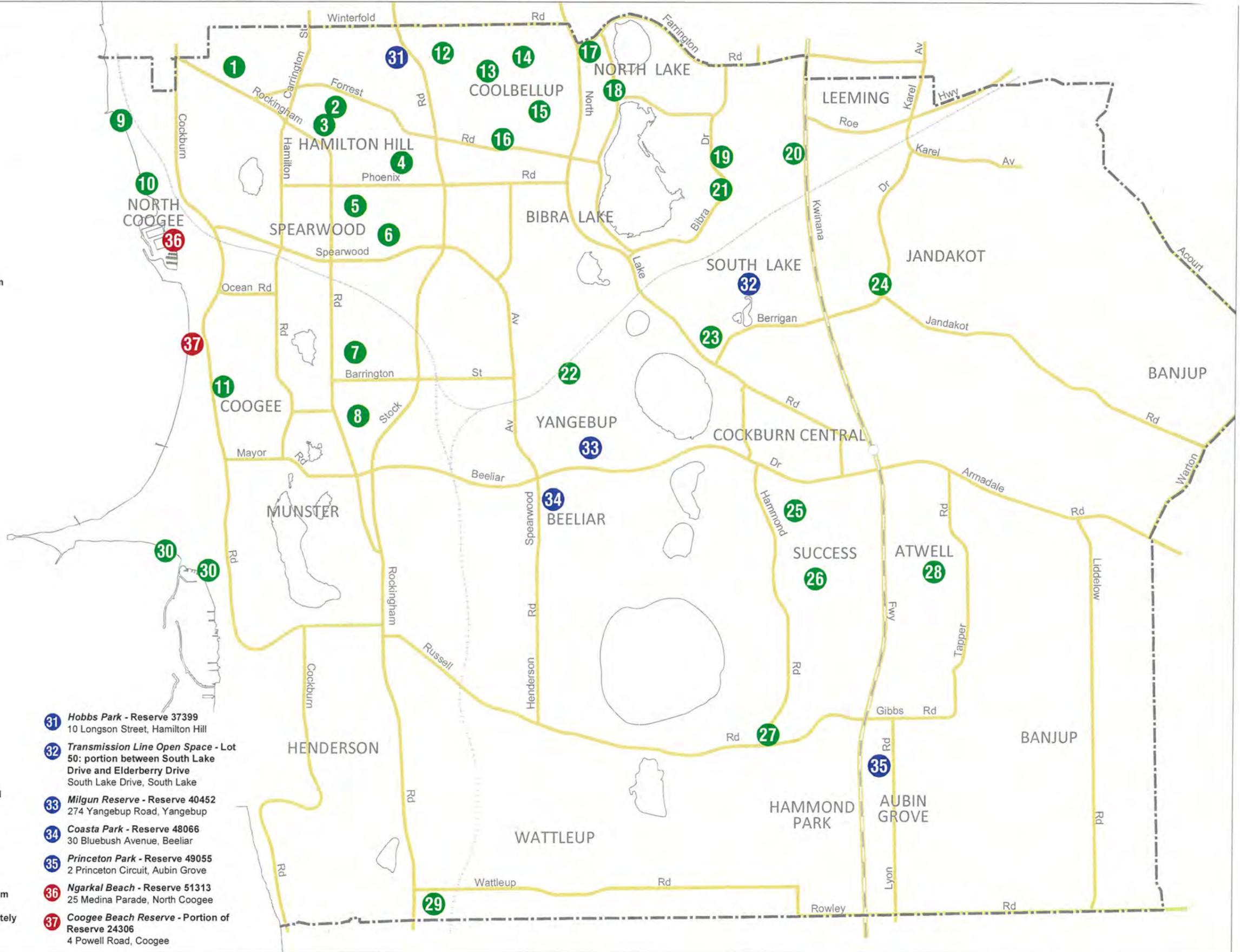
SCALE = 1:2074

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- 1 Dixon Park - Reserve 24550  
9 Starling Street, Hamilton Hill
- 2 Reserve 26337 and Reserve 27960  
18 Wheeler Road, and 15 Hyam Street, Hamilton Hill
- 3 Isted Reserve - Reserve 32870  
1 Isted Avenue, Hamilton Hill
- 4 Southwell Park - Lots 55, 146, 210, 518  
56 Southwell Crescent, Hamilton Hill
- 5 Bavich Park - Lots 60, 112  
4 MacMorris Way, Spearwood
- 6 MacFaull Park - Lots 1, 23, 54, 69, 113, 116, 124  
60 Falstaff Crescent, Spearwood
- 7 Bishop Park - Reserve 35232  
9 Huxley Place, Spearwood
- 8 Hagan Park - Reserve 35541  
21 Fenimore Avenue, Munster
- 9 CY O'Connor Reserve - Reserve 24787  
McTaggart Cove, North Coogee
- 10 Portion of Lot 2161, extending approximately 250m  
south from the northern boundary  
McTaggart Cove, North Coogee
- 11 Powell Reserve - Reserve 38676  
14 Parakeet Way, Coogee
- 12 Jarvis Park - Reserve 38587  
2 Hawkes Street, Coolbellup
- 13 Hargreaves Park - Reserve 29602  
58 Hargreaves Road, Coolbellup
- 14 Mamillius Park - Reserve 38760  
2 Mamillius Street, Coolbellup
- 15 Rinaldo Reserve - Reserve 30992  
32 Rinaldo Crescent, Coolbellup
- 16 Matilda Birkett Reserve - Reserve 39817  
14 Whitmore Place, Coolbellup
- 17 Monaco Park - Reserve 36349  
10 Palmerose Court, North Lake
- 18 Bassett Reserve - Reserve 38463  
19 Rossetti Court, North Lake
- 19 Ferres Reserve - Reserve 37783  
16 Lachlan Way, Bibra Lake
- 20 Ramsay Park - Reserve 35933  
77 Parkway Road, Bibra Lake
- 21 Reserve 44060 and Lot 50  
59 Bibra Drive, Bibra Lake
- 22 Levi Park - Reserve 39774  
97 Plover Drive, Yangebup
- 23 Glen Mia Park - Reserve 39554  
Glenbawn Drive, South Lake
- 24 Yarra Vista Park - Reserve 45308  
83 Dean Road, Jandakot
- 25 Jubilee Park - Reserve 42975  
5 Jubilee Avenue, Success
- 26 Steiner Park - Reserve 45917  
24 Steiner Avenue, Success
- 27 Purslane Park - Reserve 48290, Reserve 49069 and  
(east) portion of Reserve 2054  
22 Charnley Bend, Success
- 28 Pipeline Park - Reserve 45990 and Reserve 44875  
150 Brenchley Drive and 30 Folland Parade, Atwell
- 29 Srdarov Reserve - Reserve 27968  
10 Miro Street, Wattleup
- 30 Woodman Point (southern) beaches, extending from  
the groyne approximately 450m westward, and  
extending from east side of boat ramps approximately  
130m eastward  
Jervoise Bay Cove, Coogee

- 31 Hobbs Park - Reserve 37399  
10 Longson Street, Hamilton Hill
- 32 Transmission Line Open Space - Lot  
50: portion between South Lake  
Drive and Elderberry Drive  
South Lake Drive, South Lake
- 33 Milgun Reserve - Reserve 40452  
274 Yangebup Road, Yangebup
- 34 Coasta Park - Reserve 48066  
30 Bluebush Avenue, Beeliar
- 35 Princeton Park - Reserve 49055  
2 Princeton Circuit, Aubin Grove
- 36 Ngarkal Beach - Reserve 51313  
25 Medina Parade, North Coogee
- 37 Coogee Beach Reserve - Portion of  
Reserve 24306  
4 Powell Road, Coogee



- 1 Dog Exercise Areas
- 31 Proposed Dog Exercise Areas
- 36 Dogs Prohibited

# DOG EXERCISE AREAS





**City of Cockburn**  
G.I.S Services Department

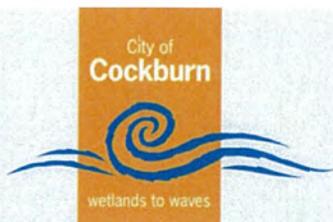
### Jan Hammond Reserve Fenced Dog Exercise area.

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SCALE = 1:870

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City of Cockburn  
CHILDREN AND FAMILIES STRATEGY  
2016–2021



[cockburn.wa.gov.au](http://cockburn.wa.gov.au)

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## EXECUTIVE SUMMARY

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This report outlines the background information, consultation data and process which have informed the development of the City of Cockburn's Children and Families Strategy 2016–2021.

The City's previous five-year Children's Services Strategic Plan outlined several strategies to improve children's services in the City. The City's success during this time was impressive and included the development of well-used services, a new all abilities regional playground, the establishment of a Children's Reference Group and recognition of excellence through the achievement of awards.

An examination of demographic data showed that approximately 3,500 additional children and their families will require services by the completion of the new plan and that a fifth of the current households in the City are couples with young children (under age 15). The data showed that the number of Cockburn residents born overseas is increasing and approximately 3% of the population speak English not well or at all; this is backed up by anecdotal evidence from City staff who reported a sharp increase in the number of families from culturally and linguistically diverse (CALD) backgrounds accessing services. Recent Australian Early Development Census (AEDC) data revealed that whilst the majority (80%) of children starting school in Cockburn are on track there has been a significant increase in the number of children struggling with social competence. Children living in Coolbellup are currently the most vulnerable.

To inform the development of the strategic plan, the City spoke with and listened to 381 children, 1,027 parents/caregivers, 10 community groups, and 30 City staff.

Children told us that they enjoy playing with their friends and outdoor spaces and child-friendly facilities are important to them; they want them to be affordable, exciting and well-maintained. Caring for the environment is important to children, as is technology. Parents and caregivers also told us that outdoors spaces are important and they specifically want more nature playgrounds with improved shade, toilet facilities and fences. Parents and caregivers want safe, crime-free communities with a reduction in traffic congestion. They want communities that are connected, and that they can contribute to and want a greater focus on local spaces and events. Parents and caregivers also want better access to affordable, quality child care, including occasional care. Community groups informed us that isolation was a big issue for parents and highlighted particular children and families in the community who may need specific attention or support such as families from Culturally Linguistic and Diverse Backgrounds.

The demographic data, background research and consultation information supported the development of the vision; outcomes; strategies and 65 actions.

Our vision for Cockburn is that children and families enjoy safe and equitable access to places, activities and support which enable them to thrive. We have identified four outcomes that we want to achieve in the City to move us towards this vision:

1. Cockburn has family-friendly facilities and environments which support healthy child development and family/community connectivity
2. Children and families in Cockburn have access to services, programs, activities, and events that support their health, wellbeing, and quality family time
3. Children and families in Cockburn are well-informed, valued, and involved in decision-making

4. The City of Cockburn is informed of current and best practice research and collaborates effectively to identify and respond to the emerging needs of children and families

## BACKGROUND

The City of Cockburn is currently well recognised as a leading provider of services for children and families and highly regarded for responding to trends and demands. The Children's Services Strategic Plan that covered the past five years (2010–2015) had six outcomes and 41 strategies. The six outcomes are represented in Table 1.

Table 1: Outcome areas in the Children's Services Strategic Plan 2010 - 2015

Child-friendly outdoor spaces and buildings	Children in the City of Cockburn have access to best practice child and family-friendly planned environments that support healthy child development, quality of life and inclusion for all
Social participation	Children aged 0-12 years in the City of Cockburn have affordable and equitable access to activities and events that support social participation and foster wellbeing and social integration
Respect and inclusion	That children in the City of Cockburn are recognised, included and encouraged to participate as valuable members in the social, civic and economic life of the city
Communication and information	That relevant information is readily accessible to children and families regarding current services, activities, and events. City of Cockburn staff and Children's service providers keep informed of changing policies and trends regarding children and families, both nationally and locally
Access to community and health services	Children and their parents/caregivers in the City of Cockburn are able to access affordable, inclusive, and quality community support and health services. Access includes cost, transport, availability of services, and physical/social access issues
Responding to the emerging needs of children and families	The City facilitates and/or develops new programs in response to the identified needs of children and parents/caregivers, with due consideration for the City's changing demographics and population growth

The City made significant progress toward achieving these outcomes over this period. Key achievements included:

1. Building Bibra Lake Regional Playground; regularly upgrading shade sails, and playgrounds across the district
2. Providing the well-attended *Froggy's Fun on the Green* initiative with over 3200 parents and children attending per annum
3. Delivering programs to support families of young children, such as Cockburn Early Years, Cockburn Family Support Service, *MyTime* and the *Family Dance* with over 3536 families attending per annum
4. Co-ordinating 409,710 hours of Child Care Service to over 528 families per annum
5. Coordinating a Children's Reference Group to involve children in planning and decision-making
6. Developing an integrated service model at the Cockburn Health and Community facility
7. Investing in the new early years collective impact initiative – *Connecting Community for Kids*

The City's achievements attracted two key awards during this period:

- 2013 The Children's Environment & Health Local Government Report Card Project – Best in WA and winner of four category awards (Childcare design and placement, Smoke-free environment, Prevention of Disease and Child Health and Development)
- 2014 The Children's Environment & Health Report Card Project – Winner of the Childcare Centre Design and Placement category and three commendable awards (Aboriginal Child Health, Healthy Eating, Shade in Public Spaces)

In developing the new Children and Families Strategy, the City wanted to build on its strong performance and include a greater emphasis on the following:

1. Families – to explicitly include consideration of families alongside the needs of children
2. Capacity-building – to support individuals, groups, and organisations to plan and take action in their own communities
3. Communication – to improve working collaboratively internally and to expand, and better target, communication to the community
4. Partnerships – to collaborate with others in order to best meet the needs of children and families
5. Children's participation – to expand this beyond the Children's Reference Group (CRG)

## METHODOLOGY

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The development of the Children and Families Strategy 2016-2021 involved three key stages:

- Review and research
- Consultation and engagement
- Plan development

### Review and research

The review and research stage of the new plan ran from December 2015 to January 2016 and included the following:

1. A review of the current Children's Services Strategic Plan 2010–2015 and an audit of what had been achieved during the period
2. The identification of what facilities, services, events, activities, and programs the City is currently providing for children and families
3. A review of what other Local Government Authorities (LGAs) are currently providing for children and families
4. An analysis of demographic data for children and families living in the City
5. A review of the current issues and trends relevant to the health and wellbeing of children and families

### Consultation and engagement

The consultation and engagement stage of the new plan ran from February to April 2016 and included the following:

1. A review of previous (recent) consultation findings
2. Identification of key target groups and the development of a stakeholder engagement plan
3. Delivery of consultation actions identified in the engagement plan
4. Collation of consultation and engagement data

## Plan development

The plan development stage ran from April to June 2016 and included the following:

1. Identification of current demands, trends, and future needs of children and families in the City
2. Assessment of current service provision and availability of information to meet future needs
3. Development of evidence-based strategies and actions regarding the type and location of future facilities, services, events, activities and programs that need to be provided or facilitated for children and families over the next five years
4. Development of three publications: a report to the community, an informing report, and an implementation plan

## Reference groups

The development of the Children and Families Strategy 2016–2021 was informed by two reference groups, the Children’s Reference Group (CRG) made up of local children, and an in-house working group made up of Family and Community Development staff, Child Care Services staff, and Support Services staff.

### Children’s Reference Group (CRG)

The Children’s Reference Group met twice during the development of the plan. At the first meeting, CRG members tested the activities planned for the children’s workshop that would be run with other groups of children. This second meeting was held to check that we had accurately represented children’s ideas and that we hadn’t missed anything in the draft plan. It also tested some preliminary wording for developing a child-friendly version of the document.

### In-house working group

The in-house working group met seven times during the development of the plan and also provided input and feedback via email and phone to the consultant developing the plan. The role of the working group was to provide input and oversight of the development of the plan.

## OTHER INFORMING STRATEGIES

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A number of current City strategies were reviewed to inform the development of the Children and Families Strategy 2016–2021.

### Strategic Community Plan 2016–2026

The Children and Families Strategy (C&FS) supports a number of key strategies with the City’s recently re-developed Strategic Community Plan (SCP). Table 2 illustrates which areas of the current plan supports the focus areas and strategies in the SCP.

Table 2: Strategic links with the SCP

SCP focus area	SCP strategic objective	C&FS strategic links
City Growth  Planning for the City’s population growth and maintaining a strong financial position	Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types	1.1, 1.2, 1.3 4.2
	Ensure growing high density is balanced with the provision of open space and social spaces	1.1, 1.2, 1.3

	Maintain service levels across programs and areas	2.1, 2.4, 2.5, 2.6 4.2
<i>Moving Around</i> Facilitating safe, efficient, connected, sustainable movement around the City	Reduce traffic congestion, particularly around Cockburn Central and other activity centres	1.3
	Identify gaps and take action to extend the coverage of the cycle way, footpath and trail networks	1.3
	Improve connectivity of transport infrastructure	1.3 2.5
	Advocate for improvements to public transport, especially bus transport	2.5
<i>Community, Lifestyle and Security</i> Providing safe, attractive, healthy programs and infrastructure for a diverse range of activity and people	Provide residents with a range of high quality programs and services	2.1, 2.2, 2.4, 2.5, 2.6 3.5
	Provide community facilities and infrastructure in a planned and sustainable manner	1.1, 1.2, 1.3 3.4
	Provide safe places and activities for residents and visitors to relax and socialise	1.1, 1.2, 1.3 2.1, 2.2, 2.3, 2.5
	Create and maintain recreational, social and sports facilities and regional open space	1.1, 1.2
	Foster a greater sense of community identity by developing Cockburn Central as our regional centre whilst ensuring there are sufficient local facilities through our community	3.4
<i>Social and Environmental Responsibility</i> Enabling a sustainable future – economically, socially, and environmentally, including business activity, job opportunities and sustainable use of resources	Sustainably manage our environment by protecting, managing and enhancing our unique natural resources and minimising risks to human health	1.3
	Improve the appearance of streetscapes, especially with trees for suitable shade	1.3
<i>Leading and Listening</i> Being accountable to the community and engaging through multiple communication channels	Listen to and engage with our residents, business community with greater use of social media	3.1, 3.2, 3.3, 3.4 4.1, 4.2

## Other strategies and plans

A number of other City strategies and plans informed the development of the Children and Families Strategy 2016–2021, including:

- Corporate Business Plan 2012/2013 – 2016/2017
- Disability Access and Inclusion Plan 2012 - 2017
- Event Strategy 2014 – 2019
- Guidelines for Community Gardens
- Libraries Strategic Plan 2014 – 2019
- Public Health Plan 2013 – 2018
- Public Open Space Strategy 2014 – 2024
- Reconciliation Action Plan 2013 - 2016
- State of Sustainability Report 2014 – 2015
- Youth Services Plan 2011 – 2016

## DEMOGRAPHIC INFORMATION

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### Population figures and growth

The City of Cockburn currently has a population of approximately 105,000 residents, with predicted population growth of 3.5% per annum over the next five years (Australian Bureau of Statistics, 2015). Cockburn has a younger population than Greater Perth. In 2011, children aged 0 to 12 made up 18%, and children aged 0 to 4 made up 7.6% of the population in the City of Cockburn (Australian Bureau of Statistics, 2015). In 2011, the largest population increase in the City of Cockburn was in the 0 to 4 age bracket. Assuming that the proportion of children remains steady and does not decline, there will be approximately 3,500 additional children and their families requiring services by the completion of the new Children and Families Strategy (see Table 3).

*Table 3 – Predicted population growth in the City of Cockburn 2015-2020*

Year	Total <sup>1</sup>	Children (0-12) <sup>2</sup>
2015	105,000	18,900
2016	108,700	19,550
2017	112,500	20,250
2018	116,400	20,95
2019	120,500	21,700
2020	124,700	22,450
<b>Total change</b>	<b>19,700</b>	<b>3,550</b>

Between 2006 and 2011, the number of households with children increased by 18.6% (2,428 households). In 2010, the birth rate amongst 15 to 44 year-old women in the City of Cockburn was significantly higher than the overall Western Australian rate, at 74.5 per 1,000 women compared with the overall Western Australian rate of 63.4 per 1,000 (Department of Health, 2012).

### Family structures

In 2011, there was a larger proportion of couples with young children (under 15 years) living in the City of Cockburn compared to Greater Perth (20.6% of total households compared with 17.3%) (profile.id, 2015). This trend was similar for single parent households (4.4% being the proportion of single parent households with young children in Cockburn compared to 3.9% in Greater Perth).

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<sup>1</sup> Rounded to the nearest 100

<sup>2</sup> Rounded to the nearest 50

## **Socio-Economic Indexes for Areas (SEIFA)**

In 2011, Cockburn was ranked 18th in state and Metropolitan Perth in the SEIFA, with pockets of significant disadvantage in the suburbs of Coolbellup, South Lake and Hamilton Hill (Australian Bureau of Statistics, 2013).

## **Language, culture and religion**

In 2011, 1.8% of the population of the City of Cockburn was Aboriginal or Torres Strait Islander (ATSI). The ATSI population has a younger age structure than the non-Indigenous population (median age of 21.8 years compared to 37.6 years) (Australian Bureau of Statistics, 2016). In 2011, 3.2% of children aged 0 to 9 were ATSI, which was a quarter of Cockburn's ATSI population. The suburbs with the highest number of ATSI residents included Hamilton Hill, South Lake, Coolbellup and Spearwood.

In 2011, approximately a third of the City residents were born overseas (32.4%) and 18% were from non-English speaking backgrounds (profile.id, 2015). An analysis of the country of birth of the population in the City of Cockburn in 2011 compared to Greater Perth shows that there was a smaller proportion of people born overseas and a smaller proportion of people from a non-English speaking background. However, between 2006 and 2011, the number of people born overseas living in the City increased by 7,663 or 35.9%, and the number of people from a non-English speaking background increased by 4,438 or 38.7%. Nearly 25% of people born overseas living in the City of Cockburn arrived in the last five years (2006-2011).

An analysis of the language spoken at home shows that there was a smaller proportion of people who spoke English only living in Cockburn, and a larger proportion of those speaking a non-English language (either exclusively, or in addition to English) than Greater Perth (profile.id, 2015). In 2011, 2.8% of Cockburn residents spoke another language and spoke English not well or not at all, which was slightly higher than Greater Perth (2.4%). The highest number and proportion of Cockburn residents speaking another language and English not well or not at all lived in Spearwood (5.7%), Hamilton Hill (4.3%), Success (3.2%) and South Lake/Cockburn Centre (3.1%). A significant number (3,765) did not state their proficiency in English in the census, which could be because of poor English skills which would inflate these figures.

An analysis of the religious affiliation of Cockburn residents in 2011 shows that there was a higher proportion of people who professed a religion and a lower proportion who stated they had no religion compared to Greater Perth (profile.id, 2015). The largest single religion in the City of Cockburn was Western (Roman) Catholic (32.9% of the population), a significant increase from the previous five years.

## **Health and wellbeing**

The City of Cockburn has a higher rate of mental health problems than Western Australia as a whole (17.7% compared to a WA estimate of 13.9%), however, a higher proportion of City of Cockburn residents (9.6%) also reported having accessed mental health services (from 2008–2011), compared with the State average of 6.1% (Department of Health, 2012)

Seventy-four percent of the adult population in the City of Cockburn are either overweight or obese (City of Cockburn, 2013) highlighting the need for urgent attention to promote and support healthy lifestyle choices for families.

The rate of childhood immunisation within the City of Cockburn is comparable to the rest of the State; however, City of Cockburn children are 10 per cent more likely to receive their immunisation from a general practitioner (GP) than the average Western Australian (Department of Health, 2012).

## **Disability**

In 2011, 3.5% of the population in the City of Cockburn reported needing help in their day-to-day lives due to disability (profile.id, 2015). This statistic included 59 children aged 0 to 4 (0.9% of age group), 145 children aged 5 to 9 (2.5% of age group) and 232 children/young people 10 to 19 (2% of age group). In the 0 to 12 age group, it is fair to say that approximately 2% of children needed help in their day-to-day lives due to disability. This is consistent with 2003 ABS data reported in the City's Disability Access and Inclusion Plan, which states that 1.8% of children and young people aged 0 to 14 years have a disability.

## **Education**

City of Cockburn has eight schools that fall below the average Index of Community Socio-Educational Advantage (ICSEA).<sup>3</sup> These are from highest to lowest:

- South Coogee Primary School (992) – Beeliar
- Newton Primary School (990) - Spearwood
- East Hamilton Primary School (985) – East Hamilton Hill
- Yangebup Primary School (963) - Yangebup
- Spearwood Primary School (961) - Spearwood
- South Lake Primary School (937) – South Lake
- Coolbellup Primary School (930) - Coolbellup
- Southwell Primary School (809) – Hamilton Hill

The suburbs many of these schools are located in reflect pockets of significant disadvantage in the City of Cockburn. They also match where a higher proportion of residents speaking another language and/or English not well or not at all reside.

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<sup>3</sup> Using the Index of Community Socio-Educational Advantage (ICSEA) calculation to describe school populations on the My Schools website, the average value of all schools' ICSEA values is set at 1000. This represents the 'middle ground' of educational advantage levels among Australian school students.

## Australia Early Development Census (AEDC)

The Australian Early Development Census (AEDC) is a nationwide measure that looks at how well children across Australia are growing up or developing; it can pinpoint where communities are doing well and where they can improve. Every three years since 2009, teachers of children in their first year of full-time school have used an early development instrument for every child in their class. The census measures five different elements or domains<sup>4</sup> that are important for children's development, these are:

- physical health and wellbeing (physical)
- social competence (social)
- emotional maturity (emotional)
- language and cognitive skills (language)
- communication skills and general knowledge (communication)

The data collected measures the proportion of children who are considered to be developmentally on track, at risk or vulnerable.<sup>5</sup> The AEDC data collected in 2015 was released in March 2016 and provides the most up-to-date snapshot of how children in the City of Cockburn are faring upon entry to school.

In total, 1460 children living in the City of Cockburn participated in the 2015 census (Australian Early Development Census, 2016). The City of Cockburn has a lower proportion of children developmentally vulnerable across one or more domains than the Western Australian and Australian averages, however 20% of children are vulnerable in one or more domains, and 8.5% are vulnerable across two or more domains. In the domains of physical, language and communication, more children living in City of Cockburn are developmentally on track in comparison to both the Australian and Western Australian average. In social and emotional domains, more children in the City of Cockburn are either vulnerable or at risk than the average.

Looking at the data trends for children on track over the last three census periods (from 2009 to 2015), there has been a significant<sup>6</sup> improvement over the last six years in the proportion of children on track in the language domain, however, there has been a significant decrease in the number of children on track in the social domain (see figures in Table 4).

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<sup>4</sup> Appendix A contains tables which explain the characteristics of each of the domains in relation to children who would be considered 'developmentally on track', 'developmentally at risk', or 'developmentally vulnerable'.

<sup>5</sup> In 2009, when the first AEDC was undertaken, a series of benchmarks was established. Children falling below the 10<sup>th</sup> percentile were considered 'developmentally vulnerable', children falling between the 10<sup>th</sup> and 25<sup>th</sup> percentile were considered 'developmentally at risk' and all other children were considered to be 'on track'. From the 2012 collection onwards, children in the national AEDC population who score above or below the 2009 baselines for being on track, at risk, or vulnerable are classified as such.

Table 4: Percentage of children on track in the City of Cockburn

	Physical	Social	Emotional	Language	Communication
<b>On track in 2009 (%)</b>	80.4	78.8	75.6	72.6	78.0
<b>On track in 2012 (%)</b>	80.6	77.6	75.2	78.7	80.8
<b>On track in 2015 (%)</b>	82.0	74.9	74.6	85.3	81.1
<b>2009 vs 2012 (%)</b>	0.2	-1.2	-0.4	6.1	2.8
<b>2012 vs 2015 (%)</b>	1.4	-2.7	-0.6	6.6	0.3
<b>2009 vs 2015 (%)</b>	1.6	-3.9	-1.0	12.7	3.1

Looking at the data trends for children at risk over the last three census periods (from 2009 to 2015), it is positive to note that there have been significant reductions in the proportion of children at risk over three domains: physical, language and communication. However, there has been a significant increase in the number of children at risk in the social domain (see figures in Table 5).

Table 5: Percentage of children developmentally at risk in the City of Cockburn

	Physical	Social	Emotional	Language	Communication
<b>At risk in 2009 (%)</b>	12.1	13.7	16.0	18.5	15.4
<b>At risk in 2012 (%)</b>	11.2	15.2	16.0	14.8	11.7
<b>At risk in 2015 (%)</b>	9.9	17.2	17.1	11.0	12.3
<b>2009 vs 2012 (%)</b>	-0.9	1.5	0.0	-3.7	-3.7
<b>2012 vs 2015 (%)</b>	-1.3	2.0	1.1	-3.8	0.6
<b>2009 vs 2015 (%)</b>	-2.2	3.5	1.1	-7.5	-3.1

Looking at the data trends for children developmentally vulnerable in one or more domains over the last three census periods (from 2009 to 2015), it is positive to note that there are now significantly fewer children vulnerable in the language domain. Another positive trend is that there has been a significant decrease in the proportion of children who are vulnerable across two or more domains (see figures in Table 6).

<sup>6</sup> Significant refers to statistical significance.

Table 6: Legend for Table 7

Highest percentage	
Lowest percentage	

Table 7: Percentage of children developmentally vulnerable across one or more domains

	Physical	Social	Emotional	Language	Communication	One or more	Two or more
<b>Developmentally vulnerable in 2009 (%)</b>	7.5	7.5	8.3	8.9	6.5	18.7	10.0
<b>Developmentally vulnerable in 2012 (%)</b>	8.2	7.2	8.8	6.5	7.5	21.8	9.4
<b>Developmentally vulnerable in 2015 (%)</b>	8.1	7.9	8.4	3.7	6.6	20.0	8.5
<b>2009 vs 2012 (%)</b>	0.7	-0.3	0.5	-2.4	1.0	3.1	-0.6
<b>2012 vs 2015 (%)</b>	-0.1	0.7	-0.4	-2.8	-0.9	-1.8	-0.9
<b>2009 vs 2015 (%)</b>	0.6	0.4	0.1	-5.2	0.1	1.3	-1.5

The AEDC data allows for the results to also be examined by suburb to identify areas where children are especially disadvantaged. The data in Table 8 shows that vulnerabilities are not evenly shared across the suburbs. Children in Coolbellup are currently the most vulnerable, with children living in this suburb falling into the highest bracket of vulnerability across three domains: physical, emotional and communication, and having close to a third of children vulnerable across one or more domains and nearly one in five vulnerable across two or more domains. Table 8 also contains the numbers of children in each suburb that participated in the census.

Table 6: Proportion of children vulnerable across the five domains by suburb in the 2015 Census

	Number	Physical	Social	Emotional	Language	Communication	One or more	Two or more	SEIFA
Atwell # <sup>7</sup>	165	1.9	6.4	1.9	0.6	2.6	9.6	3.2	1,084
Aubin Grove	146	6.3	2.8	0.7	0.7	6.3	12.6	3.5	1,123
Banjup	20	5.0	15.0	15.0	5.0	10.0	25.0	15.0	1,090
Beeliar	127	8.6	9.5	11.2	4.3	5.2	21.6	9.5	1,049
Bibra Lake #	62	4.9	4.9	9.8	6.6	6.6	18.0	8.2	1,060
Coogee	55	7.7	3.8	11.5	3.8	0.0	23.1	3.8	1,066
Coolbellup	71	17.6	11.8	17.6	7.4	14.7	32.4	19.1	943
Hamilton Hill	121	10.8	8.2	12.7	6.3	8.1	26.1	13.5	950
Hammond Park	97	4.3	5.3	4.3	1.1	5.3	10.6	4.3	1,107
Jandakot	33	6.3	3.1	3.1	3.1	6.3	15.6	6.3	1,016
Munster	75	12.7	12.7	15.5	1.4	4.2	29.6	12.7	1,035
South Lake	84	15.9	17.1	6.1	6.1	8.5	23.2	14.6	992
Spearwood	98	7.4	10.5	11.6	6.3	7.4	25.3	9.5	972
Success	182	10.6	9.4	8.8	4.7	10.0	25.3	9.4	1,077
Yangebup	107	4.0	4.0	10.1	3.0	6.0	15.2	6.0	1,026

The data also allows the exploration of the trends in data over the last three census periods. Table 9 outlines which suburbs have seen an improvement in their results over time and which have seen decreases across each domain.

<sup>7</sup> # AEDC data collection is between 60% and 80% of the ABS five-year-old population; interpret with caution

Table 7: Analysis of the suburbs which have shown significant improvement or worsening of their results from 2009 to 2015

	Physical	Social	Emotional	Language	Communication	One or more	Two or more
Improved	Atwell Coogee* <sup>8</sup>	Aubin Grove Coogee* Hamilton Hill*	Atwell Aubin Grove South Lake	Hamilton Hill Jandakot Munster South Lake Yangebup	Aubin Grove South Lake Yangebup	Atwell Aubin Grove Jandakot* South Lake* Yangebup	Atwell Aubin Grove Coogee* Yangebup
Worsened	Coolbellup* Success	Coolbellup* Munster South Lake* Spearwood Success	Bibra Lake* Coolbellup* Hamilton Hill Munster		Success	Coogee** <sup>9</sup> Coolbellup* Hamilton Hill* Munster Spearwood Success	Coolbellup*** <sup>10</sup>

<sup>8</sup> \* The change is significant in the last three years only

<sup>9</sup> \*\* The overall change from 2009 to 2015 is significant, but the change of the last three years is not significant

<sup>10</sup> \*\*\* There has been significant overall improvement over the six-year period, but there were significantly more numbers vulnerable in the last period.

## RESEARCH AND TRENDS

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Research conducted during the research and review phase of the plan revealed a number of issues and trends that have become increasingly important and relevant for the health and wellbeing of children and families both in Australia and overseas over the last five years.

### The early years

The importance of the early years is not a new issue, but is still very much on the agenda with ever increasing understanding of the importance of resourcing this critical period. There is clear evidence that what happens in the first three to four years of a child's life is critical, and that if we get it right in the early years, children will most likely thrive throughout school and into their adult lives. The quality of a child's earliest environments and the availability of appropriate experiences at the right stages of development are crucial determinants of the way each child's brain architecture develops (Australian Early Development Census, 2015).

### The middle years

An emerging body of research confirms that early adolescence, or the middle years (from eight to thirteen years)<sup>11</sup>, is a critical stage in children's development. It is a period in which major changes occur at multiple levels of a child's life; it is also a time during which many children engage in various risk-taking activities and when established symptoms of mental health disorders begin to emerge. Despite this, the developmental needs of children in their middle years appear to be relatively neglected in Australian policy and practice, including in Western Australia (Commissioner for Children and Young People, 2015).

### Aboriginal and Torres Strait Islander children

In 2014, the Commissioner for Children and Young People undertook a consultation with over 1,200 Aboriginal and Torres Strait Islander children from across WA, to find out what was important to them, what they need for their future and their hopes for the future (Commissioner for Children and Young People, 2015). Five key themes emerged from the consultation:

1. That strength and connectedness of family and the communities they live in play a fundamental role in determining the wellbeing of Aboriginal children and young people
2. That culture is central to the wellbeing of Aboriginal children and young people
3. That successful participation in education is essential for children and young people to realise their full potential, but that Aboriginal children and young people identify there is sometimes a lack of opportunity
4. That recreational activities, especially sport, is important to Aboriginal children and young people
5. That Aboriginal children and young people experience racism and that reconciliation is important to them

### Children from culturally and linguistically diverse backgrounds

Staff at the City reported a substantial increase in families from culturally and linguistically diverse (CALD) backgrounds using services. In 2015, the Commissioner for Children and Young People

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<sup>11</sup> There is no universally agreed up definition of which ages are included in the middle years, however ages 8 to 13 is the most frequently used.

undertook a consultation to find out about the issues that affect children and young people under the age of 18 from CALD backgrounds (Commissioner for Children and Young People, 2016). They found that the best things about living in Australia for these children was family and friends, sport, freedom and safety, opportunities (including education and employment) and comparative ease of access to food, housing and health care. Racism, bullying, discrimination and stereotyping were among the things children found most difficult about living in Australia. Other things that were hard included separation from family, loss of culture, learning English, making friends and learning how to get around.

## **Disability**

Since July 2014, Western Australia has been participating in a two-year trial of the National Disability Insurance Scheme (NDIS). The WA NDIS My Way model is currently being implemented in Cockburn and Kwinana. This is a significant program that will affect families of children with disabilities for at least the next two years (and probably beyond this as the scheme is rolled out across the country).

## **Mental health**

In 2011, the Commissioner for Children and Young People undertook an Inquiry into the mental health and wellbeing of children and young people in Western Australia. Fifty-four recommendations were produced as part of the Inquiry report. The Commissioner recently released a review of the implementation of the recommendations in the 2011 report titled *Our Children Can't Wait* (Commissioner for Children and Young People, 2015). The document reviews both significant developments and the significant gaps and challenges remaining. In recent years, there has been a critical focus on infant mental health, and the importance of a multidisciplinary approach to supporting the healthy social and emotional development of infants during the critical 0 to 3 age period (The Australian Association for Infant Mental Health Inc, 2016).

## **Obesity**

Obesity (and associated health problems) is one of the leading health concerns for children in Australia. In WA, approximately a quarter of children under ten are overweight or obese (Australian Institute of Weight and Welfare, 2015). This is a statistic which is increasing over the course of an individual's life span. In Cockburn, 74% of adults are considered overweight or obese, making it the City's key public health priority.

## **Access to the outdoors and natural spaces**

Over the last five to ten years there have been growing concerns about children's access to and engagement with the outdoors and natural spaces. It is well documented that over a number of years, children's physical outdoor boundaries have shrunk and unstructured free play outside has decreased. Research is revealing that this is having serious impacts on children's health, wellbeing, and development, including rising rates of childhood obesity, childhood diabetes, behaviour disorders, depression and a diminished sense of place and community. At the same time, the research shows that participation in nature play has the ability to enhance children's cognitive flexibility and creativity, boost self-esteem, improve self-discipline, promote higher school achievement, develop a greater sense of efficacy, and reduce stress (Nature Play WA, 2015).

## **Risk and resilience**

Research now shows that in countries like the United Kingdom, the United States and Australia, children are growing up in more risk-averse societies than ever before, and that this is having a

detrimental effect on their decision making abilities, their executive functioning and their resilience (Ball, Gill, & Spiegel, 2012). All communities want children to be safe and secure, but the reduction of risk 'at all costs' restricts children's play, limits their freedom of movement and constrains their exploration. In the United Kingdom, there is ground breaking work being done that explores the risk/benefit approach to managing play provision with the most important consideration for risk assessment and decision making being an understanding of the benefits that the provision offers.

Another topic that has an increasing body of knowledge and research developing around it is resilience. In 2014, the Commissioner for Children and Young People invited Dr Ungar to WA as the year's Thinker in Residence. Dr Ungar defines resilience as "the capacity of individuals to navigate their way to the psychological, social, cultural, and physical resources that sustain their wellbeing, in the context of exposure to significant adversity" (Commissioner for Children and Young People, 2014). Dr Ungar's work explains that the community has a significant role to play and that our goal must be to shape children and young people's environments by providing them with families, schools and communities that facilitate their growth, resilience and wellbeing. Children in the City of Cockburn have a greater vulnerability in the emotional maturity domain of the AEDC (compared to WA and Australia averages) and their social competence has decreased over the last six years, which indicates a focus on risk and resilience is needed.

## **Play**

Over the last five to ten years, research, discourse, discussion, and increasingly policy development, around play and children's right to play, has been rising. There are concerns that children spend less time engaged in unstructured free play than ever before. The reasons for this include some of those mentioned above, such as less access to nature and a risk-averse culture, however children's access to play is also linked with over-scheduling (i.e. after school activities), increases in homework, a heavy focus on academic performance and in particular relation to the early years, the lowered age for formal education, and corresponding reduction in a play-based early curriculum. The balance between ensuring children have adequate access to unstructured free play and also adequate access to activities for skill development needs careful consideration.

## **Technology and screen time**

In a recent poll conducted by the Royal Children's Hospital, 58% of parents cited excessive screen time as their biggest health concern for their children (The Age Victoria, 2015). The concept of screen time is a new and emerging area, often with conflicting information. It is also likely to be an area of focus for many researchers and policy makers over the next five years. Children are increasingly engaged with technology, and a wide variety of devices, in different ways than they were just a few years ago. This reality needs to have a focus in the plan, and ways of mitigating any potentially damaging effects and harnessing the positive effects should be addressed.

## **Child care and parenting**

An analysis of the unpaid child care provided by the population in the City of Cockburn in 2011 compared to Greater Perth shows that there was a higher proportion of people who provided unpaid child care either to their own or to other children (31.1% compared with 28.2%) (profile.id, 2015).

The number of people who provided unpaid childcare for their own and/or other peoples' children in City of Cockburn increased by 4,247 between 2006 and 2011. This is likely reflective of the increase in

the number of children aged 0 to 4 in the area as children in this age bracket are most likely to be cared for by a primary caregiver in the home.

In 2011, grandparents provided some care for 26% of all children aged birth to 12 years in Australia. Anecdotally, community organisations and City staff report that they see more grandparents caring for children and attending programs than ever before. This is a group that may not have been adequately consulted and whose needs are not always considered when planning for children and families.

The trend over time has been for more children to be in out of home care for one or more days per week, and achieving a healthy and enjoyable work/life balance is increasingly a challenge for parents. Parents often receive messages that they should be spending more time with their children, and feel guilty for time apart, despite research showing the majority of parents are spending more time actively engaged with their children than they did two decades ago (The Courier Mail, 2015).

Isolation and lack of traditional support systems are increasing challenges faced by today's parents, with many moving away from family and friends for jobs or a better lifestyle.

### Financial pressures

In the survey of over 400 parents conducted in the City of Cockburn in 2015, when asked what the biggest challenge was for families with young children, the most common response (14%) was financial hardship. Over the last two years in Western Australia the mining boom has been in decline. This has led to a number of job losses, primarily of males on fly-in-fly-out (FIFO) rosters. The City of Cockburn as a whole was ranked 18th in state and Metropolitan Perth in the SEIFA; and an analysis of weekly individual income shows that in comparison between the City of Cockburn and Greater Perth in 2012, there was a lower proportion of people earning a high income (those earning \$1,500 per week or more), but a similar proportion of people on low incomes (those earning less than \$400) per week.

## EXISTING SERVICES AND FACILITIES

The City of Cockburn is currently a leading provider of services for children and families and well regarded in the community for the work it does in this area. In 2016, the City employed 13 children - focused staff positions. Table 10 contains a snapshot of what the City currently provides for children and families across the four main outcome areas of the Children and Families Strategy 2016–2021.

Table 8: City of Cockburn current provision for children and families (as at June 2016)

Outcome area	Current provision
Outcome 1 Facilities and environment	<ul style="list-style-type: none"> <li>• One community hub, one integrated health and community facility, three family centres, twelve community halls and centres, one youth centre (all used for services and programs delivering to children and families)</li> <li>• 210 parks and reserves, including 153 playgrounds</li> <li>• Four skate parks and two BMX jump tracks</li> <li>• Six sport and recreation centres</li> <li>• One leisure centre, including crèche facilities</li> <li>• New aquatic centre (under construction)</li> <li>• Three libraries, inclusive of children's areas in all three</li> <li>• One museum</li> <li>• Buildings for child health clinics</li> <li>• Buildings with subsidised accommodation costs for community organisations</li> </ul>

	<p>that provide children and family services</p> <ul style="list-style-type: none"> <li>• Purpose-built playgroup facility</li> <li>• Venues for two toy libraries</li> <li>• Accessible beach facilities at Port Coogee</li> <li>• Water play areas at Cockburn Central and Port Coogee</li> </ul>
<p>Outcome 2</p> <p>Services, programs and events</p>	<ul style="list-style-type: none"> <li>• Froggy's Fun on the Green (free outdoor playgroup sessions)</li> <li>• Environmental programs, such as Wild About Wetlands and Cockatoo Kids Club, and services, such as Native Arc</li> <li>• BLISSCO – sport and craft (outdoor youth sessions)</li> <li>• Skateboard coaching clinics and competitions</li> <li>• Library activities – Pram Jams, Storytime, school holiday activities, after school clubs, and special events</li> <li>• Museum school holiday programs</li> <li>• Annual events: Hello Baby, Family Dance, Teddy Bears Picnic</li> <li>• KidSport program</li> <li>• Family Support Services (Coolbellup and Success), including short term counselling, groups, and workshops</li> <li>• Cockburn Early Years, including MyTime, Sing and Play, Parenting by Connection workshops, and home visiting (including transport to MyTime)</li> <li>• Parent hub sessions e.g. Beeliar Hub</li> <li>• Financial counselling</li> <li>• Children's Development (including parenting talks and short term programs)</li> <li>• City crèche facilities</li> </ul> <p><i>All activities, programs, events, and services listed above are free or low cost</i></p> <ul style="list-style-type: none"> <li>• Three-year old playclub (Atwell)</li> <li>• In Home Care (IHC) and Family Day Care (FDC) schemes</li> </ul>
<p>Outcome 3</p> <p>Information and engagement</p>	<ul style="list-style-type: none"> <li>• Children's Reference Group (meets regularly)</li> <li>• Youth Advisory Collective (meets regularly)</li> <li>• Aboriginal Reference Group (meets monthly)</li> <li>• Disability Reference Group (meets monthly)</li> <li>• Library, Community Development, Youth Centre and City Facebook pages</li> <li>• Cockburn Soundings</li> <li>• Cockburn Kids Parent e-newsletter</li> <li>• Emails sent to schools, playgroups, child care centres, pre-kindys, Child Health Nurses, and Family Centres (at least twice per term) promoting services</li> <li>• School Update highlighting 16 City of Cockburn Services relevant to primary and high schools</li> <li>• Hello Baby child development calendar</li> <li>• Hello Baby resource list for new parents</li> <li>• City website</li> </ul>
<p>Outcome 4</p> <p>Research and</p>	<ul style="list-style-type: none"> <li>• Participation in the Purely Early Years Network</li> <li>• Family Support Network</li> <li>• Connecting Community for Kids- Early Years Collective Impact</li> </ul>

partnerships	<ul style="list-style-type: none"> <li>• South West Metropolitan Partnership Forum (SWMPF)</li> <li>• Partnerships with co-located services</li> <li>• City grants and donations</li> <li>• Partnerships with not for profit community groups such as Meerilinga, Yangebup Family Centre, South Lake Ottey Centre</li> </ul>
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## CONSULTATION

### Consultation process

Four stakeholder groups were consulted during the consultation and engagement stage of the development of the plan: children, parents/caregivers, community organisations, and City of Cockburn staff members. The timeframe for engagement was short, which meant current networks, lists, partnerships, and communication methods were heavily relied upon.

In addition to the data collected as part of this consultation, over the last two years the City also collected information from children, parents and community organisations on a range of topics and three reports were produced. These were:

- Connecting Community for Kids – Cockburn Parent Survey 2015
- Children's Reference Group – Children's Survey 2015
- AEDI Local Champion Community Report: Strengths, Needs and Resources 2014

This data was included in the analysis and development of the current plan and the methods and numbers are included in the Table 11.

Table 9: Method, numbers and date of consultations used during the consultation and engagement stage of the plan

Group	Method	Number <sup>12</sup>	When
Children	Workshops (six held)	114	2016
	Art competition	98	2016
	Postcard	116	2016
	CRG survey	53	2015
	<b>TOTAL</b>	<b>381</b>	<b>-</b>
Parents/caregivers	Postcard	225	2016
	Online survey	137	2016
	Key questions in public spaces	179	2016
	Case studies	4	2016
	Focus groups (three held)	19	2016
	Individual correspondence	5	2016
	Facebook posts	32	2016
	Parent survey	431	2015
<b>TOTAL</b>	<b>1,027</b>	<b>-</b>	
Community groups or businesses	Meetings	2	2016
	Survey	8	2016
	<b>TOTAL</b>	<b>10</b>	<b>-</b>

<sup>12</sup> This table accurately reports the number of people that engaged in a method of consultation, however the same person may have used two methods, i.e. completed a postcard and contributed an entry in the art competition

City of Cockburn staff	Meetings (12 held)	30	2016
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A detailed description of each of the methods used as part of the consultation process for each of these groups is included in Appendix B.

## Challenges and limitations

Two significant challenges were encountered during the consultation phase. The first was engagement with community organisations. The intention was to consult with this stakeholder group through a structured workshop. For reasons not clear, it was not possible to get the majority of community organisations to attend a workshop, with most not responding or declining to participate.

The second challenge was gauging the number of fathers who may have contributed to the review. We did not include a question on the postcard or online survey about the gender of the respondent, so it is not possible to know how many fathers responded. Fathers are a group which is traditionally difficult to engage with and it is reasonable to assume that the majority of the respondents were mothers.

## Consultation outcomes<sup>13</sup>

Children, parents/caregivers and community groups all told us about what they thought was working well for children and families and what they thought needed to be improved or changed.

### Children

Children told us what they like doing in the City of Cockburn and what they thought was important; they told us that:

- They enjoy being with their friends and playing
- They like being outdoors and their favourite activities are physical and active
- Outdoor parks and playgrounds are important - they like water and adventure elements, and being able to manipulate their environment, for example build cubbies
- Fun and exciting venues and facilities are important - especially theme parks, skate parks, recreation facilities, also outdoor movies.
- The cost of entry to facilities is important and they want things to be free or cheaper
- They want the City to look appealing – to be bright, clean, and cared for
- That safety is important and they want good security, well-maintained spaces, and no bullying
- They are interested in fun shops that cater to their needs and interests
- They recognise the importance of school, but are unenthusiastic about time spent at school or homework
- They are concerned for those less fortunate
- The environment is important and they worry most about pollution and wildlife
- That technology is very important, and they did not want to imagine a world without it

### Parents/caregivers

Overall, parents/caregivers were positive about living in the City of Cockburn and the activities, events, facilities, and programs provided for families. Parents/caregivers told us that they want:

- Parks, playgrounds and outdoor spaces to be clean and well maintained with good amenities

<sup>13</sup> A large volume of rich consultation data was collected from children and parents/caregivers. Information from those methods that produced a large volume of data are included as Appendix C.

- More playgrounds to be fenced, have adequate shade and include natural elements
- Café facilities at playgrounds and more child friendly café and businesses
- Access to community gardens and more greening/verge development in the City
- A reduction in petty crime and an increase in security in the City
- Improved traffic flow
- More regular programming at Spearwood Library
- Activities for younger children during the school holidays
- Accessible and affordable activities for children with disabilities or additional needs.
- Access to affordable, quality child care, including occasional care
- More local high schools
- A greater focus on local places, events, and community building, including local/small parks
- To develop communities where neighbours know each other and to contribute to local projects

### **Community groups**

Community groups told us that isolation was a big issue for parents who found it difficult to access transport or who were facing other challenges. They highlighted particular children and families in the community who may need specific attention or support such as families from a culturally and linguistically diverse background.

### **City staff**

City staff identified the need for a greater focus on families alongside the needs of children in the new plan. They also saw the need to provide more support for individuals, groups, and organisations to plan and take action in their own communities

City staff identified the need to improve internal communication and working collaboratively in order to identify gaps, avoid duplication, and plan for the best use of resources. They also wanted to improve communication with specific target groups, namely fathers, grandparents, and families from culturally and linguistically diverse backgrounds.

Staff identified the need for partnerships to be strengthened and roles more clearly delineated in order to make the best and most effective use of City resources in meeting the needs of children and families. They also expressed a desire for children's participation to expand beyond the Children's Reference Group (CRG) and be recognised and utilised across a number of City departments.

## **ANALYSIS**

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The data gathered during the research and review, and the consultation and engagement stages informed the exploration of trends, themes and issues and the development of vision, outcome and strategies. A summary of the evidence that led to the development plan is outlined below.

### **Vision**

The vision of the Children and Families Strategy 2016 – 2021 is that:

*Children and families in the City of Cockburn enjoy safe and equitable access to places, activities and support that enables them to thrive*

Safety was a strong theme from the consultation and very important to both children and families. Children and families need to feel safe to be able to access facilities and services. Staff and community groups also stressed the importance of equitable access and for additional attention to be paid to those who were the most vulnerable and isolated in the community in order to facilitate this.

The consultation data showed that a great number of places (including facilities and infrastructure) and activities (including events and programs) provided by the City were very important to children and families. Of special importance were those that were outdoors, drew families together and improved connection to community. Again, there were a number of children and families who needed support to enable their family to access places and activities and also to reach their full potential.

## **Outcome 1 – facilities and environment**

The first outcome area relates to facilities and environment. Three strategies were developed to achieve this outcome:

*Outcome 1: The City of Cockburn has family-friendly facilities and environments which support healthy child development and family/community connectivity*

A large proportion of the information received from children and parents/caregivers related to playgrounds and parks. Predominately the feedback focused on five main areas, which mirrored anecdotal feedback received by City staff:

1. The desire for more shade over play spaces
2. The need for more toilets in parks
3. The preference for fences or better boundaries around play spaces to facilitate safe access for small children and children with disabilities
4. The strong preference for play spaces which incorporated natural elements, and that enable manipulation of materials
5. The strong preference for water play elements in parks and play spaces

Many of the areas above can (and should) start to be addressed immediately, however a strategic approach that draws on best practice research is needed to adequately address all of them. In a local government the size of the City of Cockburn, the development of a City-wide play space approach will ensure that resources are prioritised and directed wisely. A play space strategy will also facilitate full consideration of some of the key issues identified in the review, such as access to nature play, risk and resilience, and unstructured play. The disparity in the play spaces and infrastructure provided by developers in new communities was highlighted during the review. Some developers over-embellish to attract people to the newly developed community, however the existing community don't realise that it's not the City putting in the play provision and they feel it's unfair. In the interim, it may be that guidelines for developers could be created, which may be the starting point for the development of a play space strategy. Another interim idea is a pop up play space program, whereby loose parts are placed in spaces for a short period and monitored by the local community to provide new play opportunities and test a new area for community ownership.

Access to coffee and/or snacks at playgrounds and children's programs (such as Froggy's Fun on the Green) came up regularly in consultations with parents, and staff reported receiving regular anecdotal feedback that supports this. It is likely that the simplest, most cost effective way of achieving this with maximum flexibility would be to pursue a mobile coffee cart option. Staff have reported that there is current exploration of a social enterprise model developing out of Coolbellup Library which may be able

to address this need. Parents and children also expressed the desire for businesses (mostly eateries) to be more child-friendly. Using connections with business and providing simple guidelines may facilitate small changes that will be profitable for businesses and provide better access for parents and children.

Parents and children reported that they want more community gardens (or the like), green verge development, pedestrian and pram access, cycle paths, and better traffic management. A number of these reflect priority areas in the City's Strategic Community Plan. They are also addressed within other City plans or strategies, however this consultation demonstrates a need for the opinions of children and families to be regularly considered in the review and implementation of these plans.

Play Street programs are well-funded initiatives in the UK which aim to give children the freedom to regularly play actively and independently in front of their homes. Local councils support regular, temporary street closures for a few hours, so that children are able to play together in the streets. Play streets reduce barriers to children engaging in unstructured play and increase community cohesiveness. A street play initiative is currently being supported in Melbourne and has been trialled in Perth. This plan suggests that Cockburn also explore developing a similar program.

## **Outcome 2 - services, programs and events**

The second outcome area relates to services, programs, and events. Six strategies were developed to achieve this outcome:

*Outcome 2 - Children and families have access to services, programs, activities, and events that support their health, wellbeing, and quality family time*

The community reported that the City provides a lot and does really well in meeting the needs of local families. In comparison to other Local Government Authorities (LGAs) the City of Cockburn does an excellent job providing a range of services, programs, activities, and events for children and families. The focus of this outcome area is on addressing the gaps and better coordination of provision.

The breadth of services provided mean that a number of City departments and staff are involved; staff interviews suggest that there are challenges with gaps, overlap and date clashes that could be well addressed by a more collaborative approach using regular planning meetings.

Parents consistently reported that they wanted more attention paid to local venues, and the provision of smaller, more localised events that draw community together and help them spend more time together as a family. Family-friendly outdoor movies, events, and music events were both frequently mentioned as things that families would like to access. Re-allocating some of the resources from the provision of large scale events towards supporting community organised local events will address this.

The highly popular Froggy's Fun on the Green outdoor play sessions are currently provided twice per week and due to the increasing demand with over 50 to 60 families regularly attending each session and the request for local services, it is proposed that a third session be provided to ensure a session is run in each ward every term.

Community groups advised that new parents groups found it difficult to transition to self-managed playgroups. The review highlighted that a small amount of City support in the first six months, through connecting the groups with venues and possibly offering them reduced/low hall hire fees, could be an option. The grandparent playgroup running from Meerilinga was positive support for that demographic,

but access to and use of most playgroups by grandparents and fathers is low, and active inclusion support is needed.

Child care was a strong theme that came through all consultations over the last two years. Specifically, parents want access to occasional care and affordable, local, quality child care. This isn't an easy area to address, and in terms of the quality of care available, the City only has responsibility for the FDC and IHC schemes it coordinates. There may be a role for the City to play in working collaboratively to improve child care operators' understanding of the AEDC data, and being a conduit for parent access to information about vacancies.

Community organisations and staff indicated the importance of the plan having a particular focus on families who are vulnerable or who have specific needs. Parental isolation was a significant issue for those that find it difficult to get out of the house, be it from not driving or other barriers, with this leading to depression and disconnection. A focus on improving access to transport is essential to supporting these families. It was suggested that two buses go to two key areas (Phoenix shopping centre and Gateways shopping centre) for events with RSVP required, and that better promotion of such options is needed.

Demographic data and staff observation indicates that there is a significant increase in families from non-English speaking backgrounds living in the City and accessing services. Staff involved in the development of this plan strongly advocate for the City's employment of a Multicultural Officer to adequately assess the needs and develop strategies to meet the needs of this demographic.

An analysis of the recently released AEDC data for the City of Cockburn, and a reflection on the change in this data over previous years, clearly shows which suburbs need to be the focus of work in the City. This work will be addressed by the Connecting Community for Kids initiative, but should also inform ongoing planning and resource allocation within the City with the aim of seeing an improvement in the number of children on track in the City of Cockburn by 2018.

### **Outcome 3 - information and engagement**

The third outcome area relates to information and engagement. Five strategies were developed to achieve this outcome:

*Outcome 3 - Children and families Cockburn are well-informed, valued, and involved in decision-making*

The City has a strong commitment to consultation with children via the Children's Reference Group (CRG); however, the group can (and should be) used more widely through the City. In addition, City consultation with children needs to be broader than the CRG and partnerships should be built with schools or outside school hours care (OSHC) services and the like to do this. The role of the CRG is to talk with other children that live in the City, and as such they need to be supported to develop their ability to undertake ethical peer-to-peer consultation.

It is good/best practice in any engagement to ensure the results are adequately fed back to those consulted; and therefore this document should be developed into a child-friendly resource to facilitate children's access to this information.

A new initiative that has been added to this plan for exploration is based on a highly successful and innovative program in the UK which trains children and young people to be 'mystery shoppers' and

review services, programs and facilities in the City of Cockburn. The aim of this program is to build an understanding of children as valued customers and develop the skills of children and young people.

Building a community understanding about the value of children's voices and opinions, and promoting positive stories about the fantastic things the children contribute to the community has been added into the plan.

The consultation and review revealed the need for a greater focus on providing information to the hard to reach groups, specifically fathers, grandparents and culturally and linguistically diverse families and children.

As outlined above, a strong theme that emerged from the consultation was around parents wanting more localised events and facilities. A desire for community ownership and involvement also emerged from particularly proactive groups of parents. For example, there is a small group of very active Coolbellup parents who want to pursue the development of a nature play space for children in their community. This plan includes working more closely with community groups to match the skills, knowledge and passion of community members with a small amount of City funding to develop a project. More long term, participatory funding, similar to the high successfully and well-regarded Robin Hood program run by the City of Melville, can be explored.

Finally, as mentioned above, the City does excellent work with children and families and this plan includes actions to facilitate better promotion of this.

#### **Outcome 4 – research and partnerships**

The fourth outcome area relates to research and partnerships. Two strategies were developed to achieve this outcome:

*Outcome 4 - The City of Cockburn is informed of current and best practice research and collaborates effectively to identify and respond to the emerging needs of children and families*

Research and best practice around improving the health and wellbeing of children and families is constantly changing and has many sources. This plan includes a strategy to ensure that the City maintains knowledge around best practice research as it relates to children and families so that it is able to make informed decisions.

There are a number of things that are important to children and families (i.e. schools) that the City is not responsible for, or able to change. The City's role in these spaces is one of advocacy and ensuring that the relevant State or (on occasion), Federal Government departments have access to quality data and are aware of local needs. Examples of areas in which advocacy is needed include: more high schools in the area; a Child Health Nurse new parents group for second time parents, crime and safety, and more in-home support for vulnerable families.

The City is involved with an exciting new Early Years collective impact initiative - *Connecting Community for Kids*. Partnerships and collaborations through this initiative can be used to significantly improve outcomes for vulnerable children and families. The City should continue to explore partnerships and utilise relationships with business and corporations to improve outcomes for families; these partnerships could support project funding, or provide in-kind support for projects and programs.

## VISION, OUTCOMES AND STRATEGIES

The Children and Families Strategy 2016 - 2021 is made up of three key components:

1. The vision – what we want things to look like in the City of Cockburn
2. The outcomes – what we want to achieve in the City of Cockburn
3. The strategies – how we will go about achieving the outcomes

The table below lists each of the strategies that will be used to achieve the City's vision and outcomes for children and families identified in this plan.

Table 10: The Children and Families Strategy 2016-2021: Vision, Outcomes and Strategies

VISION: Children and families in the City of Cockburn enjoy safe and equitable access to places, activities and support that enable them to thrive			
Outcome		Strategies	
Outcome 1	The City of Cockburn has family friendly facilities and environments which support healthy child development and family/community connectivity	1.1	Create and maintain family-friendly parks and playgrounds using best practice research and a collaborative community approach
		1.2	Support the planning, development, and promotion of accessible and affordable family-friendly facilities
		1.3	Advocate for neighbourhood policies and planning that builds family-friendly communities, supports safety and removes barriers to outdoor play and recreation
Outcome 2	Children and families have access to services, programs, activities, and events that support their health, wellbeing, and quality family time	2.1	Provide and promote a variety of accessible recreation activities, programs, and events for children aged 0 to 12
		2.2	Develop events and activities that provide opportunities for families to spend time together
		2.3	Value and support the role of parents and caregivers by building their knowledge, capacity, and confidence
		2.4	Work collaboratively with all stakeholders to develop the provision of quality child care that meets the needs of parents/caregivers in the City of Cockburn
		2.5	Target services and programs to improve the health and wellbeing of vulnerable children and families
		2.6	Utilise the AEDC data to work collaboratively to improve the outcomes of children living in the City of Cockburn
Outcome 3	Children and families in Cockburn are well-informed, valued, and involved in decision-making	3.1	Continue to develop and implement mechanisms that enable children to be informed and authentically involved in planning and decision-making by the City
		3.2	Celebrate and promote the contribution that

			children make to the City
		3.3	Develop mechanisms that facilitate the provision of accessible information to children and families, with particular attention to hard-to-reach groups
		3.4	Build and support the capacity of parents/caregivers to develop connections and champion initiatives in their local communities
		3.5	Promote City projects, plans, programs, and services that are innovative or achieve excellence in improving outcomes for children and families
Outcome 4	The City of Cockburn is informed of current and best practice research and collaborates effectively to identify and respond to the emerging needs of children and families	4.1	Build and maintain strong connections with key organisations, institutions, and research bodies that can provide information around current and best practice research related to the wellbeing of children and families
		4.2	Develop partnerships which strengthen the City's ability to respond to the needs of children and families

## COMMUNICATION PLAN

It is important that this plan is made widely available to the community and as identified in this review, consideration needs to be given to sharing this information both electronically and by hard copy.

The following strategies will be utilised to ensure that the outcomes of the review process are made known to the community and this will encourage more involvement with review processes in the future.

- 10.1 Distribution of a hard-copy flyer promoting high level outcomes
- 10.2 Flyer, Informing report and Implementation plan available on the City of Cockburn website
- 10.3 Limited number of hard-copy flyers available at Community Centres, Libraries and other selected venues
- 10.4 Media release generated to facilitate interest in the Children and Families Strategy and subsequently as actions are implemented.

## REVIEW

Community members are invited to provide feedback on the Children and Families Strategy 2016-2021 by completing a form developed for this purpose available on the City of Cockburn website [www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au) or hard copies available at targeted City buildings and community centres.

The annual review of the plan will be undertaken with a written update available to the community via the website or in hard copy by request. A comprehensive review of all components of the Children and Families Strategy will be undertaken in 2021

## IMPLEMENTATION PLAN

**VISION** - Children and families in the City of Cockburn enjoy safe and equitable access to places, activities and support that enable them to thrive

### OUTCOME 1

The City of Cockburn has family-friendly facilities and environments which support healthy child development and family/community connectivity

**Strategy 1.1** Create and maintain family-friendly parks and playgrounds using best practice research and a collaborative community approach

#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
1.1.1	Review the <i>Shade to playgrounds on recreation reserves</i> policy (PSEW). Communicate new and planned shade provision to the community (annually)	Parks (L) Children's Development Community Development Corporate Communications	Existing resources	2016/2017 for priority list  Annual communication	<ul style="list-style-type: none"> <li>Annual communication to community occurs</li> <li>Annual budget provision for shade sails</li> </ul>	
1.1.2	Conduct a needs analysis and priority list for toilet provision/maintenance in parks (suggested focus - the southern part of Cockburn)	Parks (L) Infrastructure Services Children's Development Disability Access & Inclusion	Resources allocated in Age-Friendly Plan	2017/2018 for priority list  2019 -2021 for implementation	<ul style="list-style-type: none"> <li>Needs analysis conducted</li> <li>Priority list complete</li> <li>Additional toilets provided (as required)</li> </ul>	
1.1.3	Review current signage/opening times of toilets (including change facilities) in public open spaces and improve where needed. Communicate opening times of toilets to the community	Infrastructure Services (L) Parks Recreation Services Corporate Comms Disability Access & Inclusion	New (cleaning costs) and existing resources	2017/2018 for review  Ongoing communication	<ul style="list-style-type: none"> <li>Signage/opening time review complete</li> <li>Signage improved (if needed)</li> <li>Opening times of toilets communicated to community</li> </ul>	

<b>Strategy 1.1</b> Create and maintain family-friendly parks and playgrounds using best practice research and a collaborative community approach						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
1.1.4	Develop guidelines for Developers installing new playground provision to address the disparity across locations, scope and quality	Parks (L) Strategic Planning (L) Children's Development	Existing resources	2018/2019	<ul style="list-style-type: none"> <li>Guidelines complete</li> <li>Guidelines are promoted to Developers</li> </ul>	
1.1.5	Investigate the development of a pop-up loose parts/nature play program and promote to the community (if feasible)	Children's Development (L) Parks Environmental Services Community Development	New resources for implementation \$7000	2016/2017 for investigation  2018/2019 for implementation	<ul style="list-style-type: none"> <li>Program investigated and developed (if feasible)</li> <li>Level of community interest</li> <li>Participant evaluation</li> </ul>	
1.1.6	Investigate the development of a City-wide play space plan, which develops guidelines and planning principles around the following: accessibility, types of play, nature play, diversity/age appropriate play, water as a play element, managing risk, amenities (toilets, drink fountains, seating); and fencing.	Family and Community Development Manager (L) Parks Children's Development Disability Access & Inclusion	New resources \$5,000	2017/2018 for Play space plan consultant  2018/2019 for development	<ul style="list-style-type: none"> <li>Investigation complete</li> <li>Play space plan complete (if feasible)</li> </ul>	

<b>Strategy 1.2</b> Support the planning, development and promotion of accessible and affordable family-friendly facilities						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
1.2.1	Investigate options that will facilitate parent access to coffee carts/food vans (or the like) with healthy food options at playgrounds and children's events in public open spaces	Children's Development (L) Community Development Environmental Health	Existing resources	2016/2017 for investigation  Ongoing for implementation	<ul style="list-style-type: none"> <li>• Investigation complete</li> <li>• Parents have increased access to mobile coffee/food vans at events/venues</li> <li>• Information communicated to parents</li> </ul>	
1.2.2	Develop and/or promote information to businesses that can assist them to apply child friendly principles	Children's Development (L) Environmental Health Community Development Disability Access & Inclusion	Existing resources	2019/20- Ongoing	<ul style="list-style-type: none"> <li>• Information developed and distributed</li> </ul>	

**Strategy 1.3** Advocate for neighbourhood policies and planning that build family-friendly communities, support safety and remove barriers to outdoor play and recreation

<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
1.3.1	Advocate for the needs and opinions of children and families to be considered in the implementation and/or redevelopment of plans which cover: <ul style="list-style-type: none"> <li>- Community gardens</li> <li>- Verge development</li> <li>- Pedestrian and pram access</li> <li>- Cycle paths</li> <li>- Traffic management</li> </ul>	Community Engagement (L) Children's Development (L) Parks Travel Smart Officer Roads (Engineering)	Existing resources	2019/20- Ongoing	<ul style="list-style-type: none"> <li>• Children and parents are consulted on a needs/interest basis</li> </ul>	
1.3.2	Explore options for partnerships with schools that have vegetable gardens and options for the community	Environmental Services (L) Children's Development	Existing resources	2019/20- Ongoing	<ul style="list-style-type: none"> <li>• No. of partnerships developed</li> </ul>	
1.3.3	Explore a pilot street play program where residents can apply to close their road on a regular basis to facilitate safe street play for children	Community Development (L) Children's Development Engineering	New resources required for pilot \$2000	2017/18	<ul style="list-style-type: none"> <li>• Pilot and Feasibility study completed</li> </ul>	

**OUTCOME 2**

Children and families have access to services, programs, activities, and events that support their health, wellbeing, and quality family time

**Strategy 2.1** Provide and promote a variety of accessible recreation activities, programs, and events for children aged 0 to 12

#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
2.1.1	Comply with all legislative requirements while continuing to grow and develop quality outcomes for children enrolled in the COC Family Day Care and In Home Care Service	Child Care Services Manager (L)	Existing resources	2016/17-ongoing	<ul style="list-style-type: none"> <li>Increased hours of quality child care provided for children and their families; meet the National Quality Framework (NQF)</li> </ul>	
2.1.2	Continue provision of existing services for families including Children's Development, Early Years, Child Care, Cockburn Support Service, Children's Services, Financial Counselling and Library services	Family and Community Development Manager (L) Children's Development Early Years Child Care Services Cockburn Support Service Library	Existing resources including grant funds	2016/17-Ongoing	<ul style="list-style-type: none"> <li>Services continue to be funded municipally and via grants</li> </ul>	
2.1.3	Review and/or promote the accessibility of existing COC term time/school holiday non-sporting activities/programs for children with disabilities	Disability Access and Inclusion Officer (L) Disability Reference Group (DRG) Children's Development Library Youth Services	Existing resources	2018/2019	<ul style="list-style-type: none"> <li>More children with disabilities are accessing COC activities/programs</li> </ul>	

<b>Strategy 2.1</b> Provide and promote a variety of accessible recreation activities, programs, and events for children aged 0 to 12						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
2.1.4	Explore the affordability of non-sporting activities and programs located in the COC for children with disabilities or facing social disadvantage, and the feasibility of developing a subsidy program	Disability Access and Inclusion Officer (L) Disability Reference Group (DRG) Recreation Services Children's Development Youth Services	Existing Resources for study New resources required for subsidy and administration approx. \$20,000	2016/2017 for exploration of affordability  2017/2018 for assessing feasibility 2018/19 submit budget proposal if feasible for subsidy	<ul style="list-style-type: none"> <li>• Complete feasibility study and submit business case</li> <li>• Submit Budget proposal if feasible</li> </ul>	
2.1.5	Investigate the provision or facilitation of a program that is a similar model to BLISSCO for children aged 6 to 9 years	Children's Development (L) Youth Services	New resources required for feasibility study \$5,000	2018/2019	<ul style="list-style-type: none"> <li>• Feasibility study of program for children aged 6 to 9 undertaken</li> <li>• Budget Proposal and Program developed (if feasible)</li> </ul>	
2.1.6	Develop a children's activity that operates on a pop-up basis and is targeted towards vulnerable communities or specific needs	Children's Development (L) Early Years	New resources required \$5000	2017/18	<ul style="list-style-type: none"> <li>• Activities provided for vulnerable families or those with specific needs</li> </ul>	
2.1.7	Review the options for pre-school aged children during the school holidays and either develop a City run program and/or promote other options to families	Early Years (L) Children's Development Library Environmental Services	Existing Resources	2018/2019  Ongoing	<ul style="list-style-type: none"> <li>• Review of options complete</li> <li>• Pre-school age children have access to programs during school holidays</li> </ul>	

<b>Strategy 2.1</b> Provide and promote a variety of accessible recreation activities, programs, and events for children aged 0 to 12						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
2.1.8	Increase programming for children and families at Spearwood Library	Library (L)	New resources \$10,000	2018/2019	<ul style="list-style-type: none"> <li>Children and parents are able to access programs at Spearwood Library more regularly</li> </ul>	
2.1.9	Explore opportunities to support children and parents with a healthy and safe use of technology (gaming, social media etc.)	Children's Development (L) Youth Services Library	Existing resources	2020/21- Ongoing	<ul style="list-style-type: none"> <li>Opportunities for the City to support children/parents are identified and utilised</li> </ul>	
2.1.10	Co-ordinate regular school holiday/term planning sessions to collaboratively plan the City's provision for children/parents and identify gaps, minimise calendar clashes and keep informed of provision across the City	Children's Development (L) Early Years Youth Services Library Environmental Services	Existing resources	2016/17- Ongoing	<ul style="list-style-type: none"> <li>Regular planning meetings are held</li> </ul>	

<b>Strategy 2.2</b> Develop events and activities that provide opportunities for families to spend time together						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
2.2.1	Investigate providing small, family-friendly music and other pop up events, using local talent, in suitable locations in the City	Events (L) Community Development	Existing resources	2017/2018 for investigation  Ongoing (if feasible)	<ul style="list-style-type: none"> <li>Feasibility of local pop up events explored</li> <li>Local talent used (if feasible)</li> </ul>	

<b>Strategy 2.2</b> Develop events and activities that provide opportunities for families to spend time together						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
2.2.2	Explore the potential to partner with the community to host family movies in suitable locations across the City	Community Development (L) Events	Existing resources	2017/2018 for exploration  Ongoing (if feasible)	<ul style="list-style-type: none"> <li>Community hosting of family movies explored</li> <li>Family movie events occurring in the City (if feasible)</li> </ul>	
2.2.3	Facilitate, promote or provide events that draw families together during National Families Week	Early Years (L) Children's Development Library Community Development Cockburn Support Service	New Resources \$5000	2017/18 Ongoing/annual	<ul style="list-style-type: none"> <li>No. attending National Families Week activities</li> </ul>	
2.2.4	Develop and deliver an annual Harmony Week event for the community	Multicultural Officer (L) – Cockburn Support Service (L) Events Library Early Years Co-Health Children's Development Youth Services	New Resources \$5000	2017/18 Ongoing/annual	<ul style="list-style-type: none"> <li>Harmony Week event held each year</li> </ul>	
2.2.5	Provide an additional Froggy's fun on the Green outdoor play session each week for 4 terms to ensure local early years services are provided in each ward	Children's Development (L)	New Resources \$11,000	2017/18	<ul style="list-style-type: none"> <li>Third weekly play session is provided every term</li> </ul>	

**Strategy 2.3** Value and support the role of parents and caregivers by building their knowledge, capacity and confidence

#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
2.3.1	Collaborate with Child Health Nurses (CHNs) and community organisations to facilitate support for parents who are not eligible for Department of Health new parents' groups	Early Years (L) Children's Development	Existing resources	2019/20	<ul style="list-style-type: none"> <li>Parents are able to access parenting support in first three months following birth</li> </ul>	
2.3.2	Provide information that assists new parents with the transition from the Child Health Nurse (CHN)-run new parents group into a playgroup	Children's Development (L) Library	Existing resources	2017/2018	<ul style="list-style-type: none"> <li>Potential new parents' groups receive information</li> </ul>	
2.3.3	Administer an annual Customer Satisfaction Survey for key children and family programs.	Children's Development (L) Library	New resources \$5000	2017/18 and ongoing	<ul style="list-style-type: none"> <li>Annual survey administered</li> </ul>	
2.3.4	Use information from Customer Satisfaction Survey and others to inform City programming for children and parents/caregivers	Children's Development (L) Cockburn Support Service Early Years Library	Existing resources	2017/18 and ongoing	<ul style="list-style-type: none"> <li>Survey data is distributed amongst all key stakeholders</li> </ul>	

**Strategy 2.4** Work collaboratively with all stakeholders to develop the provision of quality child care that meets the needs of parents/caregivers in the City of Cockburn

#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
2.4.1	Regularly review the quality of COC child care service provision and target areas for improvement, especially utilising Australian Early Development Census (AEDC) data	Child Care Services (L) Connecting Community for Kids	Existing resources	2016/17- Ongoing	<ul style="list-style-type: none"> <li>COC Family Day Care/In-Home Care staff use AEDC data to support providers of ECEC (Early Childhood Education and Care)</li> </ul>	

2.4.2	Liase and exchange information with childcare centres	Children's Development (L)	Existing resources	Ongoing	<ul style="list-style-type: none"> <li>Number of contacts from childcare centres</li> </ul>	
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**Strategy 2.5** Target services and programs to improve the health and wellbeing of vulnerable children and families

#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
2.5.1	Promote transport options that are available to assist parents experiencing isolation to access events and services within the City	Travel Smart Officer (L) Children's Development Early Years	Existing resources	2016/17- Ongoing	<ul style="list-style-type: none"> <li>Travel Smart information to community organisations working with vulnerable families</li> <li>Consider Travel Smart options for City events</li> </ul>	
2.5.2	Investigate possible gaps in service and program provision for Aboriginal and Torres Strait Islander families with young children	Aboriginal Comm Dev (L) Children's Development Early Years Connecting Community for Kids	Existing resources	2016/2017 for investigation	<ul style="list-style-type: none"> <li>Investigation of gaps complete</li> <li>If gaps exist, these are addressed utilising a partnership approach</li> </ul>	
2.5.3	Playgroups to be encouraged to be more inclusive of diversity of participants and provide links to resources if needed	Children's Development (L)	Existing resources	2017/18 and ongoing	<ul style="list-style-type: none"> <li>Playgroups have resources to help them be inclusive and diverse</li> </ul>	
2.5.4	Increase awareness of the importance of infant and children's mental health and wellbeing, and early intervention	Early Years (L) Cockburn Support Service Connecting Community for Kids Disability Access & Inclusion	Existing resources	2016/17- ongoing	<ul style="list-style-type: none"> <li>Parent/caregivers have greater access to information about infant/child mental health</li> </ul>	
2.5.5	Ensure healthy food choices are provided at City-run events, services, programs and facilities	Co-Health (L) Events (L) Recreation Services	Existing resources	2016/2017 - ongoing	<ul style="list-style-type: none"> <li>There is an increase in healthy food options at</li> </ul>	

<b>Strategy 2.5</b> Target services and programs to improve the health and wellbeing of vulnerable children and families						
#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
		Children's Development			City-run events, services, programs and activities	
2.5.6	Determine need and facilitate new programs and/or access to existing programs for families from Culturally and Linguistically Diverse (CALD) backgrounds	Multicultural Officer (L) Library Children's Development	New resources \$5,000	2018/19-ongoing	<ul style="list-style-type: none"> <li>Increase participation for CALD families</li> </ul>	
2.5.7	Advocate for a Multicultural Officer position at the City to adequately assess and address the unique need of families from multicultural backgrounds across Cockburn	Manager Community Development (L) Library Strategic Planning Co-Health	New resources – fulltime position already included in the Workforce Plan (2016-21)	2017/2018	<ul style="list-style-type: none"> <li>Multicultural Officer appointed</li> </ul>	

<b>Strategy 2.6</b> Utilise the AEDC data to work collaboratively to improve the outcomes of children living in the City of Cockburn						
#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
2.6.1	Improve community understanding of the AEDC data and identify responses	Connecting Community for Kids (L) Children's Development Early Years	Existing resources	2018/19-ongoing	<ul style="list-style-type: none"> <li>COC AEDC results show improvement</li> </ul>	
2.6.2	Develop a whole of community action plan to work in partnership with key stakeholders (including Education and Care Services) to improve AEDC results in targeted suburbs	Connecting Community for Kids (L) Children's Development Early Years	Existing and grant funding Resources \$5000 New Resources for targeted responses	2017/18 for plan development  2017/18-Ongoing	<ul style="list-style-type: none"> <li>Plan to improve AEDC data in place</li> <li>COC AEDC results show improvement</li> </ul>	

**OUTCOME 3**

Children and families in the City of Cockburn are well-informed, valued, and involved in decision-making

**Strategy 3.1** Continue to develop and implement mechanisms that enable children to be informed and authentically involved in planning and decision making by the City

#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
3.1.1	Update Children and Families Strategy actions annually	Children's Development (L) Corporate Comms	Existing resources	2017/18	<ul style="list-style-type: none"> <li>Annually update in Cockburn Soundings and Cockburn website</li> </ul>	
3.1.2	Develop, and distribute a child-friendly version of the Children and Families Strategy (and other documents as appropriate)	Children's Development (L) Corporate Comms	Existing resources	2016/17 for Children and Families Strategic Plan  Ongoing	<ul style="list-style-type: none"> <li>Child-friendly version of the Children and Families Strategy developed and distributed, including to children in original consultation</li> </ul>	
3.1.3	Work with the Children's Reference Group (CRG) to develop a plan for the calendar year which will achieve their goals	Children's Development (L)	Existing resources	2016/17- Ongoing/annual	<ul style="list-style-type: none"> <li>Plan developed each calendar year</li> </ul>	
3.1.4	Research and provide appropriate training for the CRG around peer-to-peer consultation	Children's Development (L) Youth Services Connecting Community for Kids	Existing resources	2016/17-ongoing	<ul style="list-style-type: none"> <li>Training/guidelines provided for children <i>if</i> engaging in peer-to-peer consultation</li> </ul>	

<b>Strategy 3.1</b> Continue to develop and implement mechanisms that enable children to be informed and authentically involved in planning and decision making by the City						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
3.1.5	Ensure consultation with a diverse group of children through developing partnerships with schools, Out of School Hours Care and other services	Children's Development (L)	Existing resources	2019/20	<ul style="list-style-type: none"> <li>• Consultations conducted with a diverse range of children</li> </ul>	
3.1.6	Advocate for a whole of City approach to consulting with children including the CRG, when planning and developing events, programs, services and facilities that affect children	Community Engagement Officer (L) Strategic Business Managers Group (SBMG)	Existing resources	2017/18- Ongoing	<ul style="list-style-type: none"> <li>• Children are regularly consulted when planning and developing events, programs, services and facilities that affect children</li> </ul>	
3.1.7	<b>Involve Children's Development and/or consult with children (including the CRG) in the development of all new playgrounds and play spaces</b>	Parks (L) Children's Development (L) Recreation Services	Existing resources	Ongoing	<ul style="list-style-type: none"> <li>• Children's Development and/or children are consulted every time a new play space is developed, or significantly re-developed in line with the Play Space Plan</li> </ul>	
3.1.8	Provide opportunities for children to review City of Cockburn facilities, events, programs and services	Children's Development (L) Recreation Services	Existing resources	2020/21 for the investigation	<ul style="list-style-type: none"> <li>• Opportunities to review provided</li> </ul>	

<b>Strategy 3.2</b> Celebrate and promote the contribution that children make to the City						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>

<b>Strategy 3.2</b> Celebrate and promote the contribution that children make to the City						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
3.2.1	Promote outstanding achievements of children in the community, including the work of the CRG	Children's Development (L) Corporate Comms	Existing resources	2016/17- ongoing	<ul style="list-style-type: none"> <li>Children's achievements are profiled in COC material and the media</li> </ul>	
3.2.2	Recognise the volunteer work of the CRG during National Volunteer Week	Volunteer Resource Centre (L) Children's Development	Existing resources	2016/17-ongoing	<ul style="list-style-type: none"> <li>CRG members receive annual recognition</li> </ul>	

<b>Strategy 3.3</b> Develop mechanisms that facilitate the provision of accessible information to children and families, with particular attention to hard to reach groups						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
3.3.1	Ensure the COC website is family-friendly and provides easy access to information on programs and events for children and families	Corporate Comms (L) Disability Access & Inclusion Children's Development Early Years Cockburn Support Service Child Care Services	Existing resources	2016/2017- ongoing	<ul style="list-style-type: none"> <li>Website is kept up to date and provides easily accessible information</li> </ul>	
3.3.2	Improve the access of families with English as a second language (including Auslan) to COC services	Multicultural Officer (L) Corporate Comms Disability Access & Inclusion	New Multicultural Officer and Requires further investigation	2017/18 -ongoing	<ul style="list-style-type: none"> <li>Suitable options for translation/interpreting has been investigated</li> <li>Monitor the success of the provision of interpreting/translation services</li> </ul>	
3.3.3	Roster a City officer to attend City Citizenship Ceremonies and promote services to CALD families	Cockburn Support Service (L) Multicultural Officer (when funded)	Existing resources	2016/17- ongoing	<ul style="list-style-type: none"> <li>CALD families receive information at each event</li> </ul>	

3.3.4	Partner with Fremantle Multicultural Centre (FMC) to provide COC information relevant for children and families to newly arrived parents/caregivers	Children's Development (L) Multicultural Officer (when funded) Early Years	Existing resources	2016/17 and ongoing	<ul style="list-style-type: none"> <li>FMC provide COC information for children and families to newly arrived parents/caregivers</li> </ul>	
3.3.5	Partner with community organisations to improve engagement with fathers	Early Years (L) Cockburn Support Service Children's Development	Existing resources	2016/17 and ongoing	<ul style="list-style-type: none"> <li>City services and community organisation report more fathers are engaged in programs events</li> </ul>	

<b>Strategy 3.4</b> Build and support the capacity of parents/caregivers to develop connections and champion initiatives in their local communities						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
3.4.1	Support Connecting Community for Kids in building the capacity of parents/caregivers to develop connections and champion initiatives in their local communities.	Connecting Community for Kids (L) Children's Development Early Years	Existing resources	2017/2018	<ul style="list-style-type: none"> <li>Connecting Community for Kids evaluation completed</li> </ul>	
3.4.2	Explore the development of a participatory funding program that supports communities to take ownership of and respond to local issues	Grants & Research Officer(L) Community Engagement Children's Development	Existing resources	2017/2018	<ul style="list-style-type: none"> <li>Feasibility of a participatory funding program is explored</li> </ul>	

<b>Strategy 3.5</b> Promote City projects, plans, programs, and services that are innovative or achieve excellence in improving outcomes for children and families						
<b>#</b>	<b>Actions</b>	<b>Leader &amp; key contributors</b>	<b>Budget</b>	<b>Timeframe</b>	<b>Measures of success</b>	<b>Status update</b>
3.5.1	Pursue opportunities to present at forums or conferences	Family and Community Development Manager (L) Manager Community Development	Existing resources	2016-17-ongoing	<ul style="list-style-type: none"> <li>COC initiatives are presented at forums or conferences</li> </ul>	
3.5.2	Apply for award opportunities that provide recognition to the City	Children's Development (L) Grants and Research	Existing resources	2016/17- ongoing	<ul style="list-style-type: none"> <li>Awards applied for as appropriate</li> </ul>	

**OUTCOME 4**

The City of Cockburn is informed of current and best practice research and collaborates effectively to identify and respond to the emerging needs of children and families

**Strategy 4.1** Build and maintain strong connections with key organisations, institutions, and research bodies that can provide information around current and best practice research related to the wellbeing of children and families

#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
4.1.1	Regularly review information from key children's research organisations	Children's Development (L) Early Years	Existing resources	2017/18 - Ongoing	<ul style="list-style-type: none"> <li>• Sources are regularly accessed</li> <li>• Research informs practice</li> </ul>	

**Strategy 4.2** Develop partnerships which strengthen the City's ability to respond to the needs of children and families

#	Actions	Leader & key contributors	Budget	Timeframe	Measures of success	Status update
4.2.1	Participate in the Connecting Community for Kids (CCK) Joint Leadership Team and working groups	Children's Development (L) Manager Community Development Family and Community Development Manager Early Years	Existing resources	2016/17 and ongoing	<ul style="list-style-type: none"> <li>• CCK meetings attended</li> </ul>	
4.2.2	Request Department of Health to support a two-way partnership where Child Health Nurses (CHN) are resourced to collaborate with the COC and other agencies	Connecting Community for Kids (L) Children's Development	Existing resources	2017/18 and ongoing	<ul style="list-style-type: none"> <li>• There is an increase in CHN collaboration with the City</li> </ul>	
4.2.3	Inform and advocate on key issues related to children and families living in the City of Cockburn, to State and Federal Government	Children's Development (L) Connecting Community for Kids Family and Community Development Manager	Existing resources	Ongoing 2016-17	<ul style="list-style-type: none"> <li>• Communications with State and Federal Government occur on key issues</li> </ul>	
4.2.4	Pursue grant opportunities to respond to the needs of children and families	Children's Development (L) Early Years Grants & Research Officer	Existing resources	2016/17- Ongoing	<ul style="list-style-type: none"> <li>• Grants are applied for, where appropriate</li> </ul>	

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# APPENDIX A – CONSULTATION DATA

Figure 1: Number of postcards received by suburb

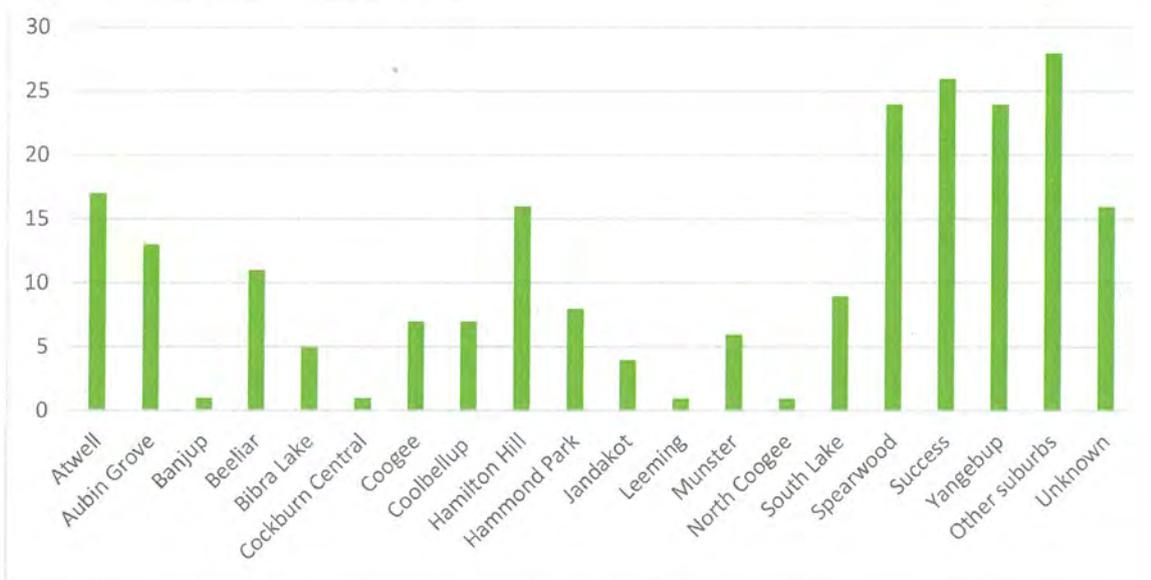


Figure 2: Number of surveys received by suburb

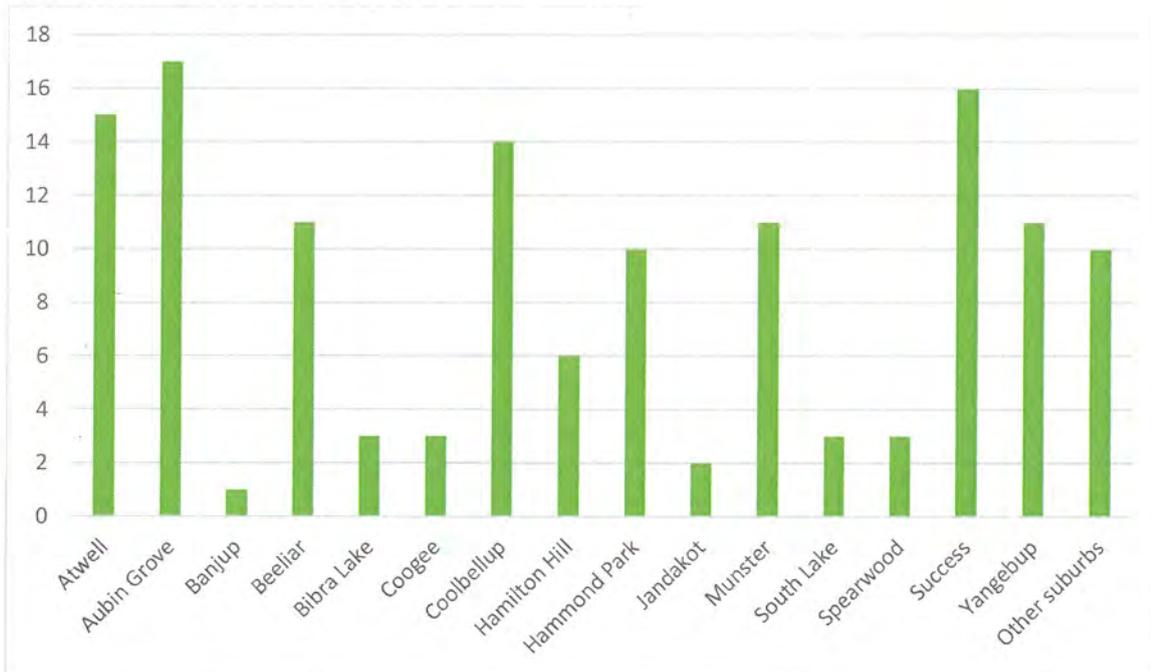


Table 11: Number of responses to the questions in public places strategy by location and question

	Spearwood Library	Success Library	Coolbellup Library	TOTAL
Question 1 – information	15	18	24	57
Question 2 – parenting	16	7	10	33
Question 3 – places	15	11	14	40
Question 4 – access	8	1	11	20
Question 5 – other examples	6	0	7	13
Question 6 - health	4	6	6	16
<b>TOTAL</b>	<b>64</b>	<b>43</b>	<b>72</b>	<b>179</b>

Figure 3: Children's collective responses to the like/dislike running game

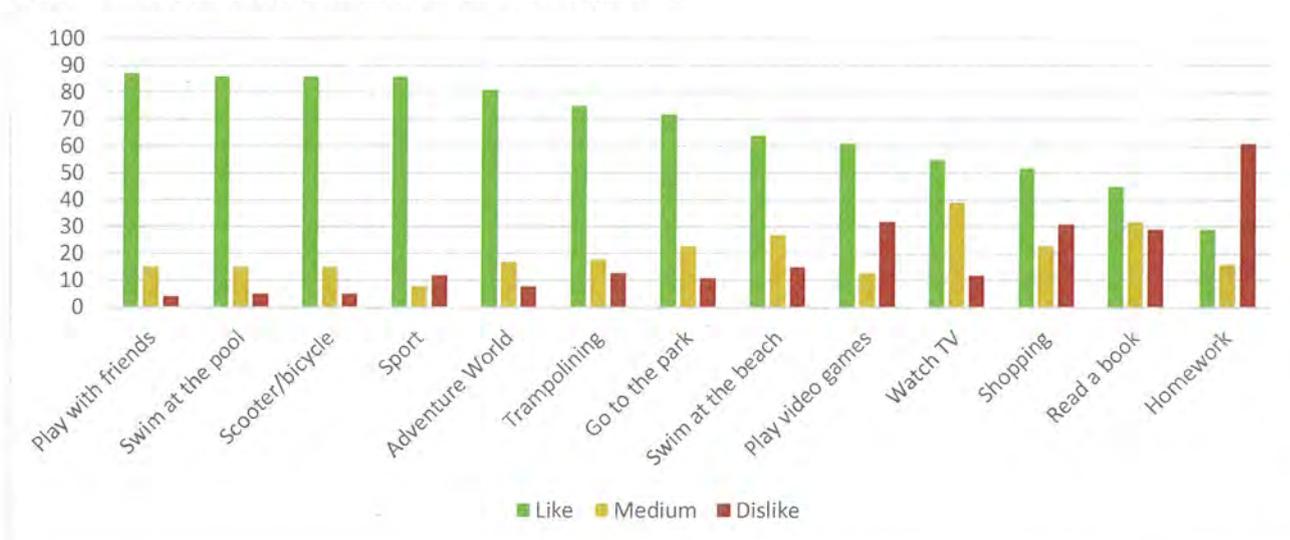


Figure 4: Children's coded responses to the utopia/dystopia visioning exercise

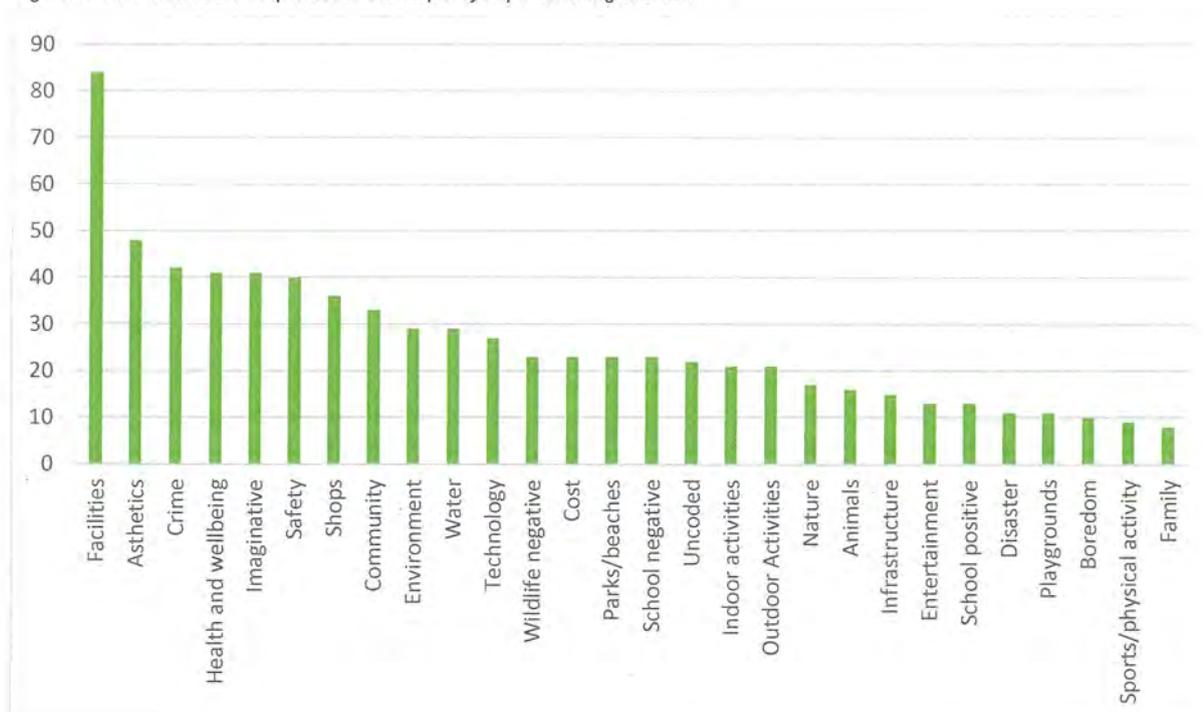


Table 12: Children's responses to the utopia/dystopia brainstorm visioning exercise

Code	#	Description	Examples
Facilities	84	The responses within this category were quite varied, but all related to the children's desire for fun places to do activities they enjoyed. The majority of the answers are in response to the utopia question	"Swimming pool – better facilities" (utopia) "Laser tag" (utopia) "Waterparks, skate parks, ice rinks" (utopia) "A new or better skate park" (utopia) "Trampolines everywhere" (utopia) "Indoor skate park please" (utopia) "Zoo" (utopia) "Mazes" (utopia) "A reading place that's silent" (utopia)
Aesthetics	48	These responses related to the aesthetic look and feel of the City, most were in response to the dystopia question, with not wanting it to be dark, dirty, smelly and uncared for	"Untidy, no care" (dystopia) "Smelly and dreary" (dystopia) "Dark place to be" (dystopia) "Dead lights" (dystopia) "No rubbish bins" (dystopia)
Crime	42	Responses under this category, were again often some of their initial responses to the dystopia questions. Some facilitation helped children move on from some of the more dramatic crime scenarios (axe murderer) to things that actually concerned them	"Infested by criminals" (dystopia) "Bombs and guns" (dystopia) "Terror attacks" (dystopia) "No robbery" (dystopia) "Lots of drunk people" (dystopia) "Government saying you are allowed guns without a license" (dystopia) "Lots of drugs" (dystopia) "Stolen cars" (dystopia) "Stealing kids" (dystopia)
Health and wellbeing	41	Many responses under this category related to concerns for a lack of food, water or access to things that ensure survival. A few others related to medical care	"Dirty water" (dystopia) "No food or water" (dystopia) "No hospitals" (dystopia) "The only food is fast food" (dystopia) "Exercise for kids" (utopia)
Imaginative	41	There were lots of fabulous creative responses that children made to this activity. These answers are not especially useful in terms of planning, but were fun to read	"Everything made of marshmallows" (utopia) "Robotic house" (utopia) "Zombie apocalypse with guns" (dystopia) "Robot that cleans your house" (utopia) "Reduced gravity" (utopia) "Pillowland" (utopia)
Safety	40	Responses related to safety and feeling safe were recorded frequently. In some instances this related to crime, but other times this related to activities or facilities	"Unsafe schools" (dystopia) "No bullying" (utopia) "More police stations" (utopia) "No safety signs / not enough" (dystopia) "No bullies" (utopia) "Old slides" (dystopia)
Shops	36	All of these responses related to wanting some kind of particular shop or food outlet in the City, a few related to shopping facilities more generally	"American candy store" (utopia) "Our own skate shop" (utopia) "Toy store" (utopia) "Bigger shopping centre" (utopia) "More shops in Coolbellup" (utopia)
Community	33	Responses under this category	"Everyone's poor and there are no jobs, which

		were a little more varied, but often related to wanting the community to feel nice, be cohesive and showed the desire for the wellbeing of others	makes people homeless, starving, broke and sick" (dystopia) "A mix of things for everyone" (utopia) "No racism" (utopia) "More interactive places for families" (utopia) "Homeless shelters" (utopia) "Old people's homes" (utopia) "No celebrations" (dystopia)
Environment	29	A significant number of children demonstrated a concern for the environment. These responses related mostly to pollution and car use, but also to wildlife	"Polluting factories/pollution" (dystopia) "No global warming" (dystopia) "No petroleum cars" dystopia) "Dead wildlife" (dystopia) "Solar panel cars and moon panel cars" (utopia)
Water	29	Desire for things with a water element was so common, that this has been recorded as a separate category, even though many of the responses have overlap with some of the above	"Inflatable things in the water" (utopia) "Waterslides" (utopia) "Water park full of water so we can play in it" (utopia) "More pontoons" (utopia) "Swimming" (utopia) "No water" (dystopia)
Technology	27	Responses in this category were mostly around a lack of technology being dystopian	"No iPads or phones" (dystopia) "No social media" (dystopia) "No TV" (dystopia) "No Wi-Fi" (dystopia) "More video games" (utopia)
Wildlife negative	23	These responses were mostly in response to the dystopia scenario, many were the initial responses from the children before they delved deeper and often delved into the slightly fantastical	"Snakes on the loose" (dystopia) "Rats" (dystopia) "Flies everywhere" (dystopia) "Loose dogs" (dystopia) "Sharks in the beach" (dystopia) "No stingers, no sharks" (utopia) "No mosquitos" (utopia)
Cost	23	There were a number of references to children's desire for things to be free, low cost or more affordable	"Free concerts" (utopia) "Everything free" (utopia) "Cheap land" (utopia) "Cheap theme parks" (utopia) "Free food" (utopia)
Parks/beaches	23	Responses in this category all related to public open spaces and to other natural areas, such as beaches	"More cool parks" (utopia) "A big oval for kids" (utopia) "No beaches" (dystopia) "Clean beaches" (utopia) "A beach library" (utopia)
School negative	23	There were both negative and positive responses regarding school. These have been coded differently as they are quite distinct	"Extra mean and stricter teachers" (dystopia) "No home work" (utopia) "All day school" (dystopia) "10x home work" (dystopia) "If there was no school" (utopia) "24 hours of school 7 days a week" (dystopia)
Indoor activities	21	Responses in this category related	"I really want to read books at the library"

		to things children like to do that are indoors, some were more sport related, some were play/activity related	(utopia) "Indoor basketball" (utopia) "Board games" (utopia) "Cooking" (utopia)
Outdoor Activities	21	Responses in this category related to things children like to do outdoors, such as sports or play/activity related	"Activities at beaches" (utopia) "Fishing" (utopia) "Snorkeling" (utopia) "No scooters" (utopia) "If I had a tree fort" (utopia)
Nature	17	A number of the responses in this category related to a utopian vision of the City, wanting more greenery, with a number of mentions of plants for food	"More nature places and trees" (utopia) "Fruit parks" (utopia) "Fruit trees" (utopia) "No grass or plants" (dystopia) "Unsafe plants" (dystopia)
Animals	16	These responses related to children liking animals and wanting contact with them and for them to be protected	"Animal farm for people to touch and see lots of cute animals" (utopia) "No pets allowed" (dystopia)
Infrastructure	15	There were ideas that children would like to see that related to City infrastructure (both big and small)	"Bike paths (not many)" (dystopia) "More jetties" (utopia) "Unsafe paths and roads" (dystopia) "No traffic lights" (dystopia) "More drink fountains" (utopia) "Too much turned into carparks" (dystopia)
Entertainment	13	Responses in this category related to mostly passive activities that children said they would like to participate in	"Outdoor movies" (utopia) "More music concerts" (utopia) "Outdoor movies on an oval or near the shops" (utopia)
School positive	13	As above	"No school fees" (utopia) "No school" (dystopia) "I really like to go to school" (utopia)
Disaster	11	Some of the responses to the dystopian questions related to natural disasters, a few which could be potential threats	"Bushfires" (dystopia) "Fires everywhere" (dystopia) "Thunder and lightning" (dystopia) "Earthquakes" (dystopia)
Playgrounds	11	A small number of children expressed their thoughts on playgrounds, separate from parks	"A safety playground would be a happy and safe place because there is a gate and playgrounds" (utopia) "A boring playground" (dystopia)
Boredom	10	Some children talked about Cockburn being dystopian if it was unexciting with no new things to do or if adults were too restrictive	"No exciting places for people" (dystopia) "Every adult is strict and boring" (dystopia) "No activities" (dystopia) "Not allowed to colour" (dystopia)
Sports/physical activity	9	These responses were separate for the desire for facilities, and specific outdoor or indoor activities – they are mostly sport-related	"Easy access to sport equipment" (utopia) "If there was a kids sports centre" (utopia) "Free pushbikes" (utopia) "No local sports clubs" (dystopia)
Family	8	Most responses related to family, and were about spending more	"Families have holidays" (utopia) "More family gatherings" (utopia)

		time with their family	"Too many babies and annoying brothers and boys" (dystopia)
Uncoded	22	Responses were undecipherable or not meaningful for the purposes of this project	n/a

Figure 5: Children's coded art competition responses

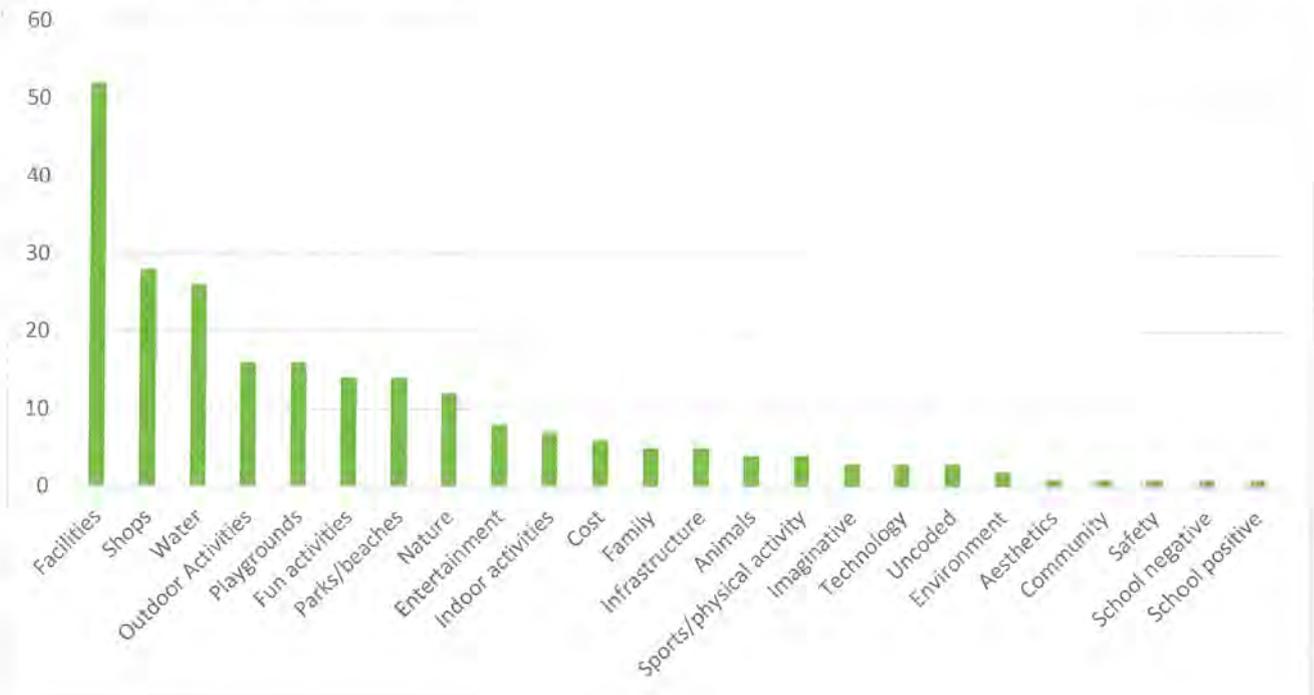


Table 13: Children's responses to the art competition

Code	#	Examples
Facilities	52	"Golf course, playground, tennis courts, Go Kart race track, cricket pitch, swimming pool" "A human maze that is 10 metres tall, which is a hedge. You can't get through the hedge as there is a fence inside. If you complete the maze you get free ice-cream." "Skate park, Go-karting, pool, footy oval, laser tag - I would love to live in Cockburn if it was like this" "Obstacle course, BMX track, Motor Cross, BMX, Pool, skate park" "Kids having fun in my picture. I have got a theme park with lots of rides. Starbucks to relax, day care for little siblings, a maze that you can get lost in, a roller-skating ring and a wildlife park for kids who love animals"
Shops	28	"My picture is about a kids' store. I think there is not enough kids shops in Gateway and other shopping centres, they just focus on the adult shops"
Water	26	"A pool with a wave machine" "An awesome water park with water slides and diving boards, guarantees to put smiling faces on children"
Outdoor Activities	16	"Obstacle course, BMX track, Motor Cross, BMX, Pool, skate park" "Having big beach balls to play with on the beach"
Playgrounds	16	"A wet and dry playground and like a mini Adventure World, Kids will love playing"

		<p>here and parents will love sitting and reading a book or laying down in the relaxation area. Kids will love it here"</p> <p>"Place for kids who like this kind of stuff. I think kids will like this playground, activities and like ice-cream and playground and pool, recycling station and a roller-coaster"</p> <p>"A 24-hour playground"</p>
Fun activities	14	<p>"Kids and adults having fun wherever they go. There is a target you can get free things, there is a nice relaxing café, a gigantic water slide, a pool where you can swim however you like and much more. Come and have fun families. Go on!"</p> <p>"A happy city with lots of toys and fun places, café, slides, cinema, shakes, toys, museum, ToysRUs, aquarium, zoo, art, minecraft, pizza (good image) - here have everything a kid needs"</p>
Parks/beaches	14	<p>"I think we should have an oval, more parks and apartments, mostly in Hammond Park"</p> <p>"Dog park"</p>
Nature	12	<p>"Community garden for kids. City of Cockburn would be the perfect place for kids if there were more kids' community gardens. Kids would learn to grow fresh fruits, flowers and vegies. Tree houses and scarecrows should also feature in the gardens"</p> <p>"Playground, apple trees, water place, petting zoo, communal veggie garden, fish"</p>
Entertainment	8	"Outdoor movies sponsored by kids"
Indoor activities	7	"How we can have fun in the City of Cockburn, it would have a Smiggle store, Time zone, free Lego building and a water slide"
Cost	6	<p>"The flying fox is \$5 for kids. Adults \$8. open from 6am to 10pm - In the morning old people can walk. Mango farm and you can pick. The water fountain closes and you run to the other side and the fountain turns on before you get wet. Roller-coaster is free and \$5 for adults"</p> <p>"There is a Target you can get free things"</p>
Family	5	"You can drop your kids off and go and do your shopping while your kids are at my ultimate kid's area. It's free."
Infrastructure	5	<p>"Areas in Cockburn that are natural with nesting boxes and footpaths for people and bikes"</p> <p>"Easy road access to everywhere"</p>
Animals	4	"A petting animal zoo, with sheep, dogs, rabbits, hamsters, goats, turtles and some bearded dragons"
Sports/physical activity	4	"Nerf combat, rugby field, soccer field, go kart, baseball stadium, skate park"
Imaginative	3	"The future because I think that everything will change, like hover boards, floating McDonalds, all sorts of flying things"
Technology	3	"People playing on the computer games with family and friends. Some online games called League of Legends (list of other games). You can also play internet games. Computer game shop"
Uncoded	3	n/a
Environment	2	"Kids play care - helping kids get fit and have no parents to boss you around. All of us kids will recycle and take care of our home!"
Aesthetics	1	"If there was to be a swing that light up big bright letters by swinging, maybe it would be fun and inspirational. I think DREAM is perfect."
Community	1	"I would also make it a place people could work if they had no job."
Safety	1	"A safe environment for Cockburn including 24-hour music stage, stadium, ice-

		arena and famous gardens”
School negative	1	“An empty school that no-one attends”
School positive	1	“A toy shop, a lolly shop and a school”

Figure 6: Children's coded postcard responses

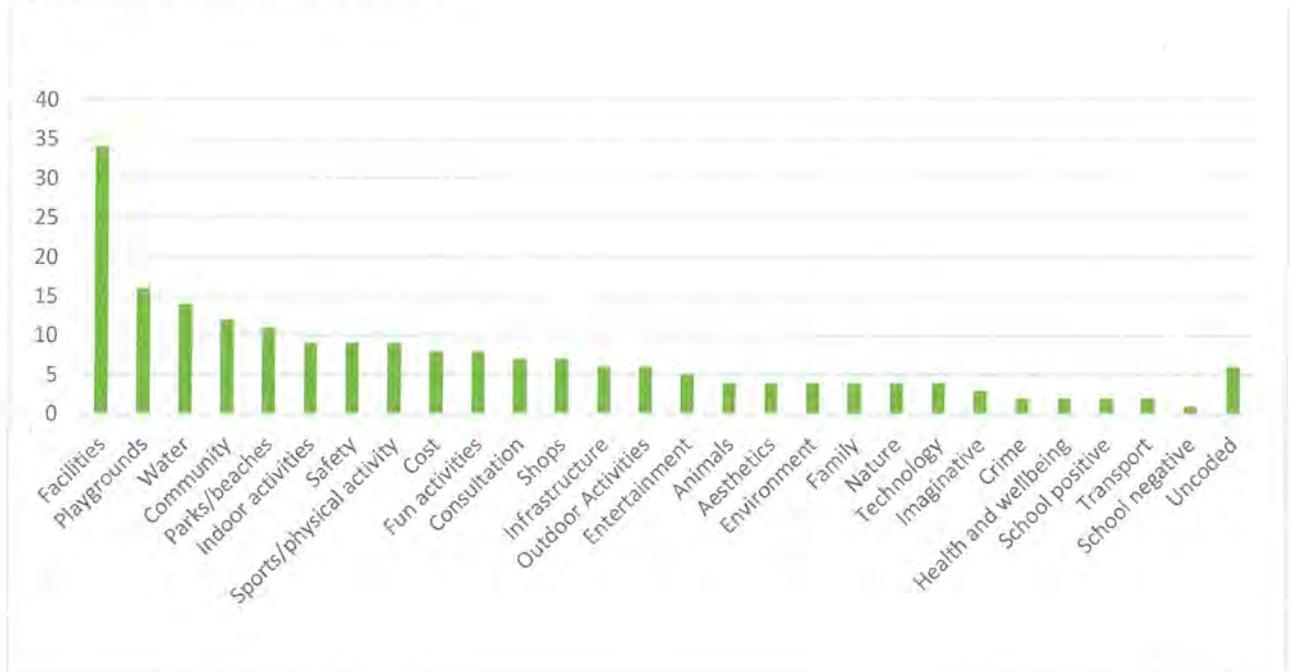


Table 14: Children's responses to the children's postcard

Code	#	Examples
Facilities	34	<p>“I would make more things like Adventure World or Butterfly Park, Water World and things like that”</p> <p>“I would make there be more soccer pitches and more skate parks”</p> <p>“I would build an art learning centre for people to do art”</p> <p>“Get people to build a sports stadium for soccer”</p> <p>“Skate park in Beeliar for the people to have to travel so far and we can just ride here”</p> <p>“Make a basketball court with skate park with soccer goals and football goals”</p> <p>“I would add a Jungle Gym and add a cinema. I would also like to add a crazy water slide like the ones at Adventure World”</p> <p>‘Build indoor centres with indoor skate parks and gyms for kids and adults All ages at youth centre”</p>
Playgrounds	16	<p>“I would add a big adventure playground”</p> <p>“Update the playground in MacFaul Park in Spearwood. It’s very old and has no slides”</p> <p>“I would make a safety playground that will have a gate, exercise equipment and a playground”</p> <p>“Make a giant playground where you can make mud pies and swim safely (not deep)”</p>
Water	14	<p>“Make more water plazas”</p> <p>“Make lots of swimming pools/water play”</p>

		"Water playground"
Community	12	"More houses for people living on the streets" "I would get things that are actually necessary and that people really want" "To help give single mums money - they take money off them" "More houses for the poor and make more hospitals and fire engines"
Parks/beaches	11	"I would make more parks with a big oval" "I would make it a better place by adding new parks, beaches, family places and places that make people happy" "I would put in a trampoline park next to the beach" "Add more cafés and parks"
Indoor activities	9	"Lego club at Spearwood Library every week" "Giant puzzle, safe and inflatable" "Make lots of Lego, world made of Lego, lots of fun Lego, building Lego, Lego!"
Safety	9	"Get more security and protection" "Laws to make less dangerous stuff" "I would make Cockburn a better place by making better security" "Put street lights up around our suburbs to prevent car accidents"
Sports/physical activity	9	"I would make more kids areas to make a better future for Cockburn and more fitness areas" "Sponsor and help out sporting clubs" "More basketball courts" "Make a basketball court with skate park with soccer goals and football goals"
Cost	8	"I would let everyone get one free thing every day" "Cheaper taxes" "Have more free community events that is open to all ages"
Fun activities	8	"I would make Cockburn have lots of fun things to do" "BLISSCO should have more activities and we should have comps at BLISSCO" "Try add things like some fun activities and also good family activities for when family from different places come so we can show them and do it with them"
Consultation	7	"I would like to know what people want" "Listen to people" "Get some information about what people want" "A box to put slips of paper regarding an invention or idea and Council members read and discuss"
Shops	7	"I would make shops or fast foods that have never been seen in Australia, for example Taco Bell. I would like also to have fun kids' things for example Toys R Us more shopping centres, more shops"
Infrastructure	6	"I would have more drink fountains and toilets around the area. Have all the playgrounds around the area to have maintenance" "Build more houses" "Some more bins for Cockburn and more public toilets"
Outdoor Activities	6	"A giant game, like snakes-and-ladders at the beach" "A giant game, a flying fox, ice-cream, a bushwalking rainbow" "Playground, a giant water gun"
Uncoded	6	n/a
Entertainment	5	"I would add outdoor movies on ovals and have a theatre to watch shows" "I would build more entertainment for family and build this. That will benefit the Cockburn community"
Animals	4	"I would love to make a pet shelter"

		"More activities on farms to play with animals"
Aesthetics	4	"Make everyone to pick up more rubbish" "Make Cockburn a more modern place to live"
Environment	4	"I would make it the best place by having a recycled playground made out of plastic bottles, metal and rubber. There would be heaps of recycled robots" "No smog and no factories" "Less greenhouse gases"
Family	4	"Follow my family traditions to allow everyone to be happy and to speak and vote"
Nature	4	"I would plant lots of trees and flowers – everywhere" "More nesting boxes" "An orchard, picnic spot, nature play"
Technology	4	"Make PS4 places everywhere to everyone would play it" "Videogame tournaments"
Imaginative	3	"Build a castle with motorbikes"
Crime	2	"No robbery" "Build a bigger prison and whoever has a bad criminal record give them life"
Health and wellbeing	2	"I would ban people smoking inside houses if they have kids, so they don't get their kids sick" "Healthy living, not so much rubbish on the floor. Get some sponsors and get helpers for sporting clubs and events"
School positive	2	"Help the schools or build new schools for the less fortunate"
Transport	2	"Make more transport for the people"
School negative	1	"No school"

Figure 7: Parent's coded responses to the postcard and survey

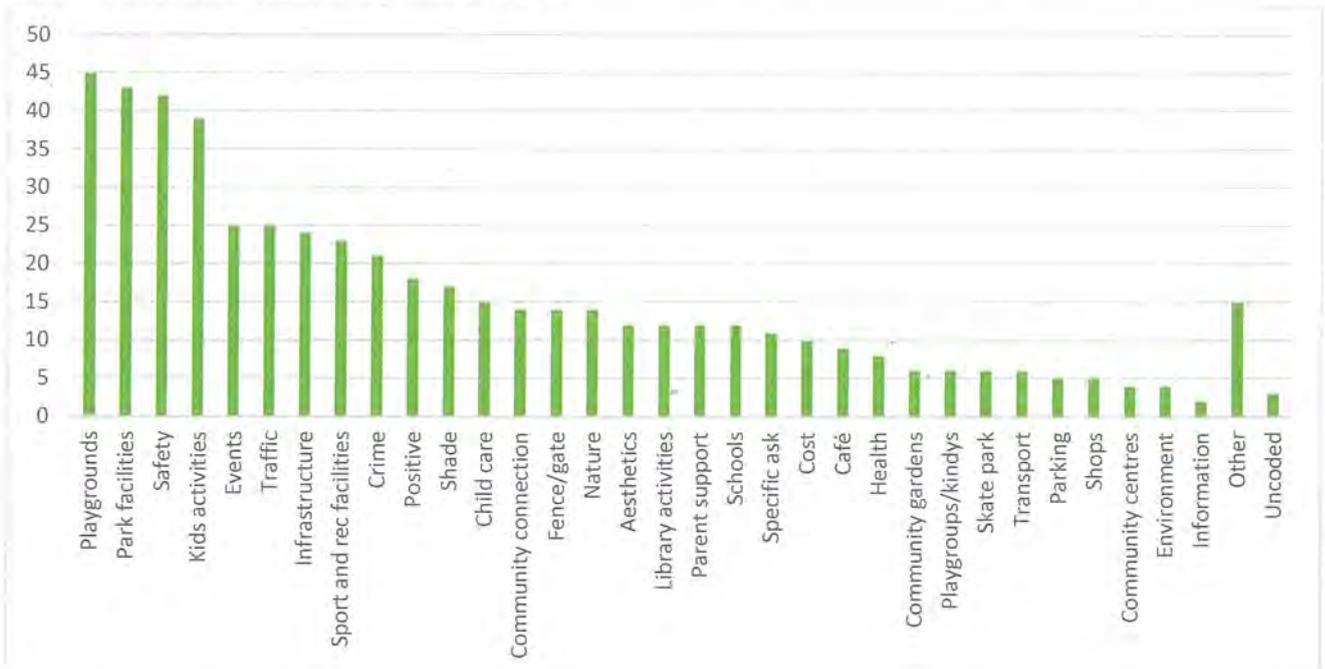


Table 15: Responses to the postcard and survey grouped into themes

Theme	Codes	Number
Positive feedback from the community	Positive	18

Parks, playgrounds and outdoor spaces	Playgrounds	45
	Park facilities	43
	Fence/gate	14
	Shade	17
	Café	9
Community safety and crime prevention	Safety	42
	Crime	21
Activities and events	Kids activities	39
	Events	25
	Library activities	12
Community facilities	Sport and entertainment	23
	Skate park	6
	Community gardens	6
	Community centres	4
Planning and infrastructure	Infrastructure	24
	Nature	14
	Aesthetics	12
	Shops	5
Roads, traffic and transport	Traffic	25
	Transport	6
	Parking	5
Child care, kindergartens and schools	Child care	15
	Schools	12
	Playgroups/kindys	6
Community spirit and connection	Community	14
Health and support	Health	8
	Parent support	12
	Information	2
Affordability	Cost	10
Environment	Environment	4
Other	Other	16
Specific asks <sup>14</sup>	Specific asks	11

Table 16: How parents like to find out about information

Method	#
Email	14
Facebook	10
Posters/flyers	7
Website	7
Community newspapers	5
Word of mouth	4
SMS	3
App	2
Internet	2
City staff	2

<sup>14</sup> This code was used for very specific things that people wanted to happen that fell outside of other categories

Cockburn Soundings	2
School newsletters	1
Letter box drop	1
Child Health Nurse	1
Blog	1
Signage at Manning Park	1
Events	1
Mail	1

Table 17: Responses to the question asking what would make parenting easier

Method	#	Examples
Kids activities and facilities	21	<p><i>"Toy library open longer or during the week"</i></p> <p><i>"Library activities every day of the week"</i></p> <p><i>"Multilingual Pram Jam"</i></p> <p><i>"Weekly Pram Jam at Spearwood Library (multiple requests for this)"</i></p> <p><i>"Activities for babies and toddlers in the school holidays"</i></p>
Child care and kindy	6	<p><i>"More quality day-cares in Spearwood"</i></p> <p><i>"Three-year old kindy's in Spearwood"</i></p> <p><i>"Access to affordable child care services"</i></p>
Parent support	4	<p><i>"Older women in the community who love children but don't get the opportunity to help others (mums with children) may wish to volunteer in the home, shopping. I think Rec Cross has this program"</i></p> <p><i>"Home help cleaning up"</i></p> <p><i>"Behaviour management techniques"</i></p> <p><i>"More supportive family members and friends who understand when your toddler is messy or not eating his lunch or dinner"</i></p>
Playgrounds and parks	3	<p><i>"Gated playgrounds and sun sails everywhere"</i></p> <p><i>Natural playground with shade would be great"</i></p> <p><i>"Play areas in shopping malls"</i></p>
Other	4	<p><i>"Less outside pressures – financial, work etc."</i></p> <p><i>"More locations for group activities for people who do not have access to cars or use public transport"</i></p> <p><i>"A decent public secondary school"</i></p>

Table 18: What places, activity or service are important to families?

Place, activity or service	#
Library services and activities	27
Froggy's	7
Parks and playgrounds	5
Festivals	3
Family Day Care	2
Playgroup	1

Leisure centre/pool	1
Child Health Nurse	1

Table 19: What makes it difficult to access services, venues or activities?

<b>Access issue</b>	<b>#</b>
Parking	6
Timing	5
Child minding / no crèche	3
Not repeated enough	2
Cost	1
Transport	1
More notice	1
Overcrowding	1

Strategy Action Number	Action	Budget Type	16/17	17/18	18/19	19/20	20/21	Total
1.1.5	Pop -up Nature Play activities	New Pilot -to be grants funded after pilot			\$7,000			
1.1.6	Play Spaces Plan	New Non Recurrent		5000	0			
1.1.3	Pilot Street Play Program	New Pilot could be grant funded after pilot		2000				
2.1.4	Children with disadvantage or disability subsidy for non-sporting activities	New Recurrent Operating			20000	20000	20000	
2.1.5	Feasibility Study and program for Junior Blissco service for 6 to 9 year olds	Non-Recurrent and Recurrent to be advised			5000			
2.1.6	Pop up vulnerable children early years activities	Recurrent Operating		5000	5000	5000	5000	
2.1.8	Additional children and family programs in Spearwood Library	New Recurrent Operating			10000	10000	10000	
2.2.3	Family Week Event	New Recurrent Operating		5000	5000	5000	5000	
2.2.4	Harmony Week Event	New Recurrent Operating		5000	5000	5000	5000	
2.2.5	Additional weekly Froggy's Fun On the Green Play Session per term	New Recurrent Operating		11000	11000	11000	11000	
2.3.3	Family services customer satisfaction survey	New Recurrent Operating		5000	5000	5000	5000	
2.5.6	Multicultural families programs	New Recurrent Operating			5000	5000	5000	
2.6.2	Early years AEDC targeted services	New Recurrent operating		5000	5000	5000	5000	
<b>Total</b>			<b>0</b>	<b>\$43,000</b>	<b>\$83,000</b>	<b>\$71,000</b>	<b>\$71,000</b>	<b>\$268,000</b>