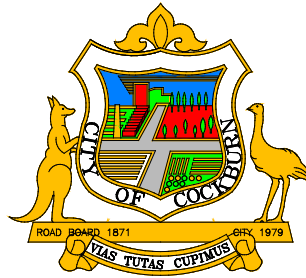


# **CITY OF COCKBURN**



## **ORDINARY COUNCIL**

## **AGENDA PAPER**

### **FOR**

**THURSDAY, 13 APRIL 2017**

# CITY OF COCKBURN

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## **CITY OF COCKBURN**

### **AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 13 APRIL 2017 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. APOLOGIES AND LEAVE OF ABSENCE**
- 6. WRITTEN REQUESTS FOR LEAVE OF ABSENCE**
- 7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**  
Nil
- 8. PUBLIC QUESTION TIME**

**9. CONFIRMATION OF MEETING**

**9.1 (OCM 13/04/2017) - MINUTES OF THE ORDINARY COUNCIL MEETING - 9 MARCH 2017**

**RECOMMENDATION**

That Council confirms the Minutes of the Ordinary Council Meeting held on Thursday, 9 March 2017 as a true and accurate record.

**COUNCIL DECISION**

**10. DEPUTATIONS**

**11. PETITIONS**

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

Nil

**13. DECLARATION BY MEMBERS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING**

**14. COUNCIL MATTERS**

**14.1 (OCM 13/04/2017) - MINUTES OF THE AUDIT & STRATEGIC FINANCE COMMITTEE MEETING - 16 MARCH 2017 (026/007) (J NGOROYEMOTO/N MAURICIO) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 16 March 2017, and adopt the recommendations contained therein.

**COUNCIL DECISION**

## **Background**

A meeting of the Audit and Strategic Finance Committee was conducted on 16 March 2017.

## **Submission**

N/A

## **Report**

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

1. Risk Management Information Report
2. Land Management Strategy 2017-2022
3. Internal Audit Report – Project Management

## **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.

## **Budget/Financial Implications**

As contained in the Minutes.

## **Legal Implications**

As contained in the Minutes.

## **Community Consultation**

N/A

## **Risk Management Implications**

The Audit and Strategic Finance Committee is a formally appointed Committee of Council and is responsible to that body. The Audit and Strategic Finance Committee does not have executive powers or

authority to implement actions in areas over which management has responsibility and does not have any delegated financial responsibility. The Audit and Strategic Finance Committee does not have any management functions and is therefore independent of management.

Therefore, if any Committee recommendations of the Audit and Strategic Finance Committee are not adopted or deferred by Council, officers will be unable to proceed to action the recommendations contained within the Minutes.

**Attachment(s)**

Minutes of the Audit & Strategic Finance Committee Meeting – 16 March 2017.

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

N/A

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

Nil.

**15. PLANNING AND DEVELOPMENT DIVISION ISSUES**

**15.1 (OCM 13/04/2017) - PROPOSED STRUCTURE PLAN FOR LOT 5 (NO. 626) ROCKINGHAM ROAD, MUNSTER - OWNER: RAY DAVID FORREST - APPLICANT: CF TOWN PLANNING AND DEVELOPMENT (110/168) (T VAN DER LINDE) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) adopts the Schedule of Submissions prepared in respect of the proposed structure plan;
- (2) pursuant to Schedule 2, Part 4, clause 20 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, recommends to the Western Australian Planning Commission the proposed structure plan be approved, subject to the following modifications:
  1. Amend Part Two, section 1.3.2.4 Movement Networks, first paragraph to refer to an average weekday traffic volume of 4,174 vehicles along Rockingham Road according to traffic counts undertaken in 2015, thus resulting in the requirement that all vehicles associated with future development at the site are able to exit the

site in forward gear;

2. Amend the Acoustic Assessment dated 16 December 2016 prepared by ND Engineering (ref: 1611119) to address the recommendations set out in Main Roads letter dated 20 March 2017 and included as submission 13 within the Schedule of Submissions at Attachment 3 of this report to the satisfaction of the City in consultation with Main Roads and prior to the commencement of any on site works; and
- (3) advise the applicant and those who made a submission of Council's decision accordingly.

## COUNCIL DECISION

### Background

The proposed Structure Plan relates to Lot 5 (No. 626) Rockingham Road, Munster and proposes a Residential zoning at R40 density across the subject land. A Location Plan is provided at Attachment 1.

A Structure Plan has also been lodged with the City for Lot 6 (No. 630) Rockingham Road immediately south of the subject land also proposing an R40 coding over the land. The Structure Plans are able to be approved and development carried out independently of each other.

The Structure Plan has been advertised for public comment and this report now seeks to consider the proposal in light of the advertising process.

### Submission

The Structure Plan was prepared and lodged by CF Town Planning and Development on behalf of the landowner.

### Report

#### Planning Background

The subject land is 2,346m<sup>2</sup> and is bound by Rockingham Road to the west, Stock Road to the east, a number of residential grouped dwellings directly to the north, and several lots of a similar size to the

south. Much of the land in the vicinity of the subject land is progressively being redeveloped as single and grouped dwellings following preparation and approval of Structure Plans to guide development.

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 No. 5 ("DA 5"), Development Contribution Areas No. 6 and 13 ("DCA 6") and ("DCA 13").

Pursuant to Clause 5.2.3.2 of the Scheme, a Structure Plan is required to be prepared and approved prior to any subdivision or development within a Development Area. The Structure Plan proposes a 'Residential' zoning over the subject land at an 'R40' density code. A copy of the Structure Plan is included at Attachment 2. Due to the relatively small size of the subject land, provision of 10% Public Open Space ("POS") is not proposed due to the resulting area of POS being too small to be of benefit to the community. Instead, the contribution of a cash-in-lieu equivalent will make funds available for the City to upgrade existing and future POS in the surrounding locality.

The subject land currently accommodates a single residential dwelling and several outbuildings. The subject land is in a strategic location being in close proximity to the major transport routes of Rockingham Road and Stock Road, providing convenient access to nearby existing and future employment hubs including the Australian Marine Complex, Latitude 32 and Fremantle. St Jerome's Primary School, Coogee Primary School and South Coogee Primary School are all located within 2km of the subject land. Solta Park, Albion Park, Mihaljevich Park and the proposed park at Lot 103 and Lot 104 West Churchill Avenue are all located within walking distance. A local centre offering a number of services including various food outlets is located approximately 120m north of the subject land.

#### Residential Density

The proposed residential density code of R40 will assist in the provision of additional dwelling diversity within the locality. The draft Perth and Peel@3.5million strategic plan advocates for urban consolidation and an overall target of 47% of all new dwellings as infill development. Directions 2031 and Beyond ("Directions 2031") and Liveable Neighbourhoods ("LN") promote a minimum of 15 dwellings per hectare as the 'standard' density for new urban areas. A minimum of 4 dwellings are required to be developed at the subject land to achieve this target. The proposed R40 density allows for a maximum of 10 dwellings to be developed at the subject land, meeting the targets of Directions 2031 and LN.

The proposed R40 density is consistent with the densities within the surrounding residential area which range from R20 to R60. Residential lots to the west of Rockingham Road and the subject land are primarily zoned R20, while north of the site several endorsed Structure Plans have been zoned R40 and R60. The R40 density proposed on the site is further supported by convenient access to public transport along Stock and Rockingham Road with stops less than 300m from the subject site providing future residents an increased level of connectivity.

### Public Open Space

In accordance with LN the proposed Structure Plan is required to cede 10% of the gross subdividable area as POS. Due to the relatively small size of the Structure Plan area, physical POS has not been provided. Instead, the POS requirement is proposed to be satisfied by way of a future cash-in-lieu contribution pursuant to clause 153 of the Planning and Development Act 2005. Having regard to clause 153 of the *Planning and Development Act 2005*, LN specifies in A2 of Appendix 4 that the WAPC may impose a condition seeking a cash-in-lieu equivalent of POS in a number of circumstances, including where “*the otherwise required 10 per cent area of open space would yield an area of unsuitable size/s and dimension/s to be of practicable use*”. This is applicable to the proposed Structure Plan and thus it is deemed appropriate to recommend a cash-in-lieu contribution at subdivision stage. Clause 154 of the Planning and Development Act 2005 sets out how the money received in lieu of open space is to be dealt with.

Furthermore, the subject site is located within walking distance of a number of areas of existing and proposed POS of varying sizes and functionality which would benefit from upgrades funded by cash-in-lieu contributions from nearby subdivisions. These include Solta Park, Albion Park, Mihaljevich Park and the proposed park at Lot 103 and Lot 104 West Churchill Avenue.

### Noise

Due to the proximity of the subject land to Stock Road, a noise assessment demonstrating compliance of the proposal with *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning* (SPP 5.4) was required.

The Acoustic Assessment included at Appendix 2 of the Structure Plan report is not compliant with SPP 5.4 for a number of reasons, including incorrect data, insufficient noise modelling and insufficient detail regarding noise mitigation measures. The recommended changes to the Acoustic Assessment are detailed in Main Roads submission on

the proposal included within the Schedule of Submissions at Attachment 3. Recommendation (2)2 above requires the Acoustic Assessment be updated in accordance with these recommendations as a condition of Structure Plan approval.

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

#### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types
- 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

### **Budget/Financial Implications**

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

### **Legal Implications**

Clause 20(1) of the deemed provisions requires the City to prepare a report on the proposed Structure Plan and provide it to the Commission no later than 60 days following the close of advertising.

### **Community Consultation**

In accordance with clause 18(2) of the deemed provisions, the Structure Plan was advertised for a period of 28 days commencing on 14 February 2017 and concluding on 14 March 2017. Advertising included a notice in the Cockburn Gazette and on the City's webpage, letters to landowners in the vicinity of the Structure Plan area, and letters to relevant government agencies.

In total thirteen submissions were recieved. Eleven were from government agencies, one of which provided objections to the proposal, in particular the Acoustic Assessment as discussed in the preceding report above. Two submissions were received from nearby landowners, both supporting the proposal. The Schedule of Submissions at Attachment 3 details each of the submissions received.



### **Risk Management Implications**

If the Structure Plan is not supported, there will be no planning structure over the subject land to guide future subdivision and development. The subject land is in a strategic location, close to major transport routes, areas of POS, employment hubs, schools and a local centre and thus it is appropriate to develop the site at an R40 residential density which also assists in achieving dwelling targets specified within Perth and Peel@3.5million.

Thus, if the Structure Plan is not adopted, there will be a missed opportunity to develop this land for residential dwellings to assist in meeting density targets and capitalise on the strategic location of the subject land.

### **Attachment(s)**

1. Location Plan
2. Structure Plan Map
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 13 April 2017 Council Meeting.

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

Nil.

## **15.2 (OCM 13/04/2017) - PROPOSED STRUCTURE PLAN - LOT 6 (NO. 630) ROCKINGHAM ROAD, MUNSTER - OWNER: NU EDGE PROPERTY PTY LTD - APPLICANT: TERRANOVIS (110/167) (T VAN DER LINDE) (ATTACH)**

### **RECOMMENDATION**

That Council

- (1) adopts the Schedule of Submissions prepared in respect of the proposed structure plan;
- (2) pursuant to Schedule 2, Part 4, clause 20 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, recommend to the Western Australian Planning Commission the proposed structure plan be approved, subject to the following modifications:

1. Amend the Transportation Noise Assessment dated 10 December 2016 prepared by Lloyd George Acoustics (ref: 16123827-01) to address the recommendations set out in Main Roads letter dated 20 March 2017 (ref: 17/1445 (D17#230507)) and included as submission 12 within the Schedule of Submissions at Attachment 3 of this report to the satisfaction of the City in consultation with Main Roads;
- (3) advise the applicant and those who made a submission of Council's decision accordingly.

## COUNCIL DECISION

### Background

The proposed Structure Plan relates to Lot 6 (No. 630) Rockingham Road, Munster and proposes a Residential zoning at R40 density across the subject land. A Location Plan is provided as Attachment 1.

A Structure Plan has also been lodged with the City for Lot 5 (No. 626) Rockingham Road, immediately north of the subject land, also proposing an R40 coding over the land. The Structure Plans are able to be approved and development carried out independently of each other.

The Structure Plan has been advertised for public comment and this report now seeks to consider the proposal in light of the advertising process.

### Submission

N/A

### Report

#### Planning Background

The subject land is 2,245m<sup>2</sup> and is bound by Rockingham Road to the west, Stock Road to the east, several lots of a similar size and use to the subject land to the south and adjacent north. Much of this development in the vicinity of the subject land is guided by Structure Plans.

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 No. 5 ("DA 5"), Development Contribution Areas No. 6 and 13 ("DCA 6") and ("DCA 13").

Pursuant to Clause 5.2.3.2 of the Scheme, a Structure Plan is required to be prepared and approved prior to any subdivision or development within a Development Area. The Structure Plan proposes a 'Residential' zoning over the subject land at an 'R40' density code (Attachment 2). Due to the relatively small size of the subject land, provision of 10% Public Open Space ("POS") is not proposed due to the resulting area of POS being too small to be of benefit to the community. Instead, the contribution of a cash-in-lieu equivalent will make funds available for the City to upgrade existing and future POS in the surrounding locality.

The subject land currently accommodates a single residential dwelling and several outbuildings. The subject land is in a strategic location being in close proximity to the major transport routes of Rockingham Road and Stock Road, providing convenient access to nearby existing and future employment hubs including the Australian Marine Complex, Latitude 32 and Fremantle. St Jerome's Primary School, Coogee Primary School and South Coogee Primary School are all located within 2km of the subject land. Solta Park, Albion Park, Mihaljevich Park and the proposed park at Lot 103 and Lot 104 West Churchill Avenue are all located within walking distance. A local centre offering a number of services including various food outlets is located approximately 140m north of the subject land.

### Residential Density

The proposed residential density code of R40 will assist in the provision of additional dwelling diversity within the locality. The draft *Perth and Peel@3.5million* strategic plan advocates for urban consolidation and an overall target of 47% of all new dwellings as infill development. *Directions 2031 and Beyond* ("Directions 2031") and *Liveable Neighbourhoods* ("LN") promote a minimum of 15 dwellings per hectare as the 'standard' density for new urban areas. A minimum of 4 dwellings are required to be developed at the subject land to achieve this target. The proposed R40 density allows for a maximum of 10 dwellings to be developed at the subject land, meeting the targets of Directions 2031 and LN.

The proposed R40 density is consistent with the densities within the surrounding residential area which range from R20 to R60. Residential lots to the west of Rockingham Road and the subject land are primarily

zoned R20, while north of the site several endorsed Structure Plans have been zoned R40 and R60. The R40 density proposed on the site is further supported by convenient access to public transport with a stop along Stock Road being 250m from the subject land and a stop along Rockingham Road being approximately 95m from the subject land, providing future residents an increased level of connectivity.

### Public Open Space

In accordance with LN the proposed Structure Plan is required to cede 10% of the gross subdividable area as POS. Due to the relatively small size of the Structure Plan area, physical POS has not been provided. Instead, the POS requirement is proposed to be satisfied by way of a future cash-in-lieu contribution pursuant to clause 153 of the *Planning and Development Act 2005*. Having regard to clause 153 of the *Planning and Development Act 2005*, LN specifies in A2 of Appendix 4 that the WAPC may impose a condition seeking a cash-in-lieu equivalent of POS in a number of circumstances, including where “*the otherwise required 10 per cent area of open space would yield an area of unsuitable size/s and dimension/s to be of practicable use*”. This is applicable to the proposed Structure Plan and thus it is deemed appropriate to recommend a cash-in-lieu contribution at subdivision stage. Clause 154 of the *Planning and Development Act 2005* sets out how the money received in lieu of open space is to be dealt with.

Furthermore, the subject land is located within walking distance of a number of areas of existing and proposed POS of varying sizes and functionality which would benefit from upgrades funded by cash-in-lieu contributions from nearby subdivisions. These include Solta Park, Albion Park, Mihaljevich Park and the proposed park at Lot 103 and Lot 104 West Churchill Avenue.

### Noise

Due to the proximity of the subject land to Stock Road, a noise assessment demonstrating compliance of the proposal with *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning* (SPP 5.4) was required.

A Transportation Noise Assessment was prepared to accompany the application and included as Appendix 2. A number of concerns were raised by Main Roads in their letter dated 20 March 2017 which are detailed in submission 12 of the Schedule of Submissions at Attachment 3. While it is recognised that the Transportation Noise Assessment generally complies with the requirements of SPP 5.4, the modifications recommended by Main Roads are logical and would result in a more accurate document. Thus, these modifications have been required as per recommendation (2)<sup>1</sup> above.

## **Strategic Plan/Policy Implications**

### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types
- 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

### **Budget/Financial Implications**

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

### **Legal Implications**

Clause 20(1) of the deemed provisions requires the City to prepare a report on the proposed Structure Plan and provide it to the Commission no later than 60 days following the close of advertising.

### **Community Consultation**

In accordance with clause 18(2) of the deemed provisions, the Structure Plan was advertised for a period of 28 days commencing on 28 February 2017 and concluding on 28 March 2017. Advertising included a notice in the Cockburn Gazette and on the City's webpage, letters to landowners in the vicinity of the Structure Plan area, and letters to relevant government agencies.

In total Council received twelve submissions, ten from government agencies and two from landowners. The submission from Main Roads recommended a number of changes to the Transportation Noise Assessment as discussed in the preceding report above. One landowner supported the proposal and one objected to potential outcomes of the proposal.

The attached Schedule of Submissions at Attachment 3 details each of the submissions received.

### **Risk Management Implications**

If the Structure Plan is not supported, there will be no planning structure over the subject land to guide future subdivision and development. The subject land is in a strategic location, close to major transport routes, areas of POS, employment hubs, schools and a local centre and thus it is appropriate to develop the site at an R40 residential density which also assists in achieving dwelling targets specified within *Perth and Peel @3.5million*.

Thus, if the Structure Plan is not adopted, there will be a missed opportunity to develop this land for residential dwellings to assist in meeting density targets and capitalise on the strategic location of the subject land.

### **Attachment(s)**

1. Location Plan
2. Structure Plan Map
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 13 April 2017 Council Meeting.

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

Nil.

## **15.3 (OCM 13/04/2017) - PROPOSED AMENDMENT TO MURIEL COURT STRUCTURE PLAN - LOTS 30 TO 33 VERA COURT, COCKBURN CENTRAL (110/007) (T VAN DER LINDE) (ATTACH)**

### **RECOMMENDATION**

That Council

- (1) endorse the Bushfire Management Plan prepared by Bushfire Prone Planning in respect of the Proposed Structure Plan amendment dated 13 October 2016;
- (2) pursuant to *Schedule 2, Part 4, clause 20 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015*, recommend to the Western Australian Planning Commission that the proposed amendment to Muriel Court Structure Plan be approved, subject to the following modifications;

1. Remove all references to the amendment being a minor amendment;
2. Include an additional requirement under Part 1, Section 4.3 that an 18m diameter cul-de-sac is required to be constructed at the eastern termination of Verna Court in accordance with the approved Waste Management Plan at Appendix 8 of the Structure Plan amendment report;
3. Amend Part 2, Section 2.2 to reflect the changes required in recommendation 4 below;
4. Amend the Noise Assessment prepared by Herring Storer Acoustics (reference: 212226-4-16262) included as Appendix 3 to address the applicable Jandakot Airport ANEF contour identified over a portion of the subject land and include reference to the following Notification on Title for those lots affected by noise from Jandakot Airport:

*“This property is situated in the vicinity of Jandakot Airport, and is currently affected or may in the future be affected by aircraft noise. Noise exposure levels may increase in the future as a result of increases in numbers of aircraft using the airport, or other operational changes. Further information about aircraft noise, is available on request from the Jandakot Airport. Information regarding development restrictions and noise insulation requirements for noise-affected property, are available on request from the relevant local government offices;”*

5. Amend Appendix 6 ‘Cross Sections of Common Property’ of the Structure Plan amendment report in accordance with attached sketch included at Attachment 4 of this report.

(3) advise the proponent of Council’s decision accordingly.

## COUNCIL DECISION

## **Background**

The City has received a request to amend the Muriel Court Structure Plan as it relates to Lots 30-33 Verna Court, Cockburn Central ("subject land"). A Location Plan is included at Attachment 1.

The proposed amendment seeks to rationalise the road alignments and street block extents over Lots 30-33 Verna Court as proposed by the Structure Plan to facilitate subdivision and development for residential land uses in a manner that provides for a more practical road layout.

The amended Structure Plan has been advertised for public comment and this report now seeks to consider the proposal in light of the advertising process and assessment by officers.

## **Submission**

N/A

## **Report**

### Planning Background

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ('MRS'), with the majority of surrounding land zoned 'Urban'. The Kwinana Freeway to the east is reserved as a 'Primary Regional Road' under the MRS.

The subject land is zoned 'Development' under City of Cockburn Town Planning Scheme No. 3 and is located within the Muriel Court Structure Plan also known as Development Area 19 ('DA19'). The Muriel Court Structure Plan is a 79 hectare area bound by North Lake Road, Semple Court, Verna Court, the Kwinana Freeway and Kentucky Court, and is directly adjacent to Cockburn Central Activity Centre. Thus, it is a unique and strategic location to accommodate future residential growth.

The Muriel Court Structure Plan was prepared by the City of Cockburn and endorsed by the Western Australian Planning Commission ('WAPC') in 2010. Given the multiplicity of land ownership within the Structure Plan area as well as the relatively small lot sizes, it was considered that the only practical way of progressing planning of the area and facilitating its development potential was for the City to prepare a Structure Plan over the whole Development Area. The Structure Plan, in conjunction with other statutory planning instruments, provides a robust framework for the implementation of a dense, walkable, mixed use community.



The subject land is also included within Development Contribution Area 11 ('DCA11') and Development Contribution Area 13 ('DCA 13'). Contributions for items listed under each Development Contribution Plan will be required at subdivision and/or development stage.

### Proposed Amendment to Structure Plan

The purpose of the proposed Structure Plan amendment is to rationalise the local road network, particularly those roads proposed on lot boundaries, in order to facilitate a more efficient and regular lot layout and to allow subdivision and development to occur independently of adjoining landowners. The Structure Plan Overlay Map at Attachment 3 depicts the proposed changes.

Key elements of the proposal are:

- Realignment of the north-south aligned road currently on the boundary of Lot 30 and 31 Verna Court. The amendment results in the entirety of the road reserve being located within Lot 31, which in turn increases the area of Residential R80 zoned within Lot 30 by 1,030m<sup>2</sup> and decreases the area of Residential R40 zoned land within Lot 31 by 920m<sup>2</sup>. As a result of this change, Lot 31 is able to be developed independently of Lot 30 since the full width of the road reserve required to access future lots at Lot 31 is able to be constructed within Lot 31; and
- Realignment of the north-south aligned road on the boundary of Lot 32 and 33 currently located at an angle across the boundaries of both lots. The amendment results in the carriageway and eastern road verge being located within Lot 32 and the western road verge being located within Lot 33. This in turn decreases the area of Residential R40 and Residential R60 within Lot 32 and increases the area of POS, Residential R40 and Residential R60 within Lot 33. This amendment allows Lot 32 to be subdivided and developed independently of Lot 33 due to the road carriageway required to access proposed lots at Lot 32 being entirely located within Lot 32.

The minor increase in the area of POS over Lot 33 will not have any negative impact on the urban water management of the Structure Plan.

The proposed amendments have minimal impact on the design and functionality of the Structure Plan while still facilitating a more efficient lot layout.

### Common Property

A subdivision application based on the proposed Structure Plan amendment has been lodged with the WAPC for Lots 30 and 31 Verna

Court on behalf of the landowners of these lots. The City has recommended to the WAPC that determination of this subdivision application be deferred until the proposed Structure Plan amendment is determined.

The subdivision application proposes a number of R80 lots directly fronting common property access ways of 8m and 10.5m wide. Due to these lots fronting a much narrower access way than a regular 15m wide street, it is vital that these common property areas are designed in such a way that amenity, including footpaths and street trees, are still provided for residents. At the same time, the access ways needs to be functional for private and waste vehicle access.

While the Structure Plan amendment states that the provision of street trees and a footpath within common property will be required as a condition of subdivision approval, the common property cross sections depicting how this is to be achieved do not incorporate sufficient carriageway width for waste collection vehicles. Thus, point (2)5 of the above recommendation requires the cross section to be updated in accordance with the attached sketch (Attachment 4).

### Noise

The noise assessment prepared in support of the proposed amendment incorrectly claims that the subject land sits outside the Jandakot Airport Frame or ANEF. The Noise Assessment will need to be amended to address the ANEF contour that applies to a portion of the subject land including reference to Notifications on Title for those lots that may be affected by noise from Jandakot Airport. Section 2.2 of the Structure Plan amendment report which references the noise assessment will also need to be updated to reflect these changes. This requirement is reflected in recommendation (2)3 and (2)4 above.

## **Strategic Plan/Policy Implications**

### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets

### **Moving Around**

- Improve connectivity of transport infrastructure

## **Budget/Financial Implications**

The Structure Plan amendment fee for this proposal has been calculated in accordance with the *Planning and Development Regulations 2009*, including the cost of advertising and this has been paid by the applicant.

The subject land is located within DCA 11 and DCA 13, which requires contributions towards infrastructure within the Muriel Court Structure Plan area as well as contributions towards community infrastructure broadly across the City of Cockburn. These contributions are required to be paid at subdivision and/or development stage.

### **Legal Implications**

*Planning and Development Act 2005*

*City of Cockburn Town Planning Scheme No. 3*

*Planning and Development (Local Planning Schemes) Regulations 2015*

### **Community Consultation**

Community consultation was carried out for a period of 14 days from 7 March until 21 March 2017. The proposal was advertised in the newspaper, on the City's website and letters were sent to affected landowners in accordance with Regulation requirements.

Despite the minor nature of the proposed amendment, advertising was considered necessary due to the applicant only representing the landowners of Lots 30-32 Verna Court, while the Structure Plan amendment proposed changes over Lot 33 Verna Court. Thus the landowner of Lot 33 was notified due to the implications it has on their land.

No submissions were received during the advertising period.

### **Risk Management Implications**

The officer's recommendation takes into consideration all the relevant planning factors associated with this proposal and is appropriate in recognition of making the most appropriate planning decision. There is minimal risk to the City if the amendment is recommended for approval as it will have minimal impact on existing landowners or the proposed development outcome under the Muriel Court Structure Plan.

If the Structure Plan amendment is not progressed, the rationalisation of the road layout will not be achieved, making it more difficult for the landowner/developer to proceed with subdivision and development of each lot. Given the highly strategic location of the subject land and in the interest of facilitating development of the Muriel Court Structure Plan in a timely manner and with minimal complications, it is recommended that the amendment be approved.

**Attachment(s)**

1. Location Plan
2. Amended Structure Plan
3. Structure Plan Overlay Map
4. Modifications to Cross Sections of Common Property

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

The Proponent(s) has been advised that this matter is to be considered at the 13 April 2017 Council Meeting.

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

Nil.

**15.4 (OCM 13/04/2017) - CONSIDER PROJECT PLAN FOR NEW LOCAL PLANNING STRATEGY AND LOCAL PLANNING SCHEME (197/001 AND 197/002) (C CATHERWOOD) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) prepares a new local planning strategy to guide a new City of Cockburn Local Planning Scheme No. 4 for the entire area within the City of Cockburn, with the exclusion of land subject to the Hope Valley Wattleup Redevelopment Act 2000, Carnac Island and Rottnest Island;
- (2) pursuant to Section 72 of the Planning and Development Act 2005, prepare the above Local Planning Scheme with reference to the entire area within the City of Cockburn with the exclusion of land subject to the Hope Valley Wattleup Redevelopment Act 2000, Carnac Island and Rottnest Island, and as shown on the plan presented to the Council of the local government at its meeting of 13 April 2017 to be referred to as the Scheme Area Map;
- (3) endorses the approach for the preparation of (1) and (2) above as described in the draft project plan contained within Attachment 1; and
- (4) supports the publication of a notice (as required by Section 20 of the Planning and Development (Local Planning Schemes) Regulations 2015).

<b>COUNCIL DECISION</b>
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### **Background**

The City has an obligation under the Planning and Development Act 2005 (“the Act”) to regularly review its Local Planning Scheme, known as City of Cockburn Town Planning Scheme No. 3 (“Scheme”).

While the Scheme and its associated Local Planning Strategy have served the City well for a number of years, it is time to start planning for the next Local Planning Scheme to ensure the City’s Scheme remains relevant and consistent in light of State planning policies and strategies.

This report is to resolve the necessary resolutions in respect of beginning the new Scheme process, and to consider a project plan to undertake the new Scheme and Strategy for the City of Cockburn.

### **Submission**

N/A

### **Report**

A draft Project Plan (see Attachment 1) has been prepared which documents the required processes to undertake the new Scheme and strategy. The Project Plan follows the requirements set out in the Planning and Development Act 2005 and the Planning and Development (Local Planning Schemes) Regulations 2015.

Both documents are proposed to cover the land shown in the Scheme Area Map (see Attachment 2) which comprises the entire district of the City of Cockburn with three mandated exceptions:

1. Rottnest Island as this Class ‘A’ Reserve is managed by the Rottnest Island Authority and is also not covered by the Metropolitan Region Scheme.
2. Carnac Island also under management by a State department and is also not covered by the Metropolitan Region Scheme; and
3. The land known as ‘Latitude 32’ and covered by the Hope Valley Wattleup Redevelopment Act 2000. Section 71 of the Planning and Development Act 2005 prohibits the making of a Local Planning Scheme for that redevelopment area.

### Role of the Local Planning Strategy

The strategy will set out the long-term (15-20 years) planning direction for the municipality and provides the rationale for the zones and other provisions of the Scheme.

The strategy gives context for the strategic framework and the broader environmental, social and economic goals and objectives. It will also provide a means to apply state and regional policies at the local level.

### Role of the Local Planning Scheme

A Local Planning Scheme includes a variety of zones and accompanying statutory planning provisions which combine to provide for control of land use and development. This combination reflects a set formula of land use possibilities and zoning arrangements, with the intent being that the formula achieves the aims of the Scheme, which itself is derived from the strategic vision of the Local Planning Strategy.

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

#### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types
- 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

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

No additional budgeting or resourcing is required. This project will be undertaken by existing City officers using existing equipment and resources available.

#### **Legal Implications**

The City has an obligation under the Planning and Development Act 2005 ("the Act") to regularly review its Local Planning Scheme.

With the introduction of the Planning and Development (Local Planning Schemes) Regulations in late 2015, the provisions for local planning schemes were updated. There are now 'model' and 'deemed' provisions.

The 'deemed' provisions applied automatically on gazettal of the 2015 regulations. The City of Cockburn prudently sought Amendment 111 to the Scheme to remove the provisions which the 'deemed' provisions effectively replaced.

The remaining sections of the Scheme are expected to align to the 'model' provisions as the Scheme is amended. Likewise, if a new Scheme is proposed, it must adhere to the 'model' provisions.

Section 11 of the Planning and Development (Local Planning Schemes) Regulations 2015 mandates the preparation of the Strategy to accompany a new Scheme.

The wording of Part 2 of the recommendation is prescribed by the Western Australian Planning Commission.

### **Community Consultation**

There will likely be a high level of public, government agency and business interest in this proposal. There are expectations for consultation set out in the Planning and Development (Local Planning Schemes) Regulations 2015. The attached project plan has included these at the appropriate stages in the process. These expectations have been built upon further in the project plan. Specifically, relevant information sheets, Frequently Asked Question sheets and Community Information Sessions will also be provided.

With both documents proposed to be advertised together, this will also allow for more than two additional months in consultation on the Local Planning Strategy than what the regulations require. This ensures our community has additional time to consider the document and prepare any submission they wish to make.

### **Risk Management Implications**

The process for preparation and adoption of a new Local Planning Strategy and Scheme takes a number of years. Much of the timeframe is outside the control of the City, with assessments by the Environmental Protection Authority, the WAPC and the Minister for Planning required.

Ideally a Scheme should be reviewed or replaced within its fifth year of the last consolidation. In this case, the City's Scheme was consolidated

in 2015, leaving a three year period within which work can be undertaken on a new Scheme with the assurance the current Scheme is still deemed satisfactory in its existing form.

There is a risk to Council of the current Scheme becoming unsatisfactory if this project is not commenced within the year. Even if the new Strategy and Scheme progressed smoothly, they are unlikely to be approved before the last half of 2018 due to the various processes involved. However, there are usually delays for a variety of reasons so it would be prudent to anticipate these and start the project as soon as possible.

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

1. Draft Project Plan
2. Scheme Area Map

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

N/A

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

Nil.

### **15.5 (OCM 13/04/2017) - RECONSIDERATION OF PLANNING APPLICATION - PROPOSED MEDICAL CENTRE - LOCATION: NO. 21 (LOT 6) MELL ROAD, SPEARWOOD - OWNER: AD CANCI NOMINEES PTY LTD - APPLICANT: MEYER SHIRCORE & ASSOCIATES (052/002 & DA16/0326) (D BOTHWELL) (ATTACH)**

#### **RECOMMENDATION**

That Council

- (1) pursuant to S31 of the State Administrative Tribunal Act 2004 (WA), reconsider its previous decision of refusal;
- (2) grant planning approval for the proposed Medical Centre at No. 21 (Lot 6) Mell Road, Spearwood in accordance with the attached plans and subject to the following conditions and advice notes:

#### **CONDITIONS**

1. The Medical Centre is limited to the following maximum number of consultants/practitioners at any one time:
  - Tenancy 1 - 2 consultants;
  - Tenancy 2 - 2 consultants;



- Tenancy 3 - 2 consultants;
  - Tenancy 4 - 2 consultants; and
  - Tenancy 5 - 1 consultant.
2. The hours of operation for all tenancies are restricted to between 7:00am and 7:00pm Monday to Friday, 9:00am - 3:00pm Saturday and not at all on Sunday and Public Holidays.
  3. Prior to the issue of a Building Permit, the owner/applicant shall:
    - submit to the City for approval a preliminary proposal for an art work designed by a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be located within the subject site as an integral part of the development;
    - submit to the City for approval an 'Application for Art Work Design'; and
    - enter into a contract with a professional artist/s to design and install (if appropriate) the art work approved by the City. The art work shall then be installed prior to occupation of the building/development and maintained thereafter to the satisfaction of the City.
  4. Prior to the issue of a Building Permit, the submission of a detailed material, colours and finishes schedule for the development is to be provided to the City's satisfaction. The details as agreed by the City are to be implemented and maintained in the development.
  5. Prior to the issue of a Building Permit, 4 bicycle parking bays are to be designed and installed to comply with Australian Standard 2890.3 within designated bicycle parking areas marked on the site plan. Details of the bicycle parking shall be submitted to the City for assessment and approval.
  6. Prior to the issue of a Building Permit, a Construction Management Plan is to be submitted to and approved by the City and all measures identified in the plan are to be implemented during the construction phase to the satisfaction of the City.
  7. Prior to the initial occupation of the development, the parking bays, driveways and points of ingress shall be sealed, kerbed, drained and line marked in accordance with the approved plans to the satisfaction of the City. Car

- parking and access driveways shall be designed constructed and maintained to comply with Australian Standard 2890 to the satisfaction of the City.
8. Landscaping is to be installed and reticulated in accordance with an approved detailed landscape plan prior to the occupation of the dwellings. Landscaped areas are to be maintained thereafter in good order to the satisfaction of the City.
  9. All service areas and service related hardware, including antennae, satellite dishes and air-conditioning units, being suitably located away from public view and/or screened to the satisfaction of the City.
  10. Walls, fences and landscape areas are to be truncated within 1.5 metres of where they adjoin vehicle access points, where a driveway and/or parking bay meets a public street or limited in height to 0.75 metres to the satisfaction of the City.
  11. All stormwater being contained and disposed of on-site to the satisfaction of the City.
  12. All earthworks, cleared land and batters must be stabilised to prevent sand or dust blowing to the satisfaction of the City.
  13. No building or construction related activities associated with this approval causing noise and/or inconvenience to neighbours between the hours 7.00pm and 7.00am, Monday to Saturday, and not at all on Sunday or Public Holidays (unless prior written approval of the City is issued).
  14. The external bin enclosure shall be of an adequate size to contain all waste bins, at least 1.8m high, fitted with a gate and graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer.
  15. All outdoor lighting must be in accordance with the requirements of Australian Standard AS 4282-1997: 'Control of the Obtrusive of Outdoor Lighting'.
  16. A minimum of 75% of the linear frontage for tenancy 1 fronting Mell Road is required to contain unobscured, transparent glazing that is visually permeable to the satisfaction of the City.

ADVICE NOTES

- (a) This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Council, or with any requirements of the City of Cockburn Local Planning Scheme No. 3. Prior to the commencement of any works associated with the development, a building permit is required.
- (b) With regards to Conditions 7, the parking bay/s, driveway/s and points of ingress and egress are to be designed in accordance with the Australian Standard for Off-street Carparking (AS2890.1) and are to be constructed, drained and marked in accordance with the design and specifications certified by a suitably qualified practicing Engineer and are to be completed prior to the development being occupied and thereafter maintained to the satisfaction of the City.
- (c) With regards to Condition 11, all stormwater drainage shall be designed in accordance with Australian Standard AS3500.
- (d) The occupier of premises in which clinical waste is produced shall comply with in all respects with the Environmental Protection (Controlled Waste) Regulations 2004. For further information please contact the Department of Environment and Conservation.
- (e) The development is to comply with the noise pollution provisions of the *Environmental Protection Act 1986*, and more particularly with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
- (f) With regards to Condition 3, the art work shall be in accordance with Council's Local Planning Policy LPP 5.13 Percent for Art and the 'Application for Art Work Design' and shall include a contract between the owner/applicant and the artist, full working drawings (including an indication of where the art work is located) and a detailed budget being submitted to and approved by the City. Further information regarding the provision of art work can be obtained from the City's Community Arts Officer on 9411 3444.

- (g) Any signage which is not exempt under Schedule 5 of the City of Cockburn Local Planning Scheme No. 3 must be the subject of a separate development approval.
- (h) With regards to Condition 14, the minimum provisions for internal bin storage is a concrete wash-down pad of at least 1m<sup>2</sup> graded to a 100mm diameter industrial floor waste with a hose cock, connecting to an approved waste disposal system. This can be centrally located within the development to the satisfaction of the City.
- (i) Prior to the issue of a Building Permit, details of the outdoor lighting for the development are to be provided to the satisfaction of the City.
- (j) The occupier of premises in which clinical waste is produced shall comply with all respects with the Environmental Protection (Controlled Waste) Regulations 2004. For further information please contact the Department of Environment and Conservation.
- (k) Any liquid waste disposal via the sewer shall be with approval of the Water Corporation, if sewer is not available, any on-site liquid waste disposal shall be with the approval of the Water Corporation.
- (3) notify the State Administrative Tribunal, the applicant and those who made a submission of Council's decision.

## COUNCIL DECISION

### Background

This proposal for a medical centre was previously refused by Council at its ordinary meeting held on the 13 October 2016 for the following reasons:

1. *The proposal, if approved would detract from the amenity of nearby residents.*
2. *The proposal, if approved would be inconsistent with the residential character of the area.*

3. *Car parking provided in the proposal is insufficient in accordance with the requirements of Town Planning Scheme No. 3 and if approved, is likely to result in a detrimental impact on traffic and road safety in the area.*

Subsequent to Council's decision, the applicant exercised their right to apply for a review of the decision by the State Administrative Tribunal (SAT). The matter proceeded to an on-site mediation session held on 30 January 2017 between the applicant and their representatives, Elected Members and the City's staff. Also in attendance at the on-site mediation was presiding member Rebecca Moore. After extensive discussions between all parties, the applicant advised that they would submit an amended proposal with the presiding member subsequently issuing the following orders:

1. *An amended proposal by the Applicant is to be provided to the City by Friday, 3 March 2017.*
2. *The Respondent is invited to reconsider the proposal at the Ordinary Council Meeting of 13 April.*
3. *The matter is otherwise adjourned to a directions hearing on 21 April at 2:00pm.*

Therefore, based on the above SAT orders, Council is requested to reconsider its previous decision of refusal, based on the amended plans/additional information provided.

### **Submission**

N/A

### **Report**

#### Proposal

In accordance with the orders made on 30 January 2017, the City has received revised plans (attached) for a medical centre. Essentially, the changes include:

- Reduction of the number of tenancies from 6 to 5;
- Reduction of consultant rooms from 10 to 9;
- Reduction of gross floor area from 660m<sup>2</sup> to 600m<sup>2</sup>;
- Additional landscaping along the rear southern boundary and internally;

- Changes to the front façade treatment to make the building appear more residential in nature; and
- Car parking now fully compliant with LPS 3 requirements.

In addition to the amended plans, the applicant has engaged the services of a Town Planning Consultant who has prepared a planning report (attached) in support of the proposal. In addition, the applicant has submitted letters of support from both the owners of the aged care facility at No. 30 Mell Road and Coogee Plaza at the end of Mell Road at No. 237 Hamilton Road.

### Consultation

Further neighbour consultation based on the revised plans has been undertaken by the City. The advertising period extended from 8 March until 23 March 2017 and was advertised in the following ways:

- Letters sent to landowners surrounding the proposed development; and
- The development application plans and accompanying information were placed at the front counter of the City's Administration building.

Two (2) submissions were received in response to the re-advertising of the proposal. The objections received are summarised below:

- Mell Road is a residential road;
- Increased traffic & safety due to cars coming in and out;
- Spearwood is currently surrounded by medical centres; and
- Security.

### Statutory Framework

#### *Metropolitan Region Scheme (MRS)*

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and the proposal is consistent with this zone.

#### *Local Planning Scheme No. 3 (LPS 3)*

The subject site is zoned 'Residential R30' under LPS 3 and is located within Development Area 1(Lyon Road) and Development Contribution Area 13.

The proposed land use of 'Medical Centre' is an 'A' use under LPS 3, meaning that:

*'the use is not permitted unless the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with clause 9.4.'*

It is to be noted that Clause 9.4 is in affect superseded by Clause 64 (3) of the Planning and Development (Local Planning Schemes) Regulations 2015. Therefore, the proposed use of Medical Centre is capable of approval under LPS3.

### Planning Considerations

#### *Land Use Compatibility*

There were concerns raised by some Elected Members that approval of the subject Medical Centre would compromise residential amenity in this location. Whilst it is considered that it is important to protect the amenity of residential areas, as outlined in the original council report for the application, it is not considered that the proposed Medical Centre would detract from the residential amenity of the street which already has several examples of non-residential uses.

It should also be considered by Council that access to key services such as medical centres can contribute to the amenity of an area, rather than detract from it. Convenient access to local medical services can reduce travel times and provide a high level of convenience for residents.

#### *Car parking*

One of the reasons for refusal of the original proposal by Council was the non-compliance car parking provided on-site with the original application containing a parking shortfall of 5 car bays. Some of the Elected Members had concerns that the parking shortfall would result in an adverse impact on the locality in terms of traffic and road safety.

As mentioned in the Proposal section of this report, the applicant has now reduced the number of consulting rooms from 10 (previously proposed) to 9. This generates a total of 45 bays (rate of 5 bays per consulting room) and 45 car bays are provided on-site. Given that the car parking proposed is now complaint with the provisions of LPS3, the

reason for refusal based on a car parking shortfall can now be excluded.

### *Traffic*

With regards to the concerns expressed about traffic, as outlined in the previous Council report, upon review of the Traffic Impact Assessment submitted with the application, the City's Engineering Services advised the following:

- *Mell Road currently experiences 2,234 vehicles per day with the Local Access Road designed to accommodate 3,000 per day; and*
- *The proposed development would not result in Mell Road exceeding the maximum capacity of 3,000 vehicle movements per day and will not result in adverse traffic issues in the immediate locality.*

The proposal is therefore not anticipated to detrimentally impact on the local traffic network.

### *Visual Amenity*

As mentioned in the original Council Report, the Medical Centre has been designed in accordance with the provisions of the R-Codes in terms of elements such as setbacks, open space and building height. As well as designing the building to be generally in-accordance with the requirements of the R-Codes, the architects for the development have also incorporated the following design elements into the revised plans which are considered to preserve/enhance visual amenity as viewed from the street and adjoining properties:

- An entry portico reduced in size, to be finished using timber lap cladding, a material/finish commonly used in residential applications;
- A hipped rood with a gable presentation to the street;
- Residential window proportions adjacent to the street;
- A detailed, purpose designed landscape response; and
- A car park surface that complements the remainder of the development.

The contrasting finishes of the white render and the timber cladding and architectural features on the front facade are considered to provide an attractive development which contains horizontal and vertical



articulation, reducing the perception of building bulk and providing for an interesting façade as viewed from the street.

### *Landscaping*

The landscaping for the development has been increased and improved to reduce the impact of the proposal from the surrounding properties. Previously, landscaping was limited to the front and eastern sides of the property. The landscaping has now been increased with a new landscaping strip down the left (east) side boundary as well as a new row of trees on the rear (south) boundary and increased landscaping within the front setback area.

LPS 3 requires a minimum of ten percent (10%) of the lot area to be set aside for landscaping or reduced to five percent (5%) if the street verge area is included to be maintained. The development now provides 9.64% soft landscaping within the site. As the verge area is also proposed to be landscaped, the development only requires 5% soft landscaping on-site with the provision of 9.64% being above and beyond this requirement.

In addition, in accordance with Clause 5.9.2 (f) of LPS3, shade trees have been provided well above the requirement of one (1) tree per ten (10) parking bays.

It is considered that the increased landscaping on the revised plans provides for a development which is aesthetically pleasing, provides visual screening on the respective lot boundaries as well as reducing the urban heat island effect which can be exaggerated in large car parking areas absent of trees.

### *Duplication of Services*

In relation to the concern raised regarding the duplication of services in the area, this is not a valid planning matter with the demand for a Medical Centre land use determined by the market. Council cannot limit the number of Medical Centres within its boundaries unless there is a specific policy in place addressing this which there is not.

### *Security*

In relation to the concern regarding security, it is considered that that the development will provide passive surveillance deterring any anti-social/criminal behaviour. Lighting associated with the development as well as security cameras and staff of the Medical Centre will assist in adequately deterring this type of behaviour. The proximity of residential dwellings surrounding the building will also assist with passive surveillance.

### Conclusion

The revised proposal for the Medical Centre is now compliant with the provisions of LPS3 in terms of car parking with the development now providing a compliant 45 car bays. The improvements to the building facades as well as the increase in landscaping are considered to provide for an attractive development which is sympathetic to the mostly residential character of the street and will not detract from the streetscape or amenity of surrounding residents.

It is therefore recommended that Council reconsider the decision made on Ordinary Council Meeting held on the 13 April 2017 and approve the application, subject to the conditions contained in the recommendation.

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

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

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

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

- Improve the appearance of streetscapes, especially with trees suitable for shade.

### **Budget/Financial Implications**

Should Council refuse the application, it is likely that the matter will continue to progress through to a full hearing of the State Administrative Tribunal. There will be costs involved in defending the decision at a full hearing.

### **Legal Implications**

N/A

### **Community Consultation**

See Consultation section of the report above.

### **Risk Management Implications**

Should Council refuse the application, it is likely the matter will continue to progress through review of the State Administrative Tribunal. There may be costs involved in defending the decision.

**Attachment(s)**

1. Revised DA plans
2. Town Planning Consultants report

**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 13 April 2017 Council Meeting.

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

Nil.

**16. FINANCE AND CORPORATE SERVICES DIVISION ISSUES****16.1 (OCM 13/04/2017) - LIST OF CREDITORS PAID - FEBRUARY 2017 (076/001) (N MAURICIO) (ATTACH)****RECOMMENDATION**

That Council adopt the List of Creditors Paid for February 2017, as attached to the Agenda.

**COUNCIL DECISION****Background**

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

**Submission**

N/A

**Report**

The list of accounts for February 2017 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 list of accounts for February 2017 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.

### **Attachment(s)**

List of Creditors Paid – February 2017.

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

N/A

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

Nil.

## **16.2 (OCM 13/04/2017) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - FEBRUARY 2017 (071/001) (N MAURICIO) (ATTACH)**

### **RECOMMENDATION**

That Council

- (1) adopt the Statement of Financial Activity and associated reports for February 2017, 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	Increase	\$217,027
Expenditure Adjustments	Decrease	\$276,670
TF from Reserve Adjustments	Decrease	500,000
<b>Net change to Municipal Budget Closing Funds</b>		<b>\$6,303</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. At its August meeting, Council adopted to continue with a materiality threshold of \$200,000 for the 2016/17 financial year.

Detailed analysis of budget variances is an ongoing exercise, with any required budget amendments submitted to Council each month in this report or included in the City's mid-year budget review as considered appropriate.

### **Submission**

N/A

### **Report**

#### *Mid-Year Budget Review*

The statutory mid-year budget review was adopted by Council at the February Ordinary Council Meeting. Consequently, the budget amendments contained within have now been incorporated into the revised budget figures as reported in the February financial statement.

#### *Opening Funds*

The opening funds of \$9.27M (representing closing funds brought forward from 2015/16) have been audited and budget has been amended to reflect this final position.

#### *Closing Funds*

The City's closing funds position of \$52.13M was \$11.16M higher than the YTD budget forecast. This result reflects net favourable cash flow variances across the operating and capital programs as detailed in this report.

The 2016/17 revised budget reflects an EOFY surplus of \$0.37M, unchanged from last month.

### *Operating Revenue*

Consolidated operating revenue of \$123.42M was ahead of the YTD budget target by \$1.28M.

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	93.81	92.93	(0.88)	95.70
Specified Area Rates	0.31	0.33	0.02	0.33
Fees & Charges	16.12	16.53	0.40	23.27
Service Charges	0.44	0.45	0.01	0.45
Operating Grants & Subsidies	8.30	8.16	(0.14)	11.11
Contributions, Donations, Reimbursements	0.72	0.45	(0.27)	0.71
Interest Earnings	3.73	3.30	(0.43)	4.87
<b>Total</b>	<b>123.43</b>	<b>122.14</b>	<b>(1.28)</b>	<b>136.45</b>

The significant variances at month end were:

- Rates – Part year rating was \$0.91M ahead of the YTD budget setting.
- Operating Grants & Contributions – HACC funding was also \$0.32M behind YTD budget, whilst child care fee subsidies were \$0.37M ahead of YTD budget.
- Fees & Charges - Commercial landfill fees are now \$0.28M ahead of the YTD budget target, after the mid-year review adjustment. Commercial leasing income at Cockburn Health & Community facility was \$0.28M behind YTD budget. South Lake Leisure Centre fee income was \$0.32M behind YTD budget.
- Interest Earnings – Investment earnings from the City's financial reserves and surplus municipal funds were \$0.50M ahead of the YTD budget.

### *Operating Expenditure*

Reported operating expenditure (including asset depreciation) of \$84.54M was under the YTD budget by \$3.60M.

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	31.99	31.90	(0.09)	49.78
Employee Costs - Indirect	0.52	0.64	0.12	1.41
Materials and Contracts	24.16	26.96	2.80	40.69
Utilities	2.93	3.01	0.08	4.70
Interest Expenses	0.48	0.48	0.00	0.93
Insurances	2.32	2.43	0.11	2.43
Other Expenses	5.40	5.27	(0.13)	8.48
Depreciation (non-cash)	17.56	18.15	0.59	27.42
Amortisation (non-cash)	0.72	0.79	0.07	1.19
Internal Recharging-CAPEX	(1.55)	(1.50)	0.05	(2.59)
<b>Total</b>	<b>84.54</b>	<b>88.13</b>	<b>3.60</b>	<b>134.45</b>

The significant variances at month end were:

- Material and Contracts - were \$2.80M under the YTD budget with the significant contributors to this result being:
  - IT & IS projects under by \$0.34M
  - Facilities Maintenance under by \$0.35M
  - Rating property valuation costs under by \$0.30M (timing).
  - Ranger & Community Safety (bushfire mitigation & CCTV projects) under by \$0.26M
  - Waste Disposal costs under by \$0.28M,
  - Child care subsidy payments over by \$0.40M.
- Depreciation was collectively \$0.59M under YTD budget with roads & drainage infrastructure (\$0.30M) being the main contributors.

### *Capital Expenditure*

The City's total capital spend at the end of the month was \$63.57M, representing an under-spend of \$19.25M against the YTD budget of \$82.82M.

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	7.92	15.95	8.03	17.51	1.81
Drainage	0.25	0.89	0.64	1.61	0.09
Footpaths	0.37	0.84	0.48	1.14	0.13
Parks Infrastructure	5.38	7.30	1.92	10.61	2.11
Landfill Infrastructure	0.17	0.27	0.10	1.17	0.10
Freehold Land	0.66	1.15	0.49	1.90	0.00
Buildings	44.19	49.07	4.88	55.33	2.61
Furniture & Equipment	0.19	0.89	0.70	2.80	0.00
Information Technology	0.39	0.75	0.36	1.79	0.00
Plant & Machinery	4.05	5.71	1.67	7.80	3.24
<b>Total</b>	<b>63.57</b>	<b>82.82</b>	<b>19.25</b>	<b>101.66</b>	<b>10.08</b>

These results included the following significant project variances:

- Roads Infrastructure under YTD budget by \$8.03M – including Berrigan Drive Jandakot Improvement Works (\$4.36M), Lyon & Gibbs Signalisation and Upgrade (\$1.13M), Gibbs & Liddelov Roundabout (\$0.36M), North Lake Road [Hammond to Kentucky] (\$0.34M), Beeliar Drive [Spearwood to Stock] (\$0.21M), Russell Rd [Holmes to Moylan] (\$0.32M), Mayor Rd [Rockingham to Fawcett] (\$0.51M).
- Drainage Infrastructure – works program was collectively \$0.64M behind the YTD budget of \$0.89M with most projects behind or not yet started.
- Footpath Infrastructure – the footpath construction program was collectively \$0.48M behind the YTD budget of \$0.84M with many projects behind or not yet started.
- Parks Infrastructure – the capital program was behind the YTD budget by \$1.92M with Beeliar Drive Landscaping (\$0.2M), CY O'Connor Improvements (\$0.36M), Coogee Beach master plan (\$0.26M), and Dixon Reserve works (\$0.25M) the major contributing projects.
- Freehold Land – various land acquisition & development projects were collectively \$0.49M behind the YTD budget with lot 915 Goldsmith (\$0.27M) the main contributor.
- Buildings – collectively \$4.88M behind YTD budget with Cockburn ARC (\$3.40M) and Community Men's Shed (\$0.47M) behind YTD budget, whilst the New Operations Centre was ahead of YTD budget (\$0.46M).
- Furniture & Equipment – was \$0.70M behind YTD budget comprising the fitout of the Cockburn ARC.
- Information Technology – was collectively \$0.36M under YTD budget due to a number of under spent software and website projects.

- Plant & Machinery – replacement program was behind YTD budget by \$1.67M, with most items representing this variance being on order and awaiting delivery.

### *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:

- Capital grants were \$3.92M behind YTD budget mainly due to timing issues for the Cockburn ARC state and federal grants (\$1.6M), Lyon & Gibbs signalisation (\$1.0M), Roads to Recovery grant for Mayor Road [Rockingham to Fawcett] (\$0.52M) and the Lotteries Commission grant for the Community Mens Shed (\$0.48M).
- Transfers from financial reserves were \$4.47M behind the cash flow budget due to the capital program under spending for buildings, parks, plant and roads (timing issue).
- Proceeds from the sale of assets were \$2.14M behind the YTD budget comprising of land (\$1.67M) and plant (\$0.47M). The budget variance has improved significantly from last month, as the City has now received the \$9.3M for the sale of lot 804 Beeliar Drive.

### *Transfers to Reserve*

Transfers to financial reserves were \$1.69M behind the YTD budget mainly due to unrealised land sales of \$1.67M.

### *Cash & Investments*

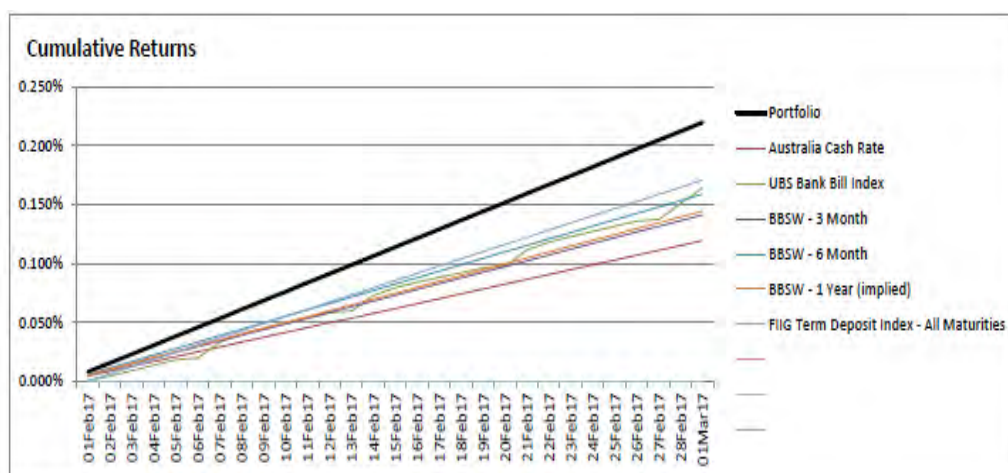
The closing cash and financial investment holding at month's end totalled \$147.87M, up from \$143.68M in January. Sale proceeds of \$9.3M from the sale of lot 804 Beeliar Drive helped reverse the trend of falling cash assets at this time of the year.

\$100.28M of this balance represents the current amount held for the City's cash/investment backed financial reserves. The balance of \$47.59M is available to meet operational liquidity needs (down from \$51.55M last month).

### *Investment Performance, Ratings and Maturity*

The City's investment portfolio made a weighted annualised return of 2.80% for the month, slightly decreased from 2.83% last month and from 2.84% the month before. However, this still compares quite favourably against the UBS Bank Bill Index (2.08%) and has been achieved through careful management of the City's cash flow requirements. The cash rate was most recently reduced 25bp to 1.50% at the August 2016 meeting of the Reserve Bank of Australia and this reduction has impacted the investment rates achieved for new deposits since then.

However, the City's interest revenue from investments to February was ahead of the YTD budget target by \$0.50M. This was primarily due to the retention of a larger investment pool, as capital outflows have been somewhat delayed. Also assisting was a conservative budget setting, which factored in more rate cuts.



*Figure 1: COC Portfolio Returns vs. Benchmarks*

The majority of investments were held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian and foreign owned banks. These were 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. The A-1+ investment holding decreased marginally from 40% to 35% during the month (flowing into the A-1 category). The amount invested with A-2 banks was 51% (down from 54%), comfortably below the policy limit of 60%:

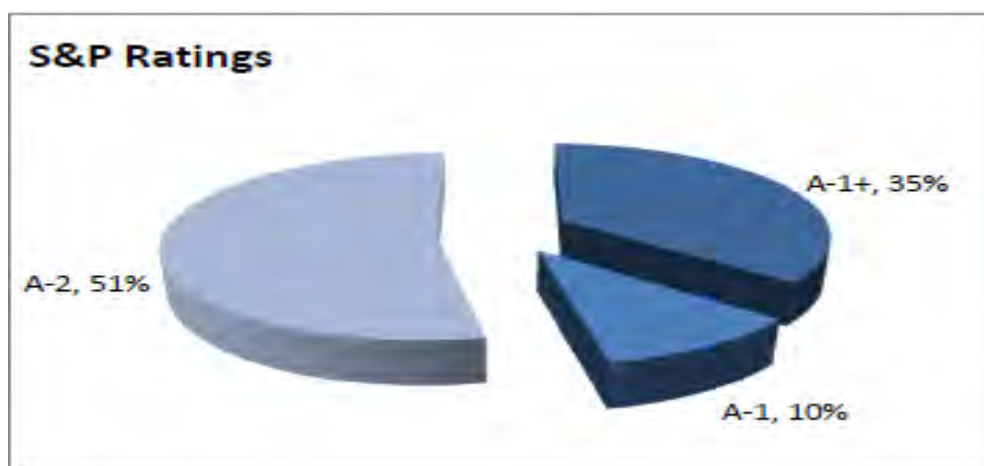


Figure 2: Council Investment Ratings Mix

The current investment strategy seeks to secure the highest possible rate on offer (up to 12 months for term deposits), subject to cash flow planning and investment policy requirements. Value is currently being provided within 3-12 month investment terms and particularly by A-2 banks.

The City's TD investment portfolio currently has an average duration of 154 days or 5.1 months (up from 149 days) with the maturity profile graphically depicted below:

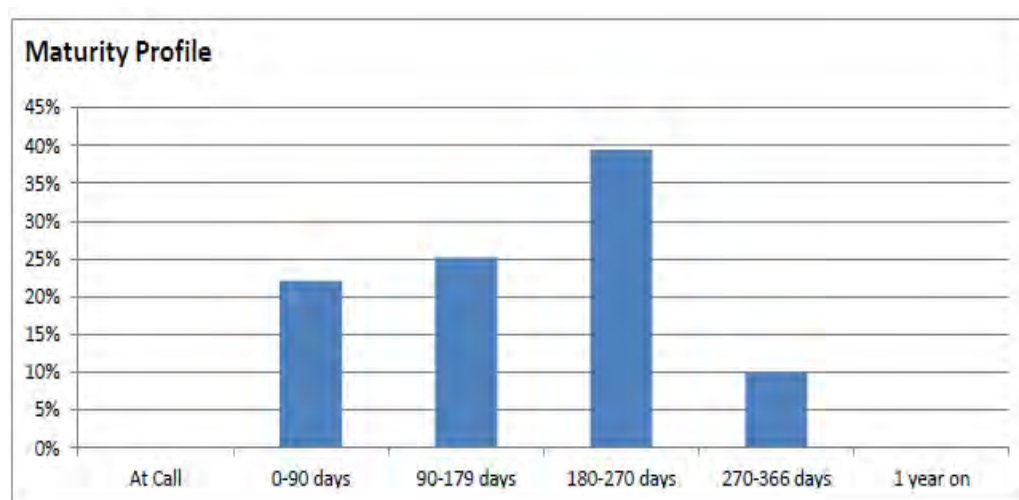


Figure 3: Council Investment Maturity Profile

#### *Investment in Fossil Fuel Free Banks*

At month end, the City held 56% (\$81.16M) of its TD investment portfolio with banks deemed as free from funding fossil fuel related industries. This was slightly down from 59% the previous month.

### Budget Revisions

Budget amendments identified during the month and requiring Council adoption are as per the following schedule:

PROJECT/ACTIVITY LIST	USE OF FUNDING +/-		FUNDING SOURCES (+)/(-)		
	EXP \$	TF to RESERVE \$	TF FROM RESERVE \$	REVENUE \$	MUNI \$
New funding for Youth Justice program	55,807			(55,807)	
Overhead admin charge on Youth Justice program	(5,947)				5,947
Reduce Visko Park expenditure for 16/17 (further to MYBR)	(500,000)		500,000		
Additional Cockburn ARC fitout	54,000				(54,000)
Atwell Reserve floodlights (CSRFF/club/Council donation funded)	139,470			(139,470)	
Community engagement software prepaid in 2015/16 year	(20,000)				20,000
Lease - overflow parking at Adventure World				(21,750)	21,750
<b>Totals</b>	<b>(276,670)</b>	<b>-</b>	<b>500,000</b>	<b>(217,027)</b>	<b>(6,303)</b>

### 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).

### *Trust Fund*

At month end, the City held \$10.95M within its trust fund. \$5.85M was related to POS cash in lieu and another \$5.10M in various cash bonds and refundable deposits.

A summary of the POS cash in lieu held follows:

<b>Suburb</b>	<b>\$</b>
Aubin Grove	845,930
Atwell	172,320
Beeliar	2,259,820
Cockburn Central	161,832
Coolbellup	167,369
Coogee	378,850
Hamilton Hill	565,254
Hammond Park	29,936
Jandakot	258,119
Bibra Lake	124,374
Munster	604,164
South Lake	56,023
Yangebup	221,286
<b>Total</b>	<b>5,845,276</b>

## **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 budget surplus has reduced from \$368,929 last month to \$366,952 due to the application of the small surplus included in the MYBR of \$4,326, less the \$6,303 reduction included in this report.

### **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 City's budget is not adopted.

**Attachment(s)**

Statement of Financial Activity and associated reports – February 2017.

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

N/A

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

Nil.

**17. ENGINEERING AND WORKS DIVISION ISSUES****17.1 (OCM 13/04/2017) - TEMPORARY CLOSURE OF KENTUCKY COURT (WITHIN THE MURIEL COURT SUBDIVISION) FOR VEHICLE PASSAGE (1492; 160/003) (J KIURSKI) (ATTACH)****RECOMMENDATION**

That Council

- (1) in accordance with Section 3.50 of the Local Government Act 1995, endorsement of a temporary closure for Kentucky Court for a period of 24 months during the construction of Lots 16, 17 North Lake Road (formerly known as Tea Tree Close) and Lot 411 Muriel Court, from 30th April 2017 to 30th April 2019 subject to:
  1. There being no substantial objection received as a result of advertising in a local newspaper;
  2. There being no substantial objection from service authorities, emergency services or adjoining owners;
  3. The developer engaging a traffic management contractor to submit a certified Traffic Management Plan to monitor and control traffic movements due to the closure;

4. All works on existing City infrastructure (roads, footpaths, drainage, parks or verges) are completed and reinstated in accordance with the “Public Utilities Code of Practice 2000”, “Restoration and Reinstatement Specification for Local Government 2002” and the City of Cockburn “Excavation Reinstatement Standards 2002” as a minimum; and
- (2) the proponent is made fully responsible for the public liability and damages arising from the works.

## COUNCIL DECISION

### Background

The Muriel Court Structure Plan (included as Attachment 1) has been approved by Western Australian Planning Commission and as part of the approval, the developer has to upgrade and reconstruct Kentucky Court.

McDowall Affleck Pty Ltd are the appointed consulting engineers on behalf of Harvest Properties that will carry out the subdivision works on Lots 16, 17 North Lake Road (formerly known as Tea Tree Close) and Lot 411 Muriel Court, Cockburn Central. Harvest Properties have requested that Council implements the procedures to close Kentucky Court during the construction of the development on the subdivision. This will facilitate the subdivision works and the required reconstruction/upgrading of Kentucky Court and limit the illegal access and littering in the road reserve.

### Submission

McDowall Affleck Pty Ltd on behalf of Harvest Properties have requested Council implement procedures to temporarily close a portion of Kentucky Court, Cockburn Central for a period of 24 months during the construction of Lots 16, 17 North Lake Road (formerly known as Tea Tree Close) and Lot 411 Muriel Court (Attachment 2).

### Report

The Cockburn Central Muriel Court Structure Plan was adopted by the City of Cockburn in February 2010. Kwinana Freeway is located east of



the Structure Plan area and is the primary regional road in the locality providing access to the structure plan area, located on Beeliar Drive to the south and Berrigan Road to the north. As part of the traffic network, freeway access will be provided via North Lake Road east of the intersection of Kentucky Court and North Lake Road.

Muriel Court will be extended through to Kentucky Court and link up to North Lake road becoming the main access way for the Cockburn Central Muriel Court Structure Plan (Attachment 1).

Kentucky Court is a currently a cul-de-sac head and will only connect to Muriel Court once Lot 411 Muriel Court develops through land acquisition process as it is required for the extension of Muriel/Kentucky Court to occur (refer to Attachments 1 and 3).

Harvest Properties owns all the land holdings that requires access off Kentucky Court and are currently completing Stage 1 of their development located at the intersection of Kentucky Court and North Lake Road. As part of the Muriel Court Structure Plan, Harvest Properties will upgrade Kentucky Court to the extent of their stage 1 development.

Because currently Kentucky Court is not connected to the road network and as no access is required, illegal dumping is a regular occurrence at this cul-de-sac head. It is recommended that a new cul-de-sac head be installed at the end of the Kentucky Court Stage 1 upgrade and the road is temporary closed beyond stage 1 to alleviate the issues (see drawings included with Attachment 2).

As development progresses, further section of Kentucky Court will be reconstructed and opened up to the public.

### **Moving Around**

- Reduce traffic congestion, particularly around Cockburn Central and other activity centres

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

The closure of Kentucky Court beyond Stage 1 will increase security in the area and alleviate illegal dumping and anti-social activities. Pedestrian and cycle access to the Kwinana Freeway share path will be maintained as a new footpath will be constructed along Kentucky Court and will connect to the existing asphalt road pavement along the road reserve.

### **Budget/Financial Implications**

The project will be funded by the Developer and Cockburn Central contribution scheme DCA 11.

### **Legal Implications**

Section 3.50 of the Local Government Act.

### **Community Consultation**

The proposed temporary closure will be advertised in the local newspaper. Service authorities and emergency services as well as adjoining owners would also be advised and invited to comment.

### **Risk Management Implications**

The City currently assigns resources to remove illegal dumping within undeveloped areas where Kentucky Ct and adjacent vacant lots are constantly attended.

Not closing Kentucky Court beyond Stage 1 would still present a risk of continuance of the illegal dumping and anti-social activities.

### **Attachment(s)**

1. Muriel Court Structure Plan
2. Letter from McDowall Affleck including drawings
3. Location Map

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

N/A

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

Nil.

## **18. COMMUNITY SERVICES DIVISION ISSUES**

### **18.1 (OCM 13/04/2017) - DRAFT COMMUNITY SPORT AND RECREATION FACILITIES PLAN - PUBLIC COMMENT (045/002) (T MOORE) (ATTACH)**

#### **RECOMMENDATION**

That Council :

- (1) receives the Draft Community Sport and Recreation Facilities

Plan 2017-2031; and

- (2) endorses the Draft Community Sport and Recreation Facilities Plan 2017-2031 for the purposes of a 42 day public comment period.

## COUNCIL DECISION

### Background

The City is responsible for the development and management of a significant number of community facilities, sporting reserves, libraries and recreation/aquatic centres.

In May 2010, Council endorsed the Sport and Recreation Strategic Plan, which aimed to provide strategic direction and guidance in the provision of sport and recreation facilities/reserves across the City of Cockburn.

Since this time, the City has completed a number of the key recommendations within the Plan, in particular:

- Atwell Clubroom Upgrade
- Joe Cooper Recreation Centre decommissioning
- Success Regional Sports Reserve and Facilities Development
- Lighting upgrades to Anning Park and Davilak Oval
- New Clubrooms at Botany Park
- Aubin Grove Sport and Community Centre development
- Cockburn ARC Recreation and Aquatic Facility

Growth within the City of Cockburn has continued at a rapid rate over the past 5 years, with the current population at 105,000. This is an increase of approximately 16,000 residents over the past 5 years.

The past and future increases in population will continue to place pressure on the City's community, sport and recreation facilities and highlights the importance in taking a forward planning/strategic approach in the provision of facilities across the City.

Council subsequently included \$100,000 in the 2015/16 budget to undertake the development of the Community, Sport and Recreation Facilities Plan.

A briefing session was held with Elected Members in March 2017, on the key outcomes of the Draft Plan (*Attachment 1*).

As such, the Draft Plan is now presented to Council to consider endorsing for the purposes of public comment.

### **Submission**

N/A

### **Report**

The Draft Community, Sport and Recreation Facilities Plan (CSRFP) is intended to provide strategic guidance and direction in the provision of community, sport and recreation facilities over the course of the next 15 years.

The process undertaken in the development of the Community Facilities Plan has involved an extensive period of research, strategic analysis and planning, with key stages of work undertaken, in particular:

- Document Review
- Demographics and Community Profiling
- Community Needs Assessment
- Community Facilities Planning Framework
- Demand Gap Analysis
- Community and stakeholder engagement
- Drafting the Final CSRFP

The Draft CSRFP outlines the framework by which the City will develop and manage its community, sport and recreation facilities. In particular the plan has considered the future requirements of the following facilities and reserves:

- Recreation Centres
- Active Sporting Reserves and Clubrooms
- Outdoor Hardcourts
- Community Centres, halls, spaces and places
- Libraries
- Cultural Facilities
- Specialised Facilities i.e.
  - Youth Centres
  - Mens Sheds
  - Lawn Bowls
  - Skate Parks
  - Aboriginal Cultural Centre
  - Surf Life Saving Centre

- BMX Facilities
- Golf Courses

The Draft Plan outlines a number of major community, sport and recreation facilities over the course of the next 15 years. The prioritisation of the projects identified has been developed on the basis of community need, forecasted population growth projections and the community standards of provision.

The projects identified as the highest priorities have been scheduled to occur over the course of the next two financial years as follows:

#### 2017/18

<b>Project</b>	<b>Cost</b>
Lakelands Hockey and Community Facilities Development	\$6.53M
Visko Park Bowling Club	\$9.6M
Native ARC and Wetlands Education Centre Detailed Design	\$400k
Frankland Reserve Concept/Detail Design	\$400k
Bibra Lake Skate Park and Associated Facilities	\$1.88M
Golf Course Business Case Approvals	\$100k

#### 2018/19

<b>Project</b>	<b>Cost</b>
Small Ball Sports Feasibility Study (Nicholson Reserve)	\$100k
Frankland Reserve and Sporting/Community Facility	\$4.91M
Hamilton Hill Community Centre Feasibility Study	\$100k
Treeby (Calleya Estate) Reserve and Community Centre Design	\$150k
Cockburn Central West Community Facilities Plan	\$100k
Aboriginal Cultural and Visitors Centre plan	\$75k
Wetlands Education Centre and Native ARC construction	\$4.95M
BMX Malabar Park Concept and Detailed Design	\$300k
Wally Hagan Detailed Design	\$500k
Success Reserve Netball Courts construction	\$400k

Should Council be supportive of the Draft Plan, inclusive of the proposed project implementation schedule, it is recommended that the draft plan be provided to the community for a period of public comment, before finalising the CSRFP.

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

#### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets.

#### **Moving Around**

- Improve parking facilities, especially close to public transport links and the Cockburn town centre.

### Community, Lifestyle & Security

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

### Leading & Listening

- Provide for community and civic infrastructure in a planned and sustainable manner, including administration, operations and waste management.

### Budget/Financial Implications

Whilst the community facility requirements have been developed on the basis of a 10 year period of forecasted population growth and community need, it was determined that this would place considerable pressure on the City's finances and capacity to deliver the identified projects within the 10 year timeframe. As such, the implementation of the recommended projects has been increased to occur over a 15 year time period.

The overall expenditure outlined within the Draft CSRFP over the course of 15 years is \$218.40M, however a significant amount of external income has been identified to offset the overall expenditure. See table below:

<u>Income</u>	<u>Amount</u>
Developer Contribution	\$93.13M
Cash in lieu	\$650k
Other External Grants:	\$38.57M
• Lotterywest - \$4.95M	
• Dept. Sport & Rec. (CSRFF) - \$6.5M	
• Federal Funding - \$21.68M	
• Club contributions - \$500k	
• Other \$4.93M	
<b>Total Income</b>	<b>\$132.4M</b>
Expenditure	
CSRFP Projects	\$218.40M
<b>Total Expenditure</b>	<b>\$218.40M</b>
<b>Council Municipal Funding range (depending on</b>	<b>\$86.05M</b>

<u>Income</u>	<u>Amount</u>
successful grant funding applications \$86.05M to \$124.62M)	

The table below provides a further breakdown of the expenditure in terms of the types of facilities and the overall percentage of the total cost:

<u>Type of Facility</u>	<u>Cost</u>	<u>% of total CSRFP Spend</u>
Active Sporting Reserves	\$68.56M	31.6%
Community Centres	\$26.57M	12.2%
Specialised Community Centres	\$56.05M	25.6%
BMX Facility	\$2.5M	1.1%
Tennis Facilities	\$4.76M	2.1%
Netball Courts	\$1.6M	0.7%
Skate Parks	\$3.93M	1.8%
Pump Tracks	\$165k	0.07%
Recreation and Aquatic Facilities	\$48M	22.03%
Recreation Centres	\$6.25M	2.8%
<b>Total</b>	<b>\$218.40M</b>	<b>100%</b>

Should Council be supportive of the implementation program outlined within the Draft CSRFP, it is recommended that these projects be considered as part of Council's long term financial planning process and be subject to Council's annual budget deliberation process.

### **Legal Implications**

N/A

### **Community Consultation**

As part of the overall planning process in the development of the CSRFP, a comprehensive community engagement process was conducted by Community Perspectives in conjunction with the City.

The engagement process included:

- An online survey through Comment@Cockburn
- Internal staff workshops
- Seven community workshops targeting user groups, clubs and the broader community
- one on one meetings
- Phone calls

In summary, there were over 365 visits to the Comment@Cockburn engagement site, with over 130 people participating in the survey and an additional 311 general comments put forward by survey participants. A further 125 people participated in community workshops, discussion or

made a submission, with over 1,500 comments and views being put forward throughout the consultation process .

The key themes identified as part of the community engagement process are as follows:

- Improve and increase community centres and spaces
- Improve and increase opportunities for recreation and physical activity
- Improve existing sporting facilities and Reserves
- Improve and increase supporting infrastructure
- Increase the capacity of existing sports grounds
- Develop art and cultural facilities i.e. Arts and Cultural Hub and Aboriginal Cultural Centre
- Develop wider range of sport opportunities/facilities
- Address uneven distribution and standard of facilities
- Facility provision keeping up with population growth, with particular focus in the Western suburbs

Should Council be supportive of the Draft CSRFP, it is recommended that the Plan be advertised for a 42 day period of public comment. The Final Plan together with all community feedback received will then be presented to Council in July/August 2017.

### **Risk Management Implications**

If Council decides to not endorse the Draft Plan for the purposes of public comment, there is a reputational risk that the community may not be satisfied with outcomes outlined within the Plan.

In terms of financial risk, the Implementation Plan component of the Draft CSRFP has been developed on the basis of the City's financial and resource capacity to deliver the projects identified. Should Council decide to re-prioritise the projects listed within the Draft CSRFP this may place the City under increased financial and resources pressure to deliver the projects within the designated timeframe.

### **Attachment(s)**

Draft Community Sport and Recreation Facilities Plan 2017 -2031.

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

Those who lodged a submission on the proposal have been advised that this matter is to be considered at 13 April 2017 Ordinary Council Meeting.



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

Nil.

**18.2 (OCM 13/04/2017) - BIBRA LAKE SKATE PARK AND RECREATION PRECINCT CONCEPT DESIGN (154/011) (G BOWMAN) (ATTACH)****RECOMMENDATION**

That Council

- (1) approve the development of the Skate Park and all other elements, excluding the dog park, as shown in the Concept Plan, as attached to the Agenda;
- (2) require additional community consultation regarding alternate locations for the fenced dog exercise area contained in the attached Concept Plan;
- (3) require the consultation report and a recommended location(s) for the fenced dog exercise area be considered at a future Council meeting; and
- (4) include a budget allocation of \$2.075M for the detailed design and construction of the Bibra Lake Skate Park and Recreation Facility in the 2017/18 financial year.

**COUNCIL DECISION****Background**

At the Ordinary Council Meeting on 12 May 2016 Council resolved to:

- (1) *receive the report (regarding the Bibra Lake Skate Park Feasibility Study and Cost Estimate);*
- (2) *list the provision of \$40,000 for the delivery of a concept plan and quantity surveyor report on the 2016/17 budget for consideration;*
- (3) *identify a plan for a community consultation process that would include the Bibra Lake Resident's Association, the youth of the locality and other stakeholders; and*

- (4) *bring forward the proposed Bibra Lake Skate Park for inclusion in the 2017/18 budget considerations given the necessary lead up research and community consultation that is required for projects of this nature.*

## **Submission**

The submission from the Bibra Lake Residents Association regarding their support for the Skate Park Upgrade and all other elements of the proposed concept design, apart from the proposed location of the dog park, which they request be moved 400m to the South, is attached.

## **Report**

In 2016, the City of Cockburn engaged Ecoscape to provide a concept design, community consultation process and opinion of probable cost for the Bibra Lake Recreation Precinct ('the Precinct'). The Precinct concept developed is a multi-use intergenerational space that includes the following key elements:

- Skate Park 1200 m
- Car Park (24 Bay)
- Dog off Leash exercise area with proposed fenced dog park area
- Toilets
- shelters and BBQ amenities
- Basketball half-court
- Playground for young children

A series of community consultation events were conducted in late 2016 by Ecoscape and site planning and design issues were resolved through an iterative concept design and feedback process from the Community and the City of Cockburn.

The objectives of the Bibra Lake Management Plan 2009 and The Lakes Revitalisation Strategy 2016 provided a framework for the concept design. This consultation and design framework helped build on the strong existing community support for the Skate Park and Recreation Precinct.

The following report provides an overview of the concept design that has been developed through community and staff consultation. The community consultation findings are included under the 'community consultation' section of this Report.

## **Skate Park**

The Bibra Lake skate park concept was developed by the Ecoscape design team in conjunction with the City of Cockburn and extensive

consultation with the skate and local community. Design parameters included an area of approximately 1,000 square metres and a budget of \$500,000.

Skate park facilities currently provided in the City of Cockburn and in the surrounding region were taken into consideration. Many of these parks consist of 'transition' (ramps, half pipes and bowls) with very few dedicated street plaza elements. A key design parameter was finding the most effective way to expand on what is currently offered.

The community consultation identified a user group with a range of ages, experience and skill levels from advanced to beginners. The new park needed to provide enough space for both clinics and free skating to occur simultaneously. Line of site and spectator view within a park setting was also a fundamental design parameter. This approach ensured the skate park was inclusive and inviting for all members of the public. The car park, rest areas and platforms all provide vantage points for parents, park users and the general community.

### Street Plaza

A street plaza type skate park features flat planar surfaces. These are combined with elements such as rails and edges for board sliding and grinding and low banks and features to facilitate movement at the northern and southern ends. The park is configured to allow street style skating and the potential for skaters to 'session' features with less of the through-flow and bottlenecks seen at large skate parks that can result in collisions. It is expected that the park will be used by skateboarders, scooters, BMX riders and sports wheelchairs.

### Mini Ramp

A mini ramp (half-pipe) was included in the design due to popular public demand expressed during the project's consultation phase. At 1.2m height by 7.2m width the mini ramp will provide a popular feature that complements the street plaza. The mini ramp is surrounded by some additional ramps and features including a dish that will appeal to transition skaters and BMX riders.

### Scooter Track

A scooter track will be built into the path network to provide an opportunity for kids to learn skate park interaction skills in a safe environment. The track will reduce the number of inexperienced riders in the main skate park which can lead to collisions during busy times. The track includes a section with gentle rollers and berms that form a circuit alongside the main skate park.

## Car Park & Bibra Drive Upgrades

### Car Park

Parking facilities will be provided to cater for the skate-park and dog exercise area (at the identified location). 24 bays are proposed including two disabled access bays and two quick, skate park drop-off bays. The car park layout has been developed with Riley Traffic Consulting based on the schematic design provided in The Lakes Revitalisation Strategy. The car park will include a semi mountable kerb adjacent to the skate park to create a defined edge and flush beam kerb alongside the Bibra Drive verge to allow storm water runoff into the adjacent grassed swale.

### Pedestrian Access

Pedestrian access across Bibra Drive from Park Way and the Primary School to the precinct has been identified as a safety concern. The design includes upgraded connections at key crossing locations to minimise this. A new pedestrian refuge will be included at the school oval gate where after school crossing is expected. The refuge will be a minimum 2m in width to allow space for a bicycle to cross safely and include grab rails at the median and on the Bibra Lake verge. The crossing will require some localised widening of Bibra Drive on the western side of the carriage way to accommodate the refuge as traffic lanes adjacent to the refuge need to maintain a 3.5m width. The pedestrian refuge island will be subject to further detail design including line marking approval by Main Roads WA.

Bicycle lanes currently on Bibra Drive will be maintained wherever new treatments are proposed. If necessary, bike lanes should be demarcated with green frictional paint to ensure visibility.

Upgrade of pedestrian connections from Park Way at the roundabout is recommended. This would include new shared paths on Park Way's southern verge and from the roundabout to the Bibra Lake shared path. This would become the primary entry for visitors coming by bus or from the shops, school and parking on Park Way.

## Dog Off Leash Exercise Area and Dog Park

### Location

The dog of leash area is located in the southern portion of the site within stands of *Eucalyptus rudis* and a series of open spaces. The concept includes an area which will be fenced with 1.2m high chain link fencing to provide safe areas for dogs to exercise. A general area (4,780 sqm) and a small dog area (1,020 sqm) will be provided with

1.2m high chain link fence surrounds to allow safe exercising of dogs. Each area will include an enclosed entry, seating, pooch pouch bin signage station and drink fountain. Agility equipment suited to large and small dogs will be included and is an opportunity for Men's Shed involvement and community development. Durable crushed limestone paving is proposed at the entry to each compound to minimise wear in the high traffic location.

The proposed Dog Park which would enclose 5800 sq. m. of the existing Dog off leash exercise area is recommended as an option for stage 2 of the project because it is recommended that the City undertake additional consultation to determine the desired location for the facility.

### Toilet Facilities

New toilets are proposed for the precinct to replace the existing units that are reaching the end of their operational life. The new facility is sited to allow access for dog walkers and skate park users. It will include three cubicles including male, female and disability access cubicles. A schematic design for the building has been developed with a local supplier. The design integrates with the picnic shelters used by the City and will ensure the major structures in the precinct are complementary. The old toilet block will be decommissioned and removed once the new facilities are installed.

Locations for power, water and sewer connections are to be determined in the detailed design stage to ensure an economical strategy and minimal disruption to the local neighbourhood.

### Basketball Half-court

A basketball court is provided that includes a 3 point line court that can accommodate small informal games. The court will include a concrete slab with a sports surface finish. The hoop and backboard will be standard size. Hoop height will be relative to the size of the court to ensure that good proportions are achieved.

### Playground

It is envisaged the playground will be a modest relocation and upgrade of the existing playground on the western edge of Bibra Lake. It is designed for parents who may wish to occupy their younger children while their older children are skating. The playground will complement the new adventure playground on the eastern side.

## Landscape Treatments

The overarching aim of the landscape design is to provide strong connections between key elements and integrate these with the existing surrounds to provide for the specific needs of user groups as defined during the consultation phase. This is achieved through provision of shade, functional surfaces, signage and suitable vegetation. A key objective is to retain and enhance environmental values in the design so that the precinct can contribute to the ecologically and regionally significant character of the Bibra Lake Reserve. Wherever possible, links will be encouraged through planting and swales to strengthen habitat.

### Path network

The path network provides connection between all elements of the precinct in an informal way that integrates with the natural environment of the wetland. The paths are expected to be skate and scooter friendly and require consideration of surface.

Paths provide an opportunity to define the precinct entry points using ground stencil artworks. Locations for this have been included on the concept plan.

### Planting

Planting for the Precinct will be appropriate to the wetland location and ensure species are selected that will increase habitat value and be durable when located near recreational uses. Broad scale revegetation planting is focused on the existing site swale and along the Bibra Drive verge and is aimed at improving the wetland character in the precinct. This will be non-irrigated and installed during winter months. There is an opportunity for community involvement on open planting days.

### Trees

Trees will be selected for shade and from species that are suitable for the wetland location. These include:

<i>Eucalyptus gomphocephala</i>	Tuart
<i>Eucalyptus rudis</i>	Flooded gum
<i>Melaleuca raphiophylla</i>	Swamp Paperbark
<i>Melaleuca preissiana</i>	Stout Paperbark

### Irrigation

An irrigation design that prioritises trees and mass planting near the skate park and the adjacent grass surfaces will be included in the detailed design of the skate park. Water will be supplied by a new

scheme connection. Irrigation for trees and mass planting is expected to be used temporarily with the option to turn off once plants are established.

### Drainage

The drainage strategy of the precinct will take into account the unique aspects of the site including the high water table and existing swales that connect to habitat areas. The proposed car park and skate park's broad hard surfaces will introduce more runoff during rain events. Runoff from the skate park will be directed to the swale via a closed pipe system that will help recharge groundwater and assist in plant establishment.

Runoff from the car park is expected to sheet towards Bibra Drive into a proposed grassed infiltration swale.

### Fencing

Fencing will be provided on both sides of the skate park to direct access through key locations and to contain rubbish that may otherwise blow into wetland areas. Fencing will be black chain link with top and bottom rails in accordance with the Bibra Lake Management Plan. Seating elements will also be integrated to ensure the location has a high level of finish.

### Signage

Signage will be required for skate park identification and to provide code of conduct information for skate park users. It can also include other educational information about being aware of snakes. The signage will be designed in a way that is integrated with the skate park through graphic colour, scale and material selection.

### Furniture

Surrounding the skate park are areas for seating and spectators. These will use concrete from the existing slab and salvaged timber to provide simple robust benches in shaded locations.

### Shelter and BBQ's

Shelter, seating and BBQ facilities will be installed that provide amenity and allow for better inter-generational use of the space. The facilities are located with good visual connection to the playground and to provide a degree of separation from the skate park.

### Lighting, Power and CCTV

The precinct is expected to be used by the community in the early evening for the skate park toilets and BBQ's. Lighting will be installed to the functional requirements of these uses on a timed circuit allowing them to automatically shut off at a designated time. Lighting will be installed for the skate park and car park using pole-top luminaries and integrated with structures for the BBQ's and toilets.

Luminaries will be metal halide and include cut outs to avoid light spill into adjacent habitat areas.

Power is to be provided at the BBQ shelter toilets and at the skate park for events. Power outlets will be weatherproof and recessed into walls wherever required.

Allowance for future installation of CCTV has been made in the concept plan including installation of provisional conduit to the skate park and car park.

### Cost Estimate For the Project

The City received an Opinion of Probable Cost from Ecoscape and also a Quantity Surveyor Report for the elements of the Concept Plan as identified in the report.

After reviewing both documents and identifying cost saving for internal project management, internal design for most elements of the concept plan, procurement strategy for each element, and the risk of the project which determines the contingency allocation, a detailed budget has been developed for the project as outlined in the Budget and Financial Implications section of the report. The cost of proceeding with the project in the 17/18 Financial Year will require a total budget of \$2,075,000. However, because the Member for Willagee, Hon. Peter Tinley, MLA has confirmed an Election commitment of \$400,000 will be provided to the City for the development of the Bibra Lake Skate Park the net City of Cockburn budget allocation will need to be \$1,675,000 which includes DCA13 and Municipal funding for all elements of the concept plan to proceed.

### Key Consultation Findings

The Comment on Cockburn site was visited by 325 people, with 187 contributing to the survey. The concept plan was downloaded 294 times. In summary the community consultation most strongly supported the Skate Park, and upgrade of the Toilet facilities and all other elements of the concept plan were also highly supported. However, the location of the proposed fenced Dog Park which is within the existing



dog exercise area was not supported by a number of Survey Respondents and the Bibra Lake Residents Association. Due to these concerns, it is recommended that the Council require additional community consultation specifically about the preferred location of a Dog Park in the Bibra Lake East vicinity. There were 103 respondents to the Comment on Cockburn survey who said they are most likely to use either the small or large dog park in this area, so it is important to look at locations in this local area to meet the community's needs for this type of facility. Due to the Dog Act Requirements the City will then need to provide another report to Council with the consultation findings. If an identified area is then approved a further 28 day consultation period will be required regarding the location of the proposed Dog Park area if it is outside of the current Dog Exercise area at Bibra Lake East. Then the findings of this consultation will then be provided to Council for consideration.

It is therefore recommended that Council approve the development of the Bibra Lake Skate Park and all elements of the Bibra Lake Skate Park and Recreation Precinct Concept Design, as attached to the agenda, excluding the Fencing of the Existing Dog Exercise area which requires further consultation to determine the preferred location.

### **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.

### **Budget/Financial Implications**

#### Budget Summary

##### *Income*

Grant	\$400,000
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##### *Expenditure*

DCA 13	\$780,720
Municipal	\$894,280

Total Project Cost    **\$2,075, 000**

Please see in Table 1 a Detailed Budget for all of the elements contained in the Bibra Lake Skate Park and Recreation Precinct Concept.

*Table 1 Detailed Budget for the Bibra Lake Skate Park and Recreation Precinct*

Skate park Design and Construct	\$550,000.00
Dog park fencing	\$36,000.00
Dog Exercise Equipment	\$44,000.00
Toilets	\$200,000.00
Playground	\$500,000.00
Gazebo, BBQ's & Soft and Hard Landscaping	\$310,000.00
Landscape - Lighting, BBQ, CCTV(Conduit) & Power	\$60,000.00
Landscape- Water supply & Fountains, irrigation	\$50,000.00
Landscape- Soft Infrastructure	\$100,000.00
Parking	\$150,000.00
Pedestrian Crossing	\$25,000.00
Detailed Design Costs	\$50,000.00
<b>Total</b>	<b>\$2,075,000.00</b>

Member for Willagee, Hon. Peter Tinley, MLA has confirmed an Election promise of \$400,000 to be granted to the City of Cockburn to assist with the costs of Developing the Bibra Lake Skate Park, so this is included as a Grant in the budget summary listed below. Taking this grant into account the budget requirement from the City of Cockburn for the project to proceed will be \$1,675,000.

#### Budget Summary

DCA 13	\$780,720
Municipal	\$894,280
Grant	\$400,000

Total Project Cost is estimated to be \$2,075, 000 with a City of Cockburn budget allocation requested for \$1,675,000 for the 2017/18 Financial Year.

#### **Legal Implications**

N/A

#### **Community Consultation**

Consultation was undertaken in two phases including the initial workshops in November and December 2016 followed by the Advertising Period in February 2017, through which additional feedback was sought by the City of Cockburn.

Initial consultation included workshops with the general Community and focus on the skateboard community to ascertain the needs and

values in relation to the recreation precinct. The following stakeholders were approached:

- Bibra Lake Resident's Association
- Bibra Lake Primary School (Administration)
- Skate Board WA
- Local skate board community at Bibra Lake and Cockburn Youth Centre
- Broader Skateboard community including Skate park attendees, social media and women's skate group
- BMX community
- Dog walkers at the lake and Yarra Vista dog park.
- Community members at Bibra Lake Playground opening and workshop in the park (existing skate park location).

#### Summary of attendance

- Bibra Lake Community Resident's Group meeting: 10 people
- Community members at the Bibra Lake playground opening and on site contacts: 80 adults, 20 kids
- Skate Community: 18 of various ages and a range of skill levels
- Women's skate group: 6, all in mid-20's

#### Summary of support

- Local community has been actively lobbying for the Skate Park for some time
- Overwhelming support for the concept and design
- Strong expectation it will be built this year (2017)

#### Dog Park

- A view that the site was unsuitable and should be revegetated / rehabilitated. Regarded as too wet and of conservation significance because of bandicoot presence
- Concerns about impacting wildlife and connectivity between remnant vegetated patches
- Some suggested the dog park be moved further south near the retirement village
- Ensure the dog park will be fenced and not impact the remnant vegetation
- Additional revegetation and landscaping occur as part of the recreation precinct design
- The Precinct plan should include rehabilitation
- Some dog owners thought a Dog Park wasn't needed and would prefer to walk around Bibra Lake itself. These people tended to be from other areas and drive to Bibra Lake for its beauty, peacefulness, relaxation and exercise
- Local people liked the idea of the Park for the social interaction it brought with other residents

- Capacity to hold events/food vans or a cafe
- Ensure dog park will be fenced as there were concerns for safety, particularly with larger dogs

#### Summary of initial consultation outcomes

There was recognition within the Bibra Lake community that recreation was changing and more dedicated mixed-use, 'designed' spaces were required. The primary drivers for this were seen as increasing pressure on public open space and a desire by people to be more active and engaged with outdoor activities away from 'screens'.

As a result, there was an expectation within the local community that the Recreational Precinct was 'inevitable' to meet community needs and aspirations for these types of spaces.

A concept plan was drafted by consultants Ecoscape and released for further consultation in early 2017.

#### Draft Concept Plan Consultation

A survey was uploaded on Comment@Cockburn, with graphics about the proposed skate park and the concept plan for the site. This was also promoted on Facebook and by email to skaters in Perth and Cockburn.

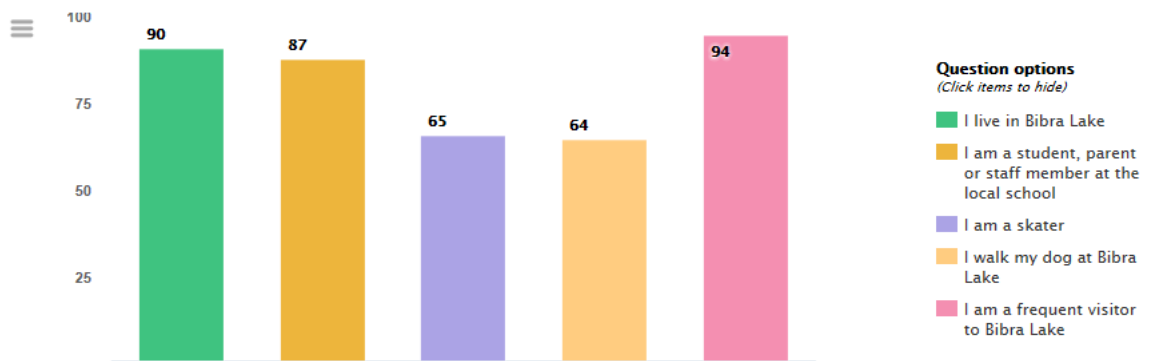
An officer attended the Bibra Lake Residents Association meeting, and the Association was invited to meet with Elected Members and Executive to discuss the concept plan. A stall held at the Bibra Lake Regional Playground by the City of Cockburn Community Development Unit also promoted the survey. The survey was delivered to mailboxes of Bibra Drive residents, who will be directly affected by the project and to the local primary school.

#### Survey results:

The Comment on Cockburn site was visited by 325 people, with 187 contributing to the survey. The concept plan was downloaded 294 times. Residents in Bibra Drive responded by hardcopy survey and their input was added into the final result below.

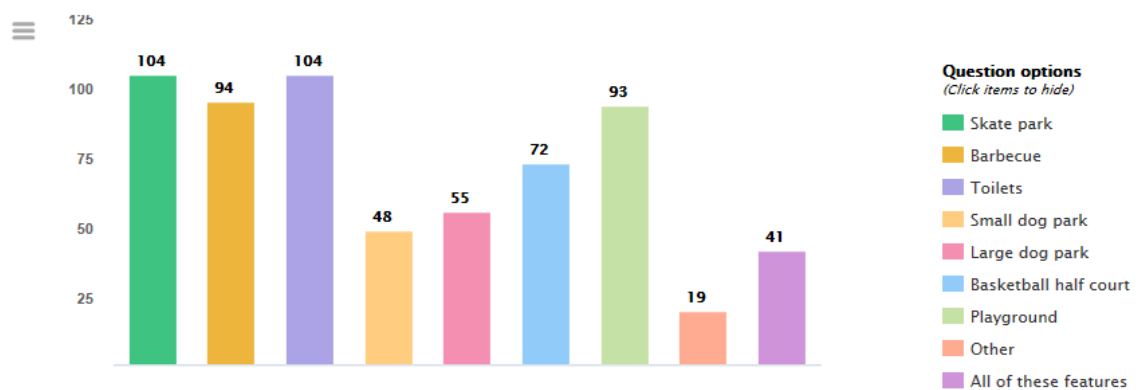
Q1

1. Please mark the boxes that best describe you



Q2

2. The features that I/my family are most likely to use are:



### Summary of Feedback:

#### Points in support of draft concept plan:

- Skate park welcomed by local community, skaters, BMX riders and parents.
- Support for having separate fenced parks for large and small dogs
- High support for skate park, barbecue, toilets and playground
- Support for features that cater for all ages – playground, skate park, barbecue, dogs.

#### Points of concern about the draft concept plan

- Concern about impact on wildlife
- Concern that more parking is needed
- Concern that dog park was a conflict and should be relocated elsewhere
- Concern about traffic and noise management at this location
- School student concern about removing trees

Overall the survey results identify strong support for all elements of the concept plan except for the location of the proposed dog park. Concerns about issues related to wildlife, traffic, parking, noise management and minimising tree removal have all been considered in the revised Concept plan.

### **Risk Management Implications**

If the recommendations are not followed there is a risk of community expectations not being met and reputation damage.

### **Attachment(s)**

1. Bibra Lake Skate Park and Recreation Precinct Concept Plan
2. Community Consultation Report
3. Letter from Bibra Lake Residents Association 27/2/2017

### **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 13 April 2017 Ordinary Council Meeting.

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

Nil.

## **18.3 (OCM 13/04/2017) - COCKBURN AQUATIC & RECREATION CENTRE - DOLPHIN SWIM CLUB - SCHEDULE OF FEES AND CHARGES (154/006) (B MCEWIN) (ATTACH)**

### **RECOMMENDATION**

That Council

- (1) endorse the fees and charges for the Dolphins Swim Club as outlined in the report;
- (2) endorse the Terms and Conditions for the Fees and Charges; and
- (3) in accordance with Section 6.19 of the Local Government Act advertise the above Schedule of Fees and Charges.

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

## COUNCIL DECISION

### Background

Council at its meeting of 9 February 2017 resolved to endorse the Fees and Charges for the Cockburn ARC “with the exception of the swim squad membership which is to be considered by Council at a future meeting to enable the Manager, Cockburn ARC to conduct additional consultation with the Dolphins Swim Club Committee Members.

### Submission

N/A

### Report

Meetings were held between the Executive of the Dolphins Swim Club and the City’s Officers on 17 February and 15 March 2017 to discuss the proposed fees and charges for the use of the pools at the Cockburn ARC. The basis of the discussion was that the fee structure would not disadvantage members compared to the current fee structure at the South Lake Leisure Centre. There will be a number of flexible user pays entry fees, visitor passes and membership options exclusive to Dolphins Swim Club members under the age of 16 years.

It is acknowledged that the Club will have access to vastly superior facilities at the Cockburn ARC compared to what they have at the SLLC in particular access to a 50 metre outdoor pool rather than only a 25 metre indoor pool.

*Table 1: Proposed Dolphins Swim Club membership fees*

<b>Membership</b>	<b>Charges</b>
Junior Squad – Active	\$25.00 per fortnight direct debit
Senior Squad - Active	\$29.90 per fortnight direct debit

The following terms and conditions apply:

1. Squad active membership is for persons under the age of 16 enrolled at the Dolphins Swimming Club only.
2. Membership is direct debit payment options only.
3. Members can cancel at any time provided 28 days’ notice is provided.
4. Where a person is a minor (under 18 years) the membership application must be signed by the minor’s parents or guardian.
5. Where a squad member is under 11 years of age they must be accompanied and supervised by a responsible person aged 16 years or older.

6. Squad active membership includes spectator entry for one supervising responsible person, usually an adult.
7. Junior squad membership is for children 12 years of age and under.
8. Senior squad membership is for children 13 years and above.

The fees and charges and the conditions for which they apply are acceptable to the Dolphins Swim Club in accordance with correspondence between the City and the Club in a letter dated 27 March 2017, a copy of which is attached to the Agenda.

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

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

- Provide residents with a range of high quality, accessible programs and services.
- Provide for community facilities and infrastructure in a planned and sustainable manner.
- Create and maintain recreational, social and sports facilities and regional open space.

#### **Leading & Listening**

- Ensure sound long term financial management and deliver value for money.

### **Budget/Financial Implications**

The fees and charges proposed for the Swimming Club are in accordance with the revised Management and Operations Plan on which the overall budget for the facility is based. As occurs currently the Dolphins Swimming Club is granted access to the facilities at a subsidised rate. As has occurred for many years for the Dolphins use of the SLLC a transfer from the Grants and Donations Account is made each year to reflect this subsidy. The amount anticipated to be transferred in 2017/18 is \$150,000.

### **Legal Implications**

Sections 6.16 and 6.19 of the Local Government Act 1995, refers.

### **Community Consultation**

The issue of squad fees is one for consideration by the City and the Dolphins Swim Club. There has been discussion and agreement between the parties.



### **Risk Management Implications**

The risk to the City in considering fees and charges is to set prices that are competitive in the industry yet allow the Centre to operate with minimum subsidy from the City's residents and ratepayers.

There is a risk that Council may suffer reputational damage if it is seen not to be offering the junior swimming club affordable fees and charges. This needs to be balanced against the need for the club members to contribute reasonably toward the cost of operating this large complex. It is understood this balance has been achieved.

The fees and charges proposed for the Dolphins Swim Club need to be endorsed by Council for advertising prior to the anticipated opening of the complex in late May 2017.

### **Attachment(s)**

Correspondence between the City of Cockburn and the Dolphins Swim Club dated 27 March 2017 in relation to the fees, charges and conditions.

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

The Proponent(s) who lodged a submission on the proposal have been advised that this matter is to be considered at 13 April 2017 Ordinary Council Meeting.

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

Nil.

## **18.4 (OCM 13/04/2017) - AUBIN GROVE STATION PARKING PRECINCT (159/011) (R.AVARD/J MCDONALD) (ATTACH)**

### **RECOMMENDATION**

That Council :

- (1) establish the parking restrictions for the Aubin Grove Station parking precinct as shown on the attached plan and described as follows:
  - No parking in all lane ways within the precinct;
  - No Stopping restrictions on both sides of Lauderdale Drive, Success;
  - No Stopping restrictions (weekdays only) on the east side of Baler Court, Hammond Park, and a 4-hour limit (8.00am-5.00pm weekdays only) on the west side;

- 2-hour on-street parking limit from 8am to 5pm (weekdays only) around the Harvest Lakes Village.
  - A 15-minute parking limit for the 'Kiss N' Ride' parking bays on the west side of Flourish Loop, adjacent to the train station.
  - 4-hour general on-street parking limit from 8am to 5pm (weekdays only) on all other residential streets in the parking precinct.
- (2) inform respondents to the survey who are seeking Residential Parking Permits that these will only be issued to tenants in dwellings that have more vehicles registered at a relevant address than on-site parking bays provided at the property; and
- (3) review the effectiveness of the parking restrictions in the Aubin Grove Station precinct, as part of the traffic study that the Public Transport Authority are required to undertake within 6 months of the train station opening.

## COUNCIL DECISION

### Background

The new Aubin Grove railway station is due to begin operating on the 23<sup>rd</sup> April 2017 with approximately 2,000 new car parking bays associated with the station. These bays have been constructed by the State Government's Public Transport Authority (PTA) and are under their care and control. With the opening of the new station at Cockburn Central a significant number of parking issues became apparent particularly with insufficient car parking bays to handle the number of daily train commuters. Although additional bays were constructed by the PTA there is still a lot of illegal parking occurring on-street and on verges particularly around the Cockburn Central Town Centre area and along Knock Place on the eastern side of the Kwinana Freeway.

While it is envisaged that in the short term there will be sufficient car bays for commuters at Aubin Grove it is anticipated that there will be a number of people who will park on the nearby streets to avoid the \$2 daily parking fee. There may be in the longer term a shortage of commuter parking. To ensure that commuters establish good parking habits at the Aubin Grove Train Station the City could pre-empt any overflow parking by implementing parking controls that should discourage long-term on-street parking by commuters.

## Submission

There were a total of 53 submissions received on the proposed Aubin Grove Train Station Parking precinct proposal, at the submission closure period on 31 March 2017.

This includes an online petition arranged by an affected resident, supported by 73 persons.

## Report

A letter has been forwarded to 1,136 property owners/tenants in the vicinity of the new Aubin Grove Train Station parking precinct including properties on the eastern and western side of the freeway (see attached precinct plan) seeking comment on the following proposal.

1. A four hour general parking time limit for on-street parking between 8 am and 5 pm each weekday on residential streets.

### Rationale:

It is expected that once the Aubin Grove Train Station is open some commuters will park their cars on surrounding streets to save having to pay the current \$2 daily fee as demand on parking in the designated parking area increases and or the parking fees go up in the train station carpark. As most residents have visitors to their homes before 8am and after 5pm and on weekends there will be limited impact with a 4-hour on-street parking time limit on residential streets. Property owners mostly have their own properties to park on and the proposed restrictions can still allow visitors to park on their street.

2. At the 'Kiss N' Ride' short-term parking area a parking time limit of 15 minutes will be imposed.

### Rationale:

This is fairly self-explanatory as Kiss N' Ride parking is intended to be extremely short-term parking. Imposing a 15-minute limit will ensure that people do not park in this area for long periods.

3. There will be a 2-hour parking time limit around the Harvest Lakes Village shopping area from 8am to 5pm on weekdays.

## Rationale:

The commercial success for the businesses operating in the shopping precinct is for customers to have ready access to parking and for there to be a steady turnover of car parking bays. A limit of 2 hours is considered sufficient time for customers to transact their business in a shopping area of this nature, particularly when those businesses have their own off-street car parks. As the parking restrictions apply from 8am to 5pm and there are a limited number of residential properties in the immediate area it will mean that residents or their visitors will be able to park on the street outside of these hours for longer periods.

## 4. No Parking in lane ways.

## Rationale:

To ensure that the City's waste management trucks and residents can access properties with vehicle access via a lane in an unobstructed manner parking in lanes in the parking precinct will be banned. There have been numerous incidents across the City where waste trucks have been unable to pick up bins. On occasions people have parked in lane ways resulting in property owners not being able to access their garages or pass down the lane. The laneways that have no parking in the precinct are:

1. Grenada Lane
2. Tupelo Lane
3. Aubin Lane
4. Leflore Lane
5. Cloverdale Lane
6. Posey Lane
7. Corinth Lane
8. Calm Lane
9. Peace Lane
10. Kukui Lane
11. Borage Lane
12. Balance Lane
13. Verve Lane
14. Purity Lane
15. Plenty Lane
16. Affable Lane
17. Esteem Lane
18. Active Lane
19. Esprit Lane
20. Vibrant Lane
21. Genial Lane

- 22. Relish Lane
- 23. Bliss Lane
- 24. Zest Lane
- 25. Valour Lane
- 26. Salute Lane

5. Lauderdale Drive Success will have 'No Stopping' restrictions.

Rationale:

Lauderdale Drive is one of two access routes into the bus transfer station at the Train Station car park, with the other access route being Russell Road. To ensure that buses and local residents can both travel along Lauderdale Drive unobstructed, parking needs to be banned on that road adjacent to the Train Station car park.

6. Baler Court Hammond Park will have 'No Stopping' restrictions:

Rationale:

There will be 'No Stopping' restrictions on the east side of Baler Court as there is a short walk from Baler Court to the train station. Commuters could be tempted to park on Baler Court and walk to the station leaving their cars all day on the road.

There were a total of 53 submissions in relation to the proposed Aubin Grove parking precinct. The vast majority sought parking permits for residents.

There were a number of residents who live in town houses and cottage lots in proximity to the shopping area who said that they had more cars at the property than they had on-site parking bays resulting in them having to park in the street. It is not practical, or desirable, for the City to satisfy such expectations about the supply of on-street parking in high density areas, particularly in such close proximity to good quality public transport facilities.

For example, one property owner who has a property within 100 metres of the station entrance off Flourish Loop wants residents, who on the subject street live in homes with a typical 7.5m lot frontage and double garages accessed by a rear lane, to also be able to park unrestricted on-street in the available parking embayments. The City is not able to satisfy this request in an equitable manner because there are more homes fronting the street than available on-street parking bays.

Street parking, particularly around shopping areas, is public parking and not set aside exclusively for residents or their visitors. Any preferential treatment for residents living in these units, such as residents parking permits could impact on local businesses and other residents. As the proposed parking restrictions only apply from 8am to 5pm during the week it is most likely that residents would have sufficient off-street car bays during these hours to meet their needs.

There are approximately 1,100 properties within the parking precinct area and should residential parking permits be issued to all properties there will be a significant amount of work involved in administering such a scheme. Furthermore, this may well set an expectation that there will be residential parking permits issued in other areas such as Cockburn Central and Port Coogee. Limiting the number of parking bays in these areas with the provision of residential parking permits will impact significantly on local business by limiting available parking for visitors. It is strongly recommended that Council do not set a precedent by establishing a parking permit system in the Aubin Grove Train Station precinct. Currently there is only 1 parking officer for the City who is required to monitor parking across all areas including more than 30 schools. Should Council progress with residential parking permits an additional staff member will be required to carry out this monitoring and be available to support the existing demand in the parking area across the City of Cockburn.

Notwithstanding this, if there are demonstrated circumstances where tenants of properties have more vehicles registered at an address than there are parking bays allocated on – site, there are provisions within the City of Cockburn Parking Local Law 2007 which allow for applications to made for a Residential Parking Permit to be issued for the additional vehicle/s (to a maximum of 3). Accordingly, it is suggested that those respondents who have identified this as an issue be contacted to inform them of the process by which applications for a Permit /s can be made and considered.

The City's Engineering Services unit are collecting before/after traffic data on many roads in the vicinity of the train station to enable a detailed analysis to be done of the changes in traffic flows in the area surrounding the train station. This data will feed directly into the traffic study that the PTA are required to do within 6 months of the train station opening to identify and address issues on the local road network that can be attributed to the use and operation of the train station. It would be appropriate to include an assessment of these parking controls as part of that study. If, following this process, it was identified that there were properties where residential parking permits were warranted, the matter could be further considered by Council.

## **Strategic Plan/Policy Implications**

### **Moving Around**

- Reduce traffic congestion, particularly around Cockburn Central and other activity centres.
- Improve connectivity of transport infrastructure.
- Improve parking facilities, especially close to public transport links and the Cockburn town centre.
- Advocate for improvements to public transport, especially bus transport.

### **Leading & Listening**

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

## **Budget/Financial Implications**

Costs of signage will be funded from operational accounts set aside for this purpose.

## **Legal Implications**

The City of Cockburn Parking and Parking Facilities Local Law 2007 gives the power to Council to restrict or prohibit parking on carriageways (streets).

## **Community Consultation**

A letter was sent to 1,136 property owners in the area prescribed in the Aubin Grove Parking Precinct Plan as attached to the agenda. There was also information placed on the City's website seeking comment on the proposed precinct Plan. 53 responses were received at the close of submission period, which represents a return rate of 4.6%. Nearly all of the responses were from residents of the multi-density development in Hygeia Bend/Flourish Loop, Atwell, requesting to be issued with Residential Parking Permits. Reasons cited for the request were:

- This is common practice in other local governments across Perth (e.g. City of Vincent, City of Fremantle, City of Subiaco)
- Cottage style homes have no driveway or verge to park on and rely entirely on street parking to accommodate the needs of residents with cars
- Some tenants work or study part time and require on street parking for longer than 4 hours at a time
- Some households have multiple occupants all with cars

- Some residents will walk to the train station in the morning and will want to leave their car at home

### **Risk Management Implications**

The proposed parking precinct will prescribe and control parking in the vicinity of the Aubin Grove train station area. Without such a plan it is likely that commuters using the train station will park in the streets close to the station. This will affect the amenity of the local residential area and have a negative financial impact on the businesses in the area. The early implementation of the parking plan will ensure that parking in the area will be controlled before the problems arise and good parking habits will be developed.

The City reputation is likely to be damaged should it do nothing in the area and wait for problems to arise.

There is a “Substantial” Financial and Compliance and a “High” Operational risk impact for the City, should Council resolve to issue Residential Parking Permits for residents in this area and other high density localities, as an additional Parking Officer will need to be employed to monitor compliance.

### **Attachment(s)**

1. Map of the Aubin Grove Parking station precinct.
2. Copy of the letter sent to owners of the property in the affected area.
3. Community Consultation Paper.

### **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 13 April 2017 Ordinary Council Meeting.

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

Nil.

## **19. EXECUTIVE DIVISION ISSUES**

Nil



## 20. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

### 20.1 (OCM 13/04/2017) - COCKBURN CENTRAL WEST PARKING DEMAND (110/070) (C SULLIVAN/D ARNDT) (ATTACH)

#### RECOMMENDATION

That Council

- (1) receives the report; and
- (2) defers any decision on the provision of additional car parking areas at Lots 124 and 125 Poletti Road in the Power Line Easement , as shown in Attachment 1 and 2, until the future of the adjacent development areas becomes clear.

#### COUNCIL DECISION

#### Background

At the Ordinary Council Meeting of 9 March 2017, Cr Portelli submitted a 'Notice of Motion For Consideration at Next Meeting' as follows:

*'That a Report be prepared and presented to Council on the provision of additional vehicle parking for public use under the Power Line Easement in Cockburn Central to address the car parking demands associated with the development of the locality.'*

#### Reason for Decision

Council is concerned that commuters will encroach on parking areas provided for patrons of the Cockburn Aquatic and Recreational Facility and has separately resolved to ensure these areas are effectively monitored and managed. Given that there is additional land within the Power Line Easement adjacent to Poletti Road, it is intended that Council investigates the potential for these Lots to be developed to address the shortage of available parking space for use by train commuters and others who have reason to visit the Cockburn Central Town Centre area.

The City Cockburn Central West Structure Plan (December 2016) designates the lots under the power transmission lines as Public Purposes – Western Power (car park, roads and power line infrastructure), as shown on Attachment 1. Car parking areas are

currently being completed in the power line easement as part of the Cockburn ARC project as shown on Attachment 2. One of those areas is a leased area from the adjacent Landcorp property to provide additional car parking capacity.

### **Submission**

N/A

### **Report**

It is the City's objective to provide parking options for visitors to the town centre area rather than for PTA commuters. In the absence of a plan in which to charge for this car parking, it is possible that PTA commuters would opt to access the City's free parking, rather than pay for the PTA commuter bays. This could have a dramatic impact on the City's new Cockburn ARC, if unlawful use by PTA commuters was to begin. To this end, time limited parking for all parking under the power line corridor is important to prevent unintended use by PTA commuters.

The responsibility for car parking for commuters using Cockburn Train Station is the responsibility of the Public Transport Authority (PTA). The PTA works under legislation which enables them to charge fees for the services they provide. This fee for service is both for the use of public transport and use by commuters of associated PTA parking areas.

The other component of the 'Notice of Motion' is the consideration of additional car parking for the Cockburn Town Centre. The location and amount of car parking beneath the power transmission lines has been initially provided to meet the needs of the Cockburn ARC facility. It is important the correct amount of car parking is provided, so that it can be effectively regulated and patrons accessing this car park recognise that it is for either purposes associated with accessing the Cockburn ARC, or for accessing the town centre. It should not be available for all day use, as this will clearly attract unintended use, and also limit the turnover of bays needed to support members of the Cockburn ARC coming at different times.

The City controls the entire power line easement as a reserve for power utilities and car parking, under a Management Order from the State. This becomes an important strategic asset in helping to shape the development of land within the town centre. As a general planning principle, it is expected that parking demand generated by any development should be met on the site of that development.

This recognises that insufficient car parking availability can result in potentially negative impacts on the amenity of the surrounding area. There are situations where this is not achievable, and an applicant can

seek approval for alternative solutions to address a development's car parking requirements.

It would be open to the City to consider making available, by a cash in lieu arrangement, a part of the powerline easement needed by a strategically important development to locate part of its parking on the reserve land. Strategically important development would be that which is contributing towards the generation of knowledge based employment within the town centre or which is aligned to the important six key strategic industries of the City which access external markets. This would require careful consideration by Council on a case by case basis.

A cost estimate has been carried out for the land either side of Honour Way at the north end of the transmission line easement which indicates approximately 400 car parking bays could be constructed for approximately \$2,400,000, including lighting and landscaping of the area. It is not recommended that Council consider funding the additional car parking area from municipal funds until two matters become clear in the immediate area of the town centre, being the future of the existing PTA car parking areas on the western side of the Kwinana Freeway, and the future of the Landcorp property on the eastern side of the power line easement.

The City is currently working on the Draft Cockburn Central East Structure Plan which includes the proposal for the PTA to establish 1600 to 2000 car parking bays on the eastern side of the railway line for commuter parking at Cockburn Central Rail Station. The lease on the two existing PTA car parking areas expires in 2031 and the WAPC could release the two lots for future development which is the City's proposal in the draft structure plan to continue the development of the town centre. Such development sites could have a planning condition for the provision of public parking levels.

The Landcorp property (described as Lot 9002 Beeliar Drive, DP 409053) is the subject of ongoing discussions about the development possibilities on that site. Road access is available from Veterans Way at the south side and via Honour Way from the west side through the power line easement. The City is contemplating with Landcorp an exchange with a property in the town centre to allow the development of the proposed City Administration Centre on a portion of Lot 9002 fronting Veterans Way with the remainder of the lot developed as other commercial uses. Both these possibilities would need car parking capacity in the adjacent power line easement, which could be funded as part of those developments.

## **Strategic Plan/Policy Implications**

### **Moving Around**

- Reduce traffic congestion, particularly around Cockburn Central and other activity centres
- Improve connectivity of transport infrastructure
- Improve parking facilities, especially close to public transport links and the Cockburn town centre

### **Budget/Financial Implications**

Municipal funds of \$2,400,000 would need to be included for Council's consideration in future budgets unless the car park areas are funded by adjacent developments.

### **Legal Implications**

There are no legal implications at this time as the land in question is already designated for road, car park and power utilities under the current structure plan.

### **Community Consultation**

Consultation and notification with all local properties would take place if and when the construction of the car park areas was to proceed.

### **Risk Management Implications**

The risk to Council is that expending funds in the short term on the construction of car parking areas pre-empts the provision of car parking associated with the development of the adjacent allotments funded by others.

### **Attachment(s)**

1. Cockburn Central West Structure Plan (December 2016)
2. Cockburn ARC Current Parking Areas

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

N/A

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

Nil.

**20.2 (OCM 13/04/2017) - REVISED LOCAL DEVELOPMENT PLAN - LOCATION: LOTS 902 & 903 HAMILTON ROAD, LOTS 903-905 SUMICH GARDENS AND LOT 906-909 DASILVA PLACE, COOGEE - OWNER: GOLDBARREL CORPORATION PTY LTD - APPLICANT: VERUS (052/002 & LDP17/02) (D BOTHWELL) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) approve the amended Local Development Plan for Lots 902 & 903 Hamilton Road, Lots 903 – 905 Sumich Gardens and Lots 906 – 909 DaSilva Place, Coogee in accordance with Clause 52 of the Planning and Development (Local Planning Schemes) deemed provisions;
- (2) delete the existing Local Development Plan for Lots 902 and 903 Hamilton Road, Lots 903 – 905 Sumich Gardens and Lots 906 – 909 DaSilva Place, Coogee; and
- (3) notify the applicant and those who made a submission of Council's decision.

**COUNCIL DECISION**

**Background**

At its Ordinary Council Meeting held on 8 December 2016, it resolved to conditionally approve a development application (DA16/0578) for Subdivision Retaining Walls at No. 225 (Lot 23) Hamilton Road, Coogee.

Subsequently, on 17 December 2016, Councillor Allen put forward the following Notice of Motion:

*“Council amend the Local Development Plan (LDP) for Lots 902 & 903 Hamilton Road, Lots 903-905 Sumich Gardens and Lot 906-909 Dasilva Place, Coogee to restrict the building heights for any dwellings on Lot 906 to a single storey”.*

In accordance with Notice of Motion, the applicant submitted a revised LDP for the subject lots which was received by the City on 20 January 2017. The LDP is the same as the previously approved LDP (dated 16

August 2016) except that it contains an additional clause restricting the permitted building height for Lot 906 to a single storey dwelling.

On 10 February 2016, the Western Australian Planning Commission (WAPC) resolved to conditionally approve an application to subdivide Lot 23 into nine lots as depicted on the LDP. A condition of the subdivision approval was for an LDP to be submitted to and approved by the City. The original LDP was subsequently submitted to the City, and approved, under delegated authority on 16 August 2016.

The subject land which makes up the LDP area is mostly vacant with the exception of the existing single house which fronts Hamilton Road. The LDP area slopes downwards from west to east by approximately 14.32m with more subtle level differences also existing from east to west.

The application has been referred to Council for determination as objections were received during the consultation process, removing delegation from the City's administration staff.

### **Submission**

N/A

### **Report**

#### Proposal

This proposal is for a revised LDP, specifically comprising:

- Additional clause (14) titled 'Building Heights' which requires that development shall be restricted to single storey for Lot 906 shown on the LDP; and
- Deletion of reference to specific BAL ratings which were shown on the original LDP. The LDP now simply identifies the lots which area affected by bushfire hazard and therefore subject to compliance with AS2959-2009.

#### Neighbour Consultation

The application has been the subject of public consultation and was advertised in the following ways:

- Letters sent to landowners surrounding the LDP area; and

- The development application plans and accompanying information were placed at the front counter of the City's Administration building.

A total of 4 objections were received during the advertising period. Objections and comments for the proposal are summarised as follows:

- The revised LDP does not fully comply with the R-Codes and asks for numerous variations to the subdivision;
- Question why there is not the same single storey height restriction placed on Lot 907 as Lot 906;
- The revised LDP does not take into consideration any alternative solutions put forward by objecting parties during the advertising period for the application for subdivision retaining walls including amalgamating Lots 906 & 907;
- Objecting to issues associated with the subdivision retaining walls; and
- Object to allowing a large, heavy dump truck accessing the narrow PAW 3 times a week introducing risk to the surrounding community.

The City's comments in relation to the submissions received are discussed in the Other section of this report.

### Planning Framework

#### *Zoning and Use*

The land in which the subject LDP is within is zoned 'Development' and is affected by the DA31 provisions of the City's Local Planning Scheme No. 3 (LPS3) which requires the following:

1. *Structure Plan adopted in accordance with Clause 6.2 of the Scheme to guide subdivision, land use and development.*
2. *To provide for residential development and compatible land uses.*
3. *The provisions of the Scheme shall apply to the land uses classified under the Structure Plan in accordance with Clauses 6.2, 6.3.*
4. *Each subdivision and development application in the Development Area shall achieve at least 85% of the potential*

*number of dwellings achievable under the R-Code designated for the application area in the endorsed Structure Plan.*

The Ocean Crest Local Structure Plan indicates that the land is zoned R20, R25 and R30. The proposed revised LDP provides a site specific layer of planning information to be considered in the design and development of dwellings on the subject lots. The information is to be considered within the above mentioned local structure plan adopted by Council, as well as the R-Codes and the City's Planning Scheme and/or Policies.

#### Revised LDP Provisions

##### *Building Heights*

Consistent with the abovementioned notice of motion, the revised LDP contains additional clause 14 which reads as follows:

*"For Lot 906 development shall be restricted to single storey"*

The additional provision of the LDP restricting building height to single storey is supported as it will reduce potential adverse impacts on the adjoining property to the south in terms of access to northern sunlight, ventilation, visual privacy and building bulk which were issues raised by the adjoining landowner previously.

As part of the application for the subdivision, retaining walls were recently approved by Council. The applicant prepared an overshadowing diagram (attached) which shows an indicative shadow cast from future development at Lot 906. This was prepared to gain an understanding of the percentages of the adjoining properties lots that would be overshadowed. The deemed-to-comply provisions of the R-Codes require that no more than 35% of an adjoining property be overshadowed at midday on 21 June.

The overshadowing diagram (Attachment 3) indicates that if a two storey dwelling was erected on Lot 906, 23% (145m<sup>2</sup>) of Lot 161 Cedron Rise and 18% (114m<sup>2</sup>) of Lot 160 would be overshadowed. The indicative overshadowing diagram demonstrates compliance with the deemed-to-comply provisions of the R-Codes in terms of Clause 5.4.2 – Solar access for adjoining sites. However, it is considered important to protect the amenity of current and future landowners of the lot to the south at Lot 161 Cedron Rise as there would be some reduction in access to direct northern sunlight if a two storey dwelling was constructed on future Lot 906. On the basis that the applicant does not object to this restriction, it is appropriate to include it on the LDP. It should be noted however that the City would in these circumstances not normally require any changes to a proposed



development that complies with the R Codes. This is important, as it is the applicant's agreement to the restriction that is largely driving why this is being supported by the City.

### *Bushfire Management*

The City's officers have taken the opportunity to review the previously approved LDP and comment on any provisions that may have been subject to changes in policies/legislation. The only example of this that could be found on the LDP was the existence of specific Bushfire Attack Level (BAL) ratings of BAL12.5 and BAL19 on Lots 905, 906, 907, 908 and 909 of the LDP.

As the relatively new provisions of State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) have been put into practice, the City and other local government authorities across Perth have moved away from having specific BAL ratings shown on lots within LDP areas. The reason for this is that BAL ratings are not permanent and are subject to change over time, for example, the clearing of vegetation which could potentially decrease the BAL rating on an individual lot(s). Conversely, if vegetation matures/grows over time, this could potentially increase the BAL ratings/fire risk of nearby properties.

Accordingly, at the City's request, the applicant amended the LDP to delete any reference to specific BAL ratings and replace these with a yellow circle which indicates that the subject lots within the LDP area are affected by bushfire hazard with a specific BAL report which would determine the BAL rating on the subject lot at the Building Permit stage.

### Other

The comments received during the advertising period have been categorised and discussed below:

*The revised LDP does not fully comply with the R-Codes and asks for numerous variations to the subdivision*

The City's officers do not share the view that the LDP does not fully comply with the R-Codes. The originally approved LDP and the revised LDP which are almost identical with the exception of the two provisions discussed above. They have been formulated in accordance with the WAPC's Planning Bulletin 112/2015 – *Medium-density single house development standards – Structure plan areas*. These standards act as a replacement to existing R-Codes standards for building and garage setbacks (Clauses 5.1.2, 5.1.3 and 5.2.1), open space (Clauses 5.1.4), parking (Clauses 5.3.3), visual privacy (Clause 5.4.1) and solar access (Clause 5.4.2). These provisions apply to Lots 901 and 902 shown on

the LDP which are zoned R25, as well Lots 906, 907, 908 and 909 which are zoned R30.

For lots 903, 904 and 905 shown on the LDP, the above mentioned provisions do not apply as these lots are coded R20, with the Medium Density standards only applying to R25 up to R60. Clause 13 of the LDP addresses this with a note that the regular R-Code requirements will apply to these lots as opposed to the provisions of the medium density provisions.

In relation to the adjoining landowners comment about non-compliance with the R-Codes, this is speculation as there is no development proposed at this time. Any future development will be assessed in accordance with the R-Codes and LDP.

The City's officers do not agree with the comment that the LDP asks for numerous variations to the subdivision. The respective lot sizes and configurations depicted on the LDP are consistent with those approved by the WAPC for the subdivision of Lot 23 and the approved LSP.

*Question why there has not been the same single storey height restriction placed on Lot 907 as Lot 906?*

If a two storey dwelling is built on future Lot 907 as allowed for under the deemed-to-comply provisions of the R-Codes (6m wall height, 9m ridge height) there would be no adverse impact with regards to overlooking of outdoor living areas or active habitable spaces of the adjoining property to the north. The reason for this is that the alfresco, dining and living areas of the constructed dwelling at No. 11 Dasilva Place are located on the northern side of the property.

There are numerous other examples of two storey dwellings in the immediate locality including Nos. 7, 8 and 9 Cedron Rise. The streetscape is characterised by a mix of single and double storey houses with no established streetscape of either exclusively single or double storey dwellings. This mix is not considered to be inconsistent with the streetscape and existing mix of single and double storey dwellings in the immediate locality.

*The revised LDP does not take into consideration any alternative solutions put forward by objecting parties during the advertising period for the subdivision retaining walls.*

As outlined in the report presented to Council for the subdivision retaining walls, the suggestion that Lots 906 and 907 should be amalgamated to create a single lot has been put forward to the applicant who has advised that they object to this proposal and Council has no ability to require this.

Under the relevant LSP, the residential density of Lots 906 and 907 is R30, meaning that if the lot was amalgamated it would still have the potential for two grouped dwellings to be developed on the lot given the lot density requirements for R30. The WAPC has granted subdivision approval for the subject lots, with the City is not in a position to force the applicants to amalgamate the lots or any other suggestion at the request of the adjoining landowners.

*Objecting to issues associated with the subdivision retaining walls*

During the advertising period for the revised LDP, a number of the concerns associated with subdivision retaining walls approved by Council on 8 December 2016 were reiterated. As outlined in the report for the subdivision retaining walls, Lot 23 is located on the crest of a steep hill surrounded by mostly established properties, some of these adjoining properties have also incorporated fill into their finished lot levels. Accordingly, it was necessary for the retaining walls to be high at certain points.

The continued concerns regarding the retaining walls have been duly noted, however, the subject application is for a revised LDP with an additional provision restricting development on Lot 906 to single storey only. The subdivision retaining walls on Lot 23 were considered by the City's administration and Council at the time and were supported for the reasons outlined in the December 2016 Council report.

*Object to allowing a large, heavy dump truck accessing the narrow PAW 3 times a week introducing risk to the surrounding community*

As discussed in the Council report for the application for subdivision retaining walls (DA16/0578), this solution was designed in response to objections from landowner(s) adjoining Lot 23 Hamilton Road to the north on Dasilva Place to rubbish bins being collected from the cul-de-sac head of Dasilva Place. The City's Waste Manager has advised that it would be difficult for collect multiple bins in the subject cul-de-sac head without the waste truck reversing which is not a desired outcome from the City's perspective in terms of safety and mitigating any potential risk on the local community. The solution to this was to create a nib road which could provide road connectivity for the City's waste trucks only with lockable bollards to be installed to prohibit general traffic which is intended for Sumich Gardens to the east.

The City's Waste Manager has advised that it is not uncommon for the City's Waste Trucks to access 6m wide laneways and will have no issue accessing the 8m wide nib road from Dasilva Place to Cedron Rise. It has been further advised by the City's Waste Manager that there will be one truck movement per week on Thursday for collection

of the general waste bin and one truck movement for the collection of the recycling bin waste. With regard to safety, as mentioned above, the waste collection from the nib road is a better safety option than collection from Dasilva Place.

It should also be noted that the portion of road reserve between Cedron Rise and Dasilva Place is proposed to be road reserve (nib road) and not a pedestrian access way however it will be restricted to vehicles other than the waste truck through the use of removable Bollards.

### Conclusion

The original development principles set out in the previously approved LDP have remained unchanged with the exception of the height restriction on Lot 906 and an update of the LDP to exclude specific BAL ratings which are subject to change over time. Restricting the building height to single storey for Lot 906 will assist in protecting the amenity of current and future owners of the adjoining property to the south in terms of access to direct northern sunlight, ventilation, visual privacy and building bulk. It is therefore recommended that the revised LDP is approved.

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

#### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets

#### **Leading & Listening**

- Provide for community and civic infrastructure in a planned and sustainable manner, including administration, operations and waste management

### **Budget/Financial Implications**

N/A

### **Legal Implications**

N/A

### **Community Consultation**

Letters were sent to surrounding landowners in relation to the proposal. 4 objections were received, details of which are provided in the report.

### **Risk Management Implications**

Should the applicant lodge a review of the decision with the State Administration Tribunal, there may be costs involved in defending the decision, particularly if legal Counsel is engaged.

### **Attachment(s)**

1. Revised LDP
2. Original LDP
3. Overshadowing diagram
4. Notice of Motion from Clr Allen in relation to Lots 902 & 903 Hamilton Road, Lots 903-905 Sumich Gardens and Lots 906-909 DaSilva Place, Coogee.

### **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 13 April 2017 Council Meeting.

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

Nil.

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

Nil

## **22. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY MEMBERS OR OFFICERS**

### **22.1 (OCM 13/04/2017) - BILLBOARD ADVERTISING - ARMADALE ROAD FUNDING (006/004; 063/011) (CLR PORTELLI) (ATTACH)**

#### **RECOMMENDATION**

That Council :

- (1) discontinue all further advertising thanking the Australian Labour Party (ALP) for promising Armadale Road funding throughout the City of Cockburn; and
- (2) all further newspaper and media campaigns and billboards regarding this matter are ceased, withdrawn and removed with immediate effect.

## COUNCIL DECISION

### Background

Pursuant to Clause 4.11 of City of Cockburn Standing Orders 2016, Cllr Steven Portelli has requested a matter of an urgent nature to be presented to Council through an email received on Thursday, 6 April 2017 which has been accepted by the Presiding Member.

### Submission

N/A

### Report

N/A

### Strategic Plan/Policy Implications

#### Leading & Listening

- Deliver sustainable governance through transparent and robust policy and processes.

### Budget/Financial Implications

N/A

### Legal Implications

N/A

### Community Consultation

N/A

### Risk Management Implications

Should the recommendation not be adopted this could have an adverse effect on the City's brand.

### Attachment(s)

Copy of motion regarding advertising forwarded by Cllr Portelli.

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

N/A

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

Nil

**23. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE****23.1 (OCM 13/04/2017) - MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE - CITY OF COCKBURN COASTAL STRATEGY (082/003) (D DI RENZO) (ATTACH)****RECOMMENDATION**

That Council prepare a document that provides an overview of all relevant plans and documents for the City of Cockburn's coastal areas, including a plan that spatially depicts relevant adopted management plans, structure plans and master plans.

**COUNCIL DECISION****Background**

A request has been received from Cllr Steven Portelli under Matters to be Noted for Investigation, Without Debate, to investigate the possible development of a formal strategic document on coastline activities in the City of Cockburn.

Councillor Portelli has requested that the 'Coastal Strategy' address the following key matters:

- \* Develop the coast into a tourist attraction;
- \* Identify land types and create a structure plan incorporating existing structure plans;
- \* Liaise with major stakeholders;
- \* Reserve lands for future road and public transport links. Light Rail;
- \* Integrated transport network between Cockburn central, and the leisure Precinct at Bibra Lake and the Cockburn coast;
- \* Marketing and branding strategy for Cockburn (to follow).

The recommendation seeks to bring together the extensive levels of planning that already exist for the City's coastline, and which address

the request made by Cr Portelli. This will create a single summary document, rather than replicate planning work that has already taken place.

### **Submission**

N/A

### **Report**

There has already been a substantial amount of coordinated planning along the coast, which includes numerous adopted structure plans as follows:

- \* South Beach Structure Plan
- \* Robb Jetty Cockburn Coast Structure Plan
- \* Emplacement Cockburn Coast Structure Plan
- \* Port Coogee Structure Plan
- \* Structure Plan for Henderson (Development Area 17)
- \* Structure Plan for Henderson (Development Area 15)

These structure plans provide the land use planning framework to coordinate development in these areas, and to facilitate a range of uses as appropriate. These structure plans have been subject to extensive community consultation and have been adopted by Council, and the Western Australian Planning Commission.

There are also a number of management plans that have been adopted for the City's coastal areas, as follows:

- \* North Coogee Foreshore Management Plan
- \* Coogee Beach Management Plan
- \* Coogee Beach Coastal Activities Plan
- \* Woodman Point Regional Park Management Plan
- \* Naval Base Shacks Management Plan
- \* Coogee Beach Master Plan

These Management Plans ensure appropriate management of the environmental, recreational, and social values of the coast.

The City's coastal areas are also rich in heritage and to ensure their protection and appropriate management there are a number of these places included on the City's Local Government Inventory, and protected on the Heritage List pursuant to City of Cockburn Town Planning Scheme, and/or the State Register of Heritage Places as appropriate.



Heritage values of the Woodman Point Regional Park and Quarantine Station are managed by the Woodman Point Regional Park Heritage Interpretation Plan.

#### Cockburn Coastal Alliance

Currently there is also substantial work being undertaken by the Cockburn Coastal Alliance (CSCA), which was formed in 2011 in recognition that coastal erosion and inundation are common problems across jurisdictional boundaries, and that an integrated and collaborative approach is advantageous to all.

The CSCA are in the process of preparing a Coastal Vulnerability and Flexible Adaptation Pathways Project which aims to improve the understanding of the coastal processes and hazards; identify the 'value at risk' of assets; and consult with key stakeholder groups and the community to undertake a detailed analysis of the most effective and feasible adaptation options.

The results of the project (scientific information and consultation outcomes) will be incorporated into existing decision making frameworks and physical works being undertaken.

#### Perth Coastal Strategy

The City's coastal areas are also subject to the Perth Coastal Strategy, which has been developed to encourage better planning and protection of the Perth metropolitan coastline to ensure that it maintains its popular character.

#### City of Cockburn Local Planning Strategy

In 2016/2017 it is proposed that the City prepare a new local planning scheme and local planning strategy for the City of Cockburn.

The City has an obligation under the Planning and Development Act 2005 ("the Act") to regularly review our local planning scheme, known as Town Planning Scheme No. 3 ("TPS3"). TPS3 and the associated Local Planning Strategy have served the City well for a number of years; however it is time to start planning for the next local planning scheme ("scheme") to ensure the City's scheme remains relevant and consistent in light of State planning policies and strategy.

The local planning strategy will set out the long-term (15-20 years) planning direction for the municipality and provides the rationale for the zones and other provisions of the scheme.

The local planning strategy will give the context for the strategic framework and the broader environmental, social and economic goals and objectives. It will also provide a means to apply state and regional policies at the local level.

The local planning strategy will provide a critical opportunity to set the strategic vision for the City's coastal areas, dealing with all relevant planning, social, environmental and economic issues for the future of this area in further detail, informing future planning.

The local planning strategy and local planning scheme will be subject to extensive community consultation which will provide the opportunity to liaise with all relevant stakeholders in relation to coastal issues.

### Conclusion

Given all of the above plans and documents it is not considered necessary to create a new Strategy for the City's coast which would only duplicate the work contained within these plans.

However, it is considered that there would be a benefit to compiling a comprehensive overview document that clearly sets out the planning that has been done. In particular it would be helpful to have an overarching map that clearly depicts spatially where these plans apply.

This could be undertaken by the City's Strategic Planning Department within the existing operating budget.

Such a document would be beneficial to any marketing and branding opportunities for the City's coastal assets into the future.

## **Strategic Plan/Policy Implications**

### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types

### **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

**Economic, Social & Environmental Responsibility**

- Create opportunities for community, business and industry to establish and thrive through planning, policy and community development

**Budget/Financial Implications**

N/A

**Legal Implications**

N/A

**Community Consultation**

N/A

**Risk Management Implications**

The risk in not preparing the summary document is that perception could result in people considering that the City has not advanced planned its coastal area.

**Attachment(s)**

Email from Cllr Steven Portelli in relation to Cockburn coastline activities.

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

N/A

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

Nil.

**24. CONFIDENTIAL BUSINESS**

**25 (OCM 13/04/2017) - RESOLUTION OF COMPLIANCE**

**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

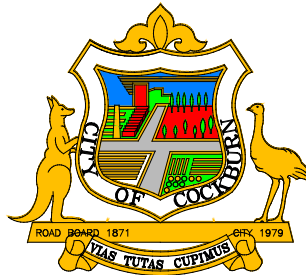
by the Commonwealth, the State or any public body;

- (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**

**26. CLOSURE OF MEETING**

# CITY OF COCKBURN



## AUDIT & STRATEGIC FINANCE COMMITTEE

### MINUTES

### FOR

### THURSDAY, 16 MARCH 2017

These Minutes are subject to Confirmation

Presiding Member's Signature

\_\_\_\_\_

Date: 20 July 2017



# CITY OF COCKBURN

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# CITY OF COCKBURN

## MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE MEETING HELD ON THURSDAY, 16 MARCH 2017 AT 6:00 PM

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### PRESENT:

#### ELECTED MEMBERS

Mr S Portelli	-	Councillor (Presiding Member)
Mr L Howlett	-	Mayor
Mrs C Reeve-Fowkes	-	Deputy Mayor
Mr K Allen	-	Councillor
Dr C Terblanche	-	Councillor
Mr B Houwen	-	Councillor

#### IN ATTENDANCE

Mr S. Cain	-	Chief Executive Officer
Mr D. Green	-	Director, Governance & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr D. Arndt	-	Director, Planning & Development
Mr A. Lees	-	Acting Director, Engineering & Works
Ms M. Tobin	-	Executive Manager, Strategy & Civic Support
Mr N. Mauricio	-	Manager, Financial Services
Mr J Ngoroyemoto	-	Governance & Risk Management Co-ordinator
Mrs B. Pinto	-	Executive Assistant to Directors – Fin. & Corp. Services/Gov. & Comm. Services

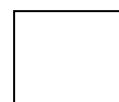
### 1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.01 pm.

He acknowledged the Noongar people who are the Traditional Custodians of this Land. He also paid respect to the Elders, both past and present, of the Noongar Nation and extended that respect to other Indigenous Australians who may be present.

### 2. APPOINTMENT OF PRESIDING MEMBER (If required)

Nil.



**3. DISCLAIMER (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 INTEREST AND CONFLICT OF INTEREST (BY PRESIDING MEMBER)**

Nil

**5. APOLOGIES & LEAVE OF ABSENCE**

Nil

**6. PUBLIC QUESTION TIME**

Nil

**7. CONFIRMATION OF MINUTES**

**7.1 (MINUTE NO 185) (ASFC 16/3/2017) - MINUTES OF THE AUDIT & STRATEGIC FINANCE COMMITTEE MEETING - 17 NOVEMBER 2016**

**RECOMMENDATION**

That Committee confirms the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 17 November 2016, as a true and accurate record.

**COMMITTEE RECOMMENDATION**

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

**CARRIED 6/0**



**7.2 (MINUTE NO 186) (ASFC 16/3/2017) - MINUTES OF THE SPECIAL AUDIT & STRATEGIC FINANCE COMMITTEE MEETING - 23 FEBRUARY 2017**

**RECOMMENDATION**

That Committee confirms the Minutes of the Special Audit and Strategic Finance Committee Meeting held on Thursday, 23 February 2017 as a true and accurate record.

**COMMITTEE RECOMMENDATION**

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

**CARRIED 6/0**

**8. DEPUTATIONS**

Nil

**9. PETITIONS**

Nil

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

Nil

**11. DECLARATION BY ELECTED MEMBERS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING**

Nil

**12. COUNCIL MATTERS**

**12.1 (MINUTE NO 187) (ASFC 16/3/2017) - RISK MANAGEMENT INFORMATION REPORT (021/012) (J NGOROYEMOTO) (ATTACH)**

**RECOMMENDATION**

That Council receive the quarterly report on the Risk Management Program.



**COMMITTEE RECOMMENDATION**

MOVED Mayor L Howlett SECONDED Cllr B Houwen that the recommendation be adopted.

**CARRIED 6/0**

**COUNCIL DECISION**

**Background**

At the Ordinary Council Meeting on 13 June 2013, Council endorsed the City's proposed Risk Management Policy and associated roll-out program. Subsequently at the Ordinary Council Meeting on 11 December 2014, via the Audit and Strategic Finance Committee, Council endorsed the Risk Management Strategy. The City is progressing in implementing the Risk Program, and this report provides an update on the key milestones achieved over the past four(4) months since the last information report was submitted to the Audit Committee.

The City's Risk Program, through adopting the guidelines and principles of the Australian Risk Standard, AS/NZ ISO 31000:2009 is committed to a culture of risk management. City Policy SC51 'Enterprise Risk Management' (the policy) is a commitment by the City to ensuring that sound risk management practices and procedures are fully integrated into its strategic and operational processes and day to day business practices. The City continues to roll out the Risk Program in line with the Risk Management Strategy.

**Submission**

N/A

**Report**

**Risk Management Program**

1. Risk Management and Safety System (RMSS) was rolled out by the City in January 2017. This is an integrated, automated event management system with effective notification, investigation and reporting capabilities that facilitates a seamless system of work to manage risks. All Risk Owners now have the ability to review and update their risks online, and all employees are now able to notify incidents to the Occupational and Safety Health Team online.

The system comprises of 2 Modules:



### *Risk Manager Module*

A powerful tool for effective risk management for continuous operational improvement that enables the City to be more anticipatory and operate more strategically. Some features of the Risk Manager captures risks into risk registers, promotes efficiency, provides a centralised live view of risk, drives risk monitoring processes, delivers risk management processes that establish a transparent and uniform approach to risk, provides comprehensive, flexible reporting, and drives efficiency through escalation rules and tasks for notification.

### *Event Manager Module*

A powerful tool to keep track of incidents/events and their potential loss, their causes, controls and treatments. The event manager simplifies the task of recording and managing incidents/events, providing a single point of data entry. The Event Manager facilitates notification of any event type in an intuitive, user-friendly format. Some of the features of this module are, notify full range of incidents/events (employee injury, near miss, property, plant and equipment damage, workplace hazards, workplace bullying and harassment), notification and escalation driven by severity and workflow. Ability to upload and manage images, documents, reports and other incident/event attachments.

## 2. EXTREME and HIGH Risks Update:

As at 28 February 2017, 25 Strategic Risks and 202 Operational risks currently sit on the City's Risk Registers.

1 EXTREME risk  
6 HIGH risks  
15 SUBSTANTIAL risks  
128 MODERATE risks  
77 LOW risks

These risks are monitored and reviewed in priority of the risk rating level as per the City of Cockburn risk treatment levels. Updates on the identified HIGH/EXTREME risks are detailed below:

Risk ID	Risk Statement	Existing Controls	Risk Rating
252	<b>Bush Fire:</b> Fail to adequately manage bush fire risk exposure within City	Emergency Management Arrangements Interagency engagement (DFES and DPaW) Bushfire Risk Management Plan and fuel load register	Extreme

*Comment*

The City has engaged in a number of initiatives to reduce overall bushfire risk to the community. Initiatives include completing four hazard reductions burns with approximately 85 percent success in fuel load reduction. Although commenced later in the year than proposed, the burns were subject to unusual weather conditions during spring 2016. Further fuel load reduction by mechanical mulching and weed spraying was completed where prescribed burning was not possible or unsafe. The City is currently trialling a new concept of rural inspections by a Bushfire Risk Assessment Officer, as opposed to a member of the Rangers team. The trial has improved compliance and land owners understanding of fire prevention. To date, the Assessment Officer has issued 230 infringements, up 183 percent between for the period of 1 November 2016 to 18 January 2017.

The Risk rating remains extreme due to the unusually dry conditions and predictions of higher than average temperatures over the spring and summer months, and based on the catastrophic consequences if the risk eventuates. On the forthcoming budget an additional bushfire inspector and mitigation officer will be included, to further mitigate this risk.

Risk ID	Risk Statement	Existing Controls	Risk Rating
264	<b>Project Management:</b> Fail to consistently apply project management methodology and implementation to City projects	Project management tools Staff training Cross functional meetings Long term financial plan	High

*Comment*

Establishment of a project governance framework - Certificate IV in Project Management has been conducted for relevant employees throughout the organisation to raise understanding in fundamentals of project management. The City has recently undergone an Internal Audit process of its Project Management Framework and processes, which is subject of a separate report for the Audit and Strategic Finance Committee for consideration. Research is also being conducted for the most suitable technological solution to manage City projects.

Significant work in project management has occurred in relation to projects relating to budget and financial management of all projects in relation to the Engineering and Works Division. All projects are reported through the divisional reporting structure so that each project is individually reviewed as to cost, budget, timeframe and other issues. The commentary above relates to





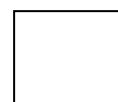
pre-planning which covers issues such as land management and tenure, design, consultation with stakeholders and approvals from various government agencies. The pre-planning is an area that clearly stymies expedited delivery of projects. Better (formal) pre-planning will only aid in the delivery of projects.

Risk ID	Risk Statement	Existing Controls	Risk Rating
254	<b>Community Lead Reform:</b> Reignited local government structural reform agenda from community initiation	Community engagement strategy and framework Annual community perceptions survey Customer satisfaction survey Integrated planning framework Support for community groups \$50 000 has been directed towards response to the community initiated proposal seeking to transfer Hamilton Hill and North Coogee to City of Fremantle	High

#### *Comment*

The Local Government Minister dismissed a request for Hamilton Hill and part of North Coogee to be moved from the City of Cockburn to the City of Fremantle. During 2016, the Local Government Advisory Board (LGAB) called for submissions about whether the City of Fremantle should extend its border over these two suburbs. A small number of residents submitted a proposal to the LGAB, proposing that the suburbs of Hamilton Hill and part of North Coogee (between South Beach and Port Coogee) be handed over to the City of Fremantle. The City of Cockburn rejected the proposal, and called for support by writing submissions to the LGAB and attending the public hearing in Hilton on 5 October 2016. Cockburn residents enthusiastically embraced this campaign, with more than 300 people attending the hearing and dozens of submissions being sent to the LGAB against the proposal. The City wrote a submission outlining the projected cost and impact on residents and community of the proposal.

Risk ID	Risk Statement	Existing Controls	Risk Rating
254	<b>Records Management:</b> Inconsistently applied record management practices	Record management policy and guidelines Training Dedicated resources ECM	High



*Comment*

The City recently renewed and presented its Record Keeping Plan to the State Records Commission, and received a response confirming that an amended Record Keeping Plan needs to be submitted by 8 April 2017. The effectiveness of the City's Electronic Content Management (ECM) system remains satisfactory, but compliance with requirements to meet such obligations remain a priority issue. The City will develop a Knowledge Management Plan, which will act as a guide to actions that will be taken to achieve best practices for record management compliance. Compulsory training (Staff & Elected Members) and leadership review of technological solutions will be scheduled for 2017. An assurance activity (Internal Audit - review of compliance) is also scheduled for 2017/18 financial year.

Risk ID	Risk Statement	Existing Controls	Risk Rating
89	<b>SMRC:</b> Closure of the SMRC or becomes no longer viable	<p>All waste staff to remain informed on industry trends.</p> <p>Sit on advisory committee to SMRC.</p> <p>Alternative sites including private contractors, landfill (waste, recycling, green waste).</p> <p>Agreements with other facilities.</p> <p>Use of hopper camera to check contents in the bin.</p> <p>HWRP could landfill all kerb collected waste initially. EOI to determine consultants qualified to deliver a Commercial Materials Recovery Facility.</p> <p>Loan commitments will still be active though the risk of disposal of waste is reduced.</p> <p>DER reinstated full licence conditions</p>	High

*Comment*

At the time of this report, the City has now completed a Waste Supply Agreement with the SMRC for the period July 2017 to June 2020. This will provide certainty in disposing of domestic MSW at facilities other than landfill. There is no cost saving from the Waste Supply Agreement however, no waste to landfill is a significant win for the community and environment. The three year nature of the Agreement should lead into the current



timeframe for the establishment of a waste to energy facility in Perth.

The City has also tendered the recyclables collected from residential households. There is a significant saving arising from a lower gate price and related transport costs. The third stream of waste, Green Waste from a third bin that will be supplied to all residential properties in the municipality (over 400 sq.m.), will be processed at the Henderson Waste Recovery Facility to maximise the amount of Green Waste that can form a compostable material for re-use in the City. At the same time the City continues to plan for the introduction of a waste to energy facility in WA in and around 2020. New Energy, a possible W2E facility provider has amended its technology offering by changing to a form of Martin Grate technology. This technology is widespread around the globe and one understood by potential users of such facilities.

As a result of these mitigations, this risk rating for the SMRC will be reduced to a moderate rating, and this will be reflected in the operational risk register.

Risk ID	Risk Statement	Existing Controls	Risk Rating
155	<b>Community Services</b> <b>Major Projects:</b> Failure to coordinate Community Services major projects on behalf of the City of Cockburn	Contract independent specialist consultants, project control group, project working group, committees, Council reference group, consulting teams/meetings, financial monitoring, extensive project program, monthly progress reports, Risk Management Plans	High

#### *Comment*

A Project Management Governance Framework has been developed, and the City has recently completed an internal audit of its project management practices, in order to understand the coordination of the City's projects. Research into technological solutions to manage projects is also underway.

Key officers involved in the Cockburn ARC project have given monthly updates on the progress of the development of Cockburn ARC to the Cockburn Central West Reference Group which is comprised of 8 Elected Members. The Project Managers have provided a detailed Project Management report each month to the Project Working Party which includes the update on the project Risk Register. All identified risks are being



addressed with the Geothermal drilling being the highest risk factor for the project.

The independent Quantity Surveyor has double checked progress claims submitted by the builder to ensure works claimed have been completed and these have been checked again by the NS projects, the project superintendent. Multiplex the project builder achieved practical completion on 20 January 2017 prior to the contracted date of 1 March 2017. The Geothermal drilling contractor is now on track to complete their works in accordance with the revised program. The notional date for the formal opening is 19 May 2017.

The following risk was inadvertently omitted in the Agenda at the time of circulation and is now included for the purposes of the Minutes.

Risk ID	Risk Statement	Existing Controls	Risk Rating
255	<b>Water Availability:</b> Reducing water availability to irrigate City and maintain service delivery and amenity	Water Management Plan Adapt landscaping Plans Water Recharge Options Community education CCAP, Water Operating Plans	High

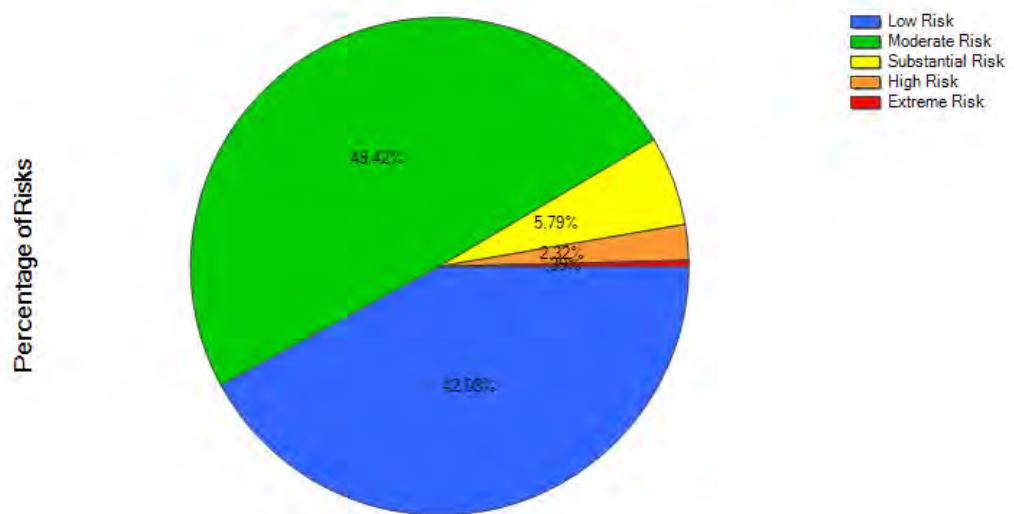
#### *Comment*

The City continues to prioritise current water resources through the implementation of the Water Conservation Plan and Local Water Action Plan. Preliminary investigation has been made with the Department of Water on Manager Aquifer Recharged projects and redistribution of abstracted groundwater for the future golf course and development along the Cockburn coast. Liaison with the Department of Water will continue on these projects and future projects relating to water availability through waste water treatment plants.

### 3. Risk Profile

All the City's risk information has been reviewed and transferred from the manual spreadsheets, and uploaded into RMSS. The distribution of risk ratings for both strategic and operational risks throughout the organisation is shown in the following risk matrix and pie chart. The pie chart demonstrates the overall image of the City's risk categorised into Low, Medium, High and Extreme risks. The distribution of the risk ratings is likely going to change as the City transitions through the Risk Maturity Road Map and reviews all operational and strategic risks.



**Figure 1:** Distribution of risk ratings as at 28 February 2017

EXTREME Risks – 0.39%  
HIGH Risks – 2.32%  
SUBSTANTIAL Risks – 5.79%  
MODERATE Risks – 49.42%  
LOW Risks – 42.08%



**Figure 2: Risk Matrix** - This matrix maps out the distribution of risks within the City's Risk Matrix.

		Consequence				
		1 Rare	2 Possible	3 Occasional	4 Likely	5 Almost Certain
Likelihood	Minor 1 - 1	L	L	L	L	M
	Disruptive 2 - 2	12 Risk(s)	61 Risk(s)	59 Risk(s)	27 Risk(s)	3 Risk(s)
	Serious 3 - 3	4 Risk(s)	15 Risk(s)	19 Risk(s)	5 Risk(s)	1 Risk(s)
	Critical 4 - 4	L	8 Risk(s)	6 Risk(s)	3 Risk(s)	1 Risk(s)
	Catastrophic 5 - 5	M	1 Risk(s)	2 Risk(s)	E	E

E	Extreme	Significant impact making it unlikely for the organisation to achieve its objectives. Capability of the organisation Risk Treatment: Eliminated. Requires treatment to eliminate risk. Formal assessment and action plan prepared.
H	High	Significant impact making it difficult for organisation to achieve objectives. Will diminish capability of organisation. Risk Treatment: mitigate. Risk requires treatment to mitigate impact. Formal assessment and action plan prepared.
S	Substantial	Will Impact on the ability of organisation to achieve objectives or will diminish capability. Risk Treatment: Accepted with detailed review and assessment. Action Plan prepared.
M	Moderate	May Impact on the ability of organisation to achieve objectives or may diminish capability. Risk Treatment: Accepted with review.
L	Low	Little or no impact on the achievement of objectives or capability Risk Treatment: Accepted without detailed review.

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### Comments

All current HIGH and EXTREME risks will continue to be reported to this Committee quarterly. Attached to this report are detailed Strategic and Operational Risk Registers. All risks are being monitored and reviewed in accordance with the City's framework. A detailed report on the effectiveness of the controls currently in place to mitigate risks will be brought back to the July 2017 Audit and Strategic Finance Committee meeting. As indicated by the pie graph (Figure 1) the City is proactively managing its risks with only 1 risk rated as Extreme and only



2.32% rated as High. Detailed information on each of the organisational risks including relevant risk actions are provided for in RMSS.

4. Business Continuity Program:

The City will be conducting the Business Continuity Plan testing in late March 2017 as per Risk Management Strategy. The last tabletop exercise was conducted 2 years ago to rehearse the Business Continuity Plan. This time the City will conduct a physical exercise to validate the effectiveness of the plan and to demonstrate capability in carrying out recovery tasks at the alternate site. The recommendations from this exercise will be presented to the July Audit and Strategic Finance Committee meeting, to further improve business continuity capabilities and enhance the competencies and effectiveness of the internal resources to prepare for and respond to disruptive events

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

#### **Leading & Listening**

- Deliver sustainable governance through transparent and robust policy and processes

### **Budget/Financial Implications**

Each risk identified may have its own financial implications which will be the subject of normal budget consideration.

### **Legal Implications**

N/A

### **Community Consultation**

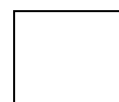
N/A

### **Risk Management Implications**

There are no risks associated with adopting the recommendation. However presentation of this report provides assurance that the City is actively monitoring and reviewing its risks and mitigating risks in accordance with the City's risk appetite.

### **Attachment(s)**

1. City of Cockburn Strategic Risk Register
2. City of Cockburn Operational Risk Register



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

N/A

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

Nil.

**13. PLANNING & DEVELOPMENT DIVISION ISSUES**

**13.1 (MINUTE NO 188) (ASFC 16/3/2017) - LAND MANAGEMENT STRATEGY 2017-2022 (197/002) (A TROSIC) (ATTACH)**

**RECOMMENDATION**

That Council adopt the Land Management Strategy 2017-2022, as attached to the Agenda.

**COMMITTEE RECOMMENDATION**

MOVED Mayor L Howlett SECONDED Cllr C Terblanche that the recommendation be adopted.

**CARRIED 6/0**

**COUNCIL DECISION**

**Background**

The City of Cockburn ("City") owns various land assets within the district in freehold, some of which have the potential to have an interest sold to enable the land asset to be realised. These interests range from the sale of the freehold ownership of the land, through to the sale of a commercial leasehold or licence interest in the land (commonly portion of land comprising portion of building). This has been a long standing practice of the City, whereby it seeks to utilise its land assets in an optimal way to realise the best outcome for the City. Approaching and planning this in a strategic way is a core purpose of the Land Management Strategy - achieving long term social, economic and environmental outcomes for the City.

The current Land Management Strategy concludes in the 2016/2017 financial year. The purpose of this report is to consider the adoption of a new Land Management Strategy, for the next five year period of operation from 2017 to 2022.





## Submission

N/A

## Report

### Overview

Approaching and planning decisions regarding the City's land portfolio is an important consideration for Council. Decisions made in relation to whether to purchase, hold or dispose of an interest in land impacts on the financial position of the City, and also the nature by which a land parcel itself may or may not be developed. There is a complete spectrum of possible decisions that could be made in this respect, ranging from the sale or acquisition of freehold land, through to the sale or acquisition of a leasehold or licence interest in land. Approaching all these types of land decisions in a strategic way is a core purpose of the Land Management Strategy.

The Land Management Strategy seeks to set out where land should be held by the City, or where consideration may be made to acquire land considered to be of strategic significance. Establishing the strategic principles to underpin decisions in relation to the disposal, holding or acquisition of land is an important aspect of the Land Management Strategy also.

The Land Management Strategy also discusses various procedural requirements related to the management of the City's land interests. Naturally, it can be a very complex process, and accordingly identifying key aspects of legislative and procedural requirements is important.

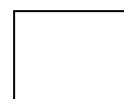
In essence, the Land Management Strategy will provide the City with the means to effectively and efficiently manage its land portfolio, while at the same time fulfilling its legislative and community obligations.

### Alignment to City of Cockburn Strategic Community Plan

The Land Management Strategy is aligned with the City's Strategic Community Plan 2016-2026. The Strategic Community Plan provides Council's vision to "build on the solid foundations that our history has provided to ensure that Cockburn of the future will be the most attractive place to live, work, visit and invest in, within the Perth Metropolitan area."

This Land Management Strategy is specifically aligned to four of the five Strategic Community Plan objectives:

City Growth	Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types
-------------	---



Economic, Social and Environmental Responsibility	Create opportunities for community, business and industry to establish and thrive
Community, Lifestyle and Security	Provide for community facilities and infrastructure in a planned and sustainable manner
Leading and Listening	Ensure sound long term financial management and deliver value for money

Strategic alignment is also achieved with the following documents:

- The City's Long Term Financial Plan;
- The City's Corporate Business Plan;
- The recommendations contained within the City's Phoenix Central, Hamilton Hill, Coolbellup and The Lakes Revitalisation Strategies.

The Land Management Strategy is about:

- Undertaking positions on land that allow the City to retain or develop assets capable of generating long term revenue;
- Providing financial gain through land development and sale that can be reinvested into other revenue generating projects and community infrastructure.

From a corporate strategic viewpoint, it provides a plan as to how the next five years will be approached in relation to the City's land portfolio.

Such an approach also seeks to acknowledge the dynamic nature of the property market, and how opportunities often arise in respect of the City's land assets. By having a framework based upon guiding principles and considerations in respect of land decisions, the City is able to remain agile and adapt as required to ensure opportunities which become available are harnessed.

### Aim and Objectives

The aim of the Land Management Strategy is to establish an effective framework to manage the City's land portfolio, in such a way as to maximise financial returns and support the financial sustainability of the City. This in turn supports the City undertaking further strategic capital investment, as well as expanding the range and types of services and facilities it is expected to deliver to the community. The key objectives related to this aim are:

- To facilitate the effective management of the City's land portfolio;
- To establish open and accountable processes for dealing with the City's land, particularly ensuring that all land dealings are undertaken in accordance with legislative requirements;
- To identify City owned land that has the potential to be value added and realised upon, with particular coordination with market conditions and the organisational demands for funds to drive new strategic land and community infrastructure investment;
- To identify and implement methodologies in order to drive land disposal priorities;
- To appropriately plan both the financial and human resources required to undertake land disposal;



- To set out where land should be held by the City, based on the principle of such land contributing to the delivery of services undertaken by the City to achieve the outcomes expected of the Strategic Community Plan; and
- To identify City owned land that has value of a 'strategic' nature, to ensure development proposals optimise long-term financial benefits for the City.

### Responsibility and Management Principles

The Land Management Strategy is to be adopted by Council. Once adopted, the implementation, monitoring and review of the Strategy is the responsibility of the City's Audit and Strategic Finance Committee. Administration of the Committee's decisions is the responsibility of the Director Finance and Corporate Services, in consultation with the Chief Executive Officer, Director Planning and Development and Strategic Planning Business Unit. The Strategic Planning Business Unit, and specifically the Land and Lease Administration Service Unit, is responsible for the specific implementation of land decisions according to the Land Management Strategy.

The Land Management Strategy also then identifies in detail:

- Land Asset Disposal Principles (Section 4.0);
- Land Asset Purchase Principles (Section 5.0);
- Joint Venture Considerations (Section 6.0).

These form the basis to decisions being made in respect of the City's land portfolio.

### Key Land Projects for 2017 - 2022

In terms of the coming five year period, the Land Management Strategy identifies the following projects of land development:

<u>Financial Year</u>	<u>Project ID</u>	<u>Forecast Income To Be Generated</u>
2017/18	Lot 1300 Goldsmith Street, Spearwood	\$1m
	Lot 110 March Street, Spearwood	\$1.5m
	Lot 80 Beeliar Drive, Success	\$1m
2018/19	Lots 805 and 9004 Beeliar Drive, Success	\$6m
	Lot 40 Cervantes Loop, Yangebup	\$1m
	Lots 24 and 646 Imlah Court, Jandakot	\$1.3m
2019/20	Lot 1 Berrigan Drive, South Lake	\$5m
	Lot 103 Omeo Street, South Lake	\$1.3m
	Lot 23 Russell Road, Success	\$1.5m
2020/21	Lot 33 Davilak Avenue, Hamilton Hill;	\$1.3m
	Part Lot 9000 Plantagenet Crescent, Hamilton Hill	\$1m
TOTAL		\$21.9m

Nominated commencement dates have been identified for the projects, to ensure that both appropriate financial and human resources are available to undertake the projects. Initial forecasts indicate net income



of \$21.9M, however remaining entirely dependent upon the state of the broader economy and demand for land.

Expenditure and revenue amounts to arrive at net income have been calculated based on costs the City has incurred in undertaking recent subdivisions and sales of residential land. This only allows for costs to be indicatively based however, and accordingly future budgeting processes will require more detailed investigations to take place to enable specific costs to be quantified.

All budgetary requirements will be sourced from the Land Development and Infrastructure Reserve consistent with the current practice taking place.

### Conclusion

The 2017-2022 Land Management Strategy will provide the City with the means to effectively and efficiently manage its land portfolio, while at the same time fulfilling its legislative and community obligations. It provides principles which will be used to underpin land decisions, and links at a strategic level to the City's Strategic Community Plan.

The Land Management Strategy will be reviewed annually, and used to inform budget and resourcing requirements associated with land development within the City.

It is recommended that Council adopt the Land Management Strategy 2017-2022.

## **Strategic Plan/Policy Implications**

### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets

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

- Provide for community facilities and infrastructure in a planned and sustainable manner

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

- Create opportunities for community, business and industry to establish and thrive through planning, policy and community development

### **Leading & Listening**

- Ensure sound long term financial management and deliver value for money



## Budget/Financial Implications

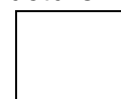
The following table indicates the key budget outcomes that were achieved in the previous Land Management Strategy:

Financial Year	Project Highlights - Sale Of Freehold Ownership In Land	Total Income Generated
2008/09	Rezoning, subdivision and sale of first stage of land on corner of Bartram Road and Tapper Road, Atwell Structure planning and sale of portion of Lot 14 Hammond Road, Success	\$6.57m
2009/10	Sale of second stage of land on corner of Bartram Road and Tapper Road, Atwell	\$3.47m
2010/11	Preparation of management plan, subdivision and sale of land at Progress Drive for new ice rink and extension to Adventure World Structure planning and sale of land at corner of Birchley Road and Beeliar Drive Structure planning, subdivision and sale of land at Lot 9000 Yangebup Road, Beeliar (Town Centre)	\$2.42m
2011/12	Hamilton Hill revitalisation land sales including new 30 lot subdivision stage 1 Phoenix Rise revitalisation land sales stage 1 Sump rationalisation and land sales	\$5.09m
2012/13	Hamilton Hill revitalisation and land sales stage 2 Structure planning, subdivision and sale of anchor Beeliar town centre site Rationalisation and sale of former rural drainage scheme land	\$20.27m
2013/14	Hamilton Hill revitalisation and land sales stage 3 Subdivision and sale of industrial lot within Bibra Lake to facilitate new business	\$3.47m
2014/15	Phoenix Rise revitalisation and land sales stage 2	\$2.75m
2015/16	Phoenix Rise revitalisation and land sales stage 2	\$2.3m
2016/17	Beeliar Drive Town Centre (north east and north west local centre lots)	\$11.1
TOTAL		\$57.44m

Revenue generated from these projects has been used in the following ways:

<u>Infrastructure Item</u>	<u>Land development and investment reserve funding</u>
Cockburn Youth Centre	\$6.3m (2005/06)
Success Regional Sports Facility	\$3.1m (2009/10)
New City of Cockburn Health and Community Facility	\$28m (2014/15)
New City of Cockburn Operations Centre	\$15m (2015/16)
Cockburn ARC	\$2.5m (2016/17)

The last five years has helped demonstrate the value of the Land Management Strategy in guiding land actions for the City to enable additional revenue to be generated for community infrastructure and other related projects. Revenue has also been used to maintain a positive position of the Land Development and Infrastructure Reserve,



enabling funds to be maintained to help undertake other actions associated with the Land Management Strategy. This ability to forecast, undertake actions and generate revenue are key objectives to the next iteration of the Land Management Strategy.

All budgetary requirements for the 2011 to 2016 projects will be sourced from the Land Development and Infrastructure Reserve consistent with the current practice taking place.

### **Legal Implications**

Section 8.0 of the Land Management Strategy details processes in respect of land management. The *Local Government Act 1995* provides the key legislative requirements which must be fulfilled when the City makes any decision in relation to its land. In this regard, Section 3.58 (disposing of property) and 3.59 (commercial enterprises by local governments) are relevant. The City's Strategic Planning Business Unit will closely involve its solicitors at critical stages of the land management process to assist in maintaining legislative compliance with the requirements of the *Local Government Act 1995*.

### **Community Consultation**

N/A

### **Risk Management Implications**

The key risk in not adopting the new version of the Land Management Strategy is that the City may miss out on opportunities in which to achieve the most optimal position in respect of its land assets. This will represent an opportunity cost to the City, especially if forecast changes in the property market present it with new opportunities to pursue.

### **Attachment(s)**

Land Management Strategy 2017-2022.

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

N/A

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

Nil.



**14. FINANCE & CORPORATE SERVICES DIVISION ISSUES****14.1 (MINUTE NO 189) (ASFC 16/3/2017) - INTERNAL AUDIT REPORT - PROJECT MANAGEMENT (026/007; 067/001) (N MAURICIO) (ATTACH)****RECOMMENDATION**

That Council :

- (1) receive the Deloitte Internal Audit Report on Project Management, as attached to the Agenda; and
- (2) be provided with updates in 2018 and 2019.

**COMMITTEE RECOMMENDATION**

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

**CARRIED 6/0**

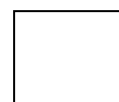
**COUNCIL DECISION****Background**

At its July 2016 meeting, the Audit and Strategic Finance Committee adopted a three year Strategic Internal Audit Plan. The Internal Audit Plan was developed through the City's Risk Review Group (comprising cross functional Managers), with input from the internal auditor. The audit planning was informed by the City's Operational and Strategic Risk Registers, where assessed risk levels influenced audit priorities.

The internal audit assignments planned for the 2016/17 financial year are as follows:

1. Project Management (completed)
2. Rates Modelling (to be completed in April)
3. Internal Communications (planning underway)

Project Management was assessed as a high risk area within the City's Strategic Risk Register. Specifically, project management across the organisation was considered inconsistent and inefficient as highlighted in past organisational reviews and employee surveys. The likelihood of the risk eventuating to the level of critical consequences is frequent.



## Submission

N/A

## Report

The City's internal auditor, Deloitte was engaged to undertake an assessment of the City's governance, risk management and internal control over its Project Management Framework (PMF). The audit was to identify any key gaps in the City's PMF and to provide advice for further improvement, as well as to assess the effectiveness of the internal controls designed and implemented by the City over its PMF.

The results of the internal audit should inform the City on how it can design and apply a more comprehensive and effective plan for managing its strategic risk of "Inconsistent application of the project management framework to City projects".

The agreed audit scope included in the Terms of Reference (attached) required consideration of the following elements:

- PMF organisation and structure, including roles, responsibilities and capabilities
- Project planning, including:
  - Setting project scope/specifications and timeframes
  - Project costing
  - Approvals
  - Project risk assessment/management
- Certification requirements
- Project progress/performance monitoring and reporting, including information and communication processes and the City's use of its TechOne capabilities.

The Audit Scope also required the internal audit to answer the following questions:

1. Are projects appropriately recognised and categorised?
2. Has a defined project management methodology been established, setting the baseline for consistent project execution and delivery against time budget, cost budget and quality expectations?
3. Is a distinguishable project management culture evident across the organisation and/or specific to business units?
4. Has a project gateway process been established, to ensure projects align to the City's overall strategy?





5. Have project owners been established, with adequate training and qualifications?
6. Have appropriate governance mechanisms been established to ensure timely project reporting and oversight to increase the probability of project success?
7. Are appropriate mechanisms in place to facilitate cross project communication and transparency?
8. Are appropriate processes in place to ensure that project risks and issues are appropriately identified, analyse and managed throughout the lifecycle of the project?
9. Has a fit-for-purpose Project Management Office (PMO) function (or equivalent) been implemented with appropriate resourcing and skill-set?

The audit work was completed during February 2017 and the Auditor's report (attached) was received early March. A particular feature of this audit assignment was the extensive consultation undertaken with executive staff, senior managers and other relevant stakeholders in the delivery of project management services at the City. This consultation included an online survey completed by 51 relevant staff, which aimed to identify the organisational culture around project management. The level of consultation undertaken provides a high degree of confidence in the accuracy of the findings included in the Auditor's report.

#### Summary of Audit findings

In answering the nine questions posed, the audit has found that the City is practicing project management disciplines to varying degrees across the organisation. There are some good practices being independently adopted within some business areas, but there is an overall lack of consistency to project management across the organisation. The nature of the City's business results in an environment where many disparate projects are being simultaneously delivered. Whilst the City has a good track record in project delivery, there is no doubt that a more consistent and disciplined approach will lead to better outcomes and reduced risk.

The audit found that the City has laid a good foundation with the recent creation of its Project Governance Framework, but has made some suggestions to strengthen it. This includes greater guidance and definition around the needs of different types of projects. This can best be summed up as having different approaches for 'heavy', 'medium' and 'light' projects.

Another important finding was the City does not have an organisation-wide view of the status of all projects that it is undertaking. This limits



the level of oversight desired by the executive in order to make more effective decisions. Linked to this is the lack of mechanisms to facilitate cross project communication and transparency, which inhibits the ability to plan for and minimise impacts from key projects on the operations of the City. An organised planning approach is needed which identifies where to focus efforts and to identify problems early. This should enable generation of credible schedules, tracking and control of progress, and ultimately save time and money on projects.

For the governance framework to be effective, it needs to be supported by the development of an effective project management framework. The audit report makes it quite clear that the implementation of a project management framework supported by a technology solution will serve to address many of the gaps identified and the associated improvement opportunities. Project close-out (including handover and celebration) and recognition of lessons learned came out as significant weaknesses in the City's project management activities and need to be adequately addressed in the development of the framework.

It also makes a strong point that ownership of the framework needs to belong to someone and that careful consideration should be given as to whether this role is assigned at a senior management or executive level, or to a manager with strong project management capabilities (or a combination).

The audit report also states that consideration needs to be given as to whether the City should assign a dedicated role for assessing whether project gateway criteria has been met, facilitating communication between business units, collating reports for Executive oversight and facilitating risk and issues workshops to monitor and mitigate project risk. However, this will be a future consideration once the project management framework is implemented and the City has a better understanding of its reporting capabilities and requirements.

The audit report contains a proposed road map for the development and implementation of the project management framework. This has an initial target period of 12 months but acknowledges that it will take at least two years to mature and embed the framework as business as usual for the City. The continued delivery of targeted formal training specific to project participants' roles will be a key aspect of the rollout of the framework.

It is envisaged that a working group will be formed to co-ordinate and manage the progression of the project management framework and ensure that improvement opportunities identified through this audit are considered and addressed.

A really pleasing aspect identified through the audit is the common desire across the organisation to further improve the discipline of project management. This will serve to support the measures



introduced by the organisation to improve its project management practice.

### **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
- Provide for community and civic infrastructure in a planned and sustainable manner, including administration, operations and waste management
- Attract, engage, develop and retain our employees in accordance with the Workforce Plan and the Long Term Financial Plan

### **Budget/Financial Implications**

The cost of the internal audit was covered by the City's budget for these services. Hourly fees are set in accordance with the WALGA supply panel contract for audit services.

There are potential cost implications from the implementation of some recommendations included in the audit report. However, any future budget requirement will be addressed at the appropriate time.

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Risk Management Implications**

The City has recognised Project Management as a high risk aspect of its operations (risk COC-STR-18) in its Strategic Risk Register. As a consequence, Project Management was prioritised for audit within the City's three year Strategic Internal Audit Plan.

It is important that the City adopts appropriate processes to ensure that project risks and issues are appropriately identified, analysed and managed throughout the lifecycle of projects. The audit recommendations include actions that enable this and should be followed up and implemented.



**Attachment(s)**

1. Project Management Internal Audit Report
2. FY17 Project Management Internal Audit - Terms of Reference

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

N/A

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

Nil.

**15. ENGINEERING & WORKS DIVISION ISSUES**

Nil

**16. COMMUNITY SERVICES DIVISION ISSUES**

Nil

**17. EXECUTIVE SERVICES DIVISION ISSUES**

Nil

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

Nil

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

Nil

**20. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY MEMBERS OR OFFICERS**

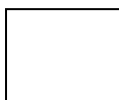
Nil

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

Nil

**22. CONFIDENTIAL BUSINESS**

Nil

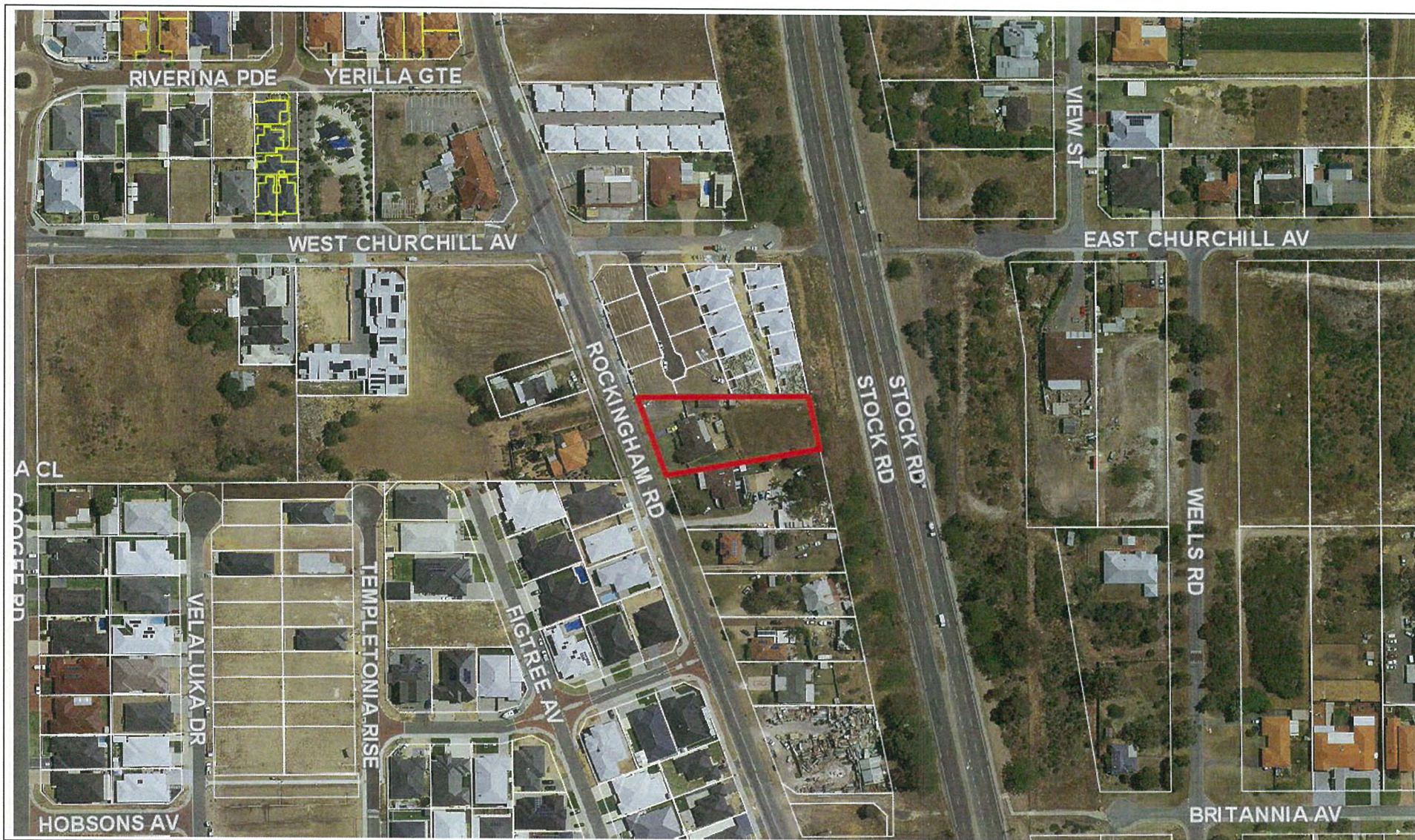


**23 (ASFC 16/3/2017) - CLOSURE OF MEETING**

6:25 pm.







**City of Cockburn**  
G.I.S Services Department

### Attachment 1 - Location Plan

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1/03/2017

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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.







LEGEND		ZONES	
	SUBJECT LAND		RESIDENTIAL

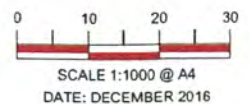
Client: Ray David Forrest  
Job Ref: 16288



Ph 08 9349 2062  
Fax 08 9349 2167  
PO Box 556  
Balcatta WA 6914  
info@stspatial.com.au



PLAN 1 - LOCAL STRUCTURE PLAN  
LOT 5 (No. 626) ROCKINGHAM ROAD  
MUNSTER



**SCHEDULE OF SUBMISSIONS**  
**PROPOSED STRUCTURE PLAN – LOT 5 (626) ROCKINGHAM ROAD, MUNSTER**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	WA Gas Networks (ATCO Australia) PO Box 3006 SUCCESS WA 6964	<p>We wish to advise that ATCO Gas Australia (ATCO Gas) has Medium Pressure (DN100PVC 4.2MP 70kPa) gas mains and gas infrastructure in the immediate vicinity of the identified Lot 5, within the east side road reserve of Rockingham Road immediately adjacent.</p> <p>ATCO Gas has no objection to the proposed Structure Plan, please see the attached Figure for your record.</p> <p>ATCO Gas recommends early consultation during the developer's preliminary design stage for gas availability, cost estimates if required and potential network design. (map included)</p>	Noted.
2	Western Power GPO Box L921 PERTH WA 6842	<p>Thank you for submitting your due diligence request to Western Power in relation to your proposed work. Your proposal is being reviewed, and we will contact you directly for more information if required.</p> <p><b>This email should not be considered to be an approval or non-objection to your works.</b></p>	Noted. No further correspondence was received so it is assumed there is no objection to the proposal.
3	Department of Water PO Box 332 MANDURAH WA 6210	<p>The Department of Water (DoW) has reviewed the proposal and has the following advice.</p> <p><u>Better Urban Water Management (WAPC, 2008)</u>  Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, Water Resources, the proposed Structure Plan should be supported by a Local Water Management Strategy (LWMS) prior to final approval of the Structure Plan.</p> <p>However, due to the development's small size and lack of nearby sensitive water resources, a Local Water Management Strategy should not be required in this instance.</p>	Noted.
4	Department of Environment Regulation Locked Bag 33, Cloisters	I refer to the correspondence dated 10 February 2017 inviting comment from the Department of Environment Regulation (DER) on the proposed Structure Plan.	Noted.



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	Square PERTH WA 6850	DER has no comment on the proposed Structure Plan. Where required, DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities under the Environmental Protection Act 1986 or Contaminated Sites Act 2003.	
5	Department of Transport GPO Box C102 PERTH WA 6839	<p>The Department of Transport (DoT) has no objection to this proposal subject to the following recommendation:</p> <ul style="list-style-type: none"> <li>that the proponent be made aware that no direct property access will be allowed onto/from the Stock Road.</li> </ul> <p>We have forwarded a copy of the letter to Main Roads so they may respond directly to you with any comments.</p>	Noted. The applicant is aware of this, and the Structure Plan also states that no access is to be obtained to/from Stock Road.
6	Telstra Locked Bag 2525 PERTH WA 6001	<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.</p> <p>Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.</p> <p><b><u>Latest Telecommunications Policy</u></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 <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> <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><u>Federal Government Telecommunications Infrastructure in New</u></b></p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p><u>Developments Policy May 2015</u>  <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> <p><u>STATE PLANNING POLICY 5.2 Telecommunications Infrastructure August 2015</u>  <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><u>Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects</u>  <a href="http://www.commsalliance.com.au/Documents/all/guidelines/g645">http://www.commsalliance.com.au/Documents/all/guidelines/g645</a></p>	
7	Water Corporation PO Box 100 LEEDERVILLE WA 6902	<p>Thank you for your letter dated 10th February 2017. The Water Corporation offers the following comments in regard to this proposal.</p> <p><b>Water and Wastewater</b>  Reticulated water and sewerage is currently available to the subject land. (See Plan)</p> <p>The Corporation has adopted water and wastewater conveyance planning to guide the servicing of this and other surrounding land. This infrastructure planning is subject to ongoing review and can be modified as necessary by the developers' engineers in consultation with, and to the satisfaction of the Water Corporation.</p> <p>The Corporation's wastewater scheme planning is based on an average development density of R20 over this area. The increase in wastewater flows arising from the proposed increase to R40 over this site is unlikely to compromise the planning for this area.</p> <p><b>General Comments</b>  The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Water Corporation may also require land being ceded free of cost for works.</p>	Noted. The applicant has been made aware of this information via this attachment to the Council Report.

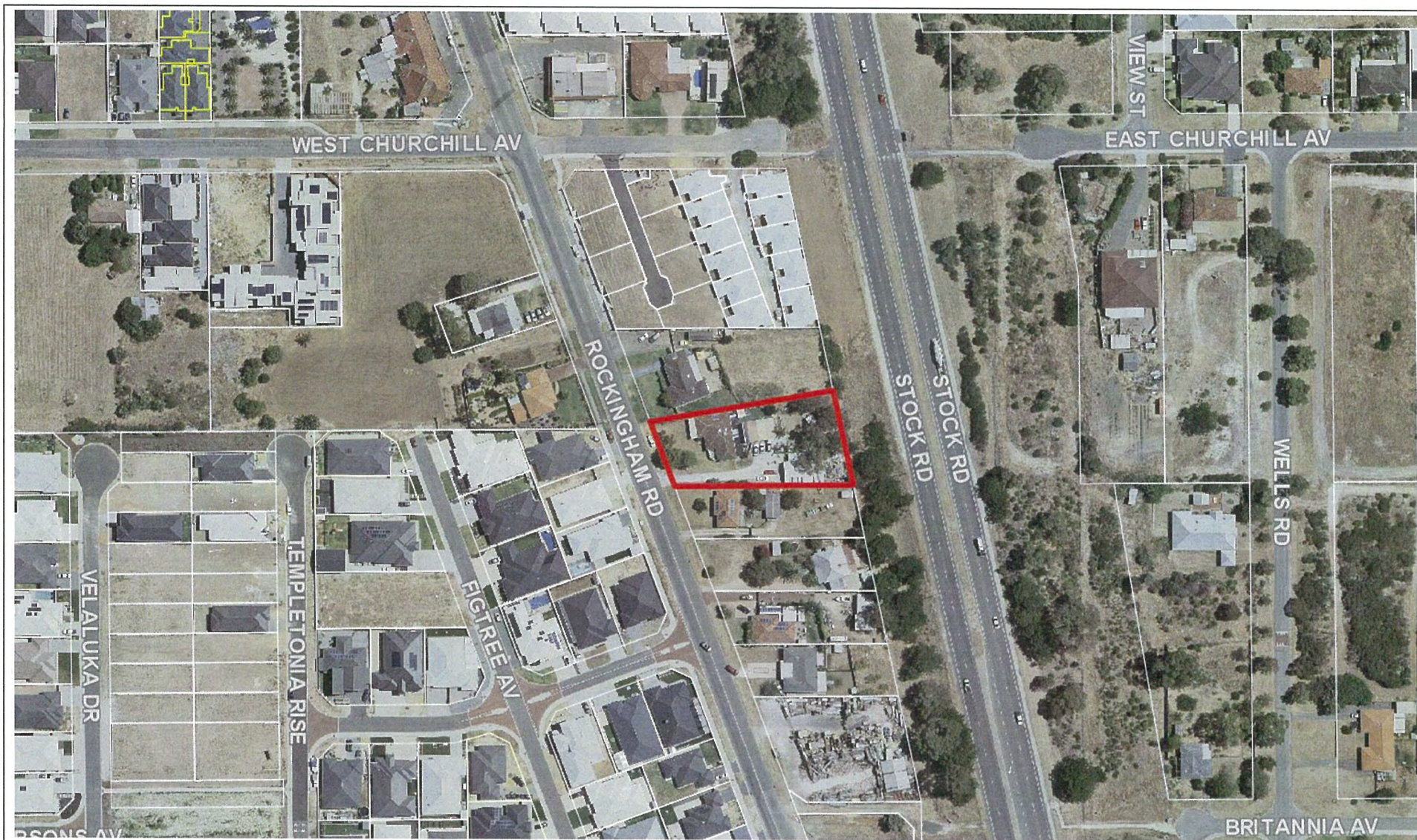
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		Please provide the above comments to the land owner, developer and/or their representative.	
8	State Heritage Office PO Box 7479 CLOISTERS SQUARE WA 6850	Thank you for your referral received 28 Feb 2017 for the abovementioned proposal. I wish to advise that we will not be providing comment as it does not appear to impact upon any heritage places.	Noted.
9	Landowner	<b>Support</b>	Noted.
10	Nellie M Makjanich 484 Beenyup Road BANJUP WA 6164	<b>Support</b>	Noted.
11	Department of Health PO Box 8172 Perth BC WA 6849	Thank you for your letter of 10 February 2017, requesting comment from the Department of Health (DOH) on the above amended proposal.  The DOH has no objection to the proposed structure plan providing proposed developments to R40 densities are required to connect to scheme water and reticulated sewerage as required by the <i>Government Sewerage Policy - Perth Metropolitan Region</i> .	Noted.
12	Department of Fire and Emergency Services (DFES) GPO Box P1174 PERTH WA 6844	The proposed structure plan does not fall into an area designated as bushfire prone pursuant to the Fire and Emergency Services Act 1998 (as amended) as identified on the Map of Bush Fire Prone Areas.	Noted.
13	Main Roads WA PO Box 6202 EAST PERTH WA 6892	Main Roads has now had the opportunity to review the proposed local structure plan and would like to note the following:  1. <i>Transport Assessment</i>  It is noted that no transport impact assessment has been prepared to support the aforementioned application. However, given the small nature of the local structure plan area, it is deemed the trip generation will be relatively low and does not require further investigation.  Main Roads would like to emphasise that all access has to be off Rockingham Road.  2. <i>Noise Assessment</i>  <u>Key Findings</u>	Noted. The Structure Plan is clear that access is to be from Rockingham Road.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> <li>• A Noise Management Plan is required in the Structure Plan. The report mentioned noise attenuation which will be required as a condition of the subdivision approval to identify lots requiring noise treatment packages.</li> <li>• The Acoustic Assessment states that the project is compliant with SPP 5.4 subject to:               <ol style="list-style-type: none"> <li>a) Providing a notification on titles for the entire subdivision regarding outdoor noise.</li> <li>b) Providing an eastern wall matching that of the adjacent northern Lot 6/90.</li> <li>c) Implementation of acoustic packages to dwellings.</li> </ol> </li> <li>• The subdivision is significantly lower than Stock Road. The subdivision slopes away from Stock Road to Rockingham Road. Observations from Rockingham Road indicated that noise from Stock Road northern lanes was occasionally audible but rarely visible; the south bound lanes were neither audible nor visible.</li> <li>• The percentage of heavy vehicles has been taken into account during the assessment.</li> <li>• The traffic volumes for 2031 have been obtained from Main Roads for the Acoustic Assessment.</li> <li>• Site measurements were taken on Tuesday 6th and Wednesday 7th December 2016 during school holidays. Two sites were measured, one on Stock Rock side and one on the Rockingham Road side.</li> <li>• It is assumed that the road finish does not change to 2031. Site measurements show that the night criteria is significantly less than the daytime criteria and therefore the modelling deals with daytime levels only.</li> <li>• The outdoor traffic noise levels are above the day time limit for half the development. The report states that future noise amelioration is unlikely to be achieved with the current design and therefore a notice should be placed on titles.</li> <li>• Dwellings closest to the wall will achieve the noise target. Dwellings closer to Rockingham Road will be over the limit.</li> </ul> <p><u>Recommendations</u></p> <ul style="list-style-type: none"> <li>• The date that information was obtained from Main Roads for future traffic counts (2031) should be included in the report.</li> <li>• The dB difference between day and night levels should be detailed in the report to support the statement that only day time assessments are relevant for both indoor and outdoor noise.</li> </ul>	<p>Noted. These changes are required as per recommendation (2)2 of the Council Report.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> <li>The noise range listed for treatment packages detailed in the summary and Section 3.4.3, Section 4 (b2) and Section 5 (b) are incorrect.</li> <li>It is not clear if the noise wall will be effective due to the height difference of Stock Road and the development. Noise wall thickness and height must be detailed. The noise impact on the site without the noise wall should be included in the modelling figures.</li> <li>A minimum of three days monitoring is required, for a 24 hour period, as per the Implementation Guidelines.</li> <li>Modelling should include heavy vehicles (Austroads Class 3 and up) - Exhaust +3.6m.</li> <li>Noise measurements during school holidays may not be accurately representative of the noise expected at the site under normal conditions and traffic levels.</li> <li>As per Section 5.3.1 of SPP 5.4, mitigation measures should be used to reduce noise levels to below the target (see Table 1 of SPP 5.4) in at least one outdoor living area. In areas where the limit is predicted to be exceeded, if it is not practicable to achieve the target, then noise levels within the margin are acceptable. No mitigation has been detailed for dwellings closer to Rockingham Road, which will be over the daytime noise limit.</li> <li>Alfresco areas should be oriented on the opposite side of the building from the noise source. In this development, outdoor areas should be on the opposite side of the dwelling from Rockingham Road.</li> </ul> <p>Due to the number of inconsistencies with SPP 5.4, the acoustic report will require updating and resubmission to Main Roads before it can be endorsed.</p> <p>In summary, the proposed local structure plan is acceptable to Main Roads subject to the following conditions being imposed:</p> <ol style="list-style-type: none"> <li>The acoustic noise report undertaken by ND Engineering dated 16 December 2016 is to be updated to address all issues as outlined in Main Roads letter dated 20 March 2017 to the satisfaction of Main Roads prior to the commencement of any on site works and all recommendations of the report have to be implemented.</li> </ol> <p>Should Council disagree with or resolve not to include as part of its conditional approval any of the above conditions would you please advise Main Roads.</p>	<p>Noted. Recommendation (2)2 of the Council Report requires the Acoustic Assessment to be updated to the satisfaction of the City in consultation with Main Roads.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		Also, would you please forward a copy of Council's final determination on this proposal quoting file reference 17/1273 (D17#229141)	





**City of Cockburn**  
GLS Services Department

### Attachment 1 – Location Plan

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## 7. Plan 1 - Structure Plan





**SCHEDULE OF SUBMISSIONS**  
**PROPOSED STRUCTURE PLAN – LOT 6 (630) ROCKINGHAM ROAD, MUNSTER**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Department of Transport GPO Box C102 Perth, WA 6839	<p>The Department of Transport (DoT) has no comments to provide for this proposal and provides the following advice:</p> <ul style="list-style-type: none"> <li>that the proponent be made aware that no direct property access will be allowed onto/from the Stock Road.</li> <li>that the proposal be referred to Main Roads for their comments as it abuts a PRR reservation</li> </ul> <p>Thank you for the opportunity to comment on the above application.</p>	Noted. The Structure Plan states that no access is to be provided from Stock Road. The proposal has been referred to Main Roads.
2	Western Power GPO Box L921 PERTH WA 6842	<p>Thank you for submitting your due diligence request to Western Power in relation to your proposed work. Your proposal is being reviewed, and we will contact you directly for more information if required.</p> <p><b>This email should not be considered to be an approval or non-objection to your works.</b></p>	Noted. No further correspondence was received and so it is assumed there is no objection to the proposal.
3	Department of Water PO Box 332 MANDURAH WA 6210	Thank you for the abovementioned referral received 27 February 2017. Due to the development's small size and infill nature a Local Water Management Strategy would not be required in this instance.	Noted.
4	WA Gas Networks (ATCO Australia) PO Box 3006 SUCCESS WA 6964	<p>ATCO Gas currently operates medium pressure (DN100PVC 4.2MP 70kPa) gas mains and infrastructure within the adjacent road reserve of Rockingham Road.</p> <p>ATCO Gas does not have any objection to this proposal for Lot 6. ATCO Gas will not be lodging a submission to the City of Cockburn regarding this proposal.</p>	Noted.
5	Landowner	Support	Noted.
6	Water Corporation PO Box 100 LEEDERVILLE WA 6902	<p>The Water Corporation offers the following comments in regard to this proposal.</p> <p><b><u>Water and Wastewater</u></b></p> <p>Reticulated water and sewerage is currently available to the subject land. (See Plan)</p>	Noted. The applicant has been made aware of these comments via this attachment to the Council report.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>The Corporation has adopted water and wastewater conveyance planning to guide the servicing of this and other surrounding land. This infrastructure planning is subject to ongoing review and can be modified as necessary by the developers' engineers in consultation with, and to the satisfaction of the Water Corporation.</p> <p>The Corporation's wastewater scheme planning is based on an average development density of R20 over this area. The increase in wastewater flows arising from the proposed increase to R40 over this site is unlikely to compromise the planning for this area.</p> <p><b>General Comments</b>  The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Water Corporation may also require land being ceded free of cost for works.</p> <p>Please provide the above comments to the land owner, developer and/or their representative.  <b>Map included</b></p>	
7	Department of Education 151 Royal Street EAST PERTH WA 6004	The Department has reviewed the document and advises that it has no objection to the proposal. The anticipated student yield will be accommodated in the nearest local primary school.	Noted.
8	Kenneth Eddy & Glenys L Baughen 632 Rockingham Road MUNSTER WA 6166	<p>I do not object to the proposal however I do object to any new fence that may be built that just higher than the existing fence located between 630 &amp; 632. There is a new concrete wall structure being built between the new developments and no. 626. This is the structure I highly object to:</p> <ul style="list-style-type: none"> <li>such structure being built on my border as it will restrict vision to the North roadway when we are pulling out of our driveway onto a very busy Rockingham road.</li> <li>And I will consider such a wall an eyesore for my property.</li> </ul>	Noted. The submitter refers to a number of survey strata lots on the corner of West Churchill Avenue and Rockingham Road, previously referred to as Lot 116 Rockingham Road and Lot 6 West Churchill Avenue. These lots were filled significantly and a high retaining wall built in order to receive access from West Churchill Avenue and also drain towards this road. The proposed Lot 6 (No. 630) Structure Plan fronts Rockingham Road and slopes towards Rockingham Road. Thus, this site will not be required to be significantly filled or high retaining walls

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			constructed in order for drainage to run into the road reserve, and doing so would in fact compromise vehicle access to/from the site onto Rockingham Road.
9	Department of Environment Regulation Locked Bag 33 Cloisters Square PERTH WA 6850	I refer to the correspondence dated 27 February 2017 inviting comment from the Department of Environment Regulation (DER) on the above Structure Plan.  DER has no comment on this matter in reference to regulatory responsibilities under the <i>Environmental Protection Act 1986</i> and the <i>Contaminated Sites Act 2003</i> .	Noted.
10	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. It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.	Noted.
11	Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p>Main Roads has now had the opportunity to review the proposed local structure plan and would like to note the following:</p> <p>1. <i>Transport Assessment</i></p> <p>It is noted that no transport impact assessment has been prepared to support the aforementioned application. However, given the small nature of the local structure plan area, it is deemed the trip generation will be relatively low and does not require further investigation.</p> <p>Main Roads would like to emphasise that all access has to be off Rockingham Road.</p> <p>2. <i>Noise Assessment</i></p> <p><u>Key Findings</u></p> <ul style="list-style-type: none"> <li>Vehicles were separated in heavy and non-heavy. Non-heavy vehicles had a source height of 0.5 m and heavy vehicles 1.5 m and 3.6 m respectively to represent engine and exhaust.</li> <li>The road surface was assumed to remain as dense graded asphalt.</li> </ul>	Noted. The Structure Plan is clear that no access is to be permitted onto/from Stock Road.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> <li>• Vehicle Speed - The existing and future posted speeds are 80km/hr.</li> <li>• Traffic data was obtained for 2014 road traffic and 2031 estimated traffic from MRWA</li> <li>• The modelling was undertaken over a 6 day period from 14 August to 21 August 2014.</li> <li>• The average differences between the weekday LA10, 18hour and LAeq(Day) is 1.2 dB and this conversion was used in the detailed modelling. The average differences between the weekday LAeq(Day) and LAeq(Night) is 7.1 dB. This same difference has been assumed to exist in future years. As such, it is the daytime noise levels that will dictate compliance, since these are at least 5 dB more than night time levels.</li> <li>• With no noise control, noise levels are above the limit at the closest three lots. To reduce noise levels to below the limit requires a 1.Bm high wall on the eastern boundary. The wall will have a minimum surface mass of 15 kg/m2.</li> <li>• With the eastern wall, noise levels are above the target at some lots and therefore the dwellings of some lots will require facade upgrades.</li> <li>• Four of the lots are required to have notifications on the title as per SPP 5.4.</li> <li>• Dwellings requiring notifications will have treatment Package A applied.</li> </ul> <p><u>Recommendations</u></p> <ul style="list-style-type: none"> <li>• The report should cite a reference number and date for the future traffic modelling inputs obtained from Main Roads.</li> <li>• It is noted that the current 2031 estimated figures are higher than those used in the report.</li> <li>• It is recommended that consideration be given to placing outdoor areas on</li> </ul>	<p>Noted. Recommendation (2)1 of the Council Report requires the Transportation Noise Assessment to be updated to the satisfaction of the City in consultation with Main Roads.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>sides other than the back (facing Stock Road) for the back three dwellings.</p> <ul style="list-style-type: none"> <li>While not a requirement of Main Road's assessment, it is recommended that noise from Rockingham Road be considered as it has been identified as a significant noise source for the adjacent block (Lot 5) and a higher noise source than Stock Road. This may in turn impact the placement of alfresco areas for the front dwellings and result in the requirements for treatment packages to these houses.</li> </ul> <p>However, the acoustic noise report is largely compliant with SPP 5.4.</p> <p>In summary, the proposed local structure plan is acceptable to Main Roads subject to the following condition being imposed:</p> <ol style="list-style-type: none"> <li>All recommendations of the acoustic noise report undertaken by Lloyd George Acoustics dated 10 December 2016 have to be implemented.</li> </ol> <p>Should Council disagree with or resolve not to include as part of its conditional approval any of the above conditions would you please advise Main Roads.</p> <p>Also, would you please forward a copy of Council's final determination on this proposal quoting file reference 1711445 (D17#230507).</p>	<p>Noted. The Structure Plan already requires within Part 1, Section 4, Subdivision and Development Requirements that noise control measures be implemented in accordance with SPP 5.4.</p>
12	<p>Department of Health PO Box 8172 Perth BC WA 6849</p>	<p>Thank you for your letter of 27 February 2017, requesting comment from the Department of Health (DOH) on the above amended proposal.</p> <p>The DOH has no objection to the proposed structure plan providing proposed developments to R40 densities are required to connect to scheme water and reticulated sewerage as required by the Government Sewerage Policy - Perth Metropolitan Region.</p>	<p>Noted.</p>





**City of Cockburn**  
G.I.S Services Department

### Attachment 1 – Location Plan

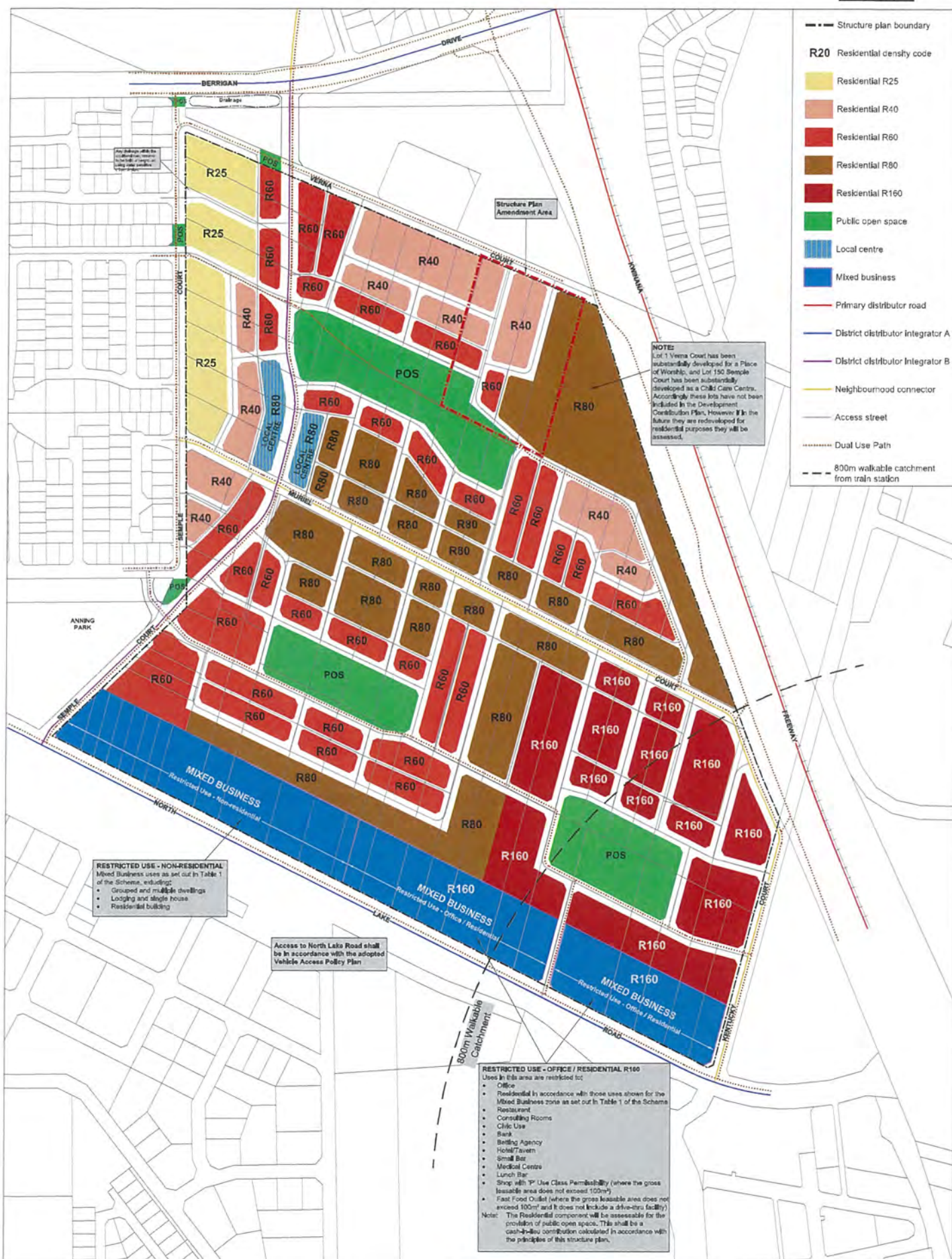
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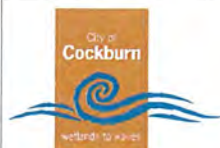






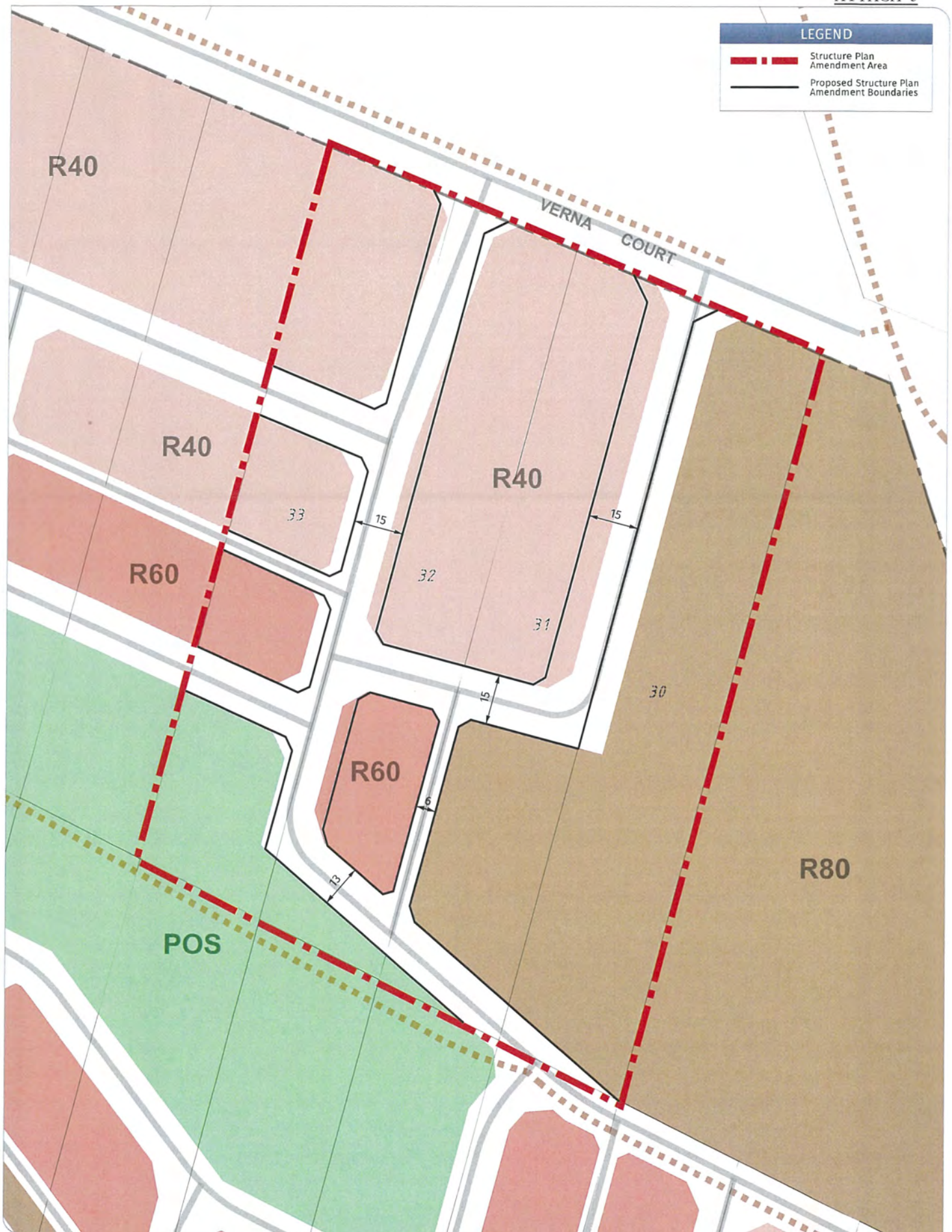
## MURIEL COURT LOCAL STRUCTURE PLAN

MURIEL COURT, VERNA COURT & SEMPLE COURT,  
COCKBURN CENTRAL



0 100m  
SCALE





## STRUCTURE PLAN OVERLAY MAP

Lots 30 - 33 Verna Court,  
COCKBURN CENTRAL

Plan No. | 21085-01A  
Date | 19/12/16  
Drawn | BdR  
Checked | DM  
Revision | A

Scale | 1:1000@A3

**PERTH OFFICE:**  
Level 1, 252 Fitzgerald Street,  
Perth WA 6000  
T: 95 922A 9291  
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W: www.harleydykstra.com.au  
Offices also at Albany, Bunbury,  
Busselton and Kalamunda

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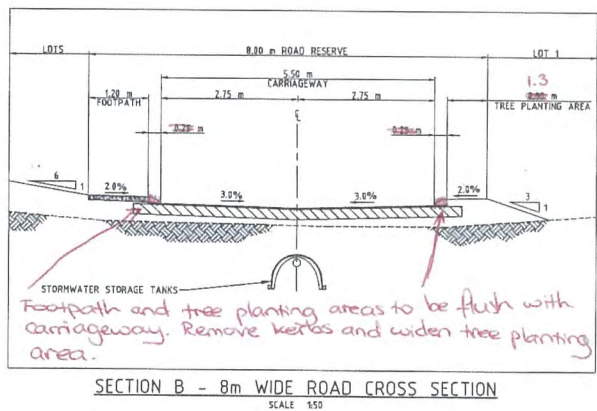
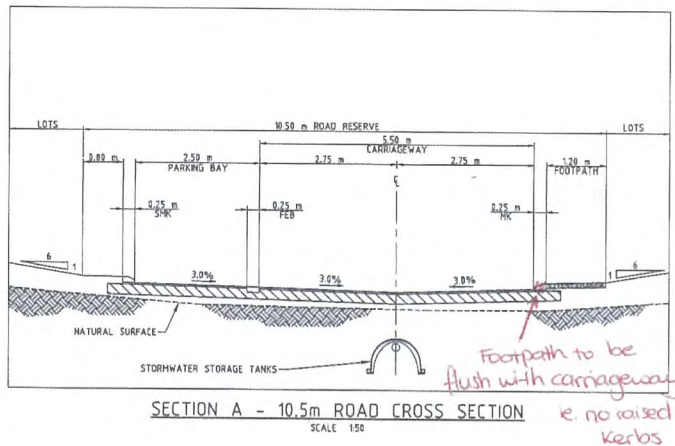
NOTE: This plan has been prepared for planning purposes. Areas, Centres and Dimensions shown are subject to survey.



**Harley Dykstra**

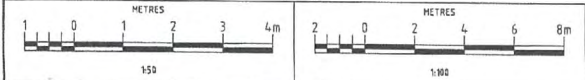
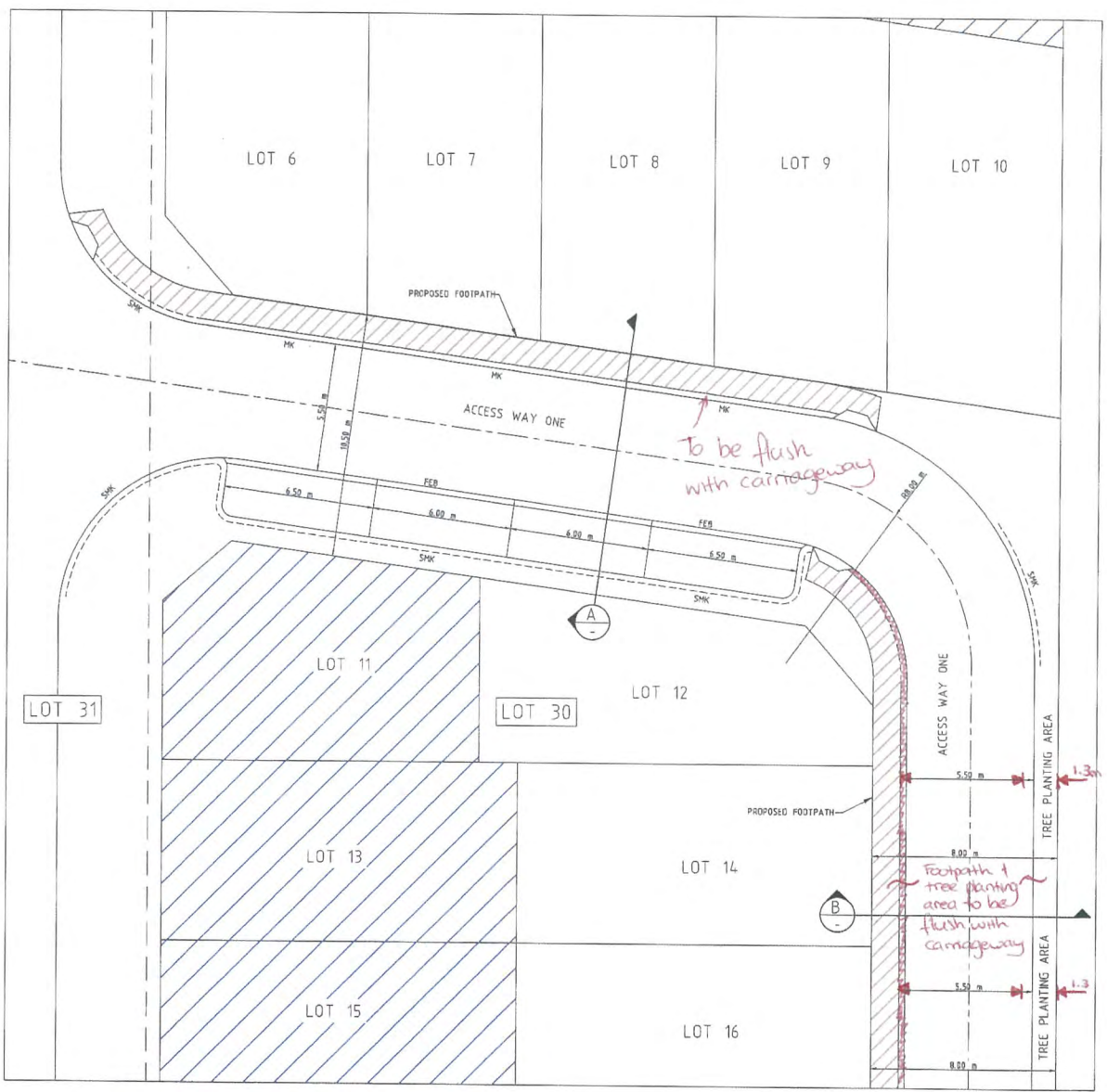
PLANNING & SURVEY SOLUTIONS





- LEGEND**
- GREEN TITLED LOTS
  - STRATA TITLED LOTS
  - PROPOSED FOOTPATH

PRELIMINARY ONLY



NOTES		NORTH POINT	
1. COPYRIGHT OF ALL THIS DRAWING IS RESERVED BY THE SIGNING ENGINEER. 2. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL WORKING DRAWINGS. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL WORKING DRAWINGS. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL WORKING DRAWINGS.		1. J.P. 2. R.W.B. 3. J.D.	
DATE: 12/12/16		BY: J.P.	



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ABN: 42 128 451 310

CLIENT:  
**MR. JASON TING**

DRAWING: **LOT 30 AND 31 VERNA COURT**  
**COCKBURN**  
**ROAD CROSS SECTION A & B**

DATE AS SHOWN 08.09.15	DRAWN BY J.P.	CHECKED BY R.W.B.	DATE 12/12/16
SHEET 1 OF 1	WAPC No 153524	APPVED FOR CONSTRUCTION J.D.	DATE 12/12/16
PROJECT NAME LOT 30 AND 31 VERNA COURT		PROJECT NO. 153524	

## Project Plan: new Local Planning Strategy and Local Planning Scheme (review of Town Planning Scheme No. 3)

Assumptions:

- Strategic guidance via Perth and Peel @3.5 million may not be available (includes preliminary work that can be done regardless)
- The Planning and Development (Local Planning Schemes) Regulations 2015 guide much of the scheme content (will need to adopt Sch 1) so workshopping will be limited to elements we have ability to influence
- Work will be done 'in house' (includes scheme and strategy text, mapping and facilitation)
- Elected Member and Community engagement will have a dual focus – informing parts required by regulation/strategic guidance set, workshopping matters we can influence

#	Project Delivery Strategy		
	Task	Timing	Project Deliverables
<b>1.</b>	<b>Project Planning</b>		
a)	Update Elected Members about project <ul style="list-style-type: none"> <li>Advise there are 'prescribed' elements of scheme but some scope to tailor the strategy to discuss localised planning issues/objectives</li> </ul> Noting if Perth and Peel not adopted then there will be several unknowns: strategic intent for land in KIB and urban expansion area. If this intent is not prescribed by the WAPC, the approach should be to include City position on these matters (as expressed in submissions on various state documents)	Before OCM consideration of project plan	EMB update
b)	Advice to internal stakeholders of intent to prepare a new Local Planning Strategy and review Town Planning Scheme No 3	Aligned to EMB update	Email advice
c)	Preparation of draft Project Plan to finalise scope/timing of project (accompanying by Council report for consideration)	(Report to secretary close date: 24 March 2017)	OCM report (13 April 2017) Draft Project Plan
d)	Consideration of draft Project Plan to finalise scope/timing of project	13 April 2017	OCM minutes Adopted Project Plan
<b>2.</b>	<b>Resolution</b>		
a)	New Local Planning Scheme:	13 April 2017	OCM report/resolution (can be part of 1(c))

Last updated: 27 Feb 2017



#	Project Delivery Strategy		
	Task	Timing	Project Deliverables
	<ul style="list-style-type: none"> <li>Resolution to prepare or adopt a scheme (Regulation 19)</li> </ul> <p>New Local Planning Strategy:</p> <ul style="list-style-type: none"> <li>N/A – no regulation required to resolve to prepare (though this will be covered by resolution regardless)</li> </ul>		above)
<b>3.</b>	<b>Consultation # 1 – Notice of resolution to prepare a local planning scheme</b>		
a)	<p>Publish s20(1) notice of intent to prepare a local planning scheme – allow 21 days to provide memorandum in writing setting out any recommendations made in respect of Council's resolution</p> <p>(Note: this process does not encompass the local planning strategy, though we may note it is intended to do them concurrently)</p>	<p>As soon as practicable</p> <p>(21 days consult)</p> <p>Suggest advert runs 25 April 2017 (ending 4 May 2017)</p>	<p>Recommendations (external) of resolution of the LG</p>
<b>4.</b>	<b>Research and Analysis</b>		
a)	<p>Snapshots of:</p> <ul style="list-style-type: none"> <li>Existing Local Planning Strategy and Town Planning Scheme No. 3</li> <li>Existing State/regional planning policy relevant to strategy</li> <li>Existing strategies (including a matrix of planning 'gaps' if applicable)</li> <li>Develop refined objectives and aspirations for the Strategy.</li> </ul>	<p>(Note: Stages 4 and 5 will take several months)</p>	<p>Working draft of Part 2 – Local Planning Strategy (minus objectives/aspirations)</p>
<b>5.</b>	<b>Document Preparation</b>		
a)	<p>New Local Planning Scheme:</p> <ul style="list-style-type: none"> <li>Basic integration of Model Scheme Text (Schedule 1 provisions) and identification of supplemental provisions where needed</li> <li>Identification of document 'gaps', parts of the scheme which can be influenced (i.e. not MST) and items requiring new local planning policies</li> </ul>	<p>(Note: Stages 4 and 5 will take several months)</p>	<p>Working draft Local Planning Scheme</p>
b)	<p>New Local Planning Strategy:</p> <ul style="list-style-type: none"> <li>Vision/planning principles/Objectives</li> <li>Strategies/Actions</li> </ul>	<p>(Note: Stages 4 and 5 will take several months)</p>	<p>Part 1 – Local Planning Strategy and remainder of Part 2 – objectives/aspirations</p>

Last updated: 27 Feb 2017

#	Project Delivery Strategy		
	Task	Timing	Project Deliverables
	<ul style="list-style-type: none"> <li>Strategic Plan (spatial plan)</li> </ul>		(to add to Part 2 working draft already prepared)
At this point it is important to note whether WAPC's Perth and Peel @3.5 million has been finalised (if not, proceed on the basis of submission of City's objectives)			
<b>6.</b>	<b>Certification Process: WAPC and EPA (consent to advertise)</b>		
a)	Report to Council: STRATEGY: Council consideration of Strategy (request to WAPC – request for assessment for compliance with Reg 11(2) – consent to advertise) SCHEME: Council consideration of Scheme (request to WAPC for consent to advertise (Regulation 21))		OCM report
b)	Submission to WAPC (request for assessment for compliance with Reg 11(2) and consent to advertise): STRATEGY: One copy of strategy document required SCHEME: Two copies comprising the text, map(s), and any other relevant documentation. forward these to the Commission with a request for Ministerial consent to advertise the scheme.	Referral within 21 days of OCM date	Letter to WAPC Reg21 (scheme) Reg 11(2) (strategy) (appending 2 copies of scheme and 1 copy of strategy)
c)	Submission to EPA: The local government is also required to refer, to the Environmental Protection Authority, written notice of the resolution, together with written information relating to the local planning scheme to enable the EPA to determine its view on the environmental acceptability of the scheme.	Aligned to WAPC referral	Letter to EPA (appending copy of the scheme)
d)	WAPC consent to advertise: STRATEGY: certification of LPS SCHEME: The Commission notifies the local government of receipt of the documents, advises of any necessary adjustment(s) to the draft scheme.	STRATEGY: no timeline SCHEME - within 90 days of referral	WAPC response Updated draft Local Planning Scheme Updated draft Local Planning Strategy
e)	EPA response/consent:	SCHEME – within	EPA response

Last updated: 27 Feb 2017

#	Project Delivery Strategy		
	Task	Timing	Project Deliverables
	The EPA is required to determine whether the scheme is to be formally assessed, and if so the relevant level of assessment. Alternatively, the EPA may determine that the scheme only requires informal assessment, and will usually include advice, which is to be taken into consideration by the local government during the preparation of the scheme. (It is important to note that a scheme cannot be publicly advertised without the 'consent' of the EPA in this regard. It is suggested that preliminary discussions be held with DEC before preparation of the strategy and scheme.)	30 days of referral	
<b>7.</b>	<b>Consultation # 3 Formal Public Consultation (90 days minimum for Scheme, 21 days minimum for Strategy)</b>		
a)	<p>Advertising of drafts:</p> <ul style="list-style-type: none"> <li>Local Planning Scheme</li> <li>Local Planning Strategy</li> </ul> <p>After receiving notification from the Commission the local government:</p> <ul style="list-style-type: none"> <li>Publishes in a local newspaper a notice of the resolution,</li> <li>Forward a copy to any adjoining local government, and public authorities likely to be affected by the scheme/strategy.</li> <li>Publishes to the City's website</li> <li>Arranges a display at both the offices of the LG and the WAPC</li> <li>Other measures as considered appropriate (eg. FAQs, information sheets)</li> </ul> <p>Where previous matters suggested by agencies have not been included in draft documents, suggested a specific letter/table is included for that agency outlining why.</p>	<p>STRATEGY: 21 days</p> <p>SCHEME: 90 days</p> <p>(align both – so runs for 90 days concurrent)</p>	<p>Advertised suite of documents</p> <p>Newspaper notice</p> <p>Letters to all adjoining LG and relevant agencies</p> <p>Webpage notice</p> <p>LG office display</p> <p>WAPC office display</p> <p>Information sheets</p> <p>FAQs</p>
b)	<p>Community Information sessions:</p> <ul style="list-style-type: none"> <li>Overview of Strategy and Scheme with explanation of items which are 'fixed' by State Government and elements which are open to submissions</li> </ul>	During 90 days advertising phase (suggest between Day 25-35 if possible)	Powerpoint presentation
<b>8.</b>	<b>Council Adoption</b>		
a)	<p>Consideration of submissions – report to Council (request for WAPC endorsement)</p> <p>Make sure resolution note its intended that existing scheme and strategy are revoked upon:</p> <ul style="list-style-type: none"> <li>Gazettal (scheme)</li> <li>WAPC endorsement (strategy)</li> </ul>	<p>STRATEGY: no timeline</p> <p>SCHEME: must be within 120 days of the closure of the</p>	OCM report

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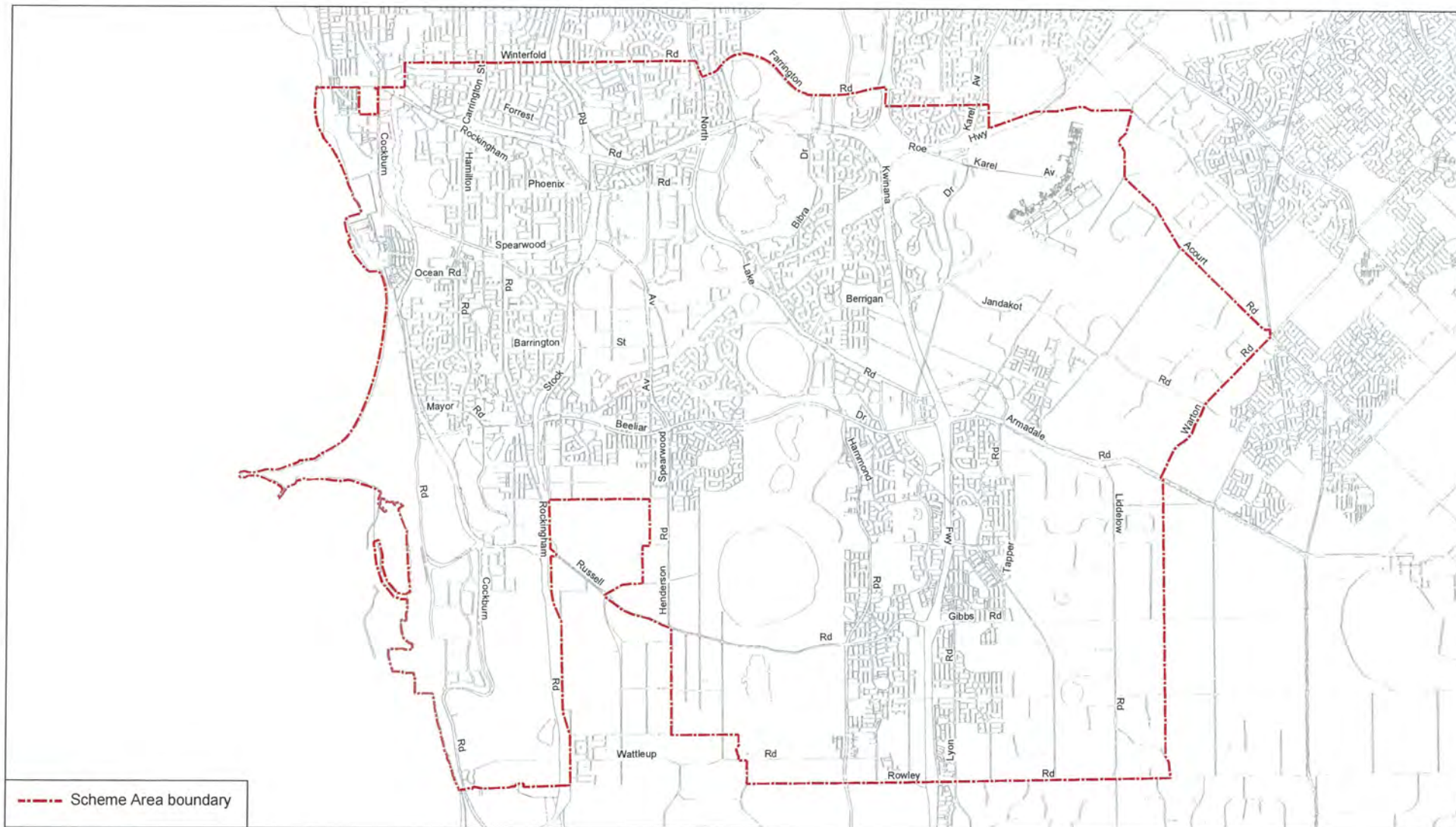


#	Project Delivery Strategy		
	Task	Timing	Project Deliverables
		submissions period	
<i>Note: if modifications are proposed at this stage – additional processes (including potential readvertising) will need to be added to this Project Plan and will delay progression to the Submission/Endorsement Phase</i>			
b)	<p>Submission to WA Planning Commission for endorsement:</p> <p>(Assuming adoption of the scheme) Following adoption, the local government forwards to the Commission a copy of the resolution and a schedule of the submissions, which is to include all relevant details of the submitters, the matters raised in the submissions, its recommendations on the submissions, the particulars of any recommended modifications and its recommendation on the final form of the scheme. Relevant maps or other details are also to be forwarded to the Commission for explanation/clarification purposes.</p> <p>(Note that at this point, it is not necessary or appropriate to alter the formal scheme documents, as a final decision on the scheme is yet to be made by the Minister.)</p>		Letter to WAPC
<b>9. Endorsement Process</b>			
a)	<p>DoP assessment:</p> <p>The DoP will assess all of this information for the purpose of reporting to the Commission, in the form of a recommendation to the Minister.</p> <p>This assessment will generally again include informal liaison with the local government as necessary, in order that the Commission and the Minister can be made aware of any details or additional information to assist in their determinations.</p> <p>Following its consideration of the above information and recommendations, the Commission will make its recommendation to the Minister. This may include recommended modifications, and in the case of substantial modifications may also include a recommendation that specific modifications to the scheme be re-advertised.</p>	<p>STRATEGY: within 60 days of receipt</p> <p>SCHEME: within 120 days of receipt</p>	
b)	<p>Minister's consideration/decision:</p> <p>The Commission's report and recommendation is forwarded to the Minister for consideration. The Minister may grant approval to finalisation of the scheme in with or without modifications, and will determine whether any modification warrants re-advertising. (The decision on re-advertising is generally based on whether or the modification is likely to elicit further comment.)</p>		Letter from WAPC advising Minister decision
c)	<p>Actioning of Minister's decision by CoC:</p> <p>Following advice of the Minister's required modifications, the local government prepares, signs and seals three copies of the scheme text, map, and any other scheme document (modified as required) and forwards these to the DoP for checking and subsequent endorsement by the Commission.</p>		Finalised scheme and strategy documents

Last updated: 27 Feb 2017

#	Project Delivery Strategy		
	Task	Timing	Project Deliverables
d)	<p>Endorsements/Gazettal/Publication:</p> <p>Commission endorsement is followed by Ministerial endorsement, and notice of the scheme's finalisation is then published in the Gazette by the Commission (at the local government's cost) and in a local newspaper by the local government.</p> <p>Up-to-date copy of strategy must be made available at LG office and webpage.</p>		<p>Gazettal notice</p> <p>Newspaper notice</p>
e)	<p>Advice to submitters:</p> <p>The local government is required to advise each person who lodged a submission of the outcome of the review process.</p>		<p>Letters to all submitters</p>

Last updated: 27 Feb 2017







GNA 3/2017

0 2km

Scale

## SCHEME AREA MAP



# **PROPOSED MEDICAL CENTRE**

**LOCATION : LOT 6 (HN 21), MELL ROAD, SPEARWOOD WA**

**MSA PROJECT NUMBER: 8067**



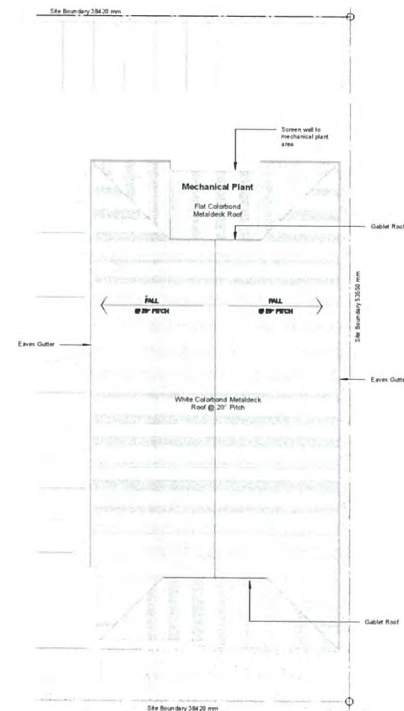
OCM 13/4/2017 - Item No.15.5 Attach 1

SK009  
FEB 2017  
0

8067

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**ROOF PLAN**  
SCALE: 1:200

#### SITE CRITERIA

1. Site Area	2,057m <sup>2</sup>
2. Landscaping Required:	
A. Landscaping Required:	
1. 10% of Site Area	206m <sup>2</sup>
B. Landscaping Provided:	
Soft	216.0m <sup>2</sup>
Hard	100.0m <sup>2</sup>
Total	316.0m <sup>2</sup> (15.6% of site)
3. Floor Areas	
A. Medical Centre:	603m <sup>2</sup>
4. Carparking	
A. Cars required	
1. 9 Practitioners x 5 cars:	45 cars
Total required:	45 cars
B. Cars provided:	45 cars

**Landscaping**  
A. Hard Landscaping  
Defined as paved walkways with open or covered  
B. Soft Landscaping  
Defined as vegetative landscaping  
**Gross Floor Area, GFA**  
A. 25% of GFA on this plan are shown as GROSS FLOOR AREA  
Gross Floor Area is defined as:  
B. Definition of Gross Floor Area is defined as:  
C. GROSS FLOOR AREA OF TENANCY  
Gross Floor Area of an individual Tenancy is defined as the  
area contained between the outside line of common tenancy  
walls and the outside edge of a external wall.  
D. GROSS FLOOR AREA OF A BUILDING  
Gross Floor Area of a Building is defined as the total area  
contained between the outside edge of external walls.  
**Net Floor Area, NFA**  
A. Net Floor Area of a Tenancy on this plan is defined as the area  
between internal or tenancy dividing walls.  
B. This area is exclusive of the area of the building are exclusive to the Tenancy

## PROPOSED MEDICAL CENTRE

LOCATION : LOT 6 (HN 21), MELL ROAD, SPEARWOOD WA  
FOR : CANCI GROUP HOLDINGS PTY LTD

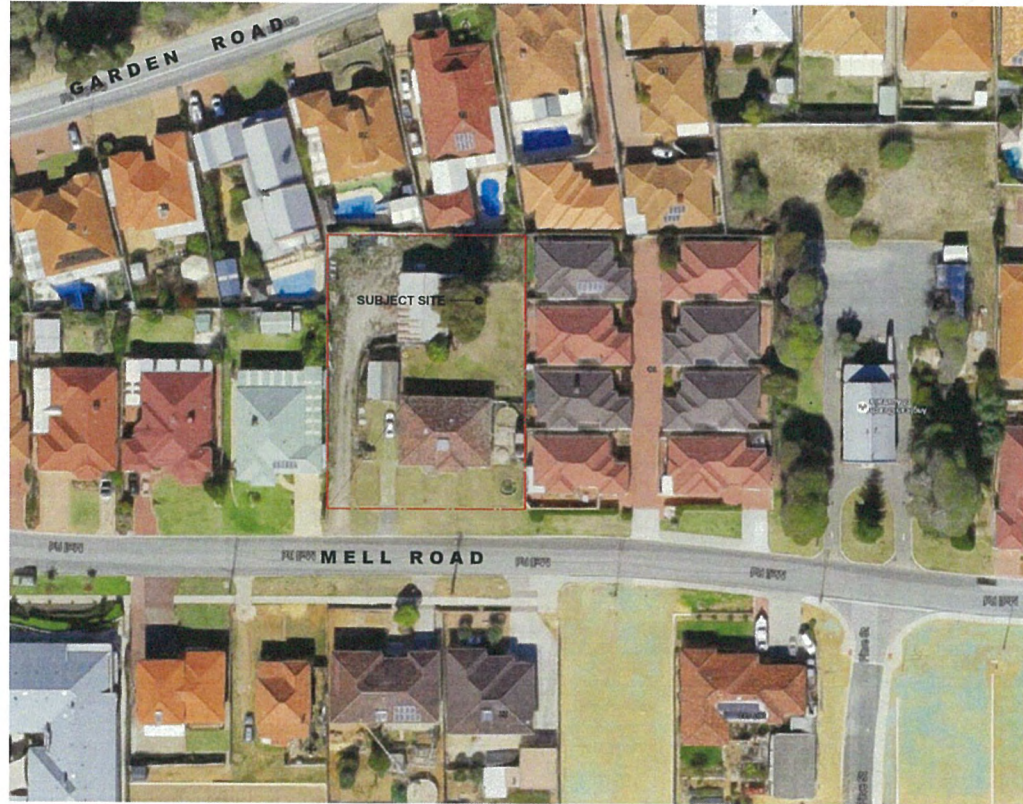
PROJECT No 8067  
SKETCH No SK009  
SHEET No 1  
SCALE As indicated @ A1  
DATE FEB 2017

**meysershircore**  
and associates  
1981/2013

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## PROPOSED MEDICAL CENTRE

LOCATION : LOT 6 (HN 21), MELL ROAD, SPEARWOOD WA

FOR : CANCI GROUP HOLDINGS PTY LTD

PROJECT No 8067  
 SKETCH No SK009  
 SHEET No 2  
 SCALE 1:500 @ A1  
 DATE FEB 2017

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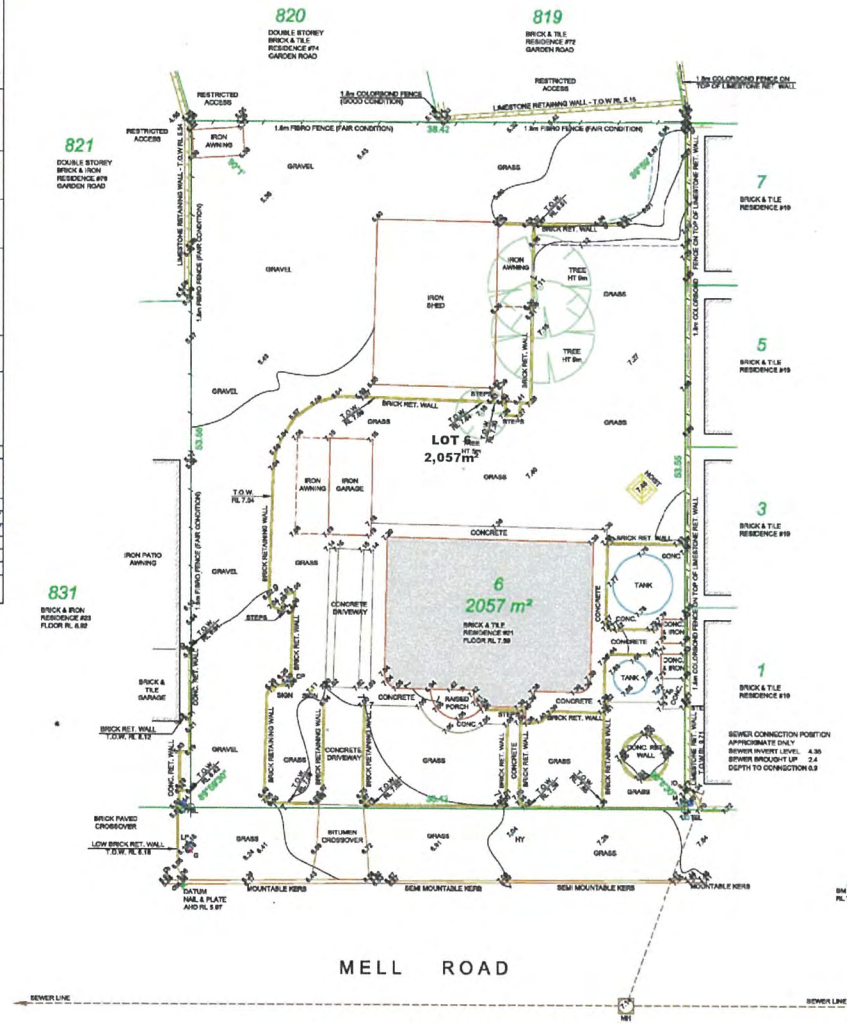
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SERVICE LEGEND	
DRAINAGE	
COMBO PIT	[Symbol]
GRATE	[Symbol]
SEW. ENTRY PIT	[Symbol]
STORM WATER	[Symbol]
MANHOLE	[Symbol]
ELECTRICITY	
CABLE DWP	[Symbol]
CABLE MANHOLE	[Symbol]
CABLE PIT	[Symbol]
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LIGHT POLE	[Symbol]
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STAY WIRE ANCHOR	[Symbol]
OH POWER LINE	[Symbol]
GAS	
GAS MANHOLE	[Symbol]
GAS METER	[Symbol]
GAS VALVE	[Symbol]
SEWERAGE	
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INSPECTION OPENING	[Symbol]
SEWER LINE	[Symbol]
TELECOMMUNICATION	
TBL / COMMS MANHOLE	[Symbol]
TBL / COMMS PIT	[Symbol]
WATER	
FLUM POINT	[Symbol]
HYDRANT	[Symbol]
STOP VALVE	[Symbol]
TAP	[Symbol]
WATER MANHOLE	[Symbol]
WATER METER	[Symbol]
SURVEY	
DATUM	[Symbol]
PES POINT	[Symbol]
OTHER	
AWNING / COVER	[Symbol]
BANK - BOTTOM	[Symbol]
BANK - TOP	[Symbol]
ROOF RIDGE	[Symbol]
WINDOW / DOOR	[Symbol]
SERVICE RECORD	
STATUS	[Symbol]
WATER	[Symbol]
SEWERAGE	[Symbol]
GAS	[Symbol]
TBL / COMMS	[Symbol]
POWER USE	[Symbol]
DATE	[Symbol]
NOTES: SERVICES SHOWN DO NOT REQUIRE BURIAL OR EXPOSURE TO CONFIRM AVAILABILITY AND FOR FURTHER DETAILS.	



**SITE SURVEY**



## PROPOSED MEDICAL CENTRE

LOCATION : LOT 6 (HN 21), MELL ROAD, SPEARWOOD WA  
FOR : CANCI GROUP HOLDINGS PTY LTD

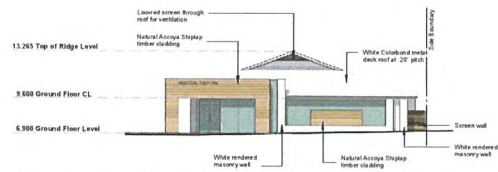
PROJECT No: 8067  
SHEET No: SK009  
SHEET No: 3  
SCALE: 1:200 @ A1  
DATE: FEB 2017

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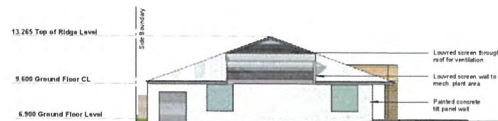
**NORTH ELEVATION (MELL ROAD)**

SCALE: 1:200



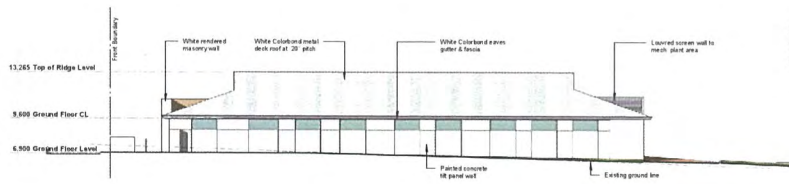
**EAST ELEVATION**

SCALE: 1:200



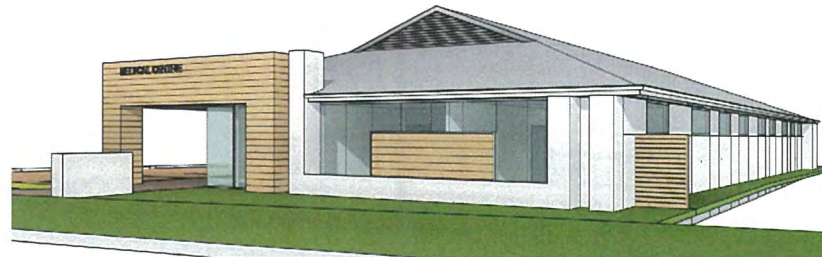
**SOUTH ELEVATION**

SCALE: 1:200



**WEST ELEVATION**

SCALE: 1:200



# PROPOSED MEDICAL CENTRE

LOCATION : LOT 6 (HN 21), MELL ROAD, SPEARWOOD WA

FOR : CANCI GROUP HOLDINGS PTY LTD

PROJECT No 8067  
SKETCH No SK009  
SHEET No 4  
SCALE 1:200 @ A1  
DATE FEB 2016

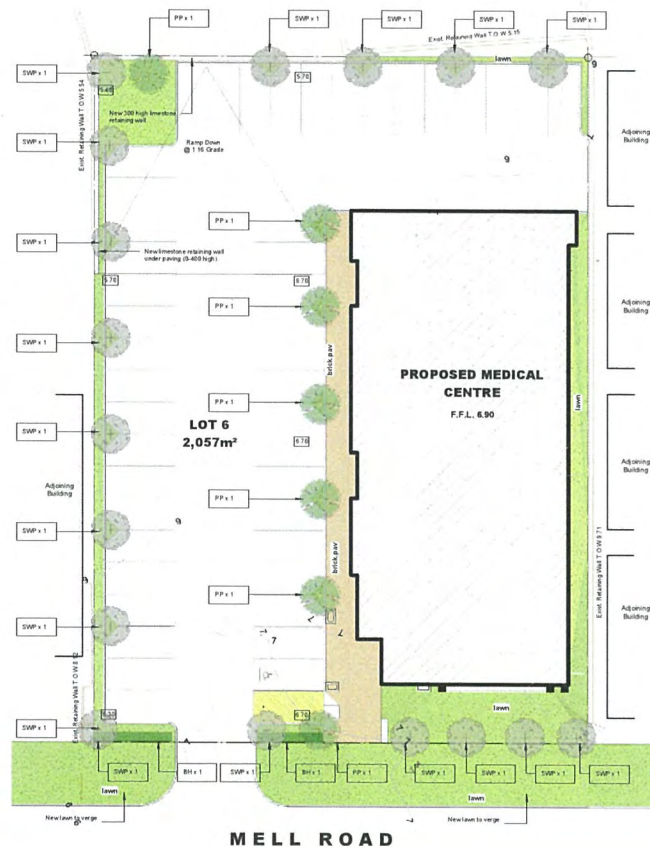


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### Landscape Legend

Symbol	ID	Name	Qty	Size
	lawn	Lawn - Winter Green A low maintenance, hard wearing hybrid lawn. Reticulated.		216m²
	brick pav	Brick Paving		104m²
	SWP	Xylometum Augustifolium (Sandplain Woody pear)	17x	45Ltr
	PP	Athrotaxis Cupressoides (Pencil Pine)	7x	25Ltr
	BH	Box Hedge	2x	0.7m High

### Irrigation and Reticulation

Area	Method
Street Verge Lawn	Sprinkler Reticulation
Proposed Lawn	Sprinkler Reticulation
Proposed Landscape	Drip Fed Irrigation

(NOTE: All Irrigation and reticulation will be install off mains.)

## PROPOSED MEDICAL CENTRE

LOCATION : LOT 6 (HN 21), MELL ROAD, SPEARWOOD WA

FOR : CANCI GROUP HOLDINGS PTY LTD

PROJECT No: 8067  
SKETCH No: SK009  
SHEET No: 5  
SCALE: 1:200 @ A1  
DATE: FEB 2017

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Member  
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of Architects

Our Ref: CAN-1

1 March 2017

Mr Gary Louis, General Manager - Property  
Canci Group  
Unit 2, 23 Mandurah Road  
**KWINANA WA 6167**

Dear Gary

### **21 MELL ROAD, SPEARWOOD – PROPOSED MEDICAL CENTRE**

---

This letter has been prepared for presentation as part of the SAT mediation process currently underway in relation to the above proposal refused by the City of Cockburn. As you have informed, the application was refused by the City of Cockburn's Council at its October 2016 meeting. The application was refused for the following reasons:-

- *The proposal, if approved would detract from the amenity of nearby residents.*
- *The proposal, if approved would be inconsistent with the residential character of the area.*
- *Car parking provided in the proposal is insufficient in accordance with the requirements of Town Planning Scheme No.3 and if approved, is likely to result in a detrimental impact on traffic and road safety in the area.*

### **BACKGROUND**

The lodgement date of the application determined by the Council was 12 May 2016. Following lodgement a set of amended plans were submitted to the City. The amended plans followed a process whereby from a planning perspective, the requirements and expectations of the City's planners' were duly considered and incorporated into the proposal.

Following assessment of the proposal against the relevant City of Cockburn planning requirements, a report on the application was prepared for consideration by the Council. The recommendation of the City's Statutory Planning team was for conditional approval. As stated in the report:-

*The proposed development will provide a well-articulated building that has an active and engaging street frontage to Mell Road. The proposed single storey building has been designed to be sympathetic to the existing streetscape with appropriate setbacks and open space similar to those required for residential development. The proposal is not considered to generate*



*unreasonable levels of traffic congestion in the area or detract from the amenity of neighbours or the street.*

*The location of the site is considered suitable for use as a medical centre due to its close proximity to public transport, shops, aged care housing and other amenities that the area offers which will encourage non-car based transport to the site. The Medical Centre will provide an increase in medical services in the area which has a large and growing residential catchment. It is therefore recommended that Council approve the application subject to conditions and advice notes.*

## **PLANNING FRAMEWORK**

The subject land is zoned 'Urban' under the Metropolitan Region Scheme and Residential R30 under the City of Cockburn's Town Planning Scheme No. 3.

The medical centre land use proposed for the site is classified as an 'A' use under the City's Scheme. This means *the use is not permitted unless the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with clause 9.4.* Clause 9.4 of the Scheme via the incorporation of the deemed provisions now amounts to Clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. The clause deals with the advertising of applications.

## **GROUND'S FOR REFUSAL**

The following sections deal with the Council's grounds for refusal.

- ***The proposal, if approved would detract from the amenity of nearby residents.***

The first aim of the City's Planning Scheme is *to ensure that development and the use of land within the district complies with accepted standards and practices for public amenity and convenience.* Upon assessing the application and following changes made for the purpose of delivering a proposal to the location seen as appropriate from a planning perspective, the City's planners' recommended the application be approved.

The decision to recommend the application be approved is a reflection of the knowledge and experience of the City's planners'. The recommendation takes into account a host of considerations, and fore mostly, a high level of concern to ensure the amenity of local residents is not affected by the proposal. Of all considerations and concerns, resident amenity, where a non-residential use is proposed in a residentially zoned location, is most important!

Consulting rooms and medical centres are defined in a use class sense as being generally acceptable in residentially zoned locations. This is because they're uses that serve the local community. In addition to serving the local community the uses are seen or deemed to be ones



that can co-exist in a local community without impact. If this weren't to be the case and local authorities were of a different view, Town Planning Scheme's would be amended to preclude such from occurring.

It is considered, therefore, by catering where use classification is concerned to the establishment of such uses in a residential area, there are numerous positives to be had. These, however, are rarely raised. Furthermore, they're not always known or understood nor are they communicated to the local community.

Typically amenity concerns are tangible and amount to matters such as appearance, traffic generation, disturbance and noise. The above matters are all dealt with below. Where the subject proposal is concerned they will not have a material impact on the amenity of the locality or the residents within.

What is relevant, therefore, to the local community and its amenity, are the positives to be delivered by the proposal. As mentioned, these are not always known or understood nor are they communicated to the local community. It is hoped the Council has regard for these, many according directly with the City's own Corporate Strategic Plans and policy base.

#### **Amenity + Concerns**

- Appearance and traffic. The matter of appearance and traffic are dealt with in responses below i.e. to the other grounds for refusal.
- Disturbance. The proposal is for a medical centre, a health facility to serve the needs of the local community. The operating characteristics of the facility will not disturb local amenity. Mell Road is defined as an 'Access Road'. It is a context, therefore, characterised by a road which provides access to the area and other parts of the City. The volumes of traffic associated with such deliver an amenity that is distinctly different to a local road or a major road. On this basis the use represents an appropriate fit in terms of amenity, being on a road well-suited – intended – for access to such a use.
- Noise. Similar to disturbance the use will not impact by way of noise, beyond that is, what would reasonably be expected in a residential location on a local 'Access Road'. The site layout provides for parking on the eastern side of the land, abutting an existing dwelling that closes itself off from the site (see photo). The western side of the land will present a benign response where noise and abutting dwellings is concerned. The rear of the site is now proposed to be designated for staff parking only. This minimises vehicle movements on this part of the site. This part of the site is also vertically separated from the adjoining properties to the south by a distinct change in levels.



23 MELL ROAD, SPEARWOOD – 'CLOSED-OFF' TO 21 MELL ROAD

### **Amenity + Positives**

Positives to be delivered by the subject proposal where amenity and opportunities are concerned include:- community access to local health services; synergies with other local services; and, the delivery of sustainable development within the City of Cockburn and to its residents.

**Equity and Community Access to Local Services.** As mentioned above, the first aim of the Scheme includes reference to *convenience*. The Scheme provides for consulting rooms and medical centres to be approved in residentially zoned locations to provide convenience to local residents. It does so in the knowledge such uses co-exist successfully in residential areas, without impact. In the proposed location the medical centre will serve the residents of Spearwood, Coogee and Munster.

At present there are no medical services in the form of consulting rooms or medical centres in the area bounded generally by Rockingham Road to the east, Mayor Road to the south, Cockburn Road to the west and the railway line to the north. This represents a sizeable population that has no access to a local Doctor – and a population that has to travel to visit one. Most health services west of Stock Road are positioned on Rockingham Road, south of Phoenix Road close to Phoenix shopping centre. In this location they are approximately 2.5km away from the subject land. From the southern part of Coogee these services are over 5.0km away.

In the subject location, therefore, the proposed medical centre serves to provide a high level of convenience to existing residents in parts of Spearwood and Munster, and significantly all of



Coogee. Where optimising access to such services is concerned, the proposed medical centre assists the City of Cockburn in providing improved equity to local residents.

Importantly, and often over-looked, the medical centre will also provide an important service to people that work in the suburbs mentioned. Whilst health services are typically thought of as serving local residential communities, they also serve local workers. Accessing health services can often be difficult for local employees due to limitations on time and access to transport. In the proposed location the medical centre will provide convenient access for 'key-workers' in the health industry, employed at the Aegis Aged Care Facility just 50 metres east on Mell Road.

**Synergies with other Local Services.** An obvious and clearly relevant connection that will eventuate with the approval of the proposed medical centre is the relationship that will evolve between the centre and Aegis's aged care facility on the corner of Mell Road. In addition to the proximate nature of the two facilities will be the availability of age specific health services in the medical centre. Whilst the centre will offer General Practitioner (GP) services to local communities, the presence of a Podiatry practice will complement the specific health needs of Aegis residents'; this is intentional. As mentioned above, the medical centre will also provide a local health service to 'key-workers' in the Aegis facility. The relationship between the two facilities will be highly complementary and beneficial.



AEGIS AGED CARE FACILITY, 50M TO THE EAST OF 21 MELL ROAD

In support of the proposed medical centre the following has been provided by the Chief Executive Officer of the Aegis Group (Michael Cross) ... *I believe the Medical Centre will be of great benefit to our Aged Care Facility as well as the community. Thank you for providing the proposed plans and information on the Medical Centre. Please receive this correspondence as*



*showing full support for building the proposed development.* A copy of the email received is attached.

The development of a medical centre on the land also complements the soon to be developed Pharmacy at 241 Hamilton Road (Coogee Plaza shopping centre). The City granted approval to the development of an additional tenancy at the shopping centre in June 2015. To be occupied by a Pharmacy, the relationship with this and the proposed medical centre 200 metres to the east provides a fantastic opportunity to assist the local community with its health needs.

In support of the proposed medical centre the owner of the shopping centre has provided a letter highlighting the complementary nature of the proposal. Whilst discussing the needs of the local community, it's also relevant to recognise the location as one that is constantly growing. The demand for medical services, therefore, is also growing.

Ageis has recently completed Stage 1 of its aged person's unit development approximately 600 metres away on the northern extension of Mell Road. The proposed medical centre will provide a local health service within a 10 minute/800m walkable catchment. The medical centre will also serve the emerging communities of Ocean Road and Eliza Ponds.

From the City's perspective, the principles supporting the development of local medical and health services are espoused in the content of its own Strategic Plans. This includes the 'Age Friendly Strategic Plan', the 'Strategic Community Plan' and 'Disability Access and Inclusion Plan'. Given the dearth of health services in the location, the opportunity available to the City is to grant approval to a medical centre in a manner that avoids a multiplicity or over-concentration of such uses across a numbers of sites (as occurs elsewhere in the City).

**Sustainable Development.** Similar to having regard for the intent of a number of the City's other Strategic Plans, the proposed medical centre meets the objectives underlying sustainable development promoted through its 'Sustainability Action Plans'.

In the proposed location residents and workers can walk, cycle or drive to the proposed medical centre. Access will be convenient and car parking available. The need to travel further afield to access what should be provided locally will be avoided. This clearly amounts to sustainable development, one where vehicular trips are either minimised and/or reduced in distance. The soon to be developed Pharmacy at 241 Hamilton Road further enhances the sustainability that can be delivered via the close pairing of a number of allied health uses.

- **The proposal, if approved would be inconsistent with the residential character of the area.**

Having established the use as being one that is anticipated by the City for development in a residential zone, reference to an inconsistency with the residential character of the area is considered to apply to the appearance of the proposed medical centre. In this regard, and

whilst the Canci Group and City's planners supported the original proposal, the Council did not. To address the Council's concern changes have been made.

Where the original appearance was on-balance commercial in scale and address to the street, the amended elevations provide for a development that is decidedly residential in presentation. As the land sits amongst residential dwellings, subtly of appearance is important given the non-residential use proposed. To this end, the ground for refusal can be dismissed on the basis of the amendments which have been made.

The elements providing for a building that will deliver a residential character include:-

- An entry portico reduced in size, to be finished using timber lap (commonly used in domestic applications);
- A hipped roof with a gable presentation to the street;
- Domestic or residential window proportions adjacent to the street;
- A detailed, purposed designed landscape response; and
- A car park surface that complements the remainder of the development.

Previously, landscaping was limited to the front and eastern sides of the property. This has now been extended to include the rear boundary and eastern-front to the medical centre building. The additional landscaping will add to the appearance of the proposed building in the context whilst delivering a bona-fide residential character.

- **Car parking provided in the proposal is insufficient in accordance with the requirements of Town Planning Scheme No.3 and if approved, is likely to result in a detrimental impact on traffic and road safety in the area.**

The application was refused in part on the basis of a parking shortfall. This is despite the City's planners' forming the view the shortfall was minor and could be supported. Support for the shortfall included amongst matters, the close proximity of the site to the Aegis facility and the proximity of high frequency public transport to the west on Hamilton Road (bus stops positioned at Coogee Shopping Plaza).

The Council's concerns regarding a parking shortfall amounted to a view such would result in a detrimental impact on traffic and road safety in the area.

To address this ground for refusal, the consultant numbers proposed have been reduced to achieve compliance with the City's Scheme. Where previously ten (10) medical consultants were proposed to occupy the premises, this number has been reduced to nine (9). Nine (9) consultants require the provision of 45 bays to comply with the City's Scheme. 45 bays are proposed making this aspect of the proposal entirely compliant with the City's requirement - dismissing the ground for refusal regarding car parking.



Where traffic is concerned, Shawmac (Consulting Civil and Traffic Engineers) conclude *Based on the assessment of traffic generation it is predicted that there will be no unacceptable impact on the adjacent road segments.* The position of Shawmac is confirmed by the City of Cockburn's own engineers. As stated in the report presented to Council:-

*The City's Engineering services have advised that:*

- *Mell Road currently experiences 2234 vehicles per day with the Local Access Road designed to accommodate 3000 per day.*
- *The proposed development would not result in Mell Road exceeding the maximum capacity of 3000 vehicle movements per day and will not result in adverse traffic issues in the immediate locality.*

In addition to ensuring the car parking requirement for the proposed development is compliant, four (4) bicycle parking bays have been provided on-site. This responds to condition 5 in the City's planners recommendation the application be approved.

## **CONCLUSION**

The proposed medical centre represents an opportunity for the City to deliver much needed health infrastructure in a location that has no access to a local service. The use is one anticipated by the City's planning scheme for development in a residentially zoned area. Where amenity and character are concerned, the proposed use and development will not impact the locality. Rather, the use and development will co-exist in the context in a manner that respects the local character.

In accordance with the aim of the City's scheme, the proposal will deliver convenience and equity where access to a much needed community service is required. It will do so on a site and in a location well suited to such a use. The proposed use and development will also deliver synergies with complementary uses in the vicinity as well as sustainability via a reduction in vehicular trips and/or distances travelled by residents in these parts of the City.

Where parking provision is concerned, the amendments made to the proposal provide for a development that is compliant with the requirements of the City's Town Planning Scheme No.3.

On the basis of the above, therefore, it is hoped the Council recognises the opportunity before it, granting approval to a land use that serves the needs and greater good of the residents that live in parts of Spearwood, Munster and Coogee.

Yours sincerely

**MW URBAN**



**Tony Watson**

Att

RECEIVED BY MW URBAN FROM GARY LOUIS (CANCI GROUP) THURSDAY 2 MARCH 2017

*From: Elena Klaus [mailto:Elena.Klaus@aegiscare.com.au]*

*Sent: Thursday, 2 March 2017 3:12 PM*

*To: Gary Louis*

*Subject: FW: Future Medical Centre - Mell Road, Spearwood*

*Dear Gary,*

*Referring to your email Re: Medical Centre*

*I believe the Medical Centre will be of great benefit to our Aged Care Facility as well as the community.*

*Thank you for providing the proposed plans and information on the Medical Centre.*

*Please receive this correspondence as showing full support for building the proposed development.*

*Elena Klaus on behalf of Michael Cross – CEO Aegis Aged Care Group*



ST GIORGIO PTY LTD  
T/AS COOGEE PLAZA

26 TWEEDDALE RD, APPLECROSS WA 6153  
NCHOMES@IINET.NET.AU  
PH 0418 917 678  
ABN 76 126 046 679

17<sup>th</sup> February 2017

To: The City of Cockburn  
PO Box 1215,  
Bibra Lake DC Western Australia 6965

Dear Sir,

RE: PROPOSED MEDICAL CENTRE AT 21 MELL ROAD SPEARWOOD

---

This letter is provided in support of the Medical Centre proposed at 21 Mell Road in Spearwood WA. I am the owner of Coogee Shopping Plaza, situated at 237 Hamilton Road Coogee WA.

In June 2015 the City granted development approval for an additional tenancy on my property. This tenancy will be leased to a pharmacist, providing a much needed service to the local community. At this stage there are no Doctor's Surgeries in the area.

The proposed medical centre will improve the availability of health services to residents living in Spearwood and Coogee. It will do so in a location that is convenient, and will address the need for residents having to travel outside of their local area to access such services. The proposed centre is just 235 metres from Coogee Shopping Plaza, providing two complementary uses in close proximity to one another.

On the basis of the above we provide our support for the proposal and hope the City of Cockburn does the same. If approved, it will improve the level of service and convenience to our local community.

Yours sincerely,

Tony Nardone

(Principal)



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

**OCM 13/4/2017 - Item No.16.1**

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF100602	26517	<b>CLICKSUPER</b> PAYROLL DEDUCTIONS	3/02/2017	491,746.68
EF100603	11741	<b>WESTERN AUSTRALIAN TREASURY CORPO</b> LOAN REPAYMENTS	3/02/2017	90,632.79
EF100604	10244	<b>BUILDING &amp; CONST INDUSTRY TRAINING F</b> LEVY PAYMENT	10/02/2017	29,618.90
EF100605	11667	<b>TURFMASTER FACILITY MANAGEMENT</b> TURFING SERVICES	10/02/2017	4,120.79
EF100606	13671	<b>STAPLES AUSTRALIA PTY LTD</b> OFFICE/STATIONERY SUPPLIES	10/02/2017	208,166.92
EF100607	23302	<b>BUILDING SERVIC</b> BUILDING SERVICES LEVIES	10/02/2017	36,894.01
EF100608	24595	<b>CONTEMPORARY IMAGE PHOTOGRAPHY PT</b> PHOTOGRAPHY SERVICES	10/02/2017	1,683.00
EF100609	26696	<b>CHAMONIX TERBLANCHE</b> MONTHLY COUNCILLOR ALLOWANCE -	10/02/2017	3,239.60
EF100610	26972	<b>LES MILLS ASIA PACIFIC INDUSTRIES</b> EXCERSISE EQUIPMENT	10/02/2017	10,321.92
EF100611	27037	<b>ANIMA</b> MARINE LIFE IMAGES	10/02/2017	2,904.00
EF100612	88888	<b>GEOFF WHITBY</b> PEN HOLDER BOND REFUND	10/02/2017	500.00
EF100613	10152	<b>AUST SERVICES UNION</b> PAYROLL DEDUCTIONS	13/02/2017	1,497.50
EF100614	10154	<b>AUSTRALIAN TAXATION OFFICE</b> PAYROLL DEDUCTIONS	13/02/2017	401,204.00
EF100615	10305	<b>CHILD SUPPORT AGENCY</b> PAYROLL DEDUCTIONS	13/02/2017	3,633.66
EF100616	10733	<b>HOSPITAL BENEFIT FUND</b> PAYROLL DEDUCTIONS	13/02/2017	295.05
EF100617	10888	<b>LJ CATERERS</b> CATERING SERVICES	13/02/2017	3,553.29
EF100618	11001	<b>LOCAL GOVERNMENT RACING &amp; CEMETER</b> PAYROLL DEDUCTIONS	13/02/2017	328.00
EF100619	11857	<b>CHAMPAGNE SOCIAL CLUB</b> PAYROLL DEDUCTIONS	13/02/2017	588.00
EF100620	11860	<b>45S CLUB</b> PAYROLL DEDUCTIONS	13/02/2017	20.00
EF100621	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	13/02/2017	10,668.52
EF100622	19726	<b>HEALTH INSURANCE FUND OF WA</b> PAYROLL DEDUCTIONS	13/02/2017	1,255.65
EF100623	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED LEASE	13/02/2017	567.62
EF100624	26696	<b>CHAMONIX TERBLANCHE</b> MONTHLY COUNCILLOR ALLOWANCE	13/02/2017	625.93
EF100625	27033	<b>FLIGHT CENTRE PHOENIX</b> TRAVEL SERVICES	16/02/2017	11,728.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF100626	10152	<b>AUST SERVICES UNION</b> PAYROLL DEDUCTIONS	27/02/2017	1,497.50
EF100627	10154	<b>AUSTRALIAN TAXATION OFFICE</b> PAYROLL DEDUCTIONS	27/02/2017	387,039.00
EF100628	10305	<b>CHILD SUPPORT AGENCY</b> PAYROLL DEDUCTIONS	27/02/2017	3,633.66
EF100629	10733	<b>HOSPITAL BENEFIT FUND</b> PAYROLL DEDUCTIONS	27/02/2017	295.05
EF100630	11001	<b>LOCAL GOVERNMENT RACING &amp; CEMETER</b> PAYROLL DEDUCTIONS	27/02/2017	369.00
EF100631	11857	<b>CHAMPAGNE SOCIAL CLUB</b> PAYROLL DEDUCTIONS	27/02/2017	584.00
EF100632	11860	<b>45S CLUB</b> PAYROLL DEDUCTIONS	27/02/2017	20.00
EF100633	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	27/02/2017	13,415.42
EF100634	19726	<b>HEALTH INSURANCE FUND OF WA</b> PAYROLL DEDUCTIONS	27/02/2017	1,409.35
EF100635	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED LEASE	27/02/2017	567.62
EF100636	26930	<b>DAMIARMY PTY LTD</b> ENTERTAINMENT SERVICES	27/02/2017	27,500.00
EF100637	10006	<b>A D COOTE &amp; CO</b> FLAGPOLES	28/02/2017	1,598.30
EF100638	10009	<b>AAA PRODUCTION SERVICES</b> AUDIO EQUIPMENT HIRE	28/02/2017	10,895.49
EF100639	10031	<b>ADVANCED SPATIAL TECHNOLOGIES PTY L</b> SOFTWARE MAINTENANCE & SUPPORT	28/02/2017	2,514.60
EF100640	10035	<b>ADVENTURE WORLD WA PTY LTD</b> ENTERTAINMENT SERVICES	28/02/2017	626.00
EF100641	10043	<b>AKN LOCK SERVICE</b> SECURITY SERVICES	28/02/2017	77.00
EF100642	10058	<b>ALSCO PTY LTD</b> HYGIENE SERVICES/SUPPLIES	28/02/2017	1,026.70
EF100643	10091	<b>ASLAB PTY LTD</b> ASPHALTING SERVICES/SUPPLIES	28/02/2017	2,906.42
EF100644	10118	<b>AUSTRALIA POST</b> POSTAGE CHARGES	28/02/2017	11,472.83
EF100645	10160	<b>DORMA AUSTRALIA PTY LTD</b> AUTOMATIC DOOR SERVICES	28/02/2017	10,041.94
EF100646	10184	<b>BENARA NURSERIES</b> PLANTS	28/02/2017	9,908.13
EF100647	10201	<b>BIG W DISCOUNT STORES</b> VARIOUS SUPPLIES	28/02/2017	48.00
EF100648	10207	<b>BOC GASES</b> GAS SUPPLIES	28/02/2017	2,704.14
EF100649	10220	<b>BOYA EQUIPMENT</b> EQUIPMENT SUPPLIES	28/02/2017	704.55

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF100650	10221	<b>BP AUSTRALIA LIMITED</b> DIESEL/PETROL SUPPLIES	28/02/2017	25,649.48
EF100651	10226	<b>BRIDGESTONE AUSTRALIA LTD</b> TYRE SERVICES	28/02/2017	43,269.89
EF100652	10239	<b>BUDGET RENT A CAR - PERTH</b> MOTOR VEHICLE HIRE	28/02/2017	1,280.00
EF100653	10246	<b>BUNNINGS BUILDING SUPPLIES PTY LTD</b> HARDWARE SUPPLIES	28/02/2017	1,440.56
EF100654	10255	<b>CABCHARGE AUSTRALIA PTY LTD</b> CABCHARGES	28/02/2017	401.95
EF100655	10279	<b>CASTROL AUSTRALIA PTY LTD</b> GREASE/LUBRICANTS	28/02/2017	3,828.55
EF100656	10287	<b>CENTRELINE MARKINGS</b> LINEMARKING SERVICES	28/02/2017	770.00
EF100657	10307	<b>CHILDRENS BOOK COUNCIL WA</b> CHILDRENS BOOKS	28/02/2017	60.00
EF100658	10328	<b>CITY OF MELVILLE</b> SECURITY SERVICES	28/02/2017	1,107.91
EF100659	10333	<b>CJD EQUIPMENT PTY LTD</b> HARDWARE SUPPLIES	28/02/2017	1,779.43
EF100660	10346	<b>COATES HIRE OPERATIONS PTY LTD</b> EQUIPMENT HIRING SERVICES	28/02/2017	1,003.42
EF100661	10348	<b>COCA COLA AMATIL</b> SOFT DRINK SUPPLIES	28/02/2017	441.20
EF100662	10353	<b>COCKBURN CEMENT LTD</b> RATES REFUND	28/02/2017	344.52
EF100663	10357	<b>COCKBURN ICE ARENA PTY LTD</b> ENTERTAINMENT SERVICES	28/02/2017	363.00
EF100664	10359	<b>COCKBURN PAINTING SERVICE</b> PAINTING SUPPLIES/SERVICES	28/02/2017	275.00
EF100665	10368	<b>COCKBURN WETLANDS EDUCATION CENTR</b> COMMUNITY GRANT	28/02/2017	1,498.22
EF100666	10375	<b>VEOLIA ENVIRONMENTAL SERVICES</b> WASTE SERVICES	28/02/2017	10,985.52
EF100667	10384	<b>PROGILITY PTY LTD</b> COMMUNICATION SERVICES	28/02/2017	8,403.40
EF100668	10386	<b>COMMUNITY NEWSPAPER GROUP</b> ADVERTISING SERVICES	28/02/2017	15,632.49
EF100669	10422	<b>REITSEMA PACKAGING</b> ROAD LITTER BAGS	28/02/2017	1,005.84
EF100670	10459	<b>DAVID GRAY &amp; CO</b> MOBILE GARBAGE BINS	28/02/2017	519.75
EF100671	10483	<b>LANDGATE</b> MAPPING/LAND TITLE SEARCHES	28/02/2017	19,382.71
EF100672	10526	<b>E &amp; MJ ROSHER PTY LTD</b> MOWER PARTS	28/02/2017	3,911.95
EF100673	10527	<b>EAGLE SPORTS</b> SPORTING GOODS	28/02/2017	213.40

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF100674	10535	<b>WORKPOWER INCORPORATED</b> EMPLOYMENT SERVICES - PLANTING	28/02/2017	17,992.27
EF100675	10580	<b>FC COURIERS</b> COURIER SERVICES	28/02/2017	2,700.59
EF100676	10590	<b>DEPARTMENT OF FIRE AND EMERGENCY S</b> ESL LEVY & RELATED COSTS	28/02/2017	21,794.95
EF100677	10597	<b>FLEXI STAFF PTY LTD</b> EMPLOYMENT SERVICES	28/02/2017	91,742.73
EF100678	10611	<b>FORPARK AUSTRALIA</b> PLAYGROUND EQUIPMENT	28/02/2017	7,515.20
EF100679	10655	<b>GHD PTY LTD</b> CONSULTANCY SERVICES	28/02/2017	4,362.23
EF100680	10699	<b>HARMONY SOFTWARE</b> SOFTWARE SUPPORT FEES	28/02/2017	1,760.00
EF100681	10709	<b>HECS FIRE</b> FIRE SYSTEM MAINTENANCE	28/02/2017	31,757.06
EF100682	10726	<b>HOLTON CONNOR ARCHITECTS &amp; PLANNER</b> ARCHITECTURAL SERVICES	28/02/2017	12,958.00
EF100683	10767	<b>INST OF PUBLIC WORKS ENG AUST - NSW</b> TRAINING SERVICES	28/02/2017	5,115.00
EF100684	10778	<b>IWF FENCING</b> FENCING REPAIRS/MAINTENANCE	28/02/2017	1,286.45
EF100685	10779	<b>J F COVICH &amp; CO PTY LTD</b> ELECTRICAL SERVICES	28/02/2017	18,949.63
EF100686	10783	<b>JANDAKOT METAL INDUSTRIES</b> METAL SUPPLIES	28/02/2017	225.50
EF100687	10787	<b>JANDAKOT ACCIDENT REPAIR CENTRE</b> PANEL BEATING SERVICES	28/02/2017	2,968.38
EF100688	10794	<b>JASON SIGNMAKERS</b> SIGNS	28/02/2017	3,019.50
EF100689	10814	<b>JR &amp; A HERSEY PTY LTD</b> SAFETY CLOTHING SUPPLIES	28/02/2017	539.64
EF100690	10859	<b>LAKELAND SENIOR HIGH SCHOOL</b> ELECTRICAL CONSUMPTION	28/02/2017	1,498.75
EF100691	10879	<b>LES MILLS AEROBICS</b> INSTRUCTION/TRAINING SERVICES	28/02/2017	1,142.79
EF100692	10883	<b>LIFTRITE HIRE &amp; SALES</b> LIFTING SERVICES	28/02/2017	648.21
EF100693	10884	<b>WSP BUILDINGS PTY LTD</b> CONSULTANCY SERVICES	28/02/2017	11,755.50
EF100694	10888	<b>LJ CATERERS</b> CATERING SERVICES	28/02/2017	4,903.52
EF100695	10913	<b>BUCHER MUNICIPAL PTY LTD</b> PURCHASE OF NEW PLANT / REPAIR	28/02/2017	11,258.55
EF100696	10918	<b>MAIN ROADS WA</b> REPAIRS/MAINTENANCE SERVICES	28/02/2017	8,962.27
EF100697	10923	<b>MAJOR MOTORS PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	28/02/2017	487.51

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF100698	10942	<b>MCGEES PROPERTY</b> PROPERTY CONSULTANCY SERVICES	28/02/2017	1,375.00
EF100699	10944	<b>MCLEODS</b> LEGAL SERVICES	28/02/2017	30,763.11
EF100700	10968	<b>MINIQUIP</b> HIRING SERVICES	28/02/2017	943.80
EF100701	10982	<b>MODERN TEACHING AIDS PTY LTD</b> TEACHING AIDS	28/02/2017	6,703.36
EF100702	10991	<b>BEACON EQUIPMENT</b> MOWING EQUIPMENT	28/02/2017	8,143.00
EF100703	11004	<b>MURDOCH UNIVERSITY OFFICE OF FINANC</b> ANALYSING SERVICES	28/02/2017	2,459.60
EF100704	11028	<b>NEVERFAIL SPRINGWATER LTD</b> BOTTLED WATER SUPPLIES	28/02/2017	1,484.90
EF100705	11036	<b>NORTHLAKE ELECTRICAL</b> ELECTRICAL SERVICES	28/02/2017	24,306.99
EF100706	11039	<b>NOVUS AUTO GLASS</b> WINDSCREEN REPAIR SERVICES	28/02/2017	2,455.00
EF100707	11068	<b>VODAFONE HUTCHISON AUSTRALIA PTY LT</b> PAGING SERVICES	28/02/2017	665.50
EF100708	11077	<b>P &amp; G BODY BUILDERS PTY LTD</b> PLANT BODY BUILDING SERVICES	28/02/2017	7,466.80
EF100709	11112	<b>PERTH AIRPORT MUNICIPALITIES GROUP</b> MEMBERSHIP RENEWAL	28/02/2017	500.00
EF100710	11182	<b>PREMIUM BRAKE &amp; CLUTCH SERVICE</b> BRAKE SERVICES	28/02/2017	1,115.40
EF100711	11205	<b>QUALITY TRAFFIC MANAGEMENT PTY LTD</b> TRAFFIC CONTROL SERVICES	28/02/2017	87,265.81
EF100712	11208	<b>QUICK CORPORATE AUSTRALIA PTY LTD</b> STATIONERY/CONSUMABLES	28/02/2017	7,735.92
EF100713	11244	<b>RESEARCH SOLUTIONS PTY LTD</b> RESEARCH SERVICES	28/02/2017	8,814.66
EF100714	11247	<b>RICHGRO WA</b> GARDENING SUPPLIES	28/02/2017	376.64
EF100715	11284	<b>ROYAL LIFE SAVING SOCIETY AUSTRALIA</b> TRAINING SERVICES	28/02/2017	396.00
EF100716	11307	<b>SATELLITE SECURITY SERVICES PTY LTD</b> SECURITY SERVICES	28/02/2017	17,826.50
EF100717	11308	<b>BOSS INDUSTRIAL FORMALLY SBA SUPPLIE</b> HARDWARE SUPPLIES	28/02/2017	3,277.92
EF100718	11328	<b>SHACKS HOLDEN</b> VEHICLE PURCHASES	28/02/2017	1,193.70
EF100719	11337	<b>SHERIDANS FOR BADGES</b> NAME BADGES & ENGRAVING	28/02/2017	317.96
EF100720	11361	<b>SIGMA CHEMICALS PTY LTD</b> CHEMICAL SUPPLIES	28/02/2017	4,960.23
EF100721	11373	<b>SKIPPER TRUCK PARTS</b> SPARE PARTS & MAINTENANCE SERVICES	28/02/2017	926.96

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF100722	11387	<b>BIBRA LAKE SOILS</b> SOIL & LIMESTONE SUPPLIES	28/02/2017	83.00
EF100723	11425	<b>SOUTHERN METROPOLITAN REGIONAL COUNCIL</b> WASTE DISPOSAL GATE FEES	28/02/2017	677,080.87
EF100724	11459	<b>SPEARWOOD VETERINARY HOSPITAL</b> VETERINARY SERVICES	28/02/2017	150.00
EF100725	11483	<b>ST JOHN AMBULANCE AUST WA OPERATIONS</b> FIRST AID COURSES	28/02/2017	970.50
EF100726	11502	<b>STATE LAW PUBLISHER</b> ADVERTISING SERVICES	28/02/2017	326.32
EF100727	11504	<b>STATE LIBRARY OF QUEENSLAND</b> LIBRARY SERVICES	28/02/2017	326.19
EF100728	11546	<b>T FAULKNER &amp; CO</b> INSTALLATIONS/SUPPLY OF HAND RAILS	28/02/2017	11,044.00
EF100729	11557	<b>TECHNOLOGY ONE LTD</b> IT CONSULTANCY SERVICES	28/02/2017	4,312.00
EF100730	11619	<b>TITAN FORD</b> PURCHASE OF VEHICLES & SERVICING	28/02/2017	575.00
EF100731	11625	<b>TOTAL EDEN PTY LTD</b> RETICULATION SUPPLIES	28/02/2017	163,541.88
EF100732	11642	<b>TRAILER PARTS PTY LTD</b> TRAILER PARTS	28/02/2017	858.93
EF100733	11651	<b>TREE WATERING SERVICES</b> TREE WATERING SERVICES	28/02/2017	69,056.00
EF100734	11667	<b>TURFMASTER FACILITY MANAGEMENT</b> TURFING SERVICES	28/02/2017	3,460.79
EF100735	11697	<b>VAT MAN-FAT FILTERING SYSTEMS</b> FILTER CLEANING SERVICES	28/02/2017	736.80
EF100736	11699	<b>VERNON DESIGN GROUP</b> ARCHITECTURAL SERVICES	28/02/2017	1,298.00
EF100737	11701	<b>VIBRA INDUSTRIA</b> FILTER SUPPLIES	28/02/2017	1,512.50
EF100738	11708	<b>VITAL PACKAGING PTY LTD</b> PACKAGING SUPPLIES	28/02/2017	2,337.50
EF100739	11715	<b>WA BLUEMETAL</b> ROADBASE SUPPLIES	28/02/2017	2,987.19
EF100740	11722	<b>WA HINO SALES &amp; SERVICE</b> PURCHASE OF NEW TRUCKS /	28/02/2017	7,018.08
EF100741	11726	<b>WA LIMESTONE</b> LIMESTONE SUPPLIES	28/02/2017	1,196.05
EF100742	11773	<b>WESFARMERS LANDMARK LIMITED</b> CHEMICAL SUPPLIES	28/02/2017	1,154.78
EF100743	11787	<b>DEPT OF TRANSPORT</b> VEHICLE SEARCH FEES	28/02/2017	356.70
EF100744	11789	<b>WALGA</b> ADVERTISING/TRAINING SERVICES	28/02/2017	1,134.00
EF100745	11793	<b>WESTERN IRRIGATION PTY LTD</b> IRRIGATION SERVICES/SUPPLIES	28/02/2017	69,944.26

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EF100746	11795	<b>WESTERN POWER</b> ELECTRICAL SERVICES	28/02/2017	737,886.00
EF100747	11806	<b>WESTRAC PTY LTD</b> REPAIRS/MTNCE - EARTHMOVING	28/02/2017	1,498.40
EF100748	11828	<b>WORLDWIDE ONLINE PRINTING - O'CONNOR</b> PRINTING SERVICES	28/02/2017	1,665.42
EF100749	11835	<b>WURTH AUSTRALIA PTY LTD</b> HARDWARE SUPPLIES	28/02/2017	923.98
EF100750	11873	<b>WATTLEUP TRACTORS</b> HARDWARE SUPPLIES	28/02/2017	8,354.80
EF100751	12153	<b>HAYS PERSONNEL SERVICES PTY LTD</b> EMPLOYMENT SERVICES	28/02/2017	11,928.33
EF100752	12193	<b>SAGE CONSULTING ENGINEERS P/L</b> CONSULTANCY SERVICES - LIGHTING	28/02/2017	3,960.00
EF100753	12207	<b>CIVICA PTY LTD</b> SOFTWARE SUPPORT/LICENCE FEES	28/02/2017	7,372.20
EF100754	12388	<b>ELITE POOL COVERS</b> POOL COVERS	28/02/2017	75.00
EF100755	12458	<b>KITE KINETICS</b> ENTERTAINMENT SERVICES	28/02/2017	660.00
EF100756	12542	<b>SEALIN GARLETT</b> CEREMONIAL SERVICES	28/02/2017	800.00
EF100757	12672	<b>NORMAN DISNEY &amp; YOUNG</b> CONSULTANCY SERVICES	28/02/2017	5,348.87
EF100758	12693	<b>SUFFLING, THOMAS JAMES T/A RIVERGOD</b> OUTDOOR ACTIVITIES - RAFTING	28/02/2017	759.00
EF100759	12796	<b>ISENTIA PTY LIMITED</b> MEDIA MONITORING SERVICES	28/02/2017	1,726.12
EF100760	12811	<b>SPORTS CIRCUIT LINEMARKING</b> SPORTS LINE MARKING SERVICES	28/02/2017	1,584.00
EF100761	13056	<b>CLEANDUSTRIAL SERVICES PTY LTD</b> CLEANING SERVICES	28/02/2017	79,570.11
EF100762	13074	<b>DEPT OF AGRICULTURE, FISHERIES &amp; FORESTRY</b> QUARANTINE/AUDITING SERVICES	28/02/2017	710.00
EF100763	13102	<b>MICHAEL PAGE INTERNATIONAL</b> EMPLOYMENT SERVICES	28/02/2017	2,918.08
EF100764	13111	<b>OCE-AUSTRALIA LIMITED</b> COPIERS/PRINTERS	28/02/2017	77.01
EF100765	13462	<b>ATI-MIRAGE PTY LTD</b> TRAINING SERVICES	28/02/2017	748.01
EF100766	13563	<b>GREEN SKILLS INC</b> EMPLOYMENT SERVICES	28/02/2017	14,111.85
EF100767	13582	<b>DBS FENCING</b> FENCING SERVICES	28/02/2017	2,772.00
EF100768	13671	<b>STAPLES AUSTRALIA PTY LTD</b> OFFICE/STATIONERY SUPPLIES	28/02/2017	8,934.28
EF100769	13860	<b>KRS CONTRACTING</b> WASTE COLLECTION SERVICES	28/02/2017	1,768.36



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EF100770	13873	<b>COCKBURN SES</b> TRAFFIC MANAGEMENT SERVICES	28/02/2017	1,500.00
EF100771	14258	<b>WARP GROUP PTY LTD</b> ROAD CONSTRUCTION MATERIALS	28/02/2017	8,284.64
EF100772	14311	<b>BBC ENTERTAINMENT</b> ENTERTAINMENT SERVICES	28/02/2017	7,095.00
EF100773	14459	<b>BIDVEST (WA)</b> FOOD/CATERING SUPPLIES	28/02/2017	609.13
EF100774	14598	<b>ALF REBOLA THE GOOD GUYS</b> ELECTRICAL GOODS	28/02/2017	2,408.00
EF100775	14831	<b>ANGLICARE WA</b> TRAINING SERVICES	28/02/2017	460.00
EF100776	14871	<b>HEY PRESTO</b> ENTERTAINMENT - MAGIC SHOW	28/02/2017	250.00
EF100777	15109	<b>REPEAT PLASTICS (WA)</b> PLASTIC PRODUCTS	28/02/2017	17,996.66
EF100778	15267	<b>CHEMSEARCH AUSTRALIA</b> CHEMICAL SUPPLIES	28/02/2017	6,388.78
EF100779	15271	<b>PLE COMPUTERS PTY LTD PLE CORPORATE</b> COMPUTER HARDWARE	28/02/2017	998.00
EF100780	15393	<b>STRATAGREEN</b> HARDWARE SUPPLIES	28/02/2017	356.24
EF100781	15541	<b>JANDAKOT NEWS</b> NEWSPAPER SUPPLIERS	28/02/2017	129.46
EF100782	15588	<b>NATURAL AREA HOLDINGS PTY LTD</b> WEED SPRAYING	28/02/2017	4,900.50
EF100783	15678	<b>A2Z PEST CONTROL THE TRUSTEE FOR CA</b> PEST CONTROL	28/02/2017	1,177.00
EF100784	15746	<b>WESTERN AUSTRALIA POLICE SERVICE</b> POLICE CLEARANCES	28/02/2017	163.90
EF100785	15786	<b>AD ENGINEERING INTERNATIONAL PTY LTD</b> SIGNS - ELECTRONIC	28/02/2017	132.00
EF100786	15868	<b>CARDNO (WA) PTY LTD</b> CONSULTANCY SERVICES - ENGINEERING	28/02/2017	5,552.80
EF100787	15914	<b>T-QUIP</b> MOWING EQUIPMENT	28/02/2017	6,754.10
EF100788	16064	<b>CMS ENGINEERING PTY LTD</b> AIRCONDITIONING SERVICES	28/02/2017	22,810.14
EF100789	16107	<b>WREN OIL</b> WASTE DISPOSAL SERVICES	28/02/2017	286.00
EF100790	16396	<b>MAYDAY EARTHMOVING</b> ROAD CONSTRUCTION MACHINE HIRE	28/02/2017	57,517.08
EF100791	16894	<b>TREBLEX INDUSTRIAL PTY LTD</b> CHEMICALS - AUTOMOTIVE	28/02/2017	1,163.80
EF100792	16985	<b>WA PREMIX</b> CONCRETE SUPPLIES	28/02/2017	18,978.08
EF100793	17097	<b>VALUE TISSUE</b> PAPER PRODUCTS	28/02/2017	534.38

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EF100794	17471	<b>PIRTEK (FREMANTLE) PTY LTD</b> HOSES & FITTINGS	28/02/2017	2,141.86
EF100795	17555	<b>ALLEASING PTY LTD</b> LEASE REPAYMENTS	28/02/2017	19,417.04
EF100796	17600	<b>ERLECTIONS (WA)</b> GUARD RAILS	28/02/2017	10,758.00
EF100797	17608	<b>NU-TRAC RURAL CONTRACTING</b> BEACH CLEANING/FIREBREAK	28/02/2017	9,636.00
EF100798	17887	<b>RED SAND SUPPLIES PTY LTD</b> MACHINERY HIRE	28/02/2017	2,640.00
EF100799	17942	<b>MRS MAC'S</b> FOOD SUPPLIES	28/02/2017	548.45
EF100800	18008	<b>MANDURAH SAFETY &amp; TRAINING SERV PTY</b> TRAINING SERVICES	28/02/2017	1,815.00
EF100801	18147	<b>AURECON AUSTRALASIA PTY LTD</b> CONSULTANCY - CIVIL ENGINEERING	28/02/2017	1,028.50
EF100802	18203	<b>NATSYNC ENVIRONMENTAL</b> PEST CONTROL	28/02/2017	2,913.00
EF100803	18272	<b>AUSTRACLEAR LIMITED</b> INVESTMENT SERVICES	28/02/2017	259.42
EF100804	18494	<b>DEPARTMENT OF PARKS &amp; WILDLIFE</b> LICENCE RENEWAL	28/02/2017	2,290.89
EF100805	18508	<b>JOHN TURNER</b> BRICK LAYING SERVICES	28/02/2017	3,146.00
EF100806	18533	<b>FRIENDS OF THE COMMUNITY INC.</b> DONATION	28/02/2017	8,900.00
EF100807	18625	<b>PEDERSENS HIRE &amp; STRUCTURES PTY LTD</b> FUNCTION EQUIPMENT HIRE	28/02/2017	5,912.50
EF100808	18734	<b>P &amp; R EDWARDS</b> ENTERTAINMENT SERVICES	28/02/2017	675.00
EF100809	18962	<b>SEALANES (1985) P/L</b> CATERING SUPPLIES	28/02/2017	1,773.42
EF100810	19066	<b>DVA FABRICATIONS</b> LIBRARY SUPPLIES	28/02/2017	675.00
EF100811	19505	<b>ADVANCED WINDOW SHUTTERS</b> WINDOW SHUTTERS	28/02/2017	1,200.00
EF100812	19533	<b>WOOLWORTHS LTD</b> GROCERIES	28/02/2017	3,759.51
EF100813	19541	<b>TURF CARE WA PTY LTD</b> TURF SERVICES	28/02/2017	4,055.00
EF100814	19546	<b>THE BIG PICTURE FACTORY</b> PRINTING SERVICES	28/02/2017	2,832.50
EF100815	19558	<b>COMPLETE FIRE DESIGN</b> FIRE CONSULTANCY SERVICES	28/02/2017	4,317.50
EF100816	19649	<b>TELSTRA NETWORK INTEGRITY SERVICES</b> COMMUNICATION SERVICES	28/02/2017	1,588.49
EF100817	19657	<b>BIGMATE MONITORING SERVICES PTY LTD</b> COMPUTER HARDWARE/SOFTWARE	28/02/2017	3,313.20

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EF100818	19713	<b>DISKBANK</b> CD'S & DVD'S	28/02/2017	588.78
EF100819	19718	<b>SIFTING SANDS</b> CLEANING SERVICES - SAND	28/02/2017	1,963.95
EF100820	19821	<b>STRUTERRE CONSULTING GROUP</b> STRUCTURAL DESIGN CONSULTANCY	28/02/2017	770.00
EF100821	19847	<b>PFD FOOD SERVICES PTY LTD</b> CATERING SERVICES	28/02/2017	2,406.95
EF100822	19916	<b>THE FUNK FACTORY KP ALLEN &amp; JB MURPHY</b> ENTERTAINMENT SERVICES	28/02/2017	1,980.00
EF100823	19967	<b>FINGER FOOD CATERING</b> CATERING SERVICES	28/02/2017	378.00
EF100824	20000	<b>AUST WEST AUTO ELECTRICAL P/L</b> AUTO ELECTRICAL SERVICES	28/02/2017	23,068.08
EF100825	20146	<b>DATA#3 LIMITED</b> CONTRACT IT PERSONNEL & SOFTWARE	28/02/2017	236.02
EF100826	20215	<b>POWERVAC</b> CLEANING EQUIPMENT	28/02/2017	269.00
EF100827	20693	<b>RENTOKIL INITIAL PTY LTD</b> PEST CONTROL SERVICES	28/02/2017	638.55
EF100828	21005	<b>BRAIN TEASERS OZ PTY LTD</b> EDUCATIONAL PRODUCTS	28/02/2017	66.00
EF100829	21010	<b>REDMAN SOLUTIONS PTY LTD</b> COMPUTER SOFTWARE	28/02/2017	2,643.98
EF100830	21120	<b>SHOREWATER MARINE PTY LTD</b> MARINE CONSTRUCTION SERVICES	28/02/2017	5,907.00
EF100831	21127	<b>JOANNA AYCKBOURN (VOICES IN SYNC)</b> INSTRUCTION - SINGING	28/02/2017	750.00
EF100832	21287	<b>T.J.DEPIAZZI &amp; SONS</b> SOIL & MULCH SUPPLIES	28/02/2017	15,456.01
EF100833	21294	<b>CAT HAVEN</b> ANIMAL SERVICES	28/02/2017	3,715.00
EF100834	21371	<b>LD TOTAL SANPOINT PTY LTD</b> LANDSCAPING WORKS/SERVICES	28/02/2017	49,685.82
EF100835	21469	<b>JOHN HUGHES VOLKSWAGON</b> PURCHASE OF NEW VEHICLE	28/02/2017	6,299.85
EF100836	21627	<b>MANHEIM PTY LTD</b> IMPOUNDED VEHICLES	28/02/2017	206.80
EF100837	21665	<b>MMJ REAL ESTATE (WA) PTY LTD</b> PROPERTY MANAGEMENT SERVICES	28/02/2017	49,311.22
EF100838	21666	<b>ENVIROLAB SERVICES (WA) PTY LTD</b> ANALYTICAL SERVICES	28/02/2017	918.50
EF100839	21744	<b>JB HI FI - COMMERCIAL</b> ELECTRONIC EQUIPMENT	28/02/2017	5,209.00
EF100840	21915	<b>ECOWATER SERVICES PTY LTD</b> MAINTENANCE SERVICES - WASTE	28/02/2017	170.40
EF100841	21946	<b>RYAN'S QUALITY MEATS</b> MEAT SUPPLIES	28/02/2017	1,813.08

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EF100842	22012	<b>ELEGANT GLOVES EVENTS AND SERVICES</b> CATERING SERVICES	28/02/2017	3,250.80
EF100843	22106	<b>INTELLIFE GROUP</b> SERVICES - DAIP	28/02/2017	11,681.34
EF100844	22182	<b>K-LINE FENCING GROUP</b> FENCING SERVICES	28/02/2017	17,575.80
EF100845	22337	<b>SEGAFREDO ZANETTI AUSTRALIA PTY LTD</b> COFFEE & COFFEE MACHINES	28/02/2017	701.45
EF100846	22448	<b>CAKES WEST PTY LTD</b> CATERING	28/02/2017	130.89
EF100847	22553	<b>BROWNES FOOD OPERATIONS</b> CATERING SUPPLIES	28/02/2017	1,397.47
EF100848	22569	<b>SONIC HEALTH PLUS PTY LTD</b> MEDICAL SERVICES	28/02/2017	1,490.50
EF100849	22589	<b>JB HI FI - COCKBURN</b> ELECTRICAL EQUIPMENT	28/02/2017	536.00
EF100850	22613	<b>VICKI ROYANS</b> ARTISTIC SERVICES	28/02/2017	300.00
EF100851	22619	<b>KSC TRAINING</b> TRAINING SERVICES	28/02/2017	990.00
EF100852	22624	<b>AUSSIE EARTHWORKS PTY LTD</b> EARTHWORKS	28/02/2017	9,982.50
EF100853	22639	<b>SHATISH CHAUHAN</b> TRAINING SERVICES - YOGA	28/02/2017	850.00
EF100854	22658	<b>SERCUL</b> URBAN LANDSCAPE SERVICES	28/02/2017	1,300.00
EF100855	22681	<b>ABBEY BLINDS PTY LTD</b> BLINDS	28/02/2017	5,951.00
EF100856	22682	<b>BEAVER TREE SERVICES PTY LTD</b> TREE PRUNING SERVICES	28/02/2017	29,303.45
EF100857	22805	<b>COVS PARTS PTY LTD</b> MOTOR PARTS	28/02/2017	3,473.78
EF100858	22806	<b>PUMA ENERGY (AUSTRALIA) FUELS PTY LTD</b> FUEL SUPPLIES	28/02/2017	78,275.03
EF100859	22854	<b>LGISWA</b> INSURANCE PREMIUMS	28/02/2017	231,143.00
EF100860	22903	<b>UNIQUE INTERNATIONAL RECOVERIES LLC</b> DEBT COLLECTORS	28/02/2017	550.40
EF100861	22913	<b>AUSTRALIAN OFFICE LEADING BRANDS.CO</b> ENVELOPES	28/02/2017	2,693.70
EF100862	23213	<b>SPOTLESS FACILITY SERVICES PTY LTD (LAUNDRY)</b> LAUNDRY SERVICES	28/02/2017	309.87
EF100863	23348	<b>ZUMBA WITH HONEY</b> FITNESS CLASSES	28/02/2017	968.00
EF100864	23351	<b>COCKBURN GP SUPER CLINIC LIMITED T/A</b> LEASING FEES	28/02/2017	1,181.77
EF100865	23379	<b>CAMBRON PTY LTD</b> SOFTWARE	28/02/2017	638.00

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EF100866	23457	<b>TOTALLY WORK WEAR FREMANTLE</b> CLOTHING - UNIFORMS	28/02/2017	2,688.50
EF100867	23549	<b>WEST OZ WILDLIFE</b> AMUSEMENT PARK ENTRY FEES	28/02/2017	1,424.50
EF100868	23550	<b>HENRICKS CONSULTING PTY LTD</b> CONSULTANCY SERVICES - HUMAN	28/02/2017	2,541.00
EF100869	23570	<b>A PROUD LANDMARK PTY LTD</b> LANDSCAPE CONTRUCTION SERVICES	28/02/2017	9,577.15
EF100870	23579	<b>DAIMLER TRUCKS PERTH</b> PURCHASE OF NEW TRUCK	28/02/2017	720.91
EF100871	23685	<b>ASTRO SYNTHETIC TURF PTY LTD</b> SITE INSPECTIONS	28/02/2017	6,440.00
EF100872	23694	<b>TIGER FITNESS (WA) PTY LTD</b> GYM EQUIPMENT/SERVICE	28/02/2017	631.95
EF100873	23849	<b>JCB CONSTRUCTION EQUIPMENT AUSTRAL</b> PLANT/MACHINERY	28/02/2017	21,563.20
EF100874	23854	<b>FRATELLE GROUP PTY LTD</b> ARCHITECTUAL SERVICES	28/02/2017	65,274.00
EF100875	23858	<b>SPECIALISED SECURITY SHREDDING</b> DOCUMENT DESTRUCTION SERVICES	28/02/2017	30.36
EF100876	23971	<b>FIND WISE LOCATION SERVICES</b> LOCATING SERVICES - UNDERGROUND	28/02/2017	5,652.90
EF100877	24131	<b>GLASSRENU WA</b> GLASS CLEANING	28/02/2017	869.00
EF100878	24156	<b>MASTEC AUSTRALIA PTY LTD</b> PURCHASE OF NEW BINS	28/02/2017	77,712.50
EF100879	24183	<b>WELLARD GLASS</b> GLASS REPAIR SERVICES	28/02/2017	2,014.24
EF100880	24281	<b>ECO LOGICAL AUSTRALIA PTY LTD</b> MAPPING SERVICES	28/02/2017	28,354.15
EF100881	24506	<b>AMARANTI'S PERSONAL TRAINING</b> PERSONAL TRAINING SERVICES	28/02/2017	375.00
EF100882	24508	<b>REBECCA FLANAGAN</b> EDUCATIONAL MUSICAL LESSONS	28/02/2017	60.00
EF100883	24524	<b>CALO HEALTH</b> HEARTMOVE CLASSES	28/02/2017	3,742.50
EF100884	24557	<b>AVELING</b> CONSULTANCY SERVICES	28/02/2017	2,475.00
EF100885	24599	<b>POOLWERX SPEARWOOD</b> ANALYTICAL SERVICES	28/02/2017	3,597.55
EF100886	24655	<b>AUTOMASTERS SPEARWOOD</b> VEHICLE SERVICING	28/02/2017	5,919.00
EF100887	24724	<b>QUALITY MARINE COATING SYSTEMS P/L</b> CLEANING SERVICES - ROAD SURFACES	28/02/2017	1,860.00
EF100888	24734	<b>MYRIAD IMAGES</b> PHOTOGRAPHY SERVICES	28/02/2017	99.00
EF100889	24736	<b>ZENIEN</b> CCTV CAMERA LICENCES	28/02/2017	17,283.02

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EF100890	24748	<b>PEARMANS ELECTRICAL &amp; MECHANICAL SERVICES</b> ELECTRICAL SERVICES	28/02/2017	112,701.67
EF100891	24886	<b>A NATURAL SELF</b> ENTERTAINMENT SUPPLIES	28/02/2017	240.00
EF100892	24945	<b>NS PROJECTS PTY LTD</b> PROJECT MANAGEMENT SERVICES	28/02/2017	31,438.00
EF100893	24949	<b>BITUMEN SURFACING THE TRUSTEE FOR COCKBURN</b> BITUMEN SUPPLIES	28/02/2017	1,278.75
EF100894	24974	<b>SCOTT PRINT</b> PRINTING SERVICES	28/02/2017	683.10
EF100895	24976	<b>SNAP PRINTING - COCKBURN CENTRAL</b> PRINTING SERVICES	28/02/2017	864.50
EF100896	25045	<b>KATHY'S DOG TRAINING</b> TRAINING SERVICES	28/02/2017	654.50
EF100897	25060	<b>DFP RECRUITMENT SERVICES</b> EMPLOYMENT SERVICES	28/02/2017	14,533.76
EF100898	25063	<b>SUPERIOR PAK PTY LTD</b> VEHICLE MAINTENANCE	28/02/2017	701.60
EF100899	25092	<b>LINKS MODULAR SOLUTIONS PTY LTD</b> COMPUTER SOFTWARE	28/02/2017	21,664.50
EF100900	25102	<b>FREMANTLE MOBILE WELDING</b> WELDING SERVICES	28/02/2017	8,591.00
EF100901	25121	<b>IMAGESOURCE DIGITAL SOLUTIONS</b> BILLBOARDS	28/02/2017	28,200.66
EF100902	25128	<b>HORIZON WEST LANDSCAPE &amp; IRRIGATION</b> LANDSCAPING SERVICES	28/02/2017	2,484.13
EF100903	25158	<b>EMPIRE SECURITY</b> SECURITY SERVICES	28/02/2017	8,825.81
EF100904	25262	<b>SANDOVER PINDER ARCHITECTS</b> ARCHITECTURAL SERVICES	28/02/2017	47,549.98
EF100905	25263	<b>SYSTEM MAINTENANCE</b> SEWERAGE PUMP MAINTENANCE	28/02/2017	11,059.85
EF100906	25264	<b>ACURIX NETWORKS PTY LTD</b> WIFI ACCESS SERVICE	28/02/2017	2,159.30
EF100907	25325	<b>NATSALES ADVERTISING PTY LTD</b> PRINTING SERVICES	28/02/2017	3,960.00
EF100908	25415	<b>JANDAKOT STOCK &amp; PET SUPPLIES</b> PET SUPPLIES	28/02/2017	615.55
EF100909	25418	<b>CS LEGAL</b> LEGAL SERVICES	28/02/2017	1,047.00
EF100910	25540	<b>JOHN MASSEY GROUP PTY LTD</b> BUILDING SURVEYING SERVICES	28/02/2017	1,485.00
EF100911	25644	<b>DYMOCKS GARDEN CITY</b> PURCHASE OF BOOKS	28/02/2017	853.58
EF100912	25645	<b>YELAKITJ MOORT NYUNGAR ASSOCIATION</b> WELCOME TO THE COUNTRY	28/02/2017	700.00
EF100913	25713	<b>DISCUS ON DEMAND THE TRUSTEE FOR DISCOUNT</b> PRINTING SERVICES	28/02/2017	578.55

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF100914	25733	<b>MIRACLE RECREATION EQUIPMENT</b> PLAYGROUND INSTALLATION / REPAIRS	28/02/2017	1,716.00
EF100915	25795	<b>DEPARTMENT OF LANDS</b> TRANSFER OF LAND - LOT 2718 BENEDICK	28/02/2017	685.00
EF100916	25813	<b>LGCONNECT PTY LTD</b> DEVELOPMENT CONSULTANCY	28/02/2017	23,760.00
EF100917	25822	<b>FIT2WORK.COM.AU MERCURY SEARCH AND</b> EMPLOYEE CHECK	28/02/2017	37.18
EF100918	25832	<b>EXTERIA</b> STREET AND PARK INFRASTRUCTURE	28/02/2017	17,034.60
EF100919	25940	<b>LEAF BEAN MACHINE</b> COFFEE BEAN SUPPLY	28/02/2017	1,200.00
EF100920	26029	<b>AUTOSWEEP WA</b> SWEEPING SERVICES	28/02/2017	6,094.00
EF100921	26067	<b>SPRAYKING WA PTY LTD</b> CHEMICAL WEED CONTROL SERVICES	28/02/2017	489.50
EF100922	26068	<b>PROFESSIONAL COMMUNICATION TRAINING</b> TRAINING SERVICES	28/02/2017	309.00
EF100923	26090	<b>FREMANTLE MILK DISTRIBUTORS</b> MILK DISTRIBUTORS	28/02/2017	358.35
EF100924	26110	<b>DASH CIVIL CONTRACTING</b> CONCRETING SERVICES	28/02/2017	46,381.21
EF100925	26114	<b>GRACE RECORDS MANAGEMENT</b> RECORDS MANAGEMENT SERVICES	28/02/2017	1,011.68
EF100926	26120	<b>ECOBURBIA</b> ENVIRONMENTAL WASTE WORKSHOPS	28/02/2017	675.00
EF100927	26121	<b>COCKBURN COMMUNITY MEN'S SHED INC</b> FABRICATION SERVICES	28/02/2017	480.00
EF100928	26195	<b>PLAY CHECK</b> CONSULTING SERVICES	28/02/2017	495.00
EF100929	26211	<b>AMCOM PTY LTD</b> INTERNET/DATA SERVICES	28/02/2017	11,515.73
EF100930	26253	<b>CREATE IT</b> TIME LAPSE CAMERA	28/02/2017	913.00
EF100931	26257	<b>PAPERBARK TECHNOLOGIES</b> ARBORICULTURAL CONSULTANCY	28/02/2017	16,002.45
EF100932	26303	<b>GECKO CONTRACTING TURF &amp; LANDSCAPE</b> TURF & LANDSCAPE MAINTENANCE	28/02/2017	53,369.80
EF100933	26314	<b>CPE GROUP</b> TEMPORARY EMPLOYMENT SERVICES	28/02/2017	835.07
EF100934	26323	<b>AT THE KITCHEN</b> CATERING SERVICES	28/02/2017	345.00
EF100935	26330	<b>KENNARDS HIRE - BIBRA LAKE</b> EQUIPMENT HIRE	28/02/2017	748.60
EF100936	26359	<b>WILSON SECURITY</b> SECURITY SERVICES	28/02/2017	204,811.65
EF100937	26369	<b>CJS CONTRACTORS (WA) PTY LTD</b> CONSTRUCTION SERVICES	28/02/2017	27,478.00



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EF100938	26386	<b>AIRMASTER AUSTRALIA PTY LTD</b> AIRCONDITIONING MAINTENANCE	28/02/2017	694.75
EF100939	26399	<b>PAPERSCOUT THE TRUSTEE FOR PETERS I</b> GRAPHIC DESIGN SERVICES	28/02/2017	968.00
EF100940	26418	<b>INTEGRANET TECHNOLOGY GROUP PTY LT</b> ICT CONSULTANCY SERVICES	28/02/2017	15,268.00
EF100941	26423	<b>ALPHA PEST ANIMAL SOLUTIONS INVASIVE</b> PEST CONTROL SERVICES	28/02/2017	770.00
EF100942	26425	<b>GAP FREELANCE</b> PARKS & GARDENS TECHNICAL SERVICES	28/02/2017	2,502.50
EF100943	26442	<b>BULLANT SECURITY PTY LTD KEY WEST LO</b> LOCKSMITH & SECURITY SERVICES	28/02/2017	6,297.01
EF100944	26449	<b>ECO SHARK BARRIER PTY LTD</b> LEASING FEE FOR SHARK BARRIER	28/02/2017	42,499.99
EF100945	26460	<b>KISS PHOTOBOOTHS</b> PHOTOBOOTH HIRE	28/02/2017	450.00
EF100946	26461	<b>777 MAINTENANCE PTY LTD</b> MAINTENANCE SERVICES	28/02/2017	5,445.00
EF100947	26462	<b>SOLARWINDS SOFTWARE EUROPE LIMITED</b> ORACLE LICENSES	28/02/2017	2,450.00
EF100948	26470	<b>SCP CONSERVATION AND LAND MANAGEMEN</b> FENCING SERVICES	28/02/2017	28,272.20
EF100949	26480	<b>MATTRESS REMOVAL WA</b> MATRESS REMOVAL SERVICES	28/02/2017	13,832.80
EF100950	26536	<b>SKYLINE LANDSCAPE SERVICES (WA)</b> LANDSCAPING SERVICES	28/02/2017	26,720.84
EF100951	26574	<b>EVA BELLYDANCE</b> ENTERTAINMENT - BELLY DANCING	28/02/2017	375.00
EF100952	26597	<b>WEST COAST SHADE PTY LTD</b> SHADE STRUCTURES	28/02/2017	74,987.00
EF100953	26606	<b>ENVIRO INFRASTRUCTURE PTY LTD</b> CONSTRUCTION& FABRICATION	28/02/2017	10,012.54
EF100954	26609	<b>BASICS APPROVAL SERVICES</b> BUILDING SURVEYING	28/02/2017	550.00
EF100955	26610	<b>TRACC CIVIL PTY LTD</b> CIVIL CONSTRUCTION	28/02/2017	599,032.79
EF100956	26613	<b>AVE BIN AND BBQ CLEANING PTY LTD</b> CLENAING SERVICES (BBQ - BINS)	28/02/2017	5,017.25
EF100957	26614	<b>MARKETFORCE PTY LTD</b> ADVERTISING	28/02/2017	5,453.90
EF100958	26618	<b>GLOBAL SPILL CONTROL PTY LTD</b> ROAD SAFETY PRODUCTS	28/02/2017	1,388.97
EF100959	26619	<b>SPEARWOOD NEWS DELIVERY</b> NEWSPAPER DELIVERY	28/02/2017	323.82
EF100960	26620	<b>GRA EVERINGHAM PTY LTD</b> CONSULTING/ADVISORY	28/02/2017	5,500.00
EF100961	26625	<b>ANDOVER DETAILERS</b> CAR DETAILING SERVICES	28/02/2017	1,985.54

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EF100962	26639	<b>SAFEGUARD INDUSTRIES</b> SECURITY DOORS, SCREENS AND ROLLER	28/02/2017	1,999.99
EF100963	26647	<b>MULTIPLEX CONSTRUCTIONS PTY LTD</b> BUILDING - CONSTRUCTION	28/02/2017	1,769,369.60
EF100964	26648	<b>EMC SOLAR CONSTRUCTION PTY LTD</b> SOLAR ENERGY	28/02/2017	36,539.80
EF100965	26649	<b>KUBED MEDIA</b> HIRE OF ADVERTISING LED SCREENS	28/02/2017	1,461.90
EF100966	26656	<b>ENVIRONMENTAL HEALTH AUSTRALIA (WE</b> MEMBERSHIP, CONFERENCES AND	28/02/2017	5,325.00
EF100967	26668	<b>SWEET MATE PROMOTIONS</b> ENTERTAINMENT SERVICES	28/02/2017	2,200.00
EF100968	26673	<b>PROJECT 3 PTY LTD</b> EVENT AND MARKETING AGENCY	28/02/2017	4,400.00
EF100969	26692	<b>CANNING COUGARS TEE BALL CLUB INC.</b> KIDS SPORT REGISTRATION FEES	28/02/2017	360.00
EF100970	26694	<b>SANDSTORM EVENTS PTY LTD</b> ARTISTIC - SAND CASTLE SCULPTURES	28/02/2017	8,525.00
EF100971	26698	<b>MELVILLE MITSUBISHI</b> PURCHASE OF NEW VEHICLES &	28/02/2017	18,505.00
EF100972	26704	<b>PERTH MERMAIDS</b> ENTERTAINMENT SERVICES	28/02/2017	700.00
EF100973	26709	<b>TALIS CONSULTANTS PTY LTD</b> WASTE CONSULTANCY	28/02/2017	2,552.00
EF100974	26732	<b>AMARE SAFETY</b> CLOTHING UNIFORMS	28/02/2017	1,908.00
EF100975	26735	<b>SHANE MCMASTER SURVEYS</b> SURVEY SERVICES	28/02/2017	10,890.00
EF100976	26739	<b>KERB DOCTOR</b> KERB MAINTENANCE	28/02/2017	1,973.40
EF100977	26743	<b>STATEWIDE TURF SERVICES</b> TURF RENOVATION	28/02/2017	8,951.69
EF100978	26745	<b>EMBROIDME MYAREE</b> EMBROIDERY	28/02/2017	286.00
EF100979	26746	<b>MOWER CITY</b> LAWN MAINTENANCE	28/02/2017	939.70
EF100980	26747	<b>BELL-VISTA FRUIT &amp; VEG</b> FRUIT AND VEGETABLES.	28/02/2017	1,722.41
EF100981	26754	<b>INSIGHT CALL CENTRE SERVICES</b> CALL CENTRE SERVICES	28/02/2017	6,990.73
EF100982	26757	<b>INCREDIBLE CREATURES MOBILE FARM</b> BRINGING ANIMALS TO SHOWS FOR PUBLIC	28/02/2017	750.00
EF100983	26759	<b>METRO FILTERS</b> CANOPY, FLUE AND FANS CLEANING AND	28/02/2017	26.40
EF100984	26773	<b>LASER CORPS COMBAT ADVENTURES</b> ENTRY FEES	28/02/2017	950.00
EF100985	26774	<b>NATURALISTE LAND SURVEYS</b> SURVEYING SERVICES	28/02/2017	2,311.00

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EF100986	26780	<b>METROPOLITAN OMNIBUS COMPANY</b> BUS HIRE	28/02/2017	297.00
EF100987	26782	<b>SOFT LANDING</b> RECYCLING SERVICES	28/02/2017	6,040.00
EF100988	26783	<b>LESLIE HINTON</b> ENTERTAINMENT	28/02/2017	1,220.00
EF100989	26786	<b>NUTURF</b> HERBICIDE PRODUCTS	28/02/2017	3,674.00
EF100990	26791	<b>MONSTERBALL AMUSEMENT &amp; HIRE</b> AMUSEMENT HIRE	28/02/2017	7,426.00
EF100991	26803	<b>JACOBS GROUP (AUSTRALIA) PTY LTD</b> CONSULTANCY - ENGINEERING	28/02/2017	21,796.94
EF100992	26807	<b>TRANSAIR TWO WAY RADIO</b> EQUIPMENT REPAIRS & MAINTENANCE	28/02/2017	21,003.68
EF100993	26811	<b>ROMERI MOTOR TRIMMERS</b> UPHOLSTERY REPAIR	28/02/2017	1,000.00
EF100994	26812	<b>BROOKS CHOICE REMOVALS</b> REMOVALISTS	28/02/2017	3,548.60
EF100995	26822	<b>CSE CROSSCOM PTY LTD</b> COMMUNICATION EQUIPMENT	28/02/2017	1,094.50
EF100996	26823	<b>THE FREEDOM FAIRIES</b> AMUSEMENT	28/02/2017	4,015.00
EF100997	26824	<b>WEB KEY IT PTY LTD</b> WEBSITE CONSULTANCY	28/02/2017	4,743.75
EF100998	26826	<b>PINDAN CONTRACTING PTY LTD</b> BUILDING CONSTRUCTION SERVICES	28/02/2017	645,354.83
EF100999	26830	<b>ECO EATS CATERING</b> CATERING	28/02/2017	1,051.40
EF101000	26831	<b>AFL SPORTS READY LTD</b> EDUCATION & TRAINING	28/02/2017	2,652.30
EF101001	26833	<b>DRILLING CONTRACTORS OF AUSTRALIA</b> DRILLING SERVICES	28/02/2017	369,218.43
EF101002	26843	<b>ERGOLINK</b> ERGONOMIC OFFICE FURNITURE	28/02/2017	887.60
EF101003	26845	<b>BARKING WOLF PTY LTD</b> VIDEO PRODUCTION	28/02/2017	330.00
EF101004	26854	<b>IFAP</b> TRAINING	28/02/2017	3,238.00
EF101005	26855	<b>MKDC</b> INTERIOR DESIGN SERVICES	28/02/2017	2,420.00
EF101006	26882	<b>SLICKER STICKERS PTY LTD</b> STICKERS/LABELS	28/02/2017	733.26
EF101007	26883	<b>GTA CONSULTANTS</b> TRANSPORT PLANNING	28/02/2017	6,600.00
EF101008	26888	<b>MEDIA ENGINE</b> GRAPHIC DESIGN, MARKETING, VIDEO	28/02/2017	12,014.00
EF101009	26890	<b>FORESTRY TOOLS</b> GARDENING TOOLS	28/02/2017	233.00

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EF101010	26892	<b>ANSON MANAGEMENT CONSULTING</b> MANAGEMENT CONSULTING SERVICES	28/02/2017	5,500.00
EF101011	26898	<b>SPANDEX ASIA PACIFIC PTY LTD</b> SIGNAGE SUPPLIER	28/02/2017	2,228.60
EF101012	26901	<b>ALYKA PTY LTD</b> DIGITAL CONSULTANCY AND WEB	28/02/2017	28,519.22
EF101013	26909	<b>WEST COAST PROFILERS PTY LTD</b> ROAD PLANING COLD SERVICES	28/02/2017	21,478.49
EF101014	26913	<b>MIRANDA KISSELL CONTRACTING</b> CARPENTRY SERVICES	28/02/2017	235.99
EF101015	26914	<b>NATURE CALLS PORTABLE TOILETS</b> SUPPLY OF PORTABLE TOILETS	28/02/2017	770.00
EF101016	26917	<b>CIRRUS NETWORKS PTY LTD</b> IT SERVICES	28/02/2017	298.20
EF101017	26919	<b>HALE GROUP INTERNATIONAL PTY LTD</b> ENTERTAINMENT	28/02/2017	1,000.00
EF101018	26921	<b>JULIET COGLAN - PHOTOGRAPHER</b> PHOTOGRAPHY SERVCIES	28/02/2017	720.00
EF101019	26923	<b>WOODLANDS DISTRIBUTORS &amp; AGENCIES P</b> RUBBISH COLLECTION EQUIPMENT	28/02/2017	12,771.55
EF101020	26929	<b>ELAN ENERGY MATRIX PTY LTD</b> RECYCLING SERVICES	28/02/2017	1,757.21
EF101021	26933	<b>RL &amp; SONS TRANSPORT</b> BINS	28/02/2017	8,687.19
EF101022	26935	<b>IRRIGATION WA PTY LTD</b> IRRAGATION SERVICES	28/02/2017	4,635.68
EF101023	26940	<b>FLOORWEST</b> FLOOR COVERINGS	28/02/2017	400.00
EF101024	26964	<b>SOUTH METROPOLITAN TAFE</b> EDUCATION	28/02/2017	155.44
EF101025	26970	<b>FARHANAAZ CLEAK</b> SPEECH WRITING	28/02/2017	160.00
EF101026	26981	<b>PERTH MARKET RESEARCH</b> EVENT ANALYSIS AND COMMUNITY	28/02/2017	4,554.00
EF101027	26985	<b>ACCESS ICON PTY LTD</b> DRAINAGE PRODUCTS	28/02/2017	506.00
EF101028	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	28/02/2017	1,306.80
EF101029	27007	<b>LADY LATTE</b> COFFEE VENDOR	28/02/2017	199.00
EF101030	27010	<b>QUANTUM BUILDING SERVICES PTY LTD</b> BUILDING MAINTENANCE	28/02/2017	31,908.53
EF101031	27019	<b>GLASS100</b> GLAZING SERVICES	28/02/2017	17,029.02
EF101032	27020	<b>TENDERLINK.COM</b> INTERNET ACESS SERVICES	28/02/2017	330.00
EF101033	27025	<b>ELUWA HANDI RASHMI SUBODHIKA</b> FACILITATION OF ART PROGRAMMES	28/02/2017	1,337.50

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EF101034	27026	<b>FIRST ACTION PTY LTD</b> EMERGENCY MANAGEMENT SOLUTIONS	28/02/2017	3,234.00
EF101035	27031	<b>DOWNER EDI WORKS PTY LTD</b> ASPHALT SERVICES	28/02/2017	49,029.68
EF101036	27032	<b>WTP AUSTRALIA PTY LTD</b> QUANTITY SURVEYORS	28/02/2017	9,900.00
EF101037	27034	<b>ADELBY PTY LTD</b> FIREBREAK CONSTRUCTION	28/02/2017	14,800.50
EF101038	27036	<b>PRECISION BADGES CONNOLLY</b> BADGES, LANYARDS	28/02/2017	1,405.25
EF101039	27038	<b>PETER FARMER DESIGNS</b> ARTISTIC (ARTIST)	28/02/2017	11,000.00
EF101040	27044	<b>GRAFFITI SYSTEMS AUSTRALIA</b> GRAFFITI REMOVAL & ANTI-GRAFFITI	28/02/2017	19,706.62
EF101041	27052	<b>EVENT MARQUEES</b> MARQUEE HIRE	28/02/2017	3,168.00
EF101042	27053	<b>READSPEAKER</b> SOFTWARE	28/02/2017	3,575.00
EF101043	27059	<b>FRONTLINE FIRE AND RESCUE EQUIPMENT</b> MANUFACTURE-FIRE	28/02/2017	5,671.77
EF101044	27077	<b>CARBON NEUTRAL</b> CARBON SOLUTIONS PROVIDER	28/02/2017	47,975.40
EF101045	10363	<b>COCKBURN SENIOR CITIZENS ASSOCIATION</b> GRANTS/DONATIONS	28/02/2017	150.00
EF101046	88888	<b>PINDAN REALTY PTY LTD</b> PAYMENT FOR FIRE PROTECTION	28/02/2017	321.75
EF101047	88888	<b>LUKE GERHARD</b> BOND REFUND	28/02/2017	9,941.25
EF101048	99997	<b>BATEMAN BULLCREEK LITTLE ATHLETICS</b> KIDSPORT	28/02/2017	600.00
EF101049	99997	<b>SPEARWOOD HAWKS JUNIOR BASKETBALL</b> KIDSPORT	28/02/2017	200.00
EF101050	99997	<b>TRISTAN AND AMY HELLINGS</b> COMPOST BIN REBATE	28/02/2017	50.00
EF101051	99997	<b>FREMANTLE PCYC</b> KIDSPORT	28/02/2017	220.00
EF101052	99997	<b>CLARE C JONES</b> COMPOST BIN REBATE	28/02/2017	50.00
EF101053	99997	<b>FREMANTLE PCYC</b> KIDSPORT	28/02/2017	253.00
EF101054	99997	<b>U FESZCZUR</b> COMPOST BIN REBATE	28/02/2017	50.00
EF101055	99997	<b>SUPERFINS WA INC.</b> KIDSPORT	28/02/2017	200.00
EF101056	99997	<b>SUPERFINS WA INC.</b> KIDSPORT	28/02/2017	200.00
EF101057	99997	<b>ATWELL NETBALL CLUB INC.</b> KIDSPORT	28/02/2017	800.00

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EF101058	99997	<b>FREMANTLE CITY FOOTBALL CLUB</b> KIDSPORT	28/02/2017	220.00
EF101059	99997	<b>DALMATINAC SPORT AND COMMUNITY CLUB</b> KIDSPORT	28/02/2017	1,540.00
EF101060	99997	<b>THE FREMANTLE CITY FOOTBALL CLUB</b> KIDSPORT	28/02/2017	220.00
EF101061	99997	<b>PALMYRA REBELS NETBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101062	99997	<b>PHOENIX PARK LITTLE ATHLETICS CLUB</b> KIDSPORT	28/02/2017	200.00
EF101063	99997	<b>DJ WILLIAMSN</b> COMPOST BIN REBATE	28/02/2017	50.00
EF101064	99997	<b>CHESTER DOOR SERVICES</b> NEW BRACKETS TO BEAMS AT FIRE	28/02/2017	2,244.00
EF101065	99997	<b>ZURICH FINANCIAL SERVICES</b> MOTOR VEHICLE EXCESS CLAIM	28/02/2017	1,000.00
EF101066	99997	<b>SIMONE SIEBER</b> CONFERENCE ACCOMDATION	28/02/2017	385.00
EF101067	99997	<b>MOBIN SALASI</b> CROSSOVER CONTRIBUTION	28/02/2017	300.00
EF101068	99997	<b>KATHLEEN CONNOLLY</b> CROSSOVER CONTRIBUTION	28/02/2017	300.00
EF101069	99997	<b>SUNIE JR.S. DUMAPIT</b> CROSSOVER CONTRIBUTION	28/02/2017	300.00
EF101070	99997	<b>YVONNE CHIU</b> CROSSOVER CONTRIBUTION	28/02/2017	300.00
EF101071	99997	<b>AMY JONCOUR</b> CROSSOVER CONTRIBUTION	28/02/2017	300.00
EF101072	99997	<b>VISIONARY PROJECT INVESTMENTS</b> CROSSOVER CONTRIBUTION	28/02/2017	300.00
EF101073	99997	<b>WINTHROP NETBALL CLUB</b> KIDSPORT	28/02/2017	400.00
EF101074	99997	<b>WENDEL D'SOUZA</b> CROSSOVER CONTRIBUTION	28/02/2017	300.00
EF101075	99997	<b>PERTH BASKETBALL ASSOCIATION INC.</b> KIDSPORT	28/02/2017	1,200.00
EF101076	99997	<b>ACTIVE GYMNASTICS</b> KIDSPORT	28/02/2017	220.00
EF101077	99997	<b>SOUTH FREMANTLE FOOTBALL CLUB INC.</b> KIDSPORT	28/02/2017	200.00
EF101078	99997	<b>COOGEE BASKETBALL CLUB</b> KIDSPORT	28/02/2017	800.00
EF101079	99997	<b>JANDAKOT JETS JUNIOR FOOTBALL CLUB</b> KIDSPORT	28/02/2017	1,927.00
EF101080	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	28/02/2017	1,000.00
EF101081	99997	<b>ALLSORTZ NETBALL CLUB</b> KIDSPORT	28/02/2017	200.00

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EF101082	99997	<b>SUCCESS STRIKERS NETBALL CLUB INC</b> KIDSPORT	28/02/2017	200.00
EF101083	99997	<b>ATWELL NETBALL CLUB INC.</b> KIDSPORT	28/02/2017	400.00
EF101084	99997	<b>LAURET DELUDICIEUS</b> CAT STERILISATION REBATE	28/02/2017	50.00
EF101085	99997	<b>FELISTER JEPCHUMBA TILITEL</b> CAT STERILISATION REBATE	28/02/2017	50.00
EF101086	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101087	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101088	99997	<b>LEEMING NETBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101089	99997	<b>WINNACOTT KATS JUNIOR FOOTBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101090	99997	<b>COLIN MACMILLAN</b> WORK UNIFORM REIMBURSEMENT	28/02/2017	385.85
EF101091	99997	<b>AUBIN GROVE UFC KAREN COCKERAM</b> SPORTS EQUIPMENT GRANT	28/02/2017	1,000.00
EF101092	99997	<b>COCKBURN COBRAS FOOTBALL CLUB</b> SPORTS EQUIPMENT GRANT	28/02/2017	1,000.00
EF101093	99997	<b>DONALD CHAI</b> CROSSOVER CONTRIBUTION	28/02/2017	300.00
EF101094	99997	<b>PAUL HOGAN</b> CATERING FOR GARRGATUP NETWORK	28/02/2017	193.65
EF101095	99997	<b>MARIA DI LUCIA</b> CLAIM 0784 REIMBURSEMENT	28/02/2017	250.00
EF101096	99997	<b>COOGEE BASKETBALL CLUB</b> KIDSPORT	28/02/2017	800.00
EF101097	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101098	99997	<b>BALDIVIS LITTLE ATHLETICS CENTRE</b> KIDSPORT	28/02/2017	200.00
EF101099	99997	<b>COCKBURN NETBALL CLUB</b> KIDSPORT	28/02/2017	400.00
EF101100	99997	<b>ROSSMOYNE NETBALL CLUB INC</b> KIDSPORT	28/02/2017	200.00
EF101101	99997	<b>MN LEE</b> KIDSPORT	28/02/2017	400.00
EF101102	99997	<b>ROBERTA BUNCE</b> VOLUNTEER REIMBURSEMENT	28/02/2017	111.95
EF101103	99997	<b>BEELIAR SPIRIT FOOTBALL CLUB</b> SPORTS EQUIPMENT GRANT	28/02/2017	1,000.00
EF101104	99997	<b>ZURICH FINANCIAL SERVICES</b> MOTOR VEHICLE EXCESS CLAIM	28/02/2017	1,000.00
EF101105	99997	<b>BETTY ANDERSON</b> CLIENT REPAYMENT FEES	28/02/2017	418.74



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101106	99997	<b>COCKBURN NETBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101107	99997	<b>COCKBURN NETBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101108	99997	<b>COCKBURN NETBALL CLUB</b> KIDSPORT	28/02/2017	800.00
EF101109	99997	<b>SPEARWOOD HAWKS JUNIOR BASKETBALL</b> KIDSPORT	28/02/2017	400.00
EF101110	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101111	99997	<b>BALDIVIS EQUESTRIAN AND PONY CLUB INC</b> KIDSPORT	28/02/2017	220.00
EF101112	99997	<b>SPEARWOOD HAWKS JUNIOR BASKETBALL</b> KIDSPORT	28/02/2017	200.00
EF101113	99997	<b>HEART RESEARCH AUSTRALIA</b> FUNDRAISER	28/02/2017	439.60
EF101114	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101115	99997	<b>COCKBURN COUGARS SOFTBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101116	99997	<b>COOGEE BEACH SLSC INC.</b> KIDSPORT	28/02/2017	220.00
EF101117	99997	<b>COCKBURN NETBALL CLUB</b> KIDSPORT	28/02/2017	400.00
EF101118	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101119	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101120	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KIDSPORT	28/02/2017	200.00
EF101121	99997	<b>FREMANTLE PCYC</b> KIDSPORT	28/02/2017	1,320.00
EF101122	99996	<b>ZOE ELIZABETH MORAN</b> RATES REFUND	28/02/2017	42.50
EF101123	99996	<b>ANGLICARE WA</b> RATES REFUND	28/02/2017	30,525.00
EF101124	99996	<b>ANGLICARE WA</b> RATES REFUND	28/02/2017	31,228.30
EF101125	99996	<b>ELISE ANNE CHAPMAN</b> RATES REFUND	28/02/2017	360.20
EF101126	99996	<b>CARMELO PARATORE</b> RATES REFUND	28/02/2017	458.00
EF101127	99996	<b>R LATEGAN</b> RATES REFUND	28/02/2017	1,007.98
EF101128	99996	<b>CARMELO PARATORE</b> RATES REFUND	28/02/2017	458.00
EF101129	99996	<b>CARMELO PARATORE</b> RATES REFUND	28/02/2017	458.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101130	99996	<b>CARMELO PARATORE</b> RATES REFUND	28/02/2017	458.00
EF101131	99996	<b>LINDA WILLOUGHBY</b> RATES REFUND	28/02/2017	30.00
EF101132	99996	<b>CLASSIC PATIOS AND POOLS - CANCELLED</b> RATES REFUND	28/02/2017	147.00
EF101133	99996	<b>CLASSIC PATIOS AND POOLS</b> RATES REFUND	28/02/2017	147.00
EF101134	99996	<b>DEPARTMENT OF CHILD PROTECTION</b> RATES REFUND	28/02/2017	1,839.25
EF101135	99996	<b>TRIDENT PROPERTY PARTNERS TRUST ACC</b> RATES REFUND	28/02/2017	459.00
EF101136	99996	<b>COMMUNITY PROPERTY SERVICES</b> RATES REFUND	28/02/2017	1,145.52
EF101137	99996	<b>RISA HERMAN</b> RATES REFUND	28/02/2017	3,078.26
EF101138	99996	<b>JEAN FISHER</b> RATES REFUND	28/02/2017	50.00
EF101139	99996	<b>STEVEN CAUSO</b> RATES REFUND	28/02/2017	467.95
EF101140	99996	<b>GRANT FEDDEMA</b> RATES REFUND	28/02/2017	1,736.21
EF101141	11867	<b>KEVIN JOHN ALLEN</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	4,087.19
EF101142	12740	<b>MAYOR LOGAN HOWLETT</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	11,546.35
EF101143	19059	<b>CAROL REEVE-FOWKES</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	4,465.00
EF101144	20634	<b>LEE-ANNE SMITH</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	2,613.67
EF101145	21185	<b>BART HOUWEN</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	2,613.67
EF101146	23338	<b>STEVE PORTELLI</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	2,613.67
EF101147	23339	<b>STEPHEN PRATT</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	2,613.67
EF101148	25352	<b>LYNDSEY SWEETMAN</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	2,613.67
EF101149	25353	<b>PHILIP EVA</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	2,613.67
EF101150	26696	<b>CHAMONIX TERBLANCHE</b> MONTHLY COUNCILLOR ALLOWANCE	23/02/2017	2,613.67
EF101151	10047	<b>ALINTA ENERGY</b> NATURAL GAS & ELECTRCITY SUPPLY	23/02/2017	24,367.25
EF101152	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	23/02/2017	235,121.45
EF101153	12025	<b>TELSTRA CORPORATION</b> COMMUNICATIONS SERVICES	23/02/2017	17,806.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101154	26323	<b>AT THE KITCHEN</b> CATERING SERVICES	28/02/2017	875.00
026896	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	1/02/2017	1,149.80
026897	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	2/02/2017	1,149.80
026898	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	9/02/2017	3,301.45
026899	25795	<b>DEPARTMENT OF LANDS</b> TRANSFER OF LAND - LOT 2718 BENEDICK	9/02/2017	429,000.00
026900	11760	<b>WATER CORPORATION</b> SEWER EASEMENT	13/02/2017	3,834.14
026901	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	15/02/2017	2,241.70
026902	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	23/02/2017	1,386.70
026903	99995	<b>DALE ALCOCK HOMES</b> REFUND FOR OVERPAYMENT	28/02/2017	71.38
026904	99995	<b>THE LAND DEVISION</b> REFUND FOR OVERPAYMENT	28/02/2017	73.00
026905	99995	<b>GRAND PATIOS</b> REFUND FOR OVERPAYMENT	28/02/2017	147.00
026906	99995	<b>DELSTRAT PTY LTD</b> REFUND FOR PLANNING FEES	28/02/2017	5,555.00
026907	99995	<b>OFFICE OF STATE REVENUE</b> PROPERTY REFUND	28/02/2017	50.39
026908	99995	<b>J CORP PTY LTD</b> PROPERTY REFUND	28/02/2017	703.05
026909	99995	<b>DRAGAN MILANKOVIC</b> REFUND FOR PLANNING FEES	28/02/2017	592.00
026910	99995	<b>OASIS PATIO</b> REFUND FOR PLANNING FEES	28/02/2017	147.00
026911	99995	<b>PERSONA GROUP PTY LTD</b> PROPERTY REFUND	28/02/2017	1,028.88
026912	99995	<b>LA RESIDENTIAL DESIGN</b> PROPERTY REFUND	28/02/2017	320.00
026913	99995	<b>BLUEPRINT HOMES (WA) PTY LTD</b> REFUND FOR PLANNING FEES	28/02/2017	68.81
026914	99995	<b>MARK PEREJUAN</b> PROPERTY REFUND	28/02/2017	250.00
026915	99995	<b>TASCONE DESIGN TEAM</b> PROPERTY REFUND	28/02/2017	736.00
026916	99998	<b>BORIS GABIN</b> BOND REFUND	28/02/2017	3,465.75
026917	99999	<b>SLOBODAN SLAVUJEVIC</b> HALL BOND REFUND	28/02/2017	50.00
026918	99999	<b>TONY SAITTA</b> BOAT PEN REFUND	28/02/2017	500.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
026919	99999	<b>G &amp; M DELLA MADDALENN</b> REFUND OF MAINTENANCE BOND	28/02/2017	13,442.00
026920	99999	<b>JH PROPERTY DEVELOPMENT PTY LTD</b> REFUND OF MAINTENANCE BOND	28/02/2017	26,975.00
026921	99999	<b>SUNDRY CREDITOR</b> REFUND	28/02/2017	9,500.00
026922	11760	<b>WATER CORPORATION</b> SEWER EASEMENT	28/02/2017	7,730.85
026923	16940	<b>RAC SECURITY SERVICES</b> SECURITY SERVICES	28/02/2017	400.00
026924	11758	<b>WATER CORP UTILITY ACCOUNT ONLY - PL</b> WATER USAGE / SUNDRY CHARGES	28/02/2017	27,687.25
		ADD RETENTION HELD NIL		0
		LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS		
026363		JEFF FREEMAN ARCHITECHTS		-7,402.02
EF100609		C TERBLANCHE		-3,239.60
026892		WATER CORPORATION		-6,184.68
026886		BORIS GABIN		-3,465.75
026896		CTI RISK MANAGEMENT		-1,149.80
		PAYMENT LIST TOTAL		11,306,199.06
		TOTAL AS PER AP SOURCE 17GLACT9991000		11,306,199.06
		ADDITIONAL DIRECT PAYMENTS		
		BANK FEES		
		MERCHANT FEES COC		8,480.12
		MERCHANT FEES SLLC		1,802.62
		MERCHANT FEES VARIOUS OUT CENTRES		73.80
		NATIONAL BPAY CHARGE		3,146.24
		RTGS/ACLR FEE		13.00
		NAB TRANSACT FEE		3,687.16
		MERCHANDISE / OTHER FEES		17,202.94
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		
		FDC PAYMENTS		80,765.62
		IHC PAYMENTS		166,161.99
				246,927.61
		PAYROLL TRANSACTIONS		
1/02/2017		COC10/01/17 PYMTID 91727226 City of Cockburn		1,057.82
1/02/2017		PYMTID 91727243 City of Cockburn		1,263.13
8/02/2017		COC02/02/17 PYMTID 92154675 City of Cockburn		36,460.52
8/02/2017		COC07/02/17 PYMTID 92155267 City of Cockburn		1,212,794.41
15/02/2017		COC14/02/17 PYMTID 92470092 City of Cockburn		2,298.31
22/02/2017		COC17/02/17 PYMTID 92849747 City of Cockburn		6,457.64

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
22/02/2017		COC21/02/17 PYMTID 92849542 City of Cockburn		1,220,538.72
23/02/2017		COC23/02/17 PYMTID 92931608 City of Cockburn		1,409.65
28/02/2017		COC28/02/17 PYMTID 93176401 City of Cockburn		172.82
				2,482,453.02
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		43802.35
		TOTAL PAYMENTS FOR SEPTEMBER		14,096,584.98

## **PAYMENT SUMMARY**

### **CHEQUE PAYMENTS**

026896 - 026924

### **ELECTRONIC FUNDS TRANSFER PAYMENT**

EF100602 – EF101154

### **CANCELLED PAYMENTS**

026363; 026886; 026892; 026896;  
EF100609

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2017

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
<b>Operating Revenue</b>							
Governance	101,108,122	99,989,057	1%	1,119,066	✓	105,193,374	104,743,874
Financial Services	677,309	597,567	13%	79,743		690,050	690,050
Information Services	3,250	1,000	225%	2,250		1,500	1,500
Human Resource Management	172,054	194,661	-12%	(22,608)		292,000	292,000
Library Services	33,775	42,841	-21%	(9,066)		55,146	55,146
Recreation & Community Safety	3,065,050	3,141,081	-2%	(76,031)		5,797,893	5,648,025
Community Development & Services	6,167,724	5,867,190	5%	300,535	✓	8,095,143	6,464,424
Corporate Communications	9,959	21,200	-53%	(11,241)		21,400	13,400
Statutory Planning	828,911	968,000	-14%	(139,089)		1,497,000	1,587,000
Strategic Planning	1,916,046	2,192,212	-13%	(276,167)	X	3,044,906	2,955,811
Building Services	945,030	1,050,617	-10%	(105,586)		1,505,408	1,605,408
Environmental Health	305,293	297,133	3%	8,160		338,500	260,500
Waste Services	6,779,883	6,431,818	5%	348,065	✓	8,393,846	9,907,593
Parks & Environmental Services	85,892	59,145	45%	26,748		59,778	1,900
Engineering Services	198,298	212,080	-6%	(13,782)		318,120	318,120
Infrastructure Services	1,128,917	1,074,918	5%	54,000		1,147,099	1,072,099
	123,425,516	122,140,519	1%	1,284,996		136,451,163	135,616,850
<b>Total Operating Revenue</b>	<b>123,425,516</b>	<b>122,140,519</b>	<b>1%</b>	<b>1,284,996</b>		<b>136,451,163</b>	<b>135,616,850</b>
<b>Operating Expenditure</b>							
Governance	(2,422,132)	(2,811,845)	-14%	389,712	✓	(4,564,669)	(4,681,477)
Strategy & Civic Support	(805,346)	(789,996)	2%	(15,350)		(1,271,647)	(1,197,428)
Financial Services	(4,904,218)	(5,227,512)	-6%	323,294	✓	(6,648,821)	(6,300,165)
Information Services	(3,358,481)	(3,600,937)	-7%	242,456	✓	(5,260,395)	(5,044,232)
Human Resource Management	(1,698,803)	(1,883,124)	-10%	184,321		(2,814,514)	(2,782,444)
Library Services	(2,255,824)	(2,401,472)	-6%	145,649		(3,571,032)	(3,508,075)
Recreation & Community Safety	(6,776,836)	(7,566,803)	-10%	789,967	✓	(12,760,036)	(12,570,826)
Community Development & Services	(6,707,863)	(6,748,894)	-1%	41,031		(10,346,419)	(8,499,849)
Corporate Communications	(2,049,622)	(2,184,640)	-6%	135,018		(3,527,681)	(3,369,861)
Statutory Planning	(885,347)	(893,778)	-1%	8,431		(1,402,004)	(1,478,763)
Strategic Planning	(1,194,300)	(1,158,283)	3%	(36,017)		(2,001,230)	(1,846,310)
Building Services	(1,021,412)	(1,014,533)	1%	(6,880)		(1,582,264)	(1,651,768)
Environmental Health	(1,071,534)	(1,187,675)	-10%	116,141		(1,834,027)	(1,807,798)
Waste Services	(13,104,913)	(13,188,837)	-1%	83,924		(20,384,438)	(20,898,986)
Parks & Environmental Services	(8,440,120)	(8,304,783)	2%	(135,337)		(12,655,169)	(12,596,094)
Engineering Services	(5,198,506)	(5,142,873)	1%	(55,633)		(7,943,807)	(7,795,741)
Infrastructure Services	(5,898,122)	(6,577,679)	-10%	679,557	✓	(9,854,469)	(9,189,712)
	(67,793,381)	(70,683,663)	-4%	2,890,282		(108,422,622)	(105,219,528)

OCM 13/4/2017 - Item No.16.2



# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2017

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
Less: Net Internal Recharging	1,545,406	1,497,046	3%	48,360		2,586,019	2,229,821
Add: Depreciation & Amortisation on Non-Current Assets							
Computer Equipment	(144,653)	(171,648)	-16%	26,995		(257,472)	(257,472)
Furniture and Equipment	(94,273)	(123,080)	-23%	28,807		(184,620)	(184,620)
Plant & Machinery	(1,902,967)	(2,022,953)	-6%	119,986		(3,034,473)	(3,034,473)
Buildings	(2,819,329)	(2,845,816)	-1%	26,487		(4,464,644)	(5,175,945)
Infrastructure - Roads	(7,166,549)	(7,352,872)	-3%	186,323		(11,029,308)	(11,029,308)
Infrastructure - Drainage	(1,631,873)	(1,748,592)	-7%	116,719		(2,622,888)	(2,622,888)
Infrastructure - Footpaths	(780,945)	(809,776)	-4%	28,831		(1,214,664)	(1,214,664)
Infrastructure - Parks Equipment	(2,392,569)	(2,441,800)	-2%	49,231		(3,662,700)	(2,834,244)
Landfill Infrastructure	(724,419)	(794,088)	-9%	69,669		(1,191,132)	(1,191,132)
Marina Infrastructure	(629,679)	(635,736)	-1%	6,057		(953,601)	-
	(18,287,255)	(18,946,361)	-3%	659,105		(28,615,502)	(27,544,746)
<b>Total Operating Expenditure</b>	<b>(84,535,230)</b>	<b>(88,132,977)</b>	<b>-4%</b>	<b>3,597,747</b>		<b>(134,452,105)</b>	<b>(130,534,453)</b>
<b>Change in Net Assets Resulting from Operations</b>	<b>38,890,286</b>	<b>34,007,542</b>	<b>14%</b>	<b>4,882,743</b>		<b>1,999,058</b>	<b>5,082,396</b>
<b>Non-Operating Activities</b>							
<b>Profit/(Loss) on Assets Disposal</b>							
Plant and Machinery	108,881	1,500,020	-93%	(1,391,139)	X	540,270	14,650
Freehold Land	10,329,737	12,550,000	-18%	(2,220,263)	X	12,840,000	-
Buildings	(168,330)	-	0%	(168,330)		-	-
	10,270,287	14,050,020	-27%	(3,779,733)		13,380,270	14,650
<b>Capital Expenditure</b>							
Computer Equipment	(389,846)	(752,629)	-48%	362,783	✓	(1,788,744)	(484,800)
Furniture and Equipment	(190,295)	(890,786)	-79%	700,491	✓	(2,796,618)	(33,808)
Plant & Machinery	(4,048,885)	(5,714,082)	-29%	1,665,197	✓	(7,797,751)	(5,791,000)
Land	(655,841)	(1,148,962)	-43%	493,121	✓	(1,902,797)	-
Buildings	(44,194,629)	(49,071,542)	-10%	4,876,914	✓	(55,325,397)	(58,655,520)
Infrastructure - Roads	(7,921,594)	(15,946,598)	-50%	8,025,004	✓	(17,514,234)	(10,865,703)
Infrastructure - Drainage	(254,601)	(892,597)	-71%	637,996	✓	(1,611,168)	(1,061,475)
Infrastructure - Footpaths	(366,203)	(843,287)	-57%	477,084	✓	(1,144,530)	(1,003,360)
Infrastructure - Parks Equipment	(4,909,233)	(6,377,985)	-23%	1,468,752	✓	(9,376,094)	(5,642,000)
Infrastructure - Parks Landscaping	(470,003)	(918,049)	-49%	448,046	✓	(1,231,086)	(970,000)
Landfill Infrastructure	(171,505)	(267,732)	-36%	96,228		(1,170,329)	(225,000)
<b>Note 1.</b>	<b>(63,572,634)</b>	<b>(82,824,249)</b>	<b>-23%</b>	<b>19,251,615</b>		<b>(101,658,748)</b>	<b>(84,732,666)</b>
<b>Add: Gifted Subdivision Assets</b>	<b>(54,299,256)</b>	<b>(54,299,256)</b>	<b>0%</b>	<b>-</b>		<b>(54,299,256)</b>	<b>-</b>
<b>Add: Transfer to Reserves</b>	<b>(37,874,525)</b>	<b>(39,562,499)</b>	<b>-4%</b>	<b>1,687,974</b>	✓	<b>(55,197,012)</b>	<b>(44,411,004)</b>

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 28 February 2017

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Add Funding from</b>						
Non-Operating Grants, Subsidies and Contributions	7,955,319	11,781,238	-32%	(3,825,919) X	13,962,080	23,245,184
Developers Contributions Plans: Cash	4,030,473	7,947,125	-49%	(3,916,652) X	10,194,432	11,721,922
Proceeds on Sale of Assets	11,908,972	14,050,020	-15%	(2,141,048) X	14,630,270	1,264,650
Reserves	64,189,119	68,656,287	-7%	(4,467,168) X	81,146,995	52,676,958
Gifted Subdivision Assets	54,299,256	54,299,256	0%	-	54,299,256	-
	<b>142,383,139</b>	<b>156,733,926</b>	<b>-9%</b>	<b>(14,350,787)</b>	<b>174,233,033</b>	<b>88,908,714</b>
<b>Non-Cash/Non-Current Item Adjustments</b>						
Depreciation on Assets	17,562,837	18,152,273	-3%	(589,436) ✓	27,424,370	26,353,614
Amortisation on Assets	724,419	794,088	-9%	(69,669)	1,191,132	1,191,132
Profit/(Loss) on Assets Disposal	(10,270,287)	(14,050,020)	-27%	3,779,733 X	(13,380,270)	(14,650)
Loan Repayments	(1,296,075)	(1,296,075)	0%	0	(2,593,138)	(2,593,138)
Non-Current Leave Provisions	322,595	-	0%	322,595 X	-	-
Deferred Pensioners Adjustment	26,518	-	0%	26,518	-	-
	<b>7,070,007</b>	<b>3,600,266</b>	<b>96%</b>	<b>3,469,741</b>	<b>12,642,094</b>	<b>24,936,958</b>
Opening Funds	9,267,511	9,267,511	0%	0	9,267,511	10,500,000
<b>Closing Funds</b>	<b>52,134,816</b>	<b>40,973,261</b>	<b>27%</b>	<b>11,161,555</b>	<b>366,952</b>	<b>299,049</b>
	-	-		-	-	-



## 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
	\$	\$			\$	\$
Computer Equipment	(389,846)	(237,084)	(626,930)	(752,629)	(1,788,744)	1,161,814
Furniture and Equipment	(190,295)	(729,063)	(919,358)	(890,786)	(2,796,618)	1,877,260
Plant & Machinery	(4,048,885)	(3,255,633)	(7,304,518)	(5,714,082)	(7,797,751)	493,233
Land	(655,841)	-	(655,841)	(1,148,962)	(1,902,797)	1,246,956
Buildings	(44,194,629)	(6,247,136)	(50,441,765)	(49,071,542)	(55,325,397)	4,883,632
Infrastructure - Roads	(7,921,594)	(5,745,114)	(13,666,707)	(15,946,598)	(17,514,234)	3,847,527
Infrastructure - Drainage	(254,601)	(32,420)	(287,021)	(892,597)	(1,611,168)	1,324,147
Infrastructure - Footpaths	(366,203)	(97,945)	(464,148)	(843,287)	(1,144,530)	680,382
Infrastructure - Parks Equipment	(4,909,233)	(1,857,550)	(6,766,783)	(6,377,985)	(9,376,094)	2,609,311
Infrastructure - Parks Landscaping	(470,003)	(163,850)	(633,853)	(918,049)	(1,231,086)	597,233
Landfill Infrastructure	(171,505)	(95,422)	(266,927)	(267,732)	(1,170,329)	903,402
	(63,572,634)	(18,461,217)	(82,033,851)	(82,824,249)	(101,658,748)	19,624,896

### 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	143,034,795	130,923,860	113,947,104	114,885,061
Rates Outstanding	15,560,295	1,600,000	1,600,000	1,600,000
Rubbish Charges Outstanding	175,583	133,800	133,800	133,800
Sundry Debtors	3,611,591	5,300,000	5,300,000	5,300,000
GST Receivable	210,718	-	-	-
Prepayments	14,859	65,000	65,000	65,000
Accrued Debtors	-	-	-	-
Stock on Hand	15,498	13,700	13,700	13,700
	162,623,339	138,036,360	121,059,604	121,997,561
<b>Current Liabilities</b>				
Creditors	(8,072,951)	(2,225,000)	(2,225,000)	(2,225,000)
Income Received in Advance	(597,526)	-	-	-
GST Payable	(453,818)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(3,803,792)	-	-	-
Provision for Long Service Leave	(2,113,784)	(2,000,000)	(2,000,000)	(2,000,000)
	(15,041,871)	(4,225,000)	(4,225,000)	(4,225,000)
<b>Net Current Assets</b>	147,581,468	133,811,360	116,834,604	117,772,561
<b>Add: Non Current Investments</b>	4,838,710	4,668,070	4,668,070	4,668,070
	152,420,179	138,479,430	121,502,674	122,440,631
<b>Less: Restricted/Committed Assets</b>				
Cash Backed Reserves #	(100,285,363)	(97,506,169)	(100,649,973)	(115,812,070)
Deposits & Bonds Liability *	-	-	-	(6,329,512)
	52,134,816	40,973,261	20,852,701	299,049
<b>Closing Funds (as per Financial Activity Statement)</b>	52,134,816	40,973,261	20,852,701	299,049

# 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>
GL	410	Recovery of administration charged to NDIS		Operating Income		46,181		<b>347,330</b>
			OCM 8/10/15					
GL	378	Council contribution to the Financial Counselling	#5614	Operating Expenditure			8,128	<b>339,202</b>
GL	161	FESA budget reallocation		Operating Expenditure		10,789		<b>349,991</b>
GL	162	FESA budget reallocation		Operating Expenditure		13,619		<b>363,610</b>
GL	175	FESA budget reallocation		Operating Expenditure		5,319		<b>368,929</b>
Various		Mid year budget review	OCM Feb 17	Various		4,326		<b>373,255</b>
OP	8839	Reduce expenditure as invoice was paid in prior year		Operating Expenditure		20,000		<b>393,255</b>
OP	8982	Overflow parking at the Adventure World		Operating Income		21,750		<b>415,005</b>
CW	4673	Cockburn ARC Furniture and Equipment		Operating Expenditure			54,000	<b>361,005</b>
GL	355	Admin charge recovery		Operating Income		5,947		<b>366,952</b>
				<b>Closing Funds Surplus (Deficit)</b>	<b>0</b>	<b>130,031</b>	<b>62,128</b>	<b>366,952</b>

# Statement of Comprehensive Income *by Nature and Type*

for the period ended 28 February 2017

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
<b>OPERATING REVENUE</b>						
01 Rates	93,806,076	92,928,307	877,769	96,577,769	95,700,000	95,700,000
02 Specified Area Rates	309,842	330,000	(20,158)	309,842	330,000	330,000
05 Fees and Charges	16,123,546	16,525,532	(401,985)	22,870,421	23,272,406	24,368,500
06 Service Charges	440,700	447,000	(6,300)	440,700	450,000	450,000
10 Grants and Subsidies	8,296,216	8,159,925	136,290	11,249,857	11,113,566	9,357,649
15 Contributions, Donations and Reimbursements	723,578	451,731	271,846	985,001	713,155	638,665
20 Interest Earnings	3,725,558	3,298,024	427,535	5,299,571	4,872,036	4,772,036
25 Other revenue and Income	-	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>123,425,516</b>	<b>122,140,519</b>	<b>1,284,996</b>	<b>137,733,160</b>	<b>136,451,163</b>	<b>135,616,850</b>
<b>OPERATING EXPENDITURE</b>						
50 Employee Costs - Salaries & Direct Oncosts	(31,990,548)	(31,903,398)	(87,150)	(49,871,028)	(49,783,878)	(47,426,397)
51 Employee Costs - Indirect Oncosts	(516,388)	(635,071)	118,683	(1,293,874)	(1,412,557)	(1,395,994)
55 Materials and Contracts	(24,158,931)	(26,959,099)	2,800,168	(37,893,989)	(40,694,157)	(41,209,671)
65 Utilities	(2,934,281)	(3,012,827)	78,546	(4,617,552)	(4,696,098)	(4,684,525)
70 Interest Expenses	(476,574)	(475,000)	(1,574)	(931,574)	(930,000)	(930,000)
75 Insurances	(2,319,438)	(2,429,015)	109,577	(2,319,471)	(2,429,048)	(2,244,048)
80 Other Expenses	(5,397,222)	(5,269,254)	(127,968)	(8,604,851)	(8,476,884)	(7,328,893)
85 Depreciation on Non Current Assets	(17,562,837)	(18,152,273)	589,436	(26,834,934)	(27,424,370)	(26,353,614)
86 Amortisation on Non Current Assets	(724,419)	(794,088)	69,669	(724,419)	(1,191,132)	(1,191,132)
Add Back: Indirect Costs Allocated to Capital Works	1,545,406	1,497,046	48,360	2,634,379	2,586,019	2,229,821
<b>Total Operating Expenditure</b>	<b>(84,535,230)</b>	<b>(88,132,977)</b>	<b>3,597,747</b>	<b>(130,457,314)</b>	<b>(134,452,105)</b>	<b>(130,534,453)</b>
<b>NGE</b>						
<b>IN</b>	<b>38,890,286</b>	<b>34,007,542</b>	<b>4,882,743</b>	<b>7,275,846</b>	<b>1,999,058</b>	<b>5,082,396</b>
<b>NON-OPERATING ACTIVITIES</b>						
L1, 16 Non-Operating Grants, Subsidies and Contributions	7,955,319	11,781,238	(3,825,919)	10,136,161	13,962,080	23,245,184
18 Developers Contributions Plans: Cash	4,030,473	7,947,125	(3,916,652)	6,277,780	10,194,432	11,721,922
17 Gifted Subdivision Assets	54,299,256	54,299,256	-	54,299,256	54,299,256	-
95 Profit/(Loss) on Sale of Assets	10,270,287	14,050,020	(3,779,733)	10,270,287	13,380,270	14,650
<b>Total Non-Operating Activities</b>	<b>76,555,336</b>	<b>88,077,639</b>	<b>(11,522,303)</b>	<b>80,983,485</b>	<b>91,836,038</b>	<b>34,981,756</b>
<b>NET</b>	<b>115,445,621</b>	<b>122,085,181</b>	<b>(6,639,560)</b>	<b>88,259,330</b>	<b>93,835,097</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	371,923	379,187	568,780	568,780
South Lake Leisure Centre	1,724,051	2,048,716	2,231,074	2,231,074
Law and Public Safety	439,257	416,664	589,496	518,496
	2,635,364	2,844,568	5,212,627	5,141,627
<b><u>Waste Services:</u></b>				
Waste Collection Services	2,676,789	2,611,363	2,675,000	2,675,000
Waste Disposal Services	4,081,724	3,802,635	5,701,026	7,232,593
	6,758,514	6,413,998	8,376,026	9,907,593
<b><u>Infrastructure Services:</u></b>				
Marina & Coastal Services	1,051,766	997,720	1,068,802	1,068,802
	1,051,766	997,720	1,068,802	1,068,802
	10,445,645	10,256,286	14,657,455	16,118,022

### Note 2.

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

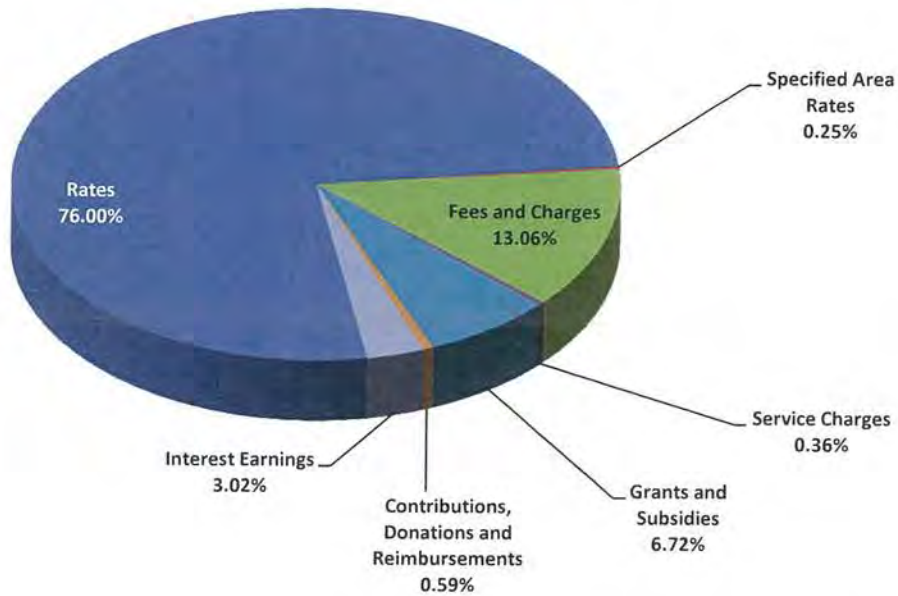
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Services	(1,539,687)	(1,667,673)	(2,614,193)	(2,578,913)
Finance & Corporate Services Division	(4,947,543)	(4,859,631)	(7,398,456)	(7,232,487)
Governance & Community Services Division	(10,256,768)	(10,364,515)	(16,521,317)	(14,544,002)
Planning & Development Division	(3,565,623)	(3,485,947)	(5,363,017)	(5,488,489)
Engineering & Works Division	(11,680,927)	(11,525,632)	(17,886,895)	(17,582,506)
	(31,990,548)	(31,903,398)	(49,783,878)	(47,426,397)

### Note 3

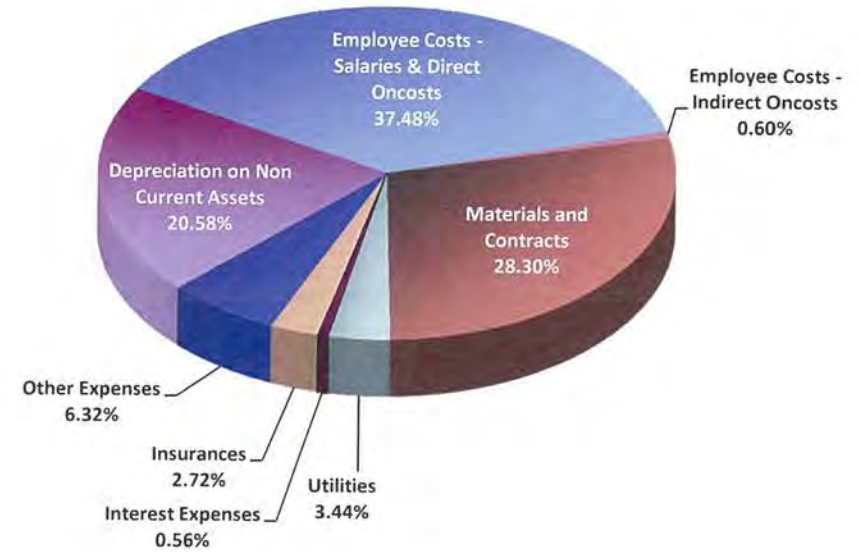
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Services	(1,065,975)	(1,326,448)	(2,035,337)	(2,113,205)
Finance & Corporate Services Division	(2,189,860)	(2,876,334)	(4,036,632)	(3,796,510)
Governance & Community Services Division	(6,192,773)	(7,054,100)	(10,802,347)	(10,577,544)
Planning & Development Division	(530,507)	(718,381)	(1,296,291)	(1,135,933)
Engineering & Works Division	(14,179,816)	(14,983,836)	(22,523,550)	(23,586,480)
Not Applicable	0	0	0	0
	(24,158,931)	(26,959,099)	(40,694,157)	(41,209,671)

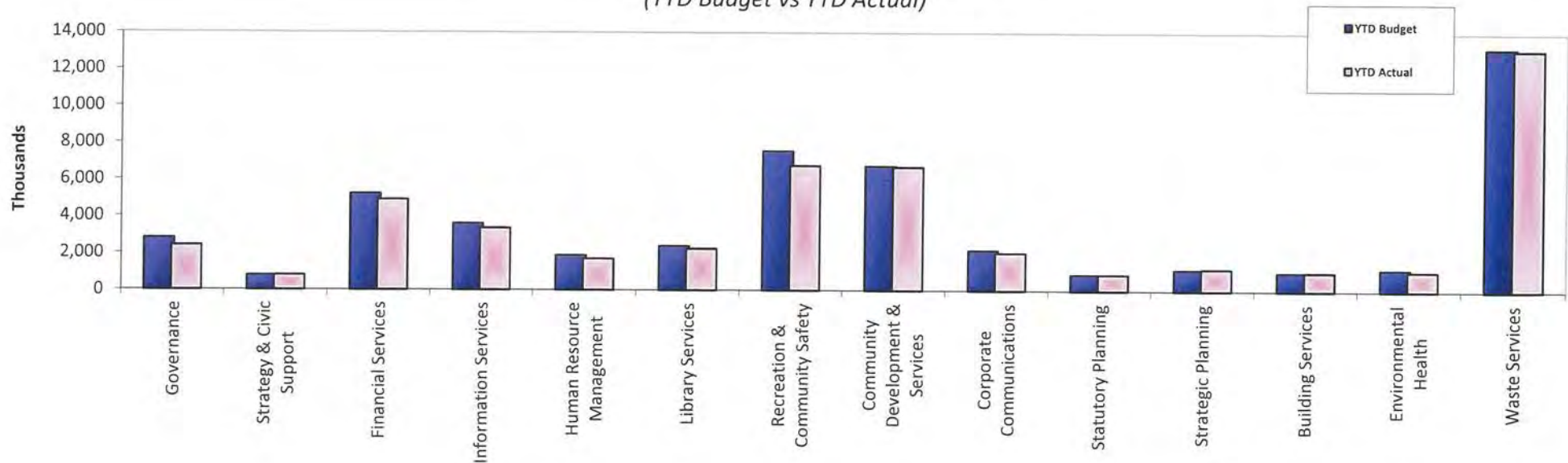
**Operating Income by Nature and Type**  
(YTD Actual)



**Operating Expenditure by Nature and Type**  
(YTD Actual)

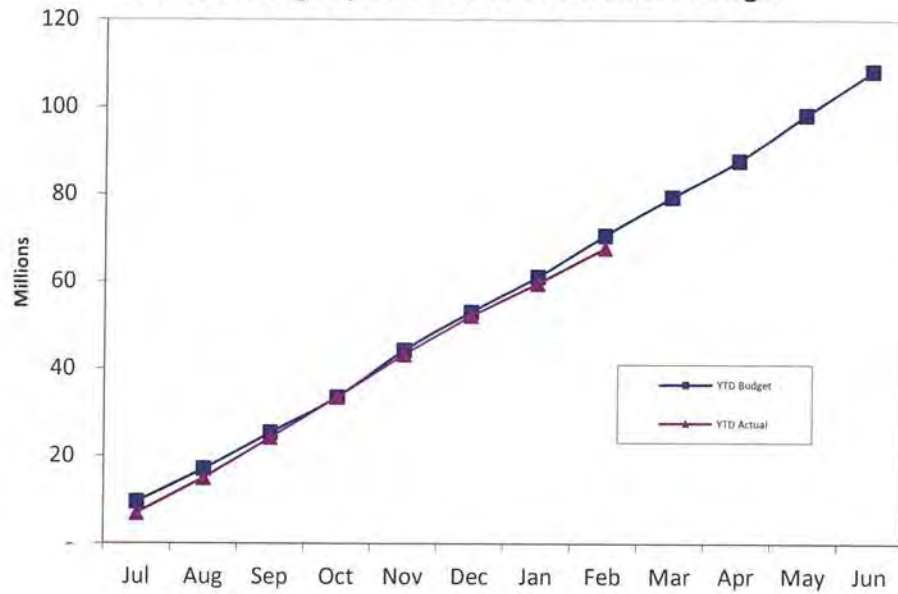


**Operating Expenditure by Business Unit**  
(YTD Budget vs YTD Actual)

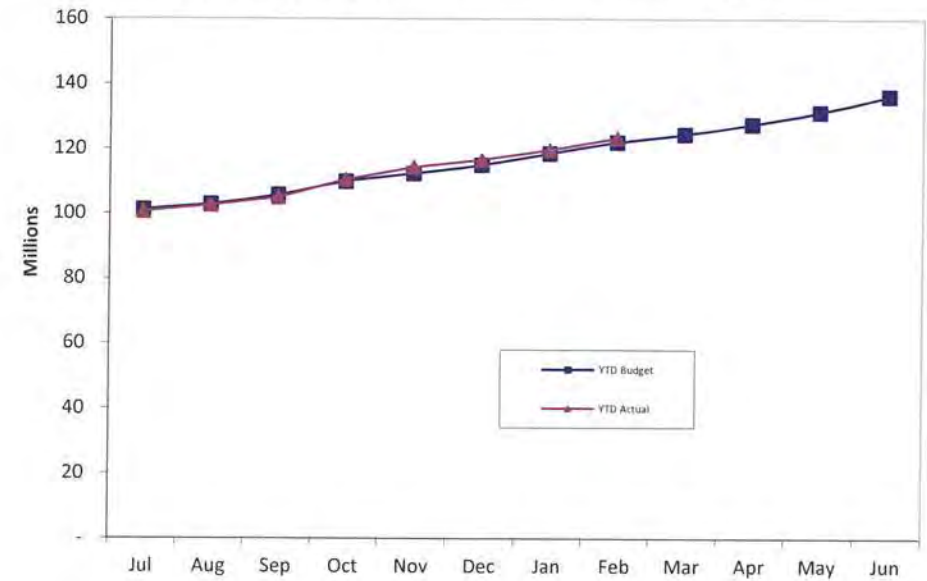




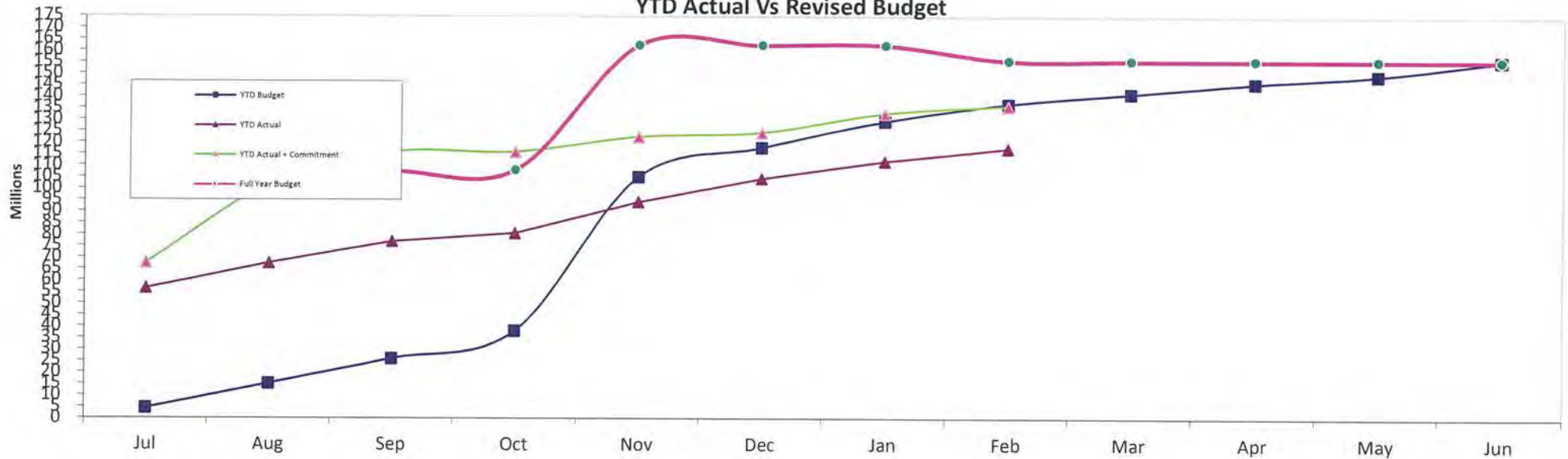
YTD Operating Expenditure Vs YTD Revised Budget



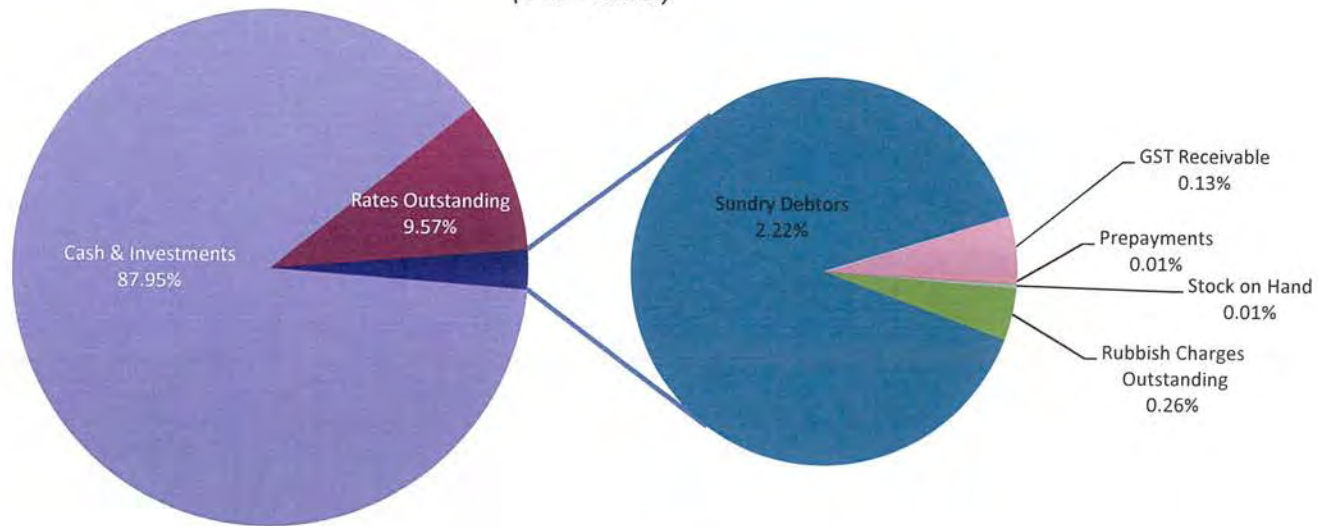
YTD Operating Income Vs YTD Revised Budget



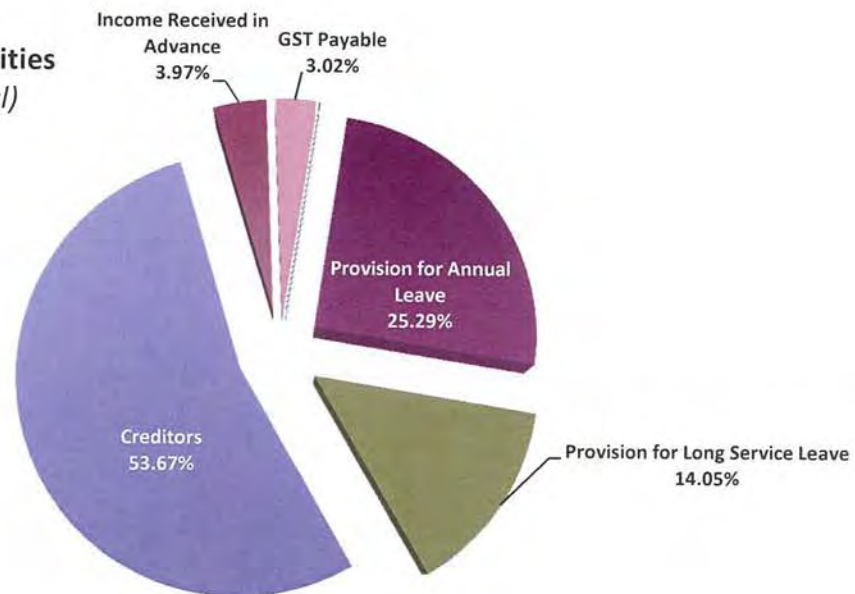
Capital Expenditure  
YTD Actual Vs Revised Budget



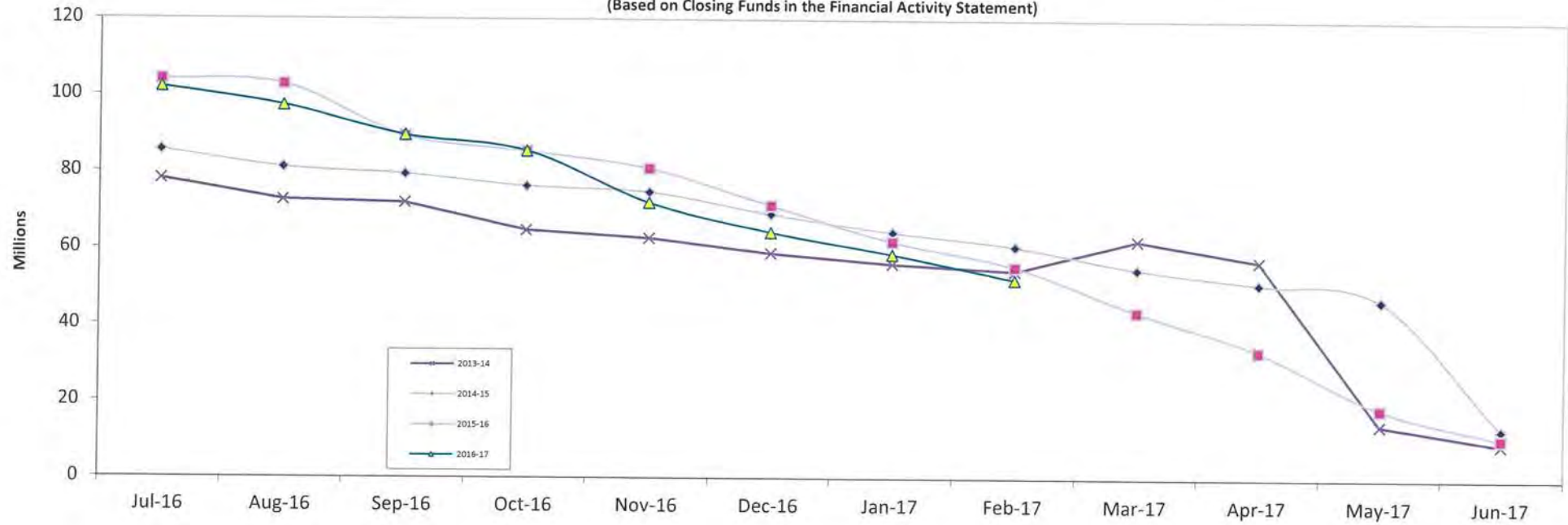
### Current Assets (YTD Actual)



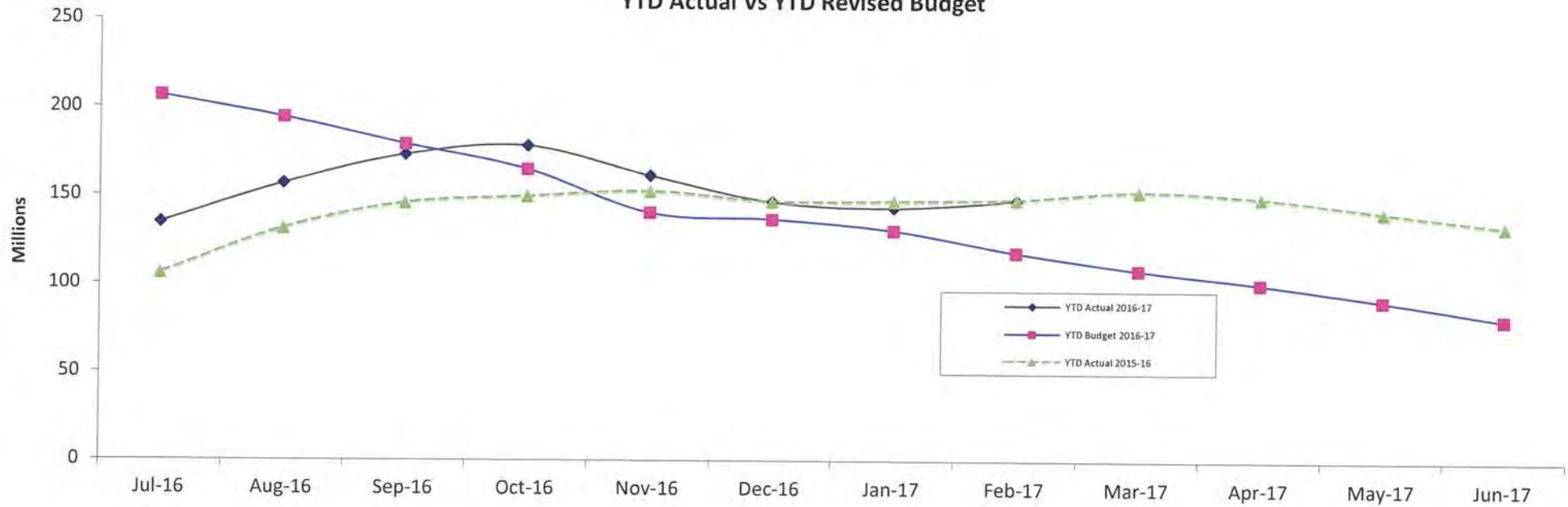
### Current Liabilities (YTD Actual)



**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 28 February 2017

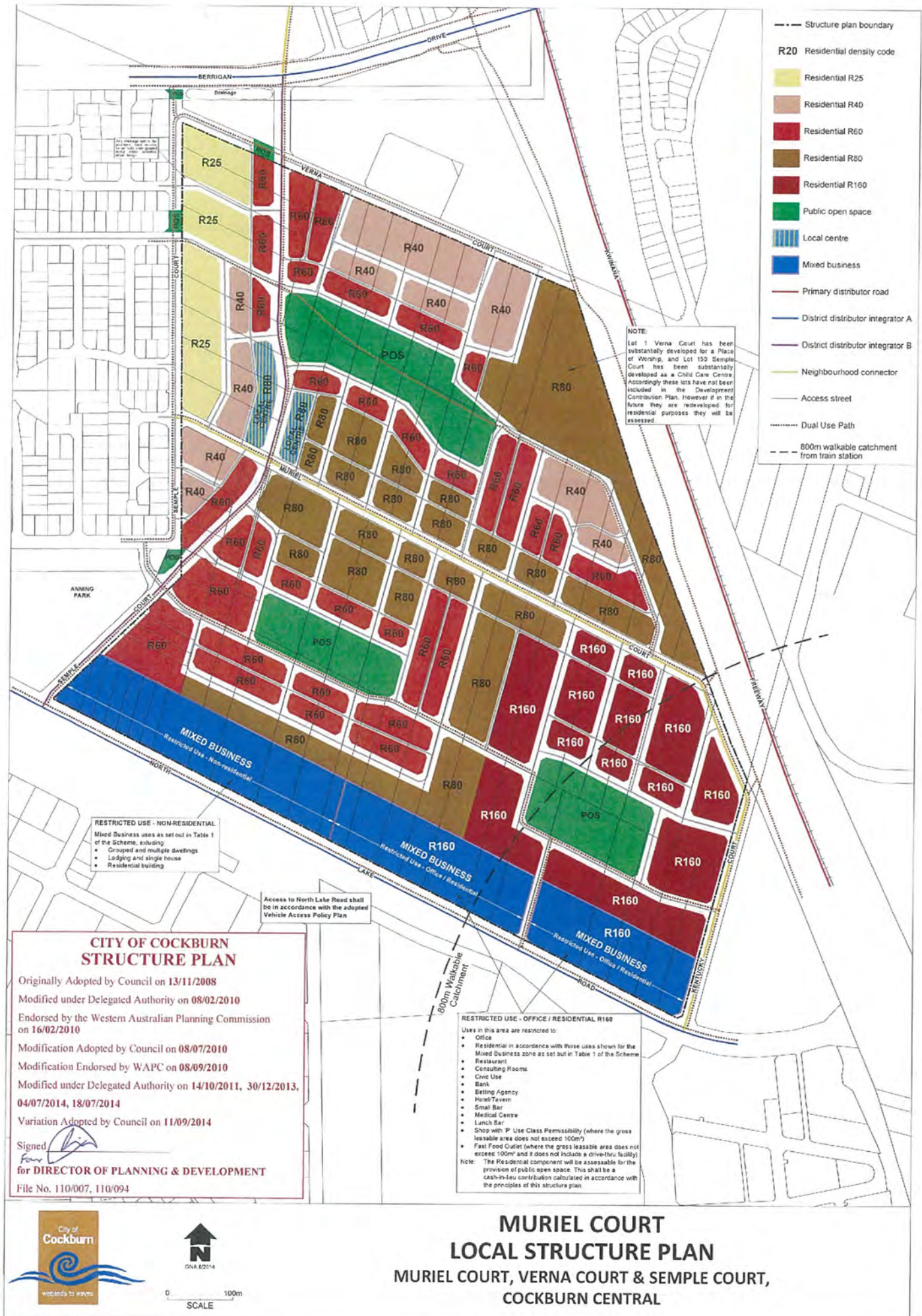
Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
<b>Council Funded</b>										
Bibra Lake Management Plan Reserve	985,439	985,439	10,648	12,178	-	-	(441,767)	(387,299)	554,320	610,317
C/FWD Projects Reserve	4,020,698	4,020,698	-	-	6,147,183	6,147,183	(9,481,247)	(5,753,959)	686,635	4,413,922
CCW Development Fund	10,880,762	10,880,762	53,000	115,381	8,300,000	8,300,000	(17,814,000)	(17,814,000)	1,419,762	1,482,143
Community Infrastructure	12,096,036	12,096,036	109,782	181,631	1,304,636	-	(1,232,301)	(927,467)	12,278,153	11,350,200
Community Surveillance Levy Reserve	1,245,490	1,245,490	22,594	18,978	200,000	-	(459,000)	(69,391)	1,009,084	1,195,077
DCD Redundancies Reserve	40,825	40,825	797	628	-	-	-	-	41,622	41,453
Environmental Offset Reserve	291,595	291,595	7,691	4,487	-	-	-	-	299,286	296,082
Green House Emissions Reductions	901,331	901,331	10,330	12,875	1,450,000	330,000	(2,362,700)	(296,665)	(1,039)	947,540
HWRP Post Closure Management	2,322,695	2,322,695	47,780	35,683	-	-	(100,000)	(5,451)	2,270,475	2,352,926
Information Technology	379,658	379,658	8,082	5,842	100,000	-	(496,430)	-	(8,690)	385,500
Insurance	488,961	488,961	8,090	7,524	-	-	(185,000)	(185,000)	312,051	311,485
Land Development & Investment Fund Reserve	6,348,831	6,348,831	251,777	55,828	13,080,095	11,075,113	(14,692,797)	(9,659,035)	4,987,906	7,820,736
Major Buildings Refurbishment	9,828,567	9,828,567	133,850	151,239	1,620,328	-	(100,000)	-	11,482,745	9,979,806
Municipal Elections	34,213	34,213	2,681	526	120,000	-	-	-	156,894	34,740
Naval Base Shacks	935,871	935,871	22,969	14,401	158,696	-	(2,000)	-	1,115,536	950,271
Plant & Vehicle Replacement	8,252,372	8,252,372	105,975	116,960	3,027,690	-	(4,246,108)	(1,883,002)	7,139,929	6,486,330
Port Coogee Marina Assets Replcm	-	-	-	-	-	-	(50,000)	-	(50,000)	-
Port Coogee Special Maintenance Reserve	1,400,129	1,400,129	26,794	20,467	274,000	250,453	(375,159)	(364,318)	1,325,764	1,306,731
Port Coogee Waterways Reserve	-	-	8,685	2,273	188,590	188,590	(79,742)	-	117,533	190,863
Port Coogee WEMP	-	-	40,372	19,907	2,100,000	2,163,409	(203,192)	-	1,937,180	2,183,316
Roads & Drainage Infrastructure	8,159,206	8,159,206	64,880	165,045	4,250,000	3,000,000	(192,542)	(52,542)	12,281,544	11,271,708
Staff Payments & Entitlements	2,115,293	2,115,293	45,068	31,470	119,822	-	(162,000)	(162,000)	2,118,183	1,984,763
Waste & Recycling	23,846,752	23,846,752	348,847	244,744	1,271,022	-	(13,100,318)	(12,220,910)	12,366,302	11,870,586
Waste Collection Levy	2,641,530	2,641,530	63,366	36,469	1,321,529	-	(1,483,118)	(645,250)	2,543,307	2,032,748
POS Cash in Lieu (Restricted Funds)	5,471,641	5,471,641	108,937	53,833	96,000	96,000	(5,621,474)	(5,621,474)	55,104	(0)
	<b>102,687,894</b>	<b>102,687,894</b>	<b>1,502,995</b>	<b>1,308,369</b>	<b>45,129,591</b>	<b>31,550,747</b>	<b>(72,880,895)</b>	<b>(56,047,765)</b>	<b>76,439,584</b>	<b>79,499,245</b>
<b>Grant Funded</b>										
Aged & Disabled Vehicle Expenses	326,947	326,947	8,628	3,964	-	-	(162,000)	(145,000)	173,575	185,911
CIHF Building Maintenance Resrv	3,323,192	3,323,192	-	54,273	1,400,000	620,445	(150,000)	(40,891)	4,573,192	3,957,019
Family Day Care Accumulation Fund	8,295	8,295	-	128	-	-	-	-	8,295	8,422
Naval Base Shack Removal Reserve	461,814	461,814	10,217	7,106	54,693	-	(10,000)	-	516,724	468,920
Restricted Grants & Contributions Reserv	2,230,479	2,230,479	-	-	-	-	(1,928,710)	(2,111,888)	301,769	118,591
UNDERGROUND POWER	222,504	222,504	-	3,424	-	-	-	-	222,504	225,928
Welfare Projects Employee Entitlements	479,810	479,810	10,933	7,437	13,000	8,667	-	-	503,743	495,914
	<b>7,053,040</b>	<b>7,053,040</b>	<b>29,778</b>	<b>76,332</b>	<b>1,467,693</b>	<b>629,112</b>	<b>(2,250,710)</b>	<b>(2,297,779)</b>	<b>6,299,801</b>	<b>5,460,705</b>
<b>Development Cont. Plans</b>										
Aubin Grove DCP	500	500	4,705	8	-	-	(656)	-	4,549	508
Cockburn Coast DCP14	(66,932)	(66,932)	-	(1,030)	-	-	(54,716)	-	(121,648)	(67,962)
Community Infrastructure DCA 13	10,361,258	10,361,258	220,238	158,285	5,000,000	3,431,271	(5,865,800)	(5,825,327)	9,715,696	8,125,488
Gaebler Rd Development Cont. Plans	500	500	18,924	8	-	-	(3,385)	-	16,039	508
Hammond Park DCP	975,033	975,033	9,354	17,833	396,000	335,552	(15,491)	-	1,364,896	1,328,418
Munster Development	1,079,480	1,079,480	18,147	16,959	443,798	39,828	(10,883)	-	1,530,542	1,136,266
Muriel Court Development Contribution	(92,248)	(92,248)	-	(1,419)	206,000	-	(32,025)	-	81,727	(93,668)
Packham North - DCP 12	25,036	25,036	10,529	453	434,388	18,219	(7,128)	-	462,825	43,708
Solomon Road DCP	617,423	617,423	8,493	9,501	120,000	-	(5,166)	-	740,750	626,924
Success Lakes Development	500	500	3,817	8	-	-	(1,061)	-	3,256	508
Success Nth Development Cont. Plans	2,398,845	2,398,845	15,311	37,019	11,700	31,371	(4,596)	(18,248)	2,421,260	2,448,986
Thomas St Development Cont. Plans	12,699	12,699	294	195	-	-	-	-	12,993	12,894
Wattleup DCP 10	(3,401)	(3,401)	-	627	-	100,304	(10,161)	-	(13,562)	97,530
Yangebup East Development Cont. Plans	1,130,859	1,130,859	6,026	17,902	130,036	90,618	(2,161)	-	1,264,760	1,239,379
Yangebup West Development Cont. Plans	419,471	419,471	9,195	6,455	-	-	(2,161)	-	426,505	425,925
	<b>16,859,023</b>	<b>16,859,023</b>	<b>325,033</b>	<b>262,802</b>	<b>6,741,922</b>	<b>4,047,163</b>	<b>(6,015,390)</b>	<b>(5,843,575)</b>	<b>17,910,588</b>	<b>15,325,413</b>
<b>Total Reserves</b>										
	<b>126,599,957</b>	<b>126,599,957</b>	<b>1,857,806</b>	<b>1,647,503</b>	<b>53,339,206</b>	<b>36,227,022</b>	<b>(81,146,995)</b>	<b>(64,189,119)</b>	<b>100,649,973</b>	<b>100,285,363</b>

## DETAILED BUDGET AMENDMENTS REPORT

#REF!

PROJECT/ACTIVITY LIST		ADD/LESS	EXPENDITURE	TF TO RESERVE	FUNDING SOURCES			
					RESERVE	EXTERNAL	MUNICIPAL	NON-CASH
OP 8984	New funding for Youth Justice	ADD	55,807			(55,807)		
GL 355	Recovery for admin charge on Youth Justice OP	LESS	(5,947)					
CW 4622	Reduce Visko Park expenditure	LESS	(500,000)		500,000			
OP 8818	Funding for Cockburn ARC fitout	LESS	(100,000)				100,000	
CW 4673	Cockburn ARC fitout. Funded from commissioning & surplus	ADD	154,000				(100,000)	
CW 5817	Atwell Reserve floodlight	ADD	139,470			(92,980)	(46,490)	
OP 8839	Reduce expenditure as invoice was paid in previous year	LESS	(20,000)					
OP 8982	Overflow parking at Adventure World	N/A				(21,750)		
			(276,670)	0	500,000	(170,537)	(46,490)	0



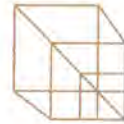




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The CEO  
City of Cockburn  
PO Box 1215,  
Bibra Lake DC WA 6965

Attention: Stephen Cain

Dear Sir,

## **REQUEST FOR TEMPORARY CLOSURE OF KENTUCKY COURT, COCKBURN CENTRAL**

Our client Harvest Properties are currently construction apartments on the corner of Kentucky Court and North Lake Road, Cockburn Central. As part of the development, Harvest Properties will be upgrading Kentucky Court in accordance with the WAPC approval 149264 Condition 4.

Harvest Properties own all the lots fronting Kentucky Court and are currently developing stage 1 of their development.

Access from Kentucky Court therefore would only service the Harvest Property Development.

Based on the structure plan Muriel Court will be extended through to Kentucky Court and link up to North Lake road becoming the main access way for the Cockburn Central Muriel Court Structure plan.

Kentucky Court is a currently a cul-de-sac head and will only connect to Muriel Court once Lot 411 Muriel Court develops as land acquisition is required for the extension of Muriel/Kentucky Court to occur.

Currently illegal dumping is a regular occurrence at the cul-de-sac head and as no access is required, it is recommended that a new cul-de-sac head be installed at the end of the Kentucky Court Stage 1 upgrade and the road be temporary closed beyond stage 1 to alleviate the issues.

As development progresses further construction of Kentucky Court will be constructed to the extent of development and the road closure process will be reviewed. Access for council and emergency vehicles will be available as a ramp is will be constructed from the cul-de-sac head to the existing asphalt surface of Kentucky Court. This will be controlled via a gate with a standard emergency lock that only council and other government services can access.

Pedestrian access will be maintained as a footpath will be constructed that links the newly constructed Kentucky Court to the existing Kentucky Court.

We anticipate the road closure to be about 2 years subject to market conditions.

If you have any queries please don't hesitate to contact me.

Kind Regards

**Vincent Tran | Senior Civil Engineer | McDowall Affleck Pty Ltd | 08 9274 6444**

**28 March 2017**

Enclosures: Kentucky Court Design Drawings

Contact: Vincent Tran

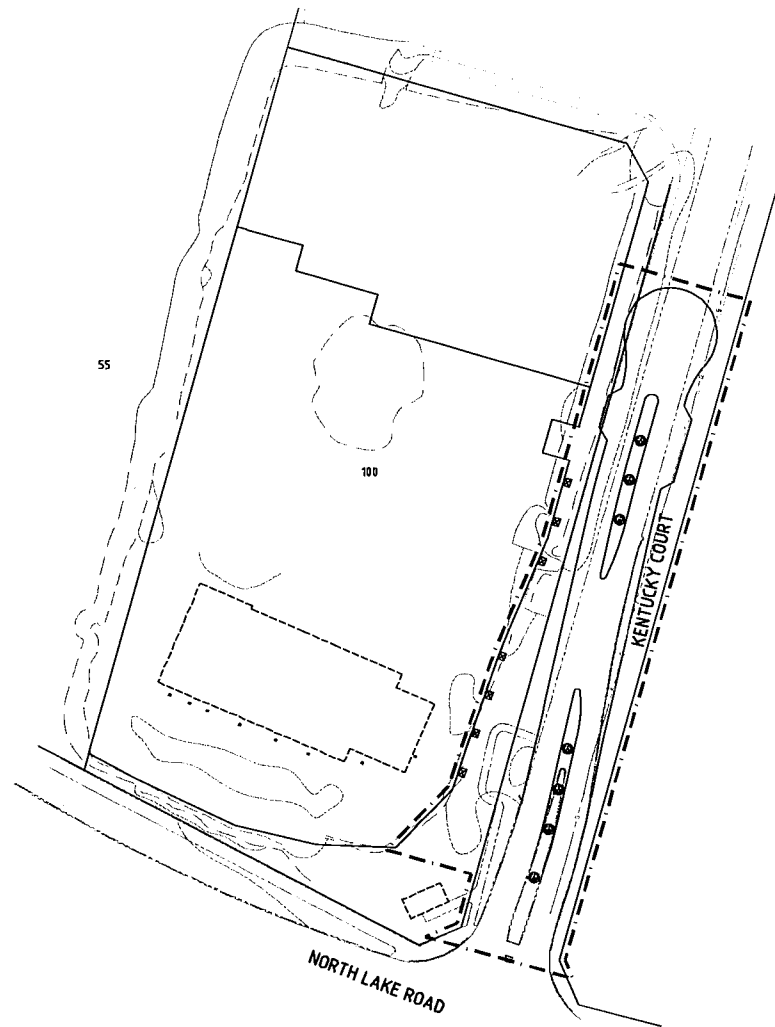
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Page 1 of 1

McDowall Affleck Pty Ltd  
(ACN 009 033 345) (ABN 23 009 033 345)  
Bureau Veritas Certification AS/NZS ISO 9001

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PLAN  
SCALE 1:500

- GENERAL NOTES:
1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
  2. ALL DETAIL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
  3. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATION.
  4. ALL WORKS SHALL BE CONDUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY STANDARDS AND SPECIFICATIONS.
  5. CONTRACTOR TO UNDERTAKE A SURVEY OF ALL BUILDINGS WITHIN 30m OF THE SITE'S BOUNDARIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- EXISTING SERVICES:
1. EXISTING SERVICES MARKED ON THIS DRAWING ARE APPROXIMATE AND ARE UNCONFIRMED.
  2. THE CONTRACTOR SHALL BE SOLELY AND ENTIRELY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES WITHIN AND ADJACENT TO THE SITE WHICH ARE OR MAY BE INTERFERED WITH DURING THE PROPOSED WORKS.

LEGEND

EXISTING

ROAD

BANK

FENCE

CONTOUR

(PROPOSED)

STAGE BOUNDARY

KERB

- LIST OF DRAWINGS
- 13505-G01 OVERALL LAYOUT PLAN
  - 13505-E01 EARTHWORKS PLAN
  - 13505-R01 ROADS, DRAINAGE PLAN AND LONGITUDINAL SECTION
  - 13505-R02 ROADS CROSS SECTIONS
  - 13505-R03 ROADS AND DRAINAGE DETAILS
  - 13505-R04 LANE MARKING PLAN

- COUNCIL STANDARD DRAWINGS
- 2423003 06 ROADWORKS PAVED CYCLEWAY/FOOTPATH DETAILS
  - 2423003 05 ROADWORKS TYPICAL POST AND BOLLARD DETAILS
  - 2423003 01 ROADWORKS ROAD PAVEMENT AND KERB DETAILS
  - 2423003 09 DRAINAGE SIDE AND DOUBLE SIDE ENTRY PITS
  - 2423003 08 DRAINAGE SEP SOAKAWELL AND STD LINEAR JUNCTION PIT



0 10 20 30 Metres  
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McDowall Atfield										THIS IS ISSUED FOR										SCALE: AS SHOWN										CLIENT: HARVEST PROPERTIES WA PTY 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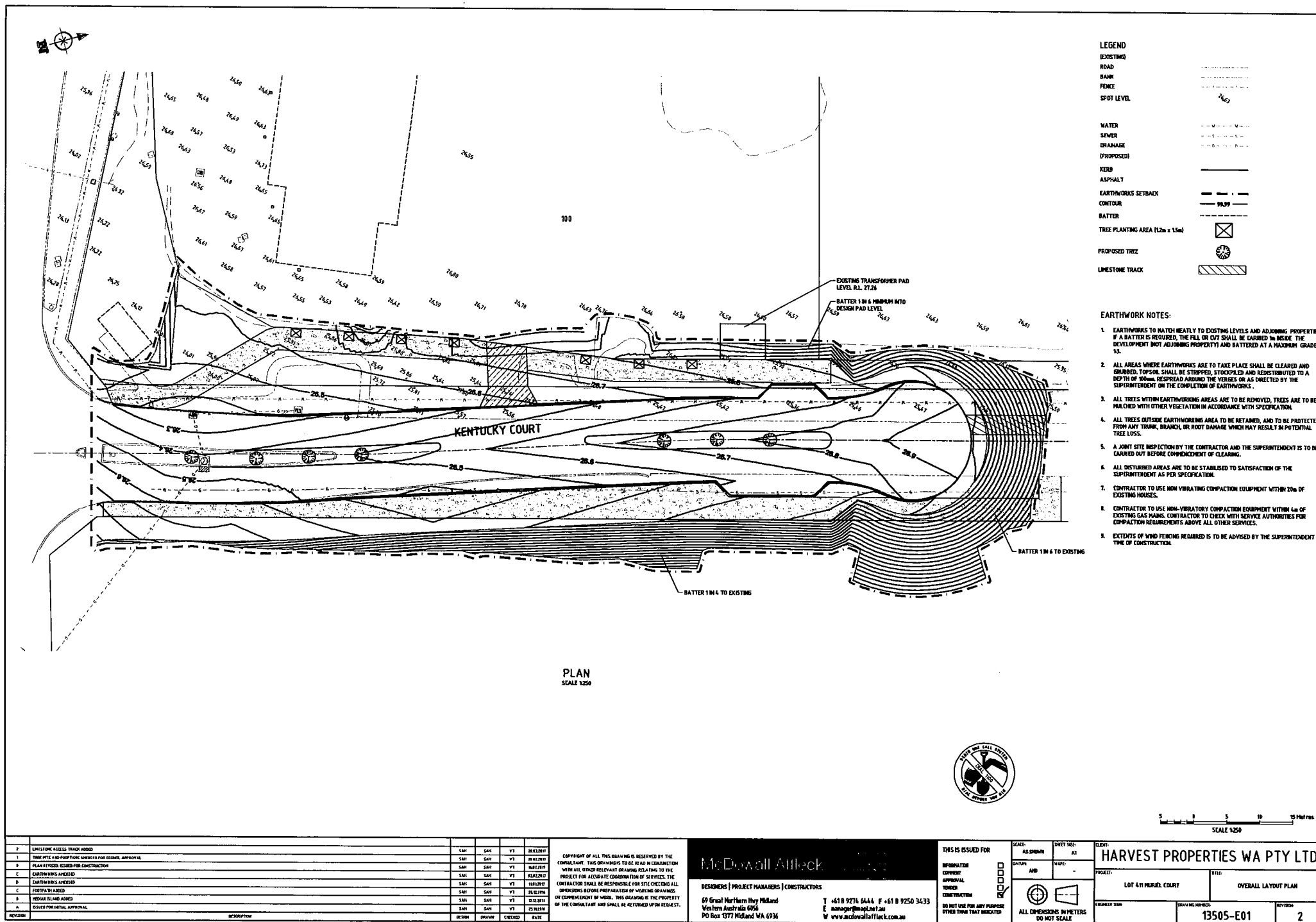
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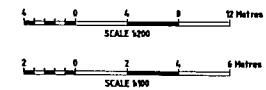
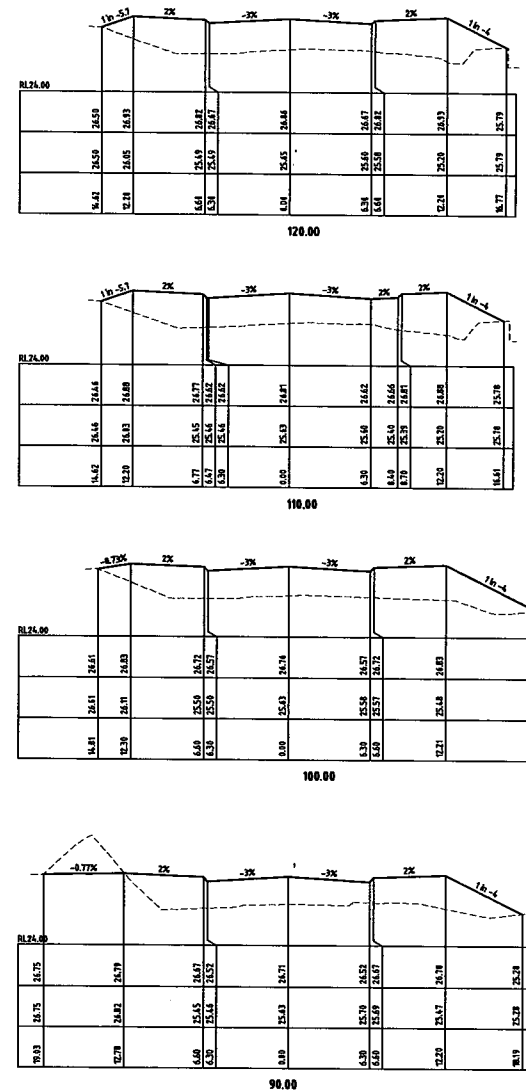
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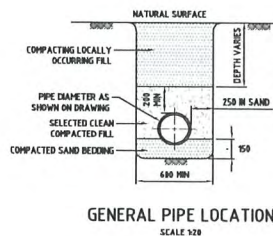
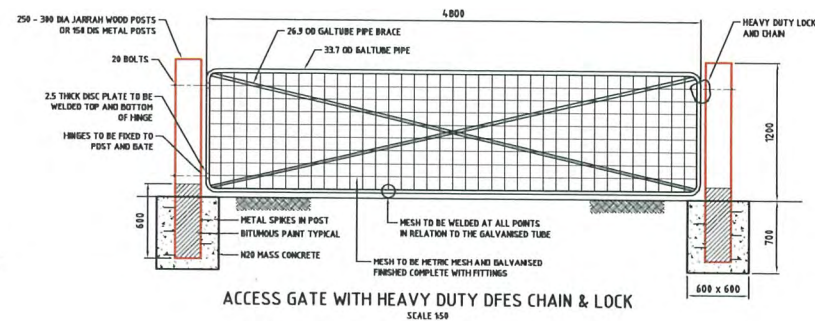
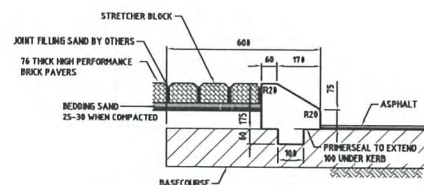
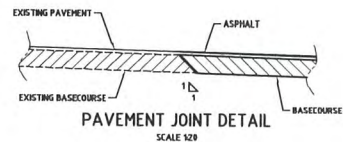
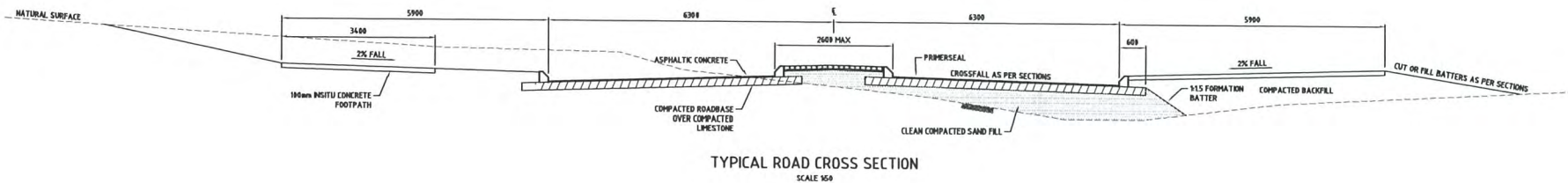
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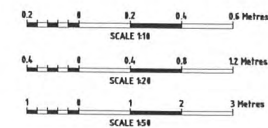
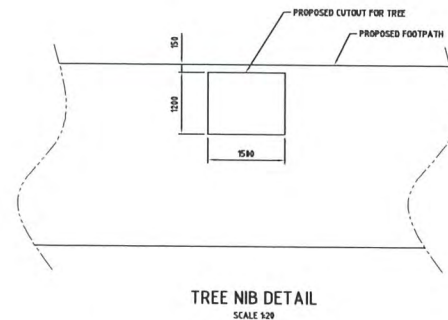
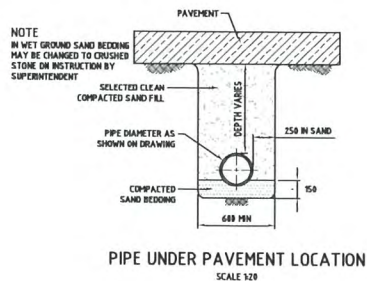




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																				INFORMATION COMMENT APPROVAL YOUNGER CONSTRUCTION										PROJECT: LOT 41 MARBLE COURT KENDRICKY COURT CROSS SECTIONS										TITLE:																			
B ISSUE FOR CONSTRUCTION										DATE: 17/02/2017																				DRAWN BY: 13505-R02										KEYWORD: 0																			
C CROSS SECTION APPROVED										DATE: 17/02/2017																																																	
CROSS SECTION APPROVED										DATE: 17/02/2017																																																	
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REVISION										DESCRIPTION																																																	



NOTE  
IN WET GROUND SAND BEDDING  
MAY BE CHANGED TO CRUSHED  
STONE ON INSTRUCTION BY  
SUPERINTENDENT



REVISION	DESCRIPTION	DATE	BY	CHECKED	DATE
1	GATE DETAIL, ADD	28/02/2017	SAH	SAH	Y1
2	TYPICAL ROAD SECTION AMENDED	28/02/2017	SAH	SAH	Y1
3	ISSUE FOR CONSTRUCTION	28/02/2017	SAH	SAH	Y1
4	TYPICAL ROAD CROSS SECTION AMENDED	28/02/2017	SAH	SAH	Y1
5	DETAILS AMENDED AND AMENDED	28/02/2017	SAH	SAH	Y1
6	ISSUE FOR FINAL APPROVAL	28/02/2017	SAH	SAH	Y1

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**McDowall Affleck**

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CLIENT: **HARVEST PROPERTIES WA PTY LTD**

PROJECT: LOT 411 MARIEL COURT  
SITE: ROAD AND DRAINAGE DETAILS

DRAWING NUMBER: 13505-R03  
REVISION: 2







Attachment 1 - Location plan, Kentucky Court, Cockburn Central





City of Cockburn

## **Draft Community, Sport and Recreation Facilities Plan**

2017-2031



[cockburn.wa.gov.au](http://cockburn.wa.gov.au)

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# Executive Summary

The City of Cockburn, has experienced a significant level of growth in recent years and with a high level of future development already planned, this growth is expected to continue over the course of the next 10-20 years. This level of growth presents the City with a variety of challenges to ensure the increasing needs of the community are met in the provision of community, sport and recreation facilities and reserves.

To achieve this, the City embarked on a comprehensive community facilities planning process in the development of the Community, Sport and Recreation Facilities Plan (CSRFP). The intent of this plan is to provide strategic direction and guidance in the provision of community, sport and recreation facilities. The CSRFP will form an integral part of the City's strategic planning framework together with informing the City's long term financial planning.

The process in the development of the CSRFP has included a comprehensive needs analysis which involved a demographics/trends review, document review and a significant consultation process. The needs analysis process has been fundamental in forming the basis for the future facility and reserve requirements identified within the plan in order to meet the needs of the community.

The CSRFP will provide the City with the strategic framework by which community, sport and recreation facilities and reserves will be provided over the course of the next 15 years. The framework is underpinned by a set of guiding principles and standards of provision. In particular, this framework includes a hierarchy of provision which stipulates spatial requirements, facility inclusions and catchment areas for facility and reserve provision at a Local, Neighbourhood, District and Regional level.

A key component of this document is the 15 year implementation plan, which outlines the priority order and timing of all community sport and recreation facilities/reserves between 2017 - 2031. The timing of the delivery of all projects has been developed on the basis of the City's capacity to deliver from both a financial and human resources perspective.

Some of the key priority community, sport and recreation development projects identified within the plan are as follows:

- Life Long Learning Centre \*New
- Malabar Park BMX Facility \*Upgrade
- Hamilton Hill Community Centre \*New
- Small Ball Sports Needs and Feasibility Study
- Western Suburbs Sporting Precinct Study
- Coolbellup Community Hub Masterplan
- Aubin Grove Community Facility \*Upgrade
- Beeliar Community Centre and Clubroom \*Upgrade
- Frankland Reserve \*New

- Munster Sport and Recreation Reserve

Whilst the community facility requirements have been developed on the basis of a 10 year period of forecasted population growth and community need, it was determined that this would place considerable pressure on the City's finances and capacity to deliver the identified projects within the 10 year timeframe. As such, the implementation of the recommended projects has been increased to occur over a 15 year time period.

The overall cost implication to the City in delivering the projects outlined within the CSRFP totals \$218,402,730. However, this total expenditure amount is offset by a forecasted income of \$132.3M from a variety of external funding sources and the Developer Contribution Plan (DCP), therefore requiring a Council contribution of \$86.05M over the course of 15 years.

The implementation of all community, sport and recreation facilities will also continue to be subject to Council's annual budget deliberation process and be dependent on the City's ability to leverage Council funding with external funding sources.

# 1.0 Introduction

The City of Cockburn is located in the southern suburbs of the Perth Metropolitan Region, approximately 20 kilometres from the Perth CBD.

In recent years, the City has experienced rapid growth which according to current forecasts is set to continue for at least the next twenty years. In particular, this growth is expected to be at its strongest over the course of the next 10 years whereby the City's population is estimated to rise from 111,662 to 147,174.

The increase in population has placed pressure on the City's community, sport and recreation facilities and highlights the importance in taking a forward planning/strategic approach in the provision of facilities across the City.

In recognising the need to secure the future community and sporting needs of the City, in particular the rapidly growing southern suburbs, coastal suburbs and areas of urban infill and revitalisation, the City requires a high degree of confidence that the community's sport and recreation needs can be met.

The City understands the need to provide a high standard of community, sport and recreation facilities for its residents and as such this plan intends to outline the framework and the priorities for facility development over the course of the next 10 years.

In developing the CSRFP, the City engaged Community Perspectives to assist in undertaking a detailed community engagement and needs assessment process. The outcomes of this process were considered as part of the overall community facilities planning process.

In May 2010, Council endorsed the Sport and Recreation Strategic Plan, which aimed to provide strategic direction and guidance in the provision of sport and recreation facilities/reserves across the City of Cockburn.

Since this time, the City has completed a number of the key recommendations within the Plan, in particular:

- Aubin Grove Sport and Community Centre development
- Joe Cooper Recreation Centre decommissioning
- Success Regional Sports Reserve and Facilities Development
- Lighting upgrades to Anning Park and Davilak Oval
- New Clubrooms at Botany Park
- Atwell Clubroom Upgrade (To be completed by March 2016)
- Visko Park Sports and Recreation Facility (Planning stage completed, works to commence 2017)
- Cockburn Central Recreation and Aquatic Facility

The CSRFP will consider the future provision of the City's community sport and recreation facilities including:



- Libraries
- Arts and Cultural Facilities
- Specialised Community Facilities
- Sports Centres
- Clubrooms
- Sporting Reserves/Ovals
- Youth Centres
- Skate Parks and Pump Tracks

The Plan does not consider the City's Civic Infrastructure, Operations buildings or passive parks.

The CSRFP will aim to:

- To review and identify major implications of previous studies and plans.
- To consult and consider the needs of the broader community in the development of future community, sport and recreation facilities.
- To understand trends in the future participation of sports and ensure that the right mix of facilities are provided to reflect the demand which an actual sport will have in to the future.
- To understand trends in community facility provision and specifically how they relate to the City of Cockburn community.
- To determine the needs of the community in the provision of facilities and prioritise the developments proposed to occur.

The CSRFP will form an integral component of the City's forward planning framework and links strongly with the 5 key themes identified in the City's Strategic Community Plan 2016-2026:

- City Growth
- Moving Around
- Community, Lifestyle and Security
- Economic, Social and Environmental Responsibility
- Leading and Listening

Overall, the intent of the Plan will be to provide strategic guidance in the provision of community, sport and recreation facilities over the course of the next 10 years.

## 2.0 Methodology

The process in developing the City's Community, Sport and Recreation Facilities plan has been extensive and involved a significant amount of community consultation, research and analysis. In particular, the process included the following key stages:

### **Stage 1 - Document review**

The City had undertaken a significant amount of previous planning in the provision of community facilities and sporting open spaces. The intent of the Community, Sport and Recreation Facilities Plan is to build on that previous work and develop a plan which is current and in tune with the community's needs. As such, the previous plans and studies were reviewed and considered to ensure that the outcomes of those studies were considered as part of the planning process.

### **Stage 2 - Demographics Review/Population Forecasting**

The City of Cockburn has experienced significant growth over the past 10 years and this growth is forecasted to continue over the next 10-20 years. In particular, the next 10 years is forecasted to be the key period where the most significant growth will occur.

Understanding the significant impact which demographics and population growth have on the provision of community and sporting facilities, was an important step in gaining an recognising the community's future facility requirements.

### **Stage 3 - Community Needs Assessment**

The City recognised the importance of gaining an understanding of what the community felt was required and what they believed to be important in the provision of Community and Sport Facilities.

As such, the City with the assistance of Community Perspectives Ltd, undertook a significant community consultation program over the course of a 2 month period. In particular, the consultation program involved the following:

- An audit of existing community facilities addressing usage levels, building condition ratings, facility design and functional deficits and current and future capacity
- A series of 7 community workshops held with community groups, sporting clubs, regular hirers, reference groups, resident associations and the broader community
- An online survey and discussion forum held through [comment.cockburn](http://comment.cockburn)
- Individual meetings and telephone conferences with State Sporting Associations and the Department of Sport and Recreation

#### **Stage 4 - Community Facility Hierarchy/Standards of Provision**

A Community facility hierarchy and standards of provision were developed to provide the City with guidance in the future provision of number and type of community and sport facilities which are required in order to best meet the needs of the community.

#### **Stage 5 - Demand Gap Analysis**

A comprehensive demand gap analysis has been undertaken taking into account the outcomes of the previous stages of the Community, Sport and Recreation Facilities Plan and this has resulted in a clear picture of the community facilities requirements at the local, neighbourhood, district and municipal level over the next 10 years.

#### **Stage 6 - Draft Community, Sport and Recreation Facilities Plan**

The preparation of the Community, Sport and Recreation Facilities Plan has occurred as the final stage in the project and this has involved the development of recommendations and priorities required to address current and future community facility needs. Community facility costings have also been prepared, with the development of a 15 year capital expenditure budget. The priority order of the CSRFP recommended developments has also been determined.

## 3.0 Guiding Principles

In developing the Plan, a number of guiding principles were developed to inform and underpin the planning and provision of community and sport facilities in the City of Cockburn wherever possible. It is intended that these principles are considered to be the core fundamentals by which facilities are provided, designed and developed within City of Cockburn.

- **Multi-functional/collocated facilities** – Community and sport facilities should be designed in such a way that they are multifunctional and flexible spaces which can cater for a variety of user groups. The intent of such facilities is to create a community hub of services and facilities which in turn builds on the overall sense of community.
- **Community Engagement** – The community are to be consulted with and engaged to ensure that the provision of community and sport facilities meet the needs of the community.
- **Upgrading of existing facilities** – There should be a focus on maximising the capacity of existing facilities to cater for the community needs particularly in the older suburbs where infill is proposed to occur.
- **Consistency and Equity** – Community and sporting facilities should be provided across the district in a consistent and equitable manner.
- **Accessibility** – Community and sport facilities should be accessible to people with a disability and located in a manner which ensures optimal access via public transport, path networks and roads.
- **Responsible provision** – Community facilities will be delivered and maintained in a socially, economically and environmentally responsible manner.

## 4.0 Planning Framework

The City of Cockburn's town planning framework comprises of a number of schemes, plans and policies that guide and manage the effective use of land for urban purposes. This framework has played a key role in informing the development of the Community, Sport and Recreation Facilities Plan.

### **State Planning Strategy 2050**

The "State Planning Strategy 2050" provides the basis for long-term State and regional land use planning within Western Australia. It is based on a framework of planning principles, strategic goals and State strategic directions, related to land-use planning, land development, transport planning and related matters.

### **Directions 2031 and beyond: Metropolitan planning beyond the horizon**

"Directions 2031 and Beyond" is a high level strategic plan that establishes a vision for future growth of the Perth metropolitan and Peel regions, and provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate growth.

One of the key objectives of Directions 2031 and Beyond is to improve the relationship between where people live and work, to reduce commuting time, cost, and the associated impact on transport systems and the environment.

Further, the connected city scenario identifies the need to achieve an urban infill target of 47%, meaning that 154,000 of the 328,000 dwellings required by 2031 will be delivered through urban infill.

### **Draft Perth and Peel @ 3.5m**

To realise the vision of Directions 2031 and beyond and the State Planning Strategy 2050, the Western Australian Planning Commission has created a series of detailed draft planning frameworks.

The Perth and Peel @ 3.5million strategic suite of documents has been developed to engage the community in open discussion on expectations of what our city should look like in the future, on how we can maintain our valued lifestyle and on how we can realistically accommodate a substantially increased population.

The draft frameworks provide guidance on where sustainable development should occur over the next 35 to 40 years to ensure the impact of urban growth on areas of environmental significance is minimised; to protect our heritage; and importantly, to maximise the benefits of available land and existing infrastructure.

They provide an unprecedented level of certainty about the amount of land available and the best areas identified for urban expansion, including residential, commercial and industrial development.

## **State Planning Policy No. 3 – Urban Growth and Settlement**

This Policy sets out the principles and considerations which apply to planning for sustainable urban growth and settlement patterns in Western Australia.

The objectives of this policy are:

- To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

State agencies and local government need to take into account this policy to ensure integrated decision making in planning for urban growth and settlement.

### **City of Cockburn Local Planning Strategy**

The City of Cockburn's Local Planning Strategy (LPS) sets out the long-term planning directions for the municipality and provides the rationale for the zones and other provisions of the TPS3. The LPS sets out the City's general aims and intentions for future long-term growth and change.

Urban zoned areas in the City of Cockburn have reflected the areas shown in the Local Planning Strategy, as well as in state level documents (such as Directions 2031).



## 5.0 Document Review

A review of existing studies and plans has been undertaken to identify community facility implications and the needs and priorities which have previously been established.

The review has encapsulated twenty reports and plans which have been outlined below.

The document review report (Annex 1) effectively brings together all the community facility and infrastructure needs, key issues and gaps and the relevant recommendations/actions which have already been established.

### City and Organisation

- Strategic Community Plan 2016 – 2026
- Long Term Financial Plan 2016/17 – 2025/26
- Development Contribution Plan No. 13 – 2016

### Facilities and Infrastructure

- Sports and Recreation Strategic Plan 2009
- Public Open Space Strategy 2014 – 2024
- Community Profile & Demographic Information for Library Planning 2016
- Buildings Asset Management Plan 2014 – 2017
- Parks and Environment Asset Management Plan 2014 – 2017
- Frankland Reserve Site Assessment

### City Roles and Functions

- Community Development Strategic Plan 2011 – 2014
- Draft Cultural Plan 2016 - 2025
- Public Health Plan 2013-2018
- Disability Access and Inclusion Plan 2012 - 2017
- Reconciliation Action Plan 2013 – 2016

### Population Target Groups

- Children's Services Strategic Plan 2016-2021
- Youth Services Strategic Plan 2011 - 2016
- Age – Friendly Strategy 2016-2021

### Place and Location

- Bibra Lake Landscape, Recreational & Environmental Management Plan – 2010
- Coolbellup Revitalisation Strategy 2014
- Phoenix Central Revitalisation Strategy 2009
- The Lakes Revitalisation Strategy - Outcomes Report 2015

## 6.0 Demographics and Trends Analysis

The review of current and future trends has involved an analysis of the City of Cockburn's demographic profile and forecasts to identify the implications of this on future community facilities needs and demands.

A review of community, sporting and recreational participation and usage trends has also been undertaken to provide an indication of the level of usage and popularity of various community facilities and activities, as well as how this will impact on future demand.

This section provides a summary and overview of the key findings and outcomes from this analysis and identifies the current and future trends and drivers likely to influence community, sporting and recreation facility demand, design and provision in the City of Cockburn.

The documents and reports that have provided the source information for the demographic analysis and participation trends are identified below:

- City of Cockburn's Population Profile - id Consulting
- City of Cockburn's Population Forecasts – id Consulting
- Adult Participation in Sport & Physical Recreation – ABS 2015
- Children's Participation in Cultural and Leisure Activities, Australia – ABS 2012
- Adult Participation in Cultural Venues and Events – ABS 2013 – 2014
- The Future of Australian Sport – Australian Sports Commission 2013

The key trends in planning and providing community facilities that are most relevant to the City of Cockburn have also been identified and the information source for this is largely from Community Perspectives previous research and studies.

### 6.1 Demographic Drivers

#### 6.1.1 Population Growth – Locality

Over the next twenty years, the City of Cockburn's population is expected to increase by 59,928 people or by 23,402 dwellings and hence population growth will have the single greatest impact on the need and demand for community, sport and recreation facilities. This will not only occur in the context of the demand for new facilities, but also in the increasing demand placed on existing facilities.

The areas that are going to grow the most from 2016 to 2036 are identified below with the expected increase in population.

- |                                   |                        |
|-----------------------------------|------------------------|
| • Coogee - North Coogee           | 13,773 (177% increase) |
| • South Lake-Cockburn Central     | 9,950 (82% increase)   |
| • Treeby                          | 8,129 (746% increase)  |
| • Hammond Park-Wattleup-Henderson | 7,483 (138% increase)  |

- Hamilton Hill 5,192 (45% increase)
- Success 4,099 (36% increase)
- Spearwood 2,433 (23% increase)

**Table 1 Population Growth 2016 – 2036**

City of Cockburn	2016	2026	2036	Change	Change	Change
				2016-2026	2026-2036	2016-2036
Atwell	9,704	9,687	9,419	-17	-268	-285
Aubin Grove - Banjup (South)	7,517	8,457	8,181	940	-276	664
Treeby	1,089	6,935	9,218	5,846	2,283	8,129
Beeliar	8,190	10,473	10,460	2,283	-13	2,270
Bibra Lake	6,185	6,814	7,723	629	909	1,538
Coogee - North Coogee	7,742	15,475	21,515	7,733	6,040	13,773
Coolbellup	5,810	6,892	7,346	1,082	454	1,536
Hamilton Hill	11,365	13,901	16,557	2,536	2,656	5,192
Hammond Park-Wattleup-Henderson	5,408	9,727	12,891	4,319	3,164	7,483
Jandakot	2,844	2,924	3,289	80	365	445
Leeming	2,212	2,192	2,261	-20	69	49
Munster	4,622	5,885	6,327	1,263	442	1,705
North Lake	1,316	1,543	1,883	227	340	567
South Lake-Cockburn Central	8,132	12,007	18,082	3,875	6,075	9,950
Spearwood	10,379	11,907	12,812	1,528	905	2,433
Success	11,106	13,899	15,205	2,793	1,306	4,099
Yangebup	8,030	8,455	8,410	425	-45	380
<b>Total</b>	<b>111,651</b>	<b>147,173</b>	<b>171,579</b>	<b>35,522</b>	<b>24,406</b>	<b>59,928</b>

Source: id Forecasts City of Cockburn – August 2016

## 2016

Population forecasts for 2016 indicate that the population is now at 111,651, an increase of 16,751 people, or 6,363 dwellings in the last five years.

In 2016, the areas with the largest populations are:

- Hamilton Hill 11,365
- Success 11,106
- Spearwood 10,379
- Atwell 9,704
- Beeliar 8,190
- South Lake-Cockburn Central 8,132
- Yangebup 8,030
- Coogee - North Coogee 7,742
- Aubin Grove – Banjup (South) 7,517

## 2016 to 2026

From 2016 to 2026, the population is expected to increase by a further 35,522 people, or by an additional dwellings of 13,602. The areas that will grow the most during this period are highlighted below:

• Coogee – North Coogee	7,733 (99% increase)
• Treeby	5,846 (536% increase)
• Hammond Park – Wattleup – Henderson	4,319 (79% increase)
• South Lake – Cockburn Central	3,875 (47% increase)
• Success	2,793 (25% increase)
• Hamilton Hill	2,536 (22% increase)

Effectively, sixty percent of the City of Cockburn's population growth is expected to occur in the next ten years (2016-2026). The area that is going to grow the most is Coogee-North Coogee in the West Ward, followed by Banjup (North) in the East Ward, Hammond Park-Wattleup-Henderson in the East and Central Ward, South Lake-Cockburn Central in the East Ward and then Success in the East Ward.

## 2026 to 2036

From 2026 to 2036, the City of Cockburn population is expected to increase by a further 24,406 people to 171,579, or by an additional dwellings of 9,800. The areas that will grow the most during this period are highlighted below with the increased population expected.

• South Lake-Cockburn Central	6,075 (74% increase)
• Coogee - North Coogee	6,040 (78% increase)
• Hammond Park-Wattleup-Henderson	3,164 (58% increase)
• Hamilton Hill	2,656 (23% increase)
• Treeby	2,283 (209% increase)

## 6.1.2 Service Age Groups - Community Facility Implications

To better understand the community facility implications of the City of Cockburn's population growth and changing age profile over the next twenty years, the following 'Service Age Group' forecasts prepared by id Consulting have been analysed.

**Table 2 Service Age Groups 2016 – 2036**

Service Age Groups	2016		2026		2036		Change	Change	Change
	persons	%	persons	%	persons	%	2016 -2026	2026-2036	2016 -2036
Babies and pre-schoolers (0-4)	9,248	8.3	11,826	8.0	13,008	7.6	2,578	1,182	3,760
Primary schoolers (5-11)	10,504	9.4	15,038	10.2	16,814	9.8	4,534	1,776	6,310
Secondary schoolers (12 -17)	8,067	7.2	10,982	7.5	12,832	7.5	2,915	1,850	4,765
Tertiary education/independence (18-24)	10,417	9.3	12,562	8.5	15,056	8.8	2,145	2,494	4,639
Young workforce (25-34)	17,769	15.9	21,711	14.8	23,926	13.9	3,942	2,215	6,157
Parents and homebuilders (35-49)	25,325	22.7	32,912	22.4	37,091	21.6	7,587	4,179	11,766
Older workers and pre-retirees (50-59)	12,825	11.5	16,721	11.4	20,086	11.7	3,896	3,365	7,261
Empty nesters and retirees (60 -69)	9,411	8.4	12,649	8.6	15,594	9.1	3,238	2,945	6,183
Seniors (70-84)	6,679	6.0	10,533	7.2	14,143	8.2	3,854	3,610	7,464
Elderly (85 and over)	1,403	1.3	2,240	1.5	3,027	1.8	837	787	1,624
<b>Total</b>	<b>111,648</b>	<b>100</b>	<b>147,174</b>	<b>100</b>	<b>171,577</b>	<b>100</b>	<b>35,526</b>	<b>24,403</b>	<b>59,929</b>

Source: id Forecasts City of Cockburn - August 2016

### Babies and pre-schoolers (0-4 years)

The number of 'babies and pre-schoolers' (0-4years) in the City of Cockburn is going to increase by 2,578, reaching a total of 11,826 in the next ten years. By 2036, 'babies and pre-schoolers' will reach 13,008.

- This will lead to a growing demand for child related facilities an infrastructure.

### Primary and Secondary schoolers (5-17 years)

The number of 'primary schoolers' (5-11years) in the City of Cockburn will increase by 4,534, reaching a total of 15,038 by 2026. By 2036, primary schoolers will reach 16,814.

The number of 'secondary schoolers' (12-17 years) is expected to increase by 2,915 over the course of the next ten years, reaching 10,982 by 2026. By 2036, the number of secondary schoolers will reach 12,832.

- With about half of 5-17 year olds expected to use Public Libraries, there will be a considerable increase in demand for library services and facilities.

- Children in this aged group also have a high participation rate in organised sport and the City of Cockburn can expect significant growth in junior sports and hence the need and demand for a wide range of sports grounds and facilities.
- There will also be a growing demand for youth centre facilities, services and programs.

### **Tertiary education/independence and young workforce (18-34)**

The Tertiary education/independence group in the City of Cockburn is going to increase by 4,639 in the next ten years, reaching 12,562 by 2026. By 2036, Tertiary education/independence group will reach 15,056.

The number of 'young workforce' (25-34years) will increase by 3,942 in the next ten years, reaching 21,711 by 2026.

With participation in sport and physical activity reasonably high in both service age groups, increasing demand on sporting and recreational facilities and opportunities is likely.

### **Parents and homebuilders (35-49)**

Corresponding with the large number of children and young people in the City of Cockburn, there is and will continue to be a sizable population in the 'parents and homebuilder' age group (35-49 years).

The number of people in this age group will increase by 7,587 in the next ten years, reaching a total of 32,912 by 20126. By 2026, the parents and homebuilders group will reach 37,091. However, with divorce higher in this age group there is also an element of 'home breaker' in this age group and not all people in this age group are parents or homebuilders.

- There will be a growing demand for facilities and programs that support parents and families, including single parents and blended families.
- As the population in the 'parent and homebuilder' age group increases, there will be a growing demand for relationship services and programs.

### **Older workers/pre-retirees and empty nesters/retirees (50-69)**

The number of people in the 'older workers and pre-retirees' age group (50-59 years) in the City of Cockburn will increase by 3,238 in the next ten years, reaching a total of 16,721 by 2026.

The number of people in the 'empty nester and retirees' age group (60-69 years) will grow by 2,945 over the next ten years, reaching a total of 12,649 by 2026. By 2036, the total in this age group will reach 15,594.

- Participation in physical activity and recreation has been increasing in these age groups and the demand for these facilities and opportunity will continue to increase.

## Seniors and elderly aged (70-85+)

The number of people in the 'seniors' and 'elderly aged' age group will increase by 9,088 in the next twenty years.

- This will result in a significant increase in demand for community facilities and programs that can cater for seniors social, recreational and physical activity needs.

### 6.1.3 Target Groups - Community Facility Implications

#### Ancestry

While 64.8% of the population in City of Cockburn are of English or Australian ancestry, 35.2% are from a different cultural association and ethnic background and most of these are from non-English speaking countries.

The top 15 cultural groups are identified below and in comparison with Perth, the City of Cockburn has a higher proportion of Italians, Croatians, Serbians, Portuguese and Filipinos.

**Table 3 Ancestry**

Ancestry	2011		2006		Change
	persons	%	persons	%	2006 to 2011
English	30,518	34.0	24,552	33.0	+5,966
Australian	27,625	30.8	25,103	33.7	+2,522
Italian	8,237	9.2	7,462	10.0	+775
Scottish	7,056	7.9	5,495	7.4	+1,561
Irish	6,628	7.4	5,004	6.7	+1,624
Chinese	3,562	4.0	1,986	2.7	+1,576
Croatian	2,977	3.3	2,763	3.7	+214
Portuguese	2,464	2.7	2,310	3.1	+154
German	2,221	2.5	1,740	2.3	+481
Dutch	1,621	1.8	1,253	1.7	+368
Indian	1,488	1.7	791	1.1	+697
Filipino	1,451	1.6	440	0.6	+1,011
South African	1,301	1.5	759	1.0	+542
Serbian	1,067	1.2	989	1.3	+78
New Zealander	1,011	1.1	727	1.0	+284

- The use of community facilities, activities and programs tends to be higher amongst the English and Australian ancestry groups and lower for non-English speaking groups.
- This highlights the importance of ensuring community, sport and recreation facilities and programs are inclusive of all cultural groups.



## **Disability**

The ABS Census 2011 indicates 3,156 people, or 3.5% of the population in the City of Cockburn, reported needing help in their day-to-day lives due to disability.

- Almost half of the people experiencing a disability are over 70 years+, indicating that disability generally increases with age, making disability access and inclusion for this age group extremely important.
- From the ABS Census 2006 to 2011, the number of people with a disability has increased by 509 people.
- While the number of people with a disability can be expected to increase considerably with the ageing of the population, applying the 3.5% from the ABS 2011 Census gives a conservative indication of the number of people with a disability likely to be living in the City in the future:
  - 2016                      3,913 people
  - 2026                      5,157 people
  - 2036                      6,012 people
- Participation rates in community, sports and recreation facilities by people with a disability are low.
- This highlights the importance of ensuring community facilities and spaces are not only physically accessible, but also inclusive in how they operate so that people with a disability have an opportunity to participate.

## **Aboriginal population**

According to the ABS Census 2011, almost 2% of the City of Cockburn's population is Aboriginal, accounting for 1,600 people, which is an increase from the ABS Census 2006.

- The use of community facilities, activities and programs is lower amongst Aboriginal people.
- Cost, access to transport and how community, sport and recreation facilities and programs operate in terms of being inclusive of Aboriginal people are important considerations in addressing this.

## **Socio - economic disadvantage**

The City of Cockburn Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic disadvantage based on a range of Census characteristics. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations.

A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage. The level of socio-economic disadvantage has a major impact on the level of participation in community, sport and recreation facilities.

- While areas of lower socio-economic disadvantage are likely to have a higher need for community facilities and services, usage and participation rates are lower in these areas and higher in more affluent areas.
- The areas of highest socio-disadvantage in descending order are highlighted below and these areas all have higher level of social – economic disadvantage than Western Australia and Australia.
  - Hamilton Hill
  - Coolbellup
  - Spearwood
  - South Lake
- With lower incomes and levels of car ownership, community, sport and recreation facilities and opportunities need to be more easily accessible and low cost/free in these areas.

**Table 4      Socio-economic Disadvantage**

Area	2011 index
Aubin Grove	1123.1
Leeming	1105.5
Jandakot	1101.5
Banjup	1091.0
Hammond Park - Wattleup - Henderson	1090.5
North Lake	1089.2
Atwell	1084.8
Success	1077.8
City of Melville	1076.6
Coogee - North Coogee	1072.4
Bibra Lake	1063.4
Beeliar	1049.8
City of Cockburn	1034.6
Munster	1034.5
Greater Perth	1033.4
South West Group	1032.9
Yangebup	1026.5
Western Australia	1021.5
Australia	1002.0
South Lake - Cockburn Central	996.7
South Lake	992.4
Spearwood	969.9
Coolbellup	943.4
Hamilton Hill	943.0

## **6.2 Participation Trends**

### **6.2.1 Sport and Physical Recreation**

The ABS report on participation in sport and physical recreation in Australia (2015) provides an overall assessment of participation in a variety of sports across Australia. Whilst this information is not Cockburn specific it does provide an insight into participation rates in sports across Australia.

In particular, the report indicates that there has been a decrease in adult (15+ years) participation in sport and physical recreation, from 65% in 2011-12, to 60% in 2013-14.

Participation in organised sport accounts for 26% and the number of adults participating in organised sports has been declining over the last 10 years.

- The 15-24 year age group had the highest rate of involvement in organised sport and physical recreation at 74%, while people aged 65+ years had the lowest rate of involvement. Participation in sport and physical recreation generally decreases with age.
- The 15-17 year age group is the only age group where there is higher participation in organised sport and physical recreation than non-organised activities.
- The participation rate in sport and physical recreation is higher for people who are employed (70%) than those who are unemployed (64%).
- Socio-economic status has a significant impact on the level of participation in both organised sports and physical activities and non-organised.
- Participation in sport, physical activity and recreation can be expected to be lower in areas of low socio-economic advantage.
- Participation in sport and physical recreation is much lower for people with a disability at 24%, compared to 60% for the rest of the population.

### **Adults**

- While 26% of adults participate in some form of organised sport, participating in organised sports has been declining over the last 10 years.
- Participation in sport and physical recreation generally decreases with age.
- Socio-economic status has a significant impact on the level of participation in both organised sports and physical activities and non-organised.
- Participation in sport, physical activity and recreation can be expected to be lower in areas of low socio-economic advantage.
- Participation in sport and physical recreation is much lower for people with a disability.

The most popular organised sports for 15+ year olds are:

- Swimming 6.4%
- Golf 4.0%
- Tennis 3.0%
- Soccer 2.4%
- Netball 2.2%
- 

The top five sports for adult males and females are highlighted below:

### Males

- Golf
- Soccer
- Tennis
- Basketball
- Cricket / AFL Football

### Females

- Swimming
- Netball
- Tennis
- Golf
- Soccer / Basketball

Participation in organised sport is declining across all sports with the most significant decline in:

- Swimming 2.6%
- Tennis 1.8%
- Golf 1.5%
- Cricket 0.9%

**Table 5 Australia Participation in Organised Sports – Adults (2014)**

Organised Sports	Participation Rate %		
	Males	Female	Persons
Swimming / Diving	5.0	7.6	6.4
Golf	6.6	1.4	4.0
Tennis (indoor and outdoor)	3.4	2.7	3.0
Outdoor soccer	3.5	1.3	2.4
Netball (Indoor and outdoor)	0.3	4.1	2.2
Basketball (indoor & outdoor)	3.1	1.3	2.2
Other Football sports	1.8	1.3	1.6
Outdoor cricket	2.3	0.1	1.2
Australian Rules football	2.3	0.1	1.2

Indoor soccer	2.0	0.4	1.2
Martial arts	1.2	1.2	1.2
Surf sports	1.7	0.4	1.1
Lawn bowls	1.4	0.6	1.0
Horse riding / Equestrian activities / Polo	0.2	1.2	0.8
Hockey (indoor and outdoor)	0.7	0.6	0.7
Canoeing / Kayaking / Dragon boat racing	0.8	0.5	0.7
Athletics, track and field	0.7	0.5	0.6
Squash / Racquetball	0.9	0.2	0.6
Rugby league	0.9	0.0	0.5
Rugby union	1.1	0.0	0.5
Badminton	0.7	0.5	0.5
Volleyball (indoor and outdoor)	0.5	0.6	0.5
Boxing	0.7	0.4	0.5

*Source: ABS Participation in Sport and Physical Rec 2013-14*

- The most popular physical recreational activities are:
  - Walking for exercise 19.2%
  - Fitness and gym 17.9%
  - Jogging/running 7.4%
  - Swimming 6.4%
  - Cycling/BMXing 6.2%
- Participation in physical recreation activity has increased, particularly in fitness and gym with a 5.3% increase.
- Jogging and running has increased in popularity by 3.1%.
- Walking for exercise has experienced a decline of 5.5% and bush walking by 1.7%.

## Children

- Participation in organised sport is much higher amongst children (5-15 years), with 61% of children participating in organised sport with this higher for boys than for girls by 13%.

The most popular organised sports for children are:

- Swimming 17.7%
  - Soccer 14.3%
  - Australian Rules Football 8.1%
  - Netball 8.0%
  - Basketball 7.9%
- The highest growth in participation has occurred in dance with an almost 3% growth in popularity from 12.4% in 2003, to 15% in 2012.

- Swimming has received the second highest growth in participation from 16.6% in 2003 to 17.7% in 2012.
- There has also been a small increase in popularity of soccer (0.9%) and martial arts (0.9%) and Australian Rules Football (0.8%).
- The sports that have declined in popularity are tennis (1.2%), netball (1.1%) and cricket (0.3%).

**Table 6 Participation in Organised Sports Trends – Children (2003-2012)**

Organised Sports	Participation Rate %				Trend
	2003	2006	2009	2012	2006 -2014
Swimming and diving	16.6	17.4	18.5	17.7	1.1
Dancing	12.4	12.5	14.3	15.0	2.6
Soccer (outdoor)	13.4	13.2	13.2	14.3	0.9
Australian Rules football	7.3	7.5	8.6	8.1	0.8
Netball	9.1	8.5	8.4	8.0	-1.1
Basketball	7.7	6.6	7.4	7.9	0.2
Tennis	8.6	7.3	7.9	7.4	-1.2
Martial arts	4.9	4.5	5.7	5.8	0.9
Gymnastics	*	*	*	4.8	*
Cricket	5	5.4	5.2	4.7	-0.3

*Source: ABS Children's Participation in Cultural and Leisure Activities, Australia – 2012*

The most common recreation activities children participate in are:

- Watching TV, DVDs or videos 95.8%
  - Other screen-based activities 85.4%
  - Reading for pleasure 71.1%
  - Bike riding 63.5%
  - Skateboarding, rollerblading, scooter 53.8%
  - Recreational arts and craft 43.4%
- Participation in skateboarding/rollerblading has more than doubled from 23% in 2003, to 54% in 2012.
  - There has also been a considerable increase in participation in screen based activities/electronic games.

## 6.2.2 Participation in Libraries and Cultural Facilities

### Adults

- Libraries are used by 33.8% of adults in Australia and with a 2016 estimate of the 15+ population at 87,995; this could mean 29,742 people would be expected to use libraries in the City.

- There is also a high participation rate in the performing arts with 56.3% of adults attending at least one performing arts event in the previous 12 months.
- Museums are attended by 27.7% of the population and art galleries also received a relatively high use with 25.6%.

## **Children**

- The most popular cultural activity of children was to learn and play a musical instrument with a participation rate of almost 18%
- The second most popular cultural activity is dancing (15%) with a much higher number of girls than boys participating in this activity.
- The third most popular cultural activity is organised art and craft with 15% of children participating in this activity, with a higher number of girls (9.1%) than boys (4.7%) participating in this activity.
- The level of children's participation in cultural activities such as playing a musical instrument, singing, dancing, drama or organised art and craft has increased noticeably from 29% in 2003, to 35% in 2012.
- Public libraries are used by 53.0% of children and relatively evenly by girls and boys and this would make libraries the most highly use community facility by children.
- Museums or art galleries are visited by 43.4% of children and relatively evenly by boys and girls.
- Attendance at museums or art galleries by children increased noticeably from 2006 (37.3%) to 2012 (43.4%).

## **6.3 Community and Recreation Facility Provision Trends**

In the last twenty years, the way community, sport and recreation facilities are planned, designed and provided has changed significantly with the key trends that are relevant to the Community Sport and Recreation Facilities Plan outlined below.

### **6.3.1 Single use to multi-purpose**

The traditional way local government has catered for community, sport and recreation facility needs is with single use and stand-alone facilities. While many of these facilities still exist and are used, there has been a major shift to multi-purpose facilities, which has improved the use and sustainability of community facility provision significantly.

This trend will continue with an increasing focus on improving the capacity of multi-purpose buildings to more effectively cater for a range of uses. This may include greater use of sound proofing to enable aerobics and meditation to occur in adjoining rooms, for example and developing more effective storage solutions, which often limits the usage potential of many facilities. To achieve these objectives it is likely that the overall footprint of community facilities will need to increase.



### **6.3.2 Integrated hubs**

The integrated hub concept is based on a cluster of facilities and services creating, not only a 'one stop shop' but also a community space that is active throughout the day and evening and often well connected to a commercial or town centre, or other activity centres. While this concept results in much larger community facilities and fewer 'stand-alone' community facilities, integrated hubs can also achieve many other benefits, such as improved service delivery and coordination, place making and activation, as well as community building, by enhancing the interaction and connections among people. This model can also include a number of flexible outdoor spaces which can integrate areas together, as well as outdoor markets, play spaces and undercover areas.

The recently completed Cockburn Health and Community Facility is an example of an integrated hub and there has also been an increasing focus on creating sporting and recreation hubs that can cater for a wide range of organised and non-organised sporting and physical activities. The soon to be completed Cockburn ARC is a large scale regional example of an integrated sport and recreation hub.

In addition, the increased participation in informal or individual physical activities and recreation will mean local sporting reserves need to offer more of these opportunities with walking/jogging tracks, outdoor gyms and exercise circuits, climbing walls, half courts and so on.

### **6.3.3 Facility and reserve size**

With the growing focus on multi-purpose facilities and creating facility hubs, community facilities are becoming much larger in scale and size. With the typical size of local community purpose sites ceded at the structure planning stage in the order of 3,000m<sup>2</sup>, this is not adequate and is still based on a single purpose stand-alone facility model.

While there has been greater recognition of the need to maximise land usage and to achieve more sustainable outcomes, multi-level community facilities are relatively uncommon in Australia. However, this is changing with the above trends resulting in the construction of two or more storey community facilities, but the cost of doing this is often prohibitive.

With sports grounds in new land release areas typically limited to shared use ovals with primary schools, these are frequently not of an adequate size to cater for a range of sports or a sporting and physical activity hub model.

### **6.3.4 Changing Trends and Demand**

The demand for facilities, activities and programs typically provided by community, sport and recreation facilities changes over time, depending on the needs and interest of the community and other trends at the time. Current trends would indicate that there will be an increasing demand for:

- Health and fitness facilities and activities that are quick and convenient and that can involve children to seniors.
- Learning opportunities and education programs that offer new experiences and develop new skills.
- A larger mix of activities and programs with more people inclined to try many different things, rather than sign on for a term, or to a group.
- Activities and facilities that a diverse age range can participate in, which are affordable.
- Activities, facilities and programs which are available beyond 'standard hours' with increasing 'shift work' and deregulation of retail trade hours.
- Adventure, lifestyle, extreme and alternative sports.

### **6.3.5 Planning and Design**

- Given that the profile of the community changes over time and new trends emerge, community, sport and recreation facilities need to be planned for and designed to be adaptable to change.
- The increasing diversity of usage demands and the need to accommodate multiple user groups will require more effective facility design solutions. An emphasis on other design disciplines will also be required with outdoor and green spaces and 'places' increasingly considered essential elements of community facilities.
- Safety and crime are growing community issues and an essential element of maximising the usage of community facilities is providing a good level of safety, much of which can be created through design, CCTV, passive surveillance and place activation.
- Information technology and communications is now an important element of good design and this infrastructure should be built in, at the time of construction.

### **6.3.6 Sustainability and Management**

While the standard of facilities expected by the community is likely to continue to grow, there will also be an increasing requirement to maximise ecological sustainable principles, in the design and operation of buildings and outdoor spaces, particularly in energy and water usage and management. With sports grounds consuming high levels of water, there has been a growing trend in the use of synthetic surfaces as well as water conservation practices such as hydro-zoning.

The use of solar panels has also become highly prolific as a means to reducing overall energy consumption costs.

Facility management will also continue to become more sophisticated as the demand to cater for a wider diversity of uses increases, together with the need to maximise the use of existing facilities across a wider spectrum of time, other than peak demand periods.

To achieve this, facility management will increasingly need to take on a more proactive role in 'programming' and developing activities and services to meet the needs of the community. In addition, affordability will need to be considered to maximise place activation and to meet community needs.

### **6.3.7 Changing role of Public Libraries**

Of all community facilities provided by local government, libraries and their role and function have changed the most significantly.

This has largely been due to the rapid advances in digital information, communications and media technologies, which has required public libraries to move well beyond their traditional role as a place for holding and lending books and periodicals and 'hard copy' information. With new digital and information technologies, public libraries are now required to be a gateway to online information and knowledge.

The role of public libraries in education and learning has also extended further with online and digital courses and a greater demand from the public for educational resources. It has increasingly been recognised that libraries should be places of lifelong learning for all age groups and abilities.

As public libraries continue to develop into knowledge and learning hubs and community hubs in their own right, the traditional design, space and size of libraries will need to change. This shift will place further pressure on the need to redevelop the Spearwood Library.

### **6.3.8 Accessibility and inclusion**

While designing and building community facilities to be physically accessible for people with disability is well established, in recent years there has been a growing focus on ensuring community, sport and recreation facilities are inclusive and are catering for the needs and interests of the wide population, including people with disability and people from different cultural and socio-economic backgrounds.

## **7.0 Community Consultation – Key Needs and Outcomes**

The Community Needs Assessment undertaken in the development of Community Sport and Recreation Facilities Plan has involved a substantial program of community and stakeholder engagement (Annex 2).

The consultation process has involved the following:

- Preparation of a Project Information Sheet that has been widely circulated to community, sporting and recreation organisations within the City of Cockburn and other key stakeholders. The Project Information Sheet outlined why and how the Community Needs Assessment will be undertaken and the various opportunities to get involved and have a say.
- The provision of 7 Community Workshops, with 125 people in total attending
- An online Community Engagement hub was also established, via the City of Cockburn's Engagement HQ site [comment.cockburn](http://comment.cockburn). This has provided information about the project and easy access to relevant background reports and studies, as well as the opportunity to register for the community workshops and complete the Community Facilities Survey online, as well as participate in an online ideas and discussion forum.

In summary, there were over 365 visits to the HQ Engagement site, with 131 people participating in the survey and an additional 311 general comments put forward by survey participants. A further 130 people participated in community workshops, discussion or made a submission, with over 1,500 comments and views being put forward throughout the consultation process

This section provides the key findings and outcomes from the community and stakeholder consultation.

### ***7.1 Develop Art and Cultural Facilities***

A major lack of art and cultural facilities had been identified through the development of the Cultural strategy and was once again highlighted during the consultation process in the development of this plan. The types of facilities required included performing arts facilities, dance, exhibition, gallery and function space and the need to develop a significant arts and cultural hub.

The need for a community arts centre was also widely identified together with a lack of creative and artist opportunities for the community. The limited capacity of existing community facilities to cater for artistic or cultural pursuits was also highlighted with the need to improve the capacity of existing and new facilities to better cater for arts and culture.

Improving and developing more outdoor facilities, performance/event spaces and venues was also a common theme, with Manning Park being highlighted as a fantastic venue for these events.

### ***7.2 Improve and increase community centres and spaces***

The existing community centres are well utilised and a lack of available community centres or spaces across a number of areas in the City of Cockburn was identified.

Whilst the community space in Coolbellup is called the 'Coolbellup Community Hub', it does not function as a hub or have a welcoming presence, due to poor design and limited space. Addressing the shortcomings of this facility, which includes the Coolbellup Library, is required to better meet the needs of the community.

The Aubin Grove Community Centre is also considerably undersize to meet current or future demand. While there could be options to expand there may be opportunities to address this deficit in surrounding urban development.

The Memorial Hall is the only community centre space in Hamilton Hill and is predominately used by a local theatre group, leaving very little availability for the general community. Opportunities to expand and redevelop the existing hall, or the development of a new community centre were identified as options.

There is also a need to address the provision of a community centre and space in Hammond Park and to determine the scale of the facility required.

The need for the development of the Wetlands Education Centre/Native Arc was widely identified as a priority and this included the scout's facilities. The need for an Aboriginal Cultural Centre was also strongly supported.

The lack of office space for Non-Government Organisations (NGO's) was also identified as an issue that can affect the sustainability of organisations and the delivery of necessary community services. To ensure there are adequate services to meet the needs in the City of Cockburn, developing something similar to the Lotteries House was highlighted.

The City has already committed to a new seniors citizens centre on the City's administration site and developing the centre as part of a major community hub to include a Lifelong Learning Centre.

A larger redeveloped library, an early years and family centre, youth activities spaces, community computer training rooms and meeting rooms, café, bookshop and new community hall have been identified as components of the Lifelong Learning Centre.

### ***7.3 Increase and Improve Sporting Reserves***

The current level of sporting reserve provision was widely identified as inadequate to meet current demand and the Sports and Recreation Plan (2009) highlighted that the City of Cockburn has less active open space per head than a number of LGA's of a similar population.

Overall, the size of sporting grounds in the City are smaller and there are a number of existing sporting reserves that have limited capacity because of this.

Identifying opportunities to increase the capacity of existing and planned sports grounds was recognised as a priority. A review of current Council and public land holdings could

also be undertaken to determine if there is any suitable surplus land that could be developed as active open space.

The lack of large scale regional level sporting grounds, which would be appropriate for the size of the City of Cockburn's population was identified as a significant gap across almost all sports.

In some cases, the joint provision of sporting grounds with the Department of Education is not achieving entirely positive outcomes and is resulting in sports grounds that are too small and of limited capacity.

There have also been issues with location which has resulted in access, traffic and parking issues. Achieving better outcomes with shared use of school ovals needs to be addressed.

The lack of facilities in Coogee - North Coogee was also identified, with the only sporting space being provided being a collocated junior size AFL reserve. This will not be adequate to meet the needs of this population and with limited opportunities to develop any further sporting Public Open Space in this area, an investigation is required into increasing the capacity of facilities and reserves in neighbouring western suburbs to cater for the community's needs going forward.

## ***7.4 Improve Existing Sporting Facilities and Opportunities***

The need to upgrade existing sporting facilities was a common theme and this was either to improve the standard of the facilities, or increase the numbers that can be catered for. The clubs that identified the need to upgrade or expand existing facilities were:

- Southern Districts Softball Association
- Cockburn Cougars Softball Club
- Panthers Softball Club Inc.
- Flames Softball Club Inc.
- Cockburn City Soccer Club
- South Coogee Junior Football Club
- Jandakot Lake JCC
- Jandakot Park Cricket Club
- Cockburn Cricket Club / Cockburn Junior Cricket Club
- Phoenix Cricket Club
- Phoenix Lacrosse Club
- Phoenix Park Little Athletics Club
- Cockburn Netball Club
- Fresh Coast Sports Club
- Cockburn BMX Stadium
- Cockburn Athletic Club
- Lakeside Basketball Association

The following clubs identified the desire to develop new facilities:

- Cockburn Cougars Softball Club
- Panthers Softball Club Inc.
- Flames Softball Club Inc.
- Yangebup Knights Junior Ball Club
- Hammond Park JFC
- Fremantle Croatia Soccer Club
- Cockburn Cricket Club / Cockburn Junior Cricket Club
- Phoenix Lacrosse Club
- Fencing Association of WA (Excalibur)
- Cockburn BMX Stadium
- Phoenix Cricket Club
- Portuguese Club
- Fremantle Rugby League Club

The need to address the gaps in sporting opportunities in the City of Cockburn to provide a wider range of sports and the development of more non-competitive sporting opportunities was also a common theme. Currently popular sports not catered for within the City include Hockey and Rugby League. Other less popular sports, including Ultimate Frisbee, Gaelic Football and Gridiron are not offered in the City, however, with limited ground availability these sports are unlikely to be accommodated in the near future.

### ***7.5 Improve and Increase Opportunities for Recreation/Physical Activity***

The need to improve and increase facilities and opportunities for informal recreation and physical activity was one of the most significant themes to emerge from the Community Needs Assessment.

Increasing and improving skate parks and BMX/pump tracks featured strongly, particularly in terms of increasing the capacity of these facilities to cater for all age groups, with other supporting infrastructure, such as drinking fountains, seating, shade, lighting and BBQs.

The need for exercise stations and circuits at sports grounds and parks, as well other opportunities for physical activity, such as walking and running paths and half courts was highlighted, together with the need for safe cycle paths and exercise tracks. The provision of fenced dog parks that have exercise and play equipment was also widely identified as a need across the City of Cockburn.

Maximising the opportunities for physical activity associated with the City of Cockburn's ocean frontage was also identified as a largely unmet potential. A dive trail, beach and ocean sports and boating facilities were suggested as part of this.



## ***7.6 Improve and Increase Supporting Infrastructure***

The need to improve and increase the supporting infrastructure associated with sports grounds, parks and community centres/spaces was a major theme.

This most commonly related to the provision of adequate storage across all City of Cockburn facilities, as well as public toilets, shade, seating, drinking fountains, BBQs, lighting and adequate parking.

While the need for adequate lighting was raised across sporting clubs, it was also evident that lighting of sports grounds and parks is also in demand from the general community so these facilities can be used at night.

## ***7.7 Accessibility, Inclusion and Affordability***

The need for community facilities to have good physical access for people with disability was a common theme across the Community Needs Assessment, together with the need to ensure community, sport and recreation facilities are inclusive in catering for the needs and interests of the wide population, including people with disability and people from different cultural and socio-economic backgrounds. Affordability was widely identified as an issue and barrier in this respect.

## ***7.8 Uneven Distribution and Standard of Facilities***

The uneven distribution of community facilities was a common issue raised with the newer areas generally having fewer facilities than the established areas. There was also a perception that the standard of facilities was variable across the City of Cockburn with a predominance of local level facilities and a lack of larger scale district or regional facilities.

This indicates that there is no overall hierarchy guiding the provision and scale of community facilities, which the Community, Sport and Recreation Facilities Plan will address by developing a hierarchy and standards for community facility provision.

## ***7.9 Facility Provision keeping up with Population Growth***

Population growth was identified as the single biggest trend and driver influencing current and future community facilities provision. Catering for growing demand was a common issue across the community needs assessment.

It was also widely acknowledged that there is a back log of community facilities requirements, particularly in the renewal of old facilities, as well as a high demand for new facilities and hence many competing demands.

## 8.0 Community Facilities Planning Framework

The development of the CSRFP has been underpinned by a strategic community planning framework which includes a set of guiding principles, community facilities standards of provision, community facilities hierarchy, new sporting reserve development principles and clearly defined district areas.

Community and Recreation Facility Standards (*Annex 3*) establish a benchmark and population ratio for providing community facilities and in addition to quantitative values can also provide qualitative guidelines in respect to the location and design of facilities. Community Facility Standards provide a useful tool in assessing the comparative distribution of facilities across an LGA and in determining the community facilities that will be required as a population grows or changes.

Developing and applying community facility standards forms one component of the needs assessment and supply and demand analysis for the Community, Sport and Recreation Facilities Plan and should not be considered as absolute, or in an isolated manner because there are many other factors that influence the demand for community facilities.

While standards for planning community facilities and services have been used by councils and state government agencies for many years and may imply there is a uniform approach, in reality community facility standards do vary and there can be a range in the standards applied.

The approach taken to formulating community facilities standards for the City of Cockburn has focused on developing a set of standards that takes into account the physical, social and cultural features of the area and the current and future distribution of the population.

Emerging best practice and trends in the function, planning and design of community facilities have also been considered, together with the findings from the community and stakeholder consultation in respect to how facilities should be provided in the future.

In developing the Community Facility Standards, a review and benchmarking of existing standards has also occurred with key source documents including the following:

- Public Open Space Strategy – City of Cockburn.
- Community Infrastructure Plan - City of Belmont
- Community Infrastructure Plan – City of Rockingham
- Guidelines for Community Infrastructure – Parks and Leisure Australia (WA).

An overview of the application of the Community Facilities Standards of Provision is outlined in (*Annex 4*).

## 9.0 Community Facilities Future Requirements

### 9.1. Community Centres

A Community Centre is a major community facility that provides a diverse mix of spaces to accommodate a wide range of services and activities that forms the basis of a community hub for the surrounding area when integrated with other facilities such as arts, youth and clubrooms.

Community Centres are capable of accommodating multiple uses and activities at any one time with flexible spaces enabling programs and activities to vary over time as the needs of the community change.

In general, these types of facilities include a main hall area, meeting rooms, kitchen space, office space, storage and children's spaces.

#### Existing facility provision

The City currently has 13 community centres servicing the needs of the City of Cockburn community. These Centres are a mixture of stand-alone buildings and spaces incorporated into other facilities such as sporting clubrooms and libraries.

##### *District Level*

- Beeliar Community Centre
- Success Regional Sports Facility
- Coogee Community Hall

##### *Neighbourhood Level*

- Banjup Community Hall
- Atwell Community Hall
- Len Packham Clubrooms (Community Centre)
- Coolbellup Community Hub
- Yangebup Community Centre
- Jandakot Community Hall
- Harvest Lakes Community Hall
- Aubin Grove Community Hall
- Bibra Lake Community Hall
- Old Jandakot Primary School

## **Recommended Provision by 2026**

By 2026, a further two Neighbourhood Community Centres and seven District Community Centres will be required in order to adequately service the estimated growth in population to 147,174.

It is recommended that the provision of the required district level facilities be considered the priority, as these facilities will provide a higher level of amenity and a greater overall benefit to the community.

### *District Level*

- Success Regional Sports Facility
- Beeliar Community Centre \*Upgraded
- Coogee Community Hall \*Upgraded
- Yangebup Community Centre \*Upgraded
- Port Coogee Community Space \*New
- Aubin Grove Community Hall \*Upgraded
- Cockburn Coast Community Facility \*New
- Len Packham Clubrooms/Coolbellup Hub (Community Centre) \*Upgraded – subject to the outcome of Master planning process
- Hamilton Hill Community Centre \*New

### *Neighbourhood Level*

- Banjup Community Hall
- Atwell Community Hall
- Coolbellup Community Hub
- Harvest Lakes Community Centre \*Upgraded
- Bibra Lake Community Centre
- Jandakot Hall
- Old Jandakot Primary School
- Treeby (Calleya Estate) Community Hall \*New
- Frankland Reserve Recreation and Community Centre \*New
- Munster Sporting and Recreation Centre \*New
- Cockburn Central West Community Facilities \*New
- Southwell Sports and Community Centre (Goodchild Reserve) \*Upgrade

## **9.2 Seniors Centres**

Seniors Centres provide a range of services, activities and facilities for seniors to access. This can include, function space, workshop space, arts and craft activities, support services etc.

Whilst this type of space does need to be a dedicated area there is the potential for it to be integrated in with a community centre to provide a range of multifunctional benefits to the

broader community and create a hub of varying community services. Various design considerations would need to be made to ensure that the functionality of the area is retained.

### **Existing Facility Provision**

Currently, the City has two Seniors Centres, with one located adjacent to the City's Administration Building and the Spearwood Library and the other located on Young Place in Hamilton Hill.

The Spearwood Seniors Centre is a staffed building and includes various function spaces, activity areas, kitchen and catering services, whilst the Hamilton Hill facility is managed by a local not for profit group.

#### *District Level*

- Spearwood Seniors Centre
- Hamilton Hill Seniors Centre

### **Recommended Facility Provision by 2026**

Given the City's population of 147,174 by 2026, it is envisaged that there will be a need for a major upgrade to one of the Seniors Centres within the City, with the preferred option being the Spearwood Seniors Centre as part of the Lifelong Learning Centre development.

It is likely, that given the high level of growth forecasted in the eastern suburbs of the City, that consideration to a new Seniors Centre in this area will be required in future years.

#### *District Level*

- Spearwood Seniors Centre \*Upgraded
- Hamilton Hill Seniors Centre

## **9.3 Arts and Culture Centres**

A Community Arts Centre is a specialist facility which provides an integrated mix of spaces that are flexible in nature and able to accommodate a variety of arts activities, art and culture programs and exhibitions. The Centre acts as a hub for community arts and cultural groups and provides opportunities for groups and individuals to work together in their arts and cultural pursuits for the benefit of the community.

It is recommended that this type of facility be integrated in with other community facilities at a district or regional level.

### **Existing Facility Provision**

Whilst there is currently no dedicated arts and cultural facilities within the City, facilities such as the Memorial hall have flexible spaces which can be utilised for the purposes of art displays etc.

## **Recommended Facility Provision by 2026**

By 2026, there will be a need for one Arts and Culture Centre within the City.

In December 2016, Council adopted the Cultural Strategy which recommends the development of a Needs and Feasibility into the development of an Arts and Culture Hub Facility.

It is proposed that this study occur as part of the development of the business case for the Lifelong Learning Centre in Spearwood.

### **9.4 Performing Arts Centres**

Performing arts centres provide a multi-purpose performance space that is intended for use by various types of the performing arts, including dance, music and theatre.

The intended use of these facilities is to provide a flexible space which can adapt to the needs of a variety of performing arts. The Centre's generally include theatre style seating, a stage, change-rooms, foyer/reception area and activity spaces.

#### **Existing Provision**

Currently the City's only facility which includes a performing arts centre is the Memorial Hall. This facility includes a stage, seating for 100 people, art gallery space, change rooms, foyer and kitchen.

##### *Regional Level*

- Memorial Hall

#### **Recommended Provision by 2026**

Whilst one Performing Arts Centre is considered sufficient to meet the needs of the community up until approximately 2026, the existing Memorial Hall has limitations in terms of its size and capacity. However, any expansion of the Memorial Hall is considered unfeasible due to site constraints caused by adjacent property identified for the Roe Hwy extension and an already limited amount of parking available.

As such, it is recommended that the development of a new Performing Arts Centre be considered as part of the development of an Arts, Culture and Heritage Community Hub Feasibility Study and the Business Case for the new Lifelong Learning Centre.

##### *Regional Level*

- Memorial Hall
- Life Long Learning Centre (Performing Arts Space)

## **9.5 Libraries**

Libraries provide vital amenities to the community, with people utilising library services for a variety of purposes including for study, reading, story-telling, conducting meetings, education, career enhancement and cultural pursuits such as arts and other hobbies.

The function and usage of libraries has changed significantly in recent years with a shift towards information and technology resources and the inclusion of flexible spaces which can cater for a variety of activities.

Contemporary libraries of today provide a wide range of services and materials including, non-print material (tapes, CD's, videos, CD ROM's, DVD's etc, virtual and digital resources), public terminals, reading and study areas, children's storytelling and young adult area, areas for specialist genres, provision for local and family history references, multi-purpose spaces for meetings and training with audio visual facilities, bookshop, coffee shop and toy libraries.

The provision of this type of facility is not recommended to occur at less than a district level.

### **Existing Provision**

The City currently has 3 libraries with Success, Spearwood and Coolbellup. The 3 existing libraries perform very different functions in the way in which they serve the community, in particular:

- Success Library is the largest of the 3 libraries and services the region
- Spearwood is currently a district sized library and services a 6km catchment area
- Coolbellup is considered to be a local level library

#### *Regional Level*

- Success Library

#### *District Level*

- Spearwood Library
- Coolbellup Library (Local)

### **Recommended Facility Provision by 2026**

By 2026, it is suggested that there will be a need for a further 3 district libraries, however this need is proposed to be met by the upgrade of Spearwood Library to a Regional Library, together with a new district library which is proposed to be developed in the City of Kwinana suburb of Anketell.

In addition, it is recommended that a master-planning process be undertaken at the Coolbellup Hub. The intent of this process will be to consider the design limitations of both



Len Packham Clubrooms and the Coolbellup Community Hub, with the view to better integrating the spaces together.

#### *Regional Level*

- Success Library
- Spearwood Library \*Upgraded

#### *District Level*

- Coolbellup Library (Local)

## **9.6 Youth Centres**

A Youth Centre is a specialist type facility which provides a range of opportunities for young people between the ages of 12 to 25 to access various support services, facilities and recreational activities.

Youth Centres generally include a diverse mix of spaces for youth support workers, education training areas, drop in spaces, office space, function/lounge space and recreation spaces.

### **Existing Provision**

The City currently has one dedicated Youth Centre, in Success. The Centre includes office space, a theatre, lounge/break out rooms, recreation areas and space for external support services to operate.

#### *Regional Level*

- Cockburn Central Youth Centre

### **Recommended Facility Provision by 2026**

Given the City's population of 147,174 by 2026, together with the significant growth projection in 12-24 year olds it is envisaged that there will be a need for additional youth based facilities over the course of the next 10 years.

It is proposed that a range of pop up and mobile youth services be administered in order to meet the needs of the community, together with the consideration of incorporating dedicated youth spaces as part of future community facility developments. In particular, it is recommended that a youth space be considered as part of the design for the Lifelong Learning Centre.

#### *Regional Level*

- Cockburn Central Youth Centre

## **9.7 Specialised Community Facilities**

Specialised Community Facilities are venues of a unique nature which cater for activities and services which cannot be provided through standard multi-purpose community facilities.

Given the unique nature of these types of facilities, there is no set standard in place for the amount of facilities required to meet the demands of the community. The need for these facilities will largely be driven by specific community requests and identified gaps within existing service provision.

The City currently has 3 facilities of this nature, being the Wetlands Education Centre, Native ARC and the Men's Shed.

### **Existing Provision**

- Native Arc
- Wetlands Education Centre
- Men's Shed (currently under construction)

### **Recommended Provision**

The Bibra Lake Masterplan has identified the upgrade of both the Native Arc and the Wetlands Education Centre. The Master plan has also identified the development of an Aboriginal Cultural Centre at Bibra Lake, to showcase the aboriginal culture of the area.

The other additional proposed new specialised community facility is the development of the Lifelong Learning Centre which will aim to integrate a number of community facilities i.e. youth spaces, seniors centre, library and performing arts centre in the one facility.

- Native Arc \*Upgraded
- Wetlands Education Centre \*Upgraded
- Men's Shed (currently under construction)
- Aboriginal Cultural and Visitors Centre \*New
- Lifelong Learning Centre \*New

## **10.0 Sports and Leisure Facilities Future Requirements**

This study was developed on the basis that there was a need for development of additional sporting facilities in the City of Cockburn. A shortage of sporting/recreational spaces and associated facilities in the area was identified in the City's Sport and Recreation Strategic Plan (2009). This need has been further supported by the growing trend across metropolitan Perth of a lack of public open space, particularly in the developing suburbs where spaces allocated to sports are becoming smaller and less functional.

As such, this plan outlines standards which apply to the provision of neighbourhood, district and regional sporting spaces, together with the application of the principles outlined in the recently reviewed Liveable Neighbourhoods (currently in draft) which prescribes that 10% of every development be set aside for Public Open Space (POS), with only 2% of this amount able to be allocated as restricted POS i.e. wetlands, natural bushland, drainage swales and basins. The remaining 8% POS is set aside for unrestricted POS both sporting and recreational.

Of this 8% it is suggested that 4.2% be set aside for sporting grounds and 3.8% for parks and recreational uses. This is based on the findings from the recent study carried out by the Centre for Sport and Recreation Research at Curtin University of Technology. The metrics emerging from the study promote the allocation of 1.4% of subdivisible area of new suburbs, this amount is then tripled to allow for supporting infrastructure such as clubrooms, spectator areas, parking etc. This equates to 4.2% of the subdivisible area.

It is understood that this level of provision is not going to be achievable on all occasions due to issues such as the size of the area available or the significant features of the area needing to be retained.

### **10.1 Sporting Reserves**

Active Sporting Reserves provide opportunities for organised and unorganised sport and recreation activities to occur on outdoor playing fields. These spaces play a critical role in the health and well-being of the community and provide for a variety of sporting pursuits such as Cricket, AFL, Soccer, Rugby, Hockey, diamond sports and a range of other minority sports.

These Reserves typically house a range of supporting infrastructure and facilities such as clubrooms, sports lighting, shelter, seating, goals and parking, with the overall level of facilities and space provided determined by the community facilities planning framework outlined earlier in this Plan.

#### **Existing Provision**

In analysing the provision of the City's existing sporting reserves, it can be seen that there is a distinct undersupply of playing fields across the City, in particular in the neighbourhood and district categories. This issue has largely been caused by the

existing reserves being relatively small in size and the City not having any large multi-use sporting hubs as can be seen in other Local Government Authorities.

This undersupply in sporting reserves will only continue to be further exacerbated as the City's population grows and sporting club participation numbers begin to swell, putting further pressure on the City's reserves.

#### *Regional Level*

- Success Regional Sports Facility

#### *District Level*

- Atwell Reserve
- Santich Park
- Beale Park
- Davilak Reserve

#### *Neighbourhood Level*

- Dalmatonic Park
- Watsons Oval
- Edwardes Park
- Len Packham Park
- Tempest Park
- Meller Park
- Nicholson Reserve
- Beeliar Reserve
- Anning Park
- Aubin Grove Reserve
- Goodchild Reserve

#### *Local Level*

- Lucius Park
- Dixon Reserve
- Hopbush Park
- Lakelands Reserve
- Botany Park
- Mater Christi Reserve
- Enright Reserve
- South Coogee Reserve
- Bakers Square
- Harvest Lakes Reserve

## **Recommended provision by 2026**

By 2026, the City's population will drive a need for a further 2 district and 6 neighbourhood reserves, however it is acknowledged that limited opportunities exist for this issue to be addressed as part of new suburb developments, with a large amount of the City already having been structure planned.

As such, the City will need to investigate potential opportunities to expand existing reserves and maximise the amount of playing field space through strategic master planning processes, together with potential for land swaps and freehold purchases. This will be particularly crucial for the suburbs in the Western Ward of the City, where a further 11,797 residents are likely to move into the area through new developments and infill.

### *Regional Level*

- Success Reserve
- Lakelands Reserve \*Upgraded – including provision of synthetic hockey turf

### *District Level*

- Atwell Reserve
- Santich Park
- Davilak Reserve
- Beale Park \*Upgraded
- Beeliar Reserve \*Upgraded
- Frankland Reserve \*New

### *Neighbourhood Level*

- Dalmatonic Park \*Upgraded
- Watsons Oval
- Edwardes Park
- Len Packham Park
- Tempest Park \*Upgraded Clubroom facilities
- Meller Park \*Upgraded Clubroom facilities
- Nicholson Reserve
- Anning Park
- Aubin Grove Reserve
- Goodchild Reserve
- Enright Reserve
- Dixon Reserve \*Upgraded
- Treeby Reserve (Calleya Estate) \*New
- Treeby Reserve (East) \*New
- Cockburn Central West Community Playing Fields \*New
- Munster Sport and Recreation Reserve and Facility \*New (Replacing South Coogee Reserve as part of a land swap with Landcorp)

- + One other additional reserve (As development occurs and need arises)

#### *Local Level*

- Lucius Park
- Dubove Park
- Hopbush Park
- Botany Park
- Mater Christi Reserve
- Harvest Lakes Reserve
- Cockburn Coast Sports Space \*New

## **10.2 Sports and Aquatic Centres**

Sports and aquatic facilities are multipurpose centres which comprise of indoor facilities such as multipurpose courts, gym, function spaces, meeting spaces, office space, together with aquatic spaces such as 25m pool, 50m pool, spa, sauna and water play areas.

These facilities provide a range of services and activities for the community such as swim school, indoor sports competitions, group fitness classes, casual swimming and gym classes.

It is suggested that these facilities be provided with a minimum of 4 indoor courts to ensure their long term sustainability.

### **Existing Provision**

The City currently has one sport and aquatic Centre in the South Lake Leisure Centre, which comprises of 2 indoor courts, gym, group fitness room, 25m indoor pool, outdoor slides and children's play area. However, South Lake Leisure Centre has been identified for closure in early 2017, at the time in which the new Cockburn Aquatic and Recreation Centre "ARC" opens.

Cockburn ARC is a \$109M joint facility development between the City of Cockburn, Fremantle Dockers Football Club, Curtin University, Federal and State Government. The facility includes a 50 metre outdoor pool, 25 metre indoor pool, spa, sauna, 6 indoor courts, change-rooms and function spaces. In addition to the publicly accessible community areas, an exclusive space will also be provided for the Fremantle Dockers Football Club and Curtin University.

It is envisaged that the new Cockburn ARC will be state of the art, with the shared use management model to be considered as a "best practice" model within recreation facility management.

#### *Regional Level*

- South Lake Leisure Centre (To be closed early 2017)

## **Recommended provision by 2026**

It is proposed that upon the closure of the South Lake Leisure Centre that the new Cockburn ARC will cater for the needs of the community beyond the life of this plan.

### *Regional Level*

- Cockburn ARC (To be completed by April 2017)

## **10.3 Indoor Sports and Recreation Centres**

Indoor sport and recreation centres are multi-purpose indoor facilities which cater for a variety of sporting and recreational pursuits. These facilities include multi-purpose indoor hard courts, gym and group fitness spaces, meeting spaces, function spaces, office room and a café.

This type of facility caters for a variety of needs and can be incorporated with other community facilities to create a community hub.

It is suggested that these facilities be provided with a minimum of 4 indoor courts to ensure their sustainability.

### **Existing Provision**

The City currently has two indoor sport and recreation facilities within its municipality. Both of these facilities are managed by way of lease agreement with WA Basketball League Clubs (Lakeside Basketball at Lakeside Recreation Centre and Cockburn Basketball Association at Wally Hagan Recreation Centre).

Cockburn Basketball Associations manage the minor maintenance, utilities, cleaning and delivery of sporting programs/activities, whilst the City is responsible for all structural maintenance.

Lakeside Basketball Association is responsible for the minor maintenance, utilities, cleaning and delivery of sporting programs/activities, as well as the structural maintenance.

### *District Level*

- Wally Hagan Recreation Centre (4 indoor courts)
- Lakeside Recreation Centre (4 indoor courts)

## **Recommended Provision by 2026**

The existing provision of the two indoor facilities will remain adequate to meet the needs of the community beyond the life of this plan, however this will be contingent on a Wally Hagan Recreation Centre upgrade.

Within the Developer Contribution Plan 13, Wally Hagan (built in 1978) has been identified for an upgrade to occur, with a total project cost of \$6.25M. There may be an opportunity



to relocate Wally Hagan Recreation Centre to a new location to create a regional facility in the Western Ward, however this would require the relinquishment of the developer contribution of \$2.67M.

Given the complexities around a number of the developments and upgrades proposed to occur in the Western suburbs, together with the significant population projections over the next 20 years, it is recommended that all options be considered as part of a detailed needs and feasibility study in the provision of sport and recreation facilities/reserves in the Western Ward.

#### *District Level*

- Wally Hagan Recreation Centre \*Upgraded/New
- Lakeside Recreation Centre

### **10.4 Skate Parks**

Skate Parks are spaces which largely cater for young people aged 12-24 and include ramps, bowls, basins and rails which provide opportunities for skaters, scooters and BMX riders to utilise.

The design and function of skate parks have significantly changed over the past 10 years, this has seen skate parks placed in more prominent/visual locations and incorporated the opportunity for other wheeled sports to utilise the space i.e. scooter and BMX.

#### **Existing Provision**

The City currently has 3 skate parks in Atwell, Spearwood, Coolbellup plus a semi-permanent skate park at Bibra Lake Reserve. The skate park in Market Gardens (Spearwood) is the newest of the four having only been completed in 2014.

#### *Regional Level*

- Atwell
- Spearwood (Market Gardens Reserve)

#### *District Level*

- Coolbellup

#### *Local Level*

- Bibra Lake Reserve

## **Recommended Provision by 2026**

By 2026, the population forecast of 147,174 indicates that an additional regional level skate park and another 4 district level skate parks will be required. It is suggested that these new/upgraded skate parks be evenly distributed across the City.

Within the Bibra Lake Management Plan, a new skate park has been identified to replace the existing skate park at Bibra Lake Reserve. It is suggested that given the nature of the location i.e. being one of the City's premier parks, that the skate park be developed at a regional level.

At this stage, the suburbs for where the new skate parks are to be located have been identified, however further detailed investigation will be required to determine the specific sites within those areas.

### *Regional Level*

- Atwell
- Spearwood (Market Gardens)
- Bibra Lake Reserve \*Upgraded

### *District Level*

- Coolbellup
- Yangebup \*New
- Aubin Grove \*New
- Hamilton Hill \*New
- Hammond Park \*New

## **10.5 Pump Tracks**

Pump tracks are a relatively new type of BMX/mountain bike facility, which are generally relatively small in size and contain a number of sharp compact turns and hilly sections that aim to provide a unique experience to the rider. These tracks have become highly popular with young people and riders of all ages in recent times due to the overall experience which the tracks provide and low skill level required to utilise.

These types of facilities provide an opportunity for bike riders to undertake bike riding activities in an informal unorganised manner, unlike the BMX Club model.

In general, this type of infrastructure is recommended to be provided on a neighbourhood scale and is to be located at reserves of a neighbourhood level and above. At the time in which new tracks are being developed, the need for supporting infrastructure such as toilets, lighting, shelter and drinking water needs to be considered.

## **Existing Provision**

The City currently has two pump tracks, one being at Market Garden Reserve (Spearwood) and another at Dixon Reserve in Hamilton Hill, however both of these tracks are currently in poor condition and would require an upgrade prior to being considered to be at an acceptable standard.

### *Neighbourhood Level*

- Market Garden Reserve
- Dixon Reserve

## **Recommended Provision by 2026**

On the basis of providing this type of facility at a neighbourhood level of provision 1-25,000, it is suggested that there is a need for a total of six pump tracks by 2026, in order to meet the needs of the growing community. This would require an upgrade of the existing two tracks and the provision of an additional 4 new tracks.

At this stage, given the uncertainty as to whether the popularity for this type of track will continue, it is suggested that 3 new tracks be developed, with usage to be monitored to determine the need for any additional tracks over the course of the next 15 years.

### *Neighbourhood Level*

- Market Garden Reserve \*Upgraded
- Dixon Reserve \*Upgraded
- 3 New Tracks \*Location and prioritisation to be determined

## **10.6 BMX Facility**

BMX facilities are specialist type facilities which generally comprise of a BMX track, clubrooms, parking, timing/starting infrastructure and lighting and are typically leased to BMX Clubs to manage and deliver a range of activities and competitions.

The nature of these facilities requires a significant amount of maintenance, particularly in maintaining the track itself.

## **Existing Provision**

The City currently has one dedicated BMX facility located at Malabar Park in the Bibra Lake commercial district. The facility and surrounding area is currently managed under a Lease Agreement arrangement with the Cockburn BMX Club. The Club are responsible for all minor/major maintenance, utilities, drainage etc.

Whilst the track itself is in very good condition, the supporting infrastructure i.e. public toilets, clubrooms and lighting are all in poor condition and not considered suitable for purpose.

### *Regional Level*

- Cockburn BMX Facility – Malabar Park

### **Recommended Provision by 2026**

With a population forecast of 147,174 by 2026, one BMX facility is considered to be sufficient; however it is recommended that the existing facility be upgraded in order to meet the needs of the community. This upgrade is proposed to include new clubrooms, parking, lighting, storage and public toilet facilities.

The Cockburn BMX Club has developed a proposed upgrade of the facility to have the capacity to stage international events, however it is proposed that this level of amenity would far exceed the needs of the Cockburn Community and would require a significant level of investment from external funding bodies and stakeholders in order to be feasible.

The Club have developed a proposal for a new facility and it is suggested that this would be considered as part of a needs and feasibility study.

### *Regional Level*

- Cockburn BMX Facility – Malabar Park \*Upgraded

## **10.7 Outdoor Hard Courts (Tennis and Netball)**

Outdoor hard courts are typically either tennis courts or outdoor netball courts. These types of surfaces are generally connected to an adjacent clubroom facility and utilised for the specific purpose of the sport in which they have been built for.

These type of facilities are generally managed via a variety of management arrangements i.e. Lease, seasonal agreement or casual booking.

### ***Tennis Courts***

#### **Existing Provision**

The City currently has four locations whereby tennis facilities are provided i.e. Davilak Reserve, Anning Park, Len Packham Reserve and Coogee Beach.

Whilst the City has four locations for tennis, three of these locations (Anning Park, Len Packham Reserve and Coogee Beach) are only two court facilities and do not have any Tennis West affiliated clubs based at the locations. The fourth location is at Davilak Reserve which consists of six courts and a small clubroom facility. The courts and clubroom facility are poorly located at the rear of the reserve away from main transport links and require significant upgrade in order to be considered an acceptable standard for competition play.

### *Neighbourhood level*

- Davilak Reserve – 6 hard courts

### *Local Level*

- Len Packham - 2 hard courts
- Anning Park - 2 hard courts
- Coogee Beach – 2 hard courts

## **Recommended Provision by 2026**

With a population forecast of 147,174 by 2026, 36 Tennis courts are recommended as being required over the course of the next 10 years, however historically tennis has not been well supported within the City and whilst the community needs assessment identified a level of support for new tennis facilities, at this stage it is suggested that less courts than identified within the community facilities standards of provision would be sufficient.

This position may change over the course of the next 15 years should interest in the sport increase and should this occur it is recommended that a suitable site in the eastern area of the City be identified.

### *District Level*

- Anning Park \* Upgraded – 6 tennis courts

### *Neighbourhood level*

- Davilak Reserve \* Upgraded – 8 tennis courts

### *Local Level*

- Len Packham Reserve – 2 courts
- Coogee Beach Reserve – 2 courts

## **Netball Courts**

### **Existing Provision**

The City currently has two locations where hardcourt netball courts are provided i.e. Bakers Square and Success Regional Sports Reserve.

Bakers Square Reserve is home to the Cockburn Netball Club and consists of 4 outdoor hardcourts and a small clubroom facility. Success Regional Sports Facility consists of 20 outdoor hardcourts, large clubroom facility and is home to the Success Netball Association.

#### *Regional Level*

- Success Regional Sports Facility – 20 outdoor netball courts

#### *Neighbourhood level*

- Bakers Square – 4 outdoor netball courts

### **Recommended Provision by 2026**

At a provision level of 1:4,000 per resident and a forecasted population of 147,174 by 2026, it is recommended that 36 netball courts are provided over the course of the next 10 years. However, as it is further recommended that netball courts are developed with a minimum of 10 courts to ensure sufficient capacity for a netball association to operate, a slight over supply is proposed to be provided with a total of 38 - 40 courts.

#### *Regional Level*

- Success Regional Sports Facility – 24 outdoor netball courts (\*4 new additional courts)
- New 10-12 court facility – \*Consider as part of the Western Suburbs Sports Precinct Feasibility Study

#### *Neighbourhood level*

- Bakers Square – 4 outdoor netball courts

## 11.0 Financial Implications

The Community Sport and Recreation Community Facilities Plan will form the basis for any decisions relating to the development of new reserves/facilities, the development of existing reserves/facilities, allocation of funds and resources for community facilities, and planning for future service delivery.

Funding for the development of future community facilities or facility upgrades will come from a range of sources. These may include DCA13 development contributions, municipal funding, cash in lieu, Federal and State government grant programs, funds from the sale of Council assets or other partnerships models.

The costs outlined within the 15 year Implementation Plan (*Annex 8*) are based on 2016 cost estimates and do not take into consideration cost escalation amounts. As such, all development costs outlined within the Implementation Plan will be reviewed on a biennial basis in accordance with Council's Long Term Financial Planning process.

This Plan does not identify costs associated with Council's ongoing maintenance program for each of its existing facilities nor operational costs such as staffing, cleaning, promotion and program costs.

Detailed business cases will need to be developed prior to development of any new facility occurring which will outline all staffing, maintenance and up front construction costs.



## 12.0 Key Recommendations

That Council:

1. Adopts the Community, Sport and Recreation Facilities Plan;
2. Considers the projects included within the Implementation Plan as part of the 10 year Long Term Financial Planning process;
3. Notes that all projects outlined within the Implementation Plan will still be subject to Council's annual budget deliberation process including ongoing operating costs for the relevant facility;
4. Undertakes a Master planning process at Nicholson Reserve to determine the feasibility of developing a regional level home for small ball sports within the City of Cockburn;
5. Undertakes a feasibility and business case proposal for the development of the Lifelong Learning Centre, with consideration to seniors, youth and arts and cultural requirements;
6. Undertakes a review of access to public toilets at active sporting reserves and considers the installation of public toilets as part of all future sporting reserve developments at neighbourhood level and above;
7. Undertakes a review of the management framework for the City's sport and recreation facilities;
8. Investigates all opportunities for external funding to complement municipal fund contributions.

## **14.0 Annexes**

**Annex 1** – Document Review Analysis

**Annex 2** – Summary of Community Engagement Program

**Annex 3** - Community Facilities Standards of Provision

**Annex 4** – Community Facilities Standards of Provision Application Overview

**Annex 5** - Community Facilities Maps (Existing and Proposed)

**Annex 6** – Libraries Maps (Existing and Proposed)

**Annex 7** – Sporting Reserves Maps (Existing and Proposed)

**Annex 8** –15 Year Implementation Plan 2016-2031

# Document Review Summary

## Annex 1

From the review of current reports and plans, the following summary of the overall key issues and trends and needs and gap is provided:

### **Key Issues and Trends Previously Identified**

#### **Population growth and density**

The City of Cockburn's significant population growth and the impact of this in the context of increasing demand on existing facilities and the growing need for additional community, sport and recreation facilities was a common theme.

With decreasing lot sizes and increasing densities, the need to increase and improve Public Open Space (POS) requirements and facilities, as well as the provision of unstructured recreational activities were identified in a number of reports.

The increase in maintenance and renewal costs and the need to maximise the use of existing facilities and to upgrade and improve the capacity of these facilities was highlighted, together with the need to encourage the sharing of facilities and multi-purpose facilities.

#### **Ageing of the population**

With the ageing of the population, the City of Cockburn will face increasing pressure as the suitability of infrastructure is challenged, with much of this constructed without particular consideration of the ageing population.

Age-friendly infrastructure will be important to help older people remain active and independent and that the planning, design and construction of environments for older people, in both the public and private domain, will need to be considered and integrated in local government's planning and decision making.

#### **Community facility age and condition**

The Asset Management Plan (Buildings) indicates that a reasonably high proportion of community and recreation buildings are less than 20 years old, which is a positive factor in terms of likely responsiveness to current community needs and remaining useful life.

However, there are also a number of community and recreation buildings which are over 40 years and were built to meet the needs of that era. While community needs and the design and function of community facilities have changed considerably since this time, there are a number of older buildings that do not cater well for the current need and demand. The community and recreation buildings requiring further investigation to bring them up to the agreed standard were identified as:

- Anning Park Clubroom
- Beale Park Hall/Change rooms
- Wetlands Education Centre
- Jandakot Hall – Anning Park (minor upgrade completed)
- Santich Park Club Rooms (upgrade completed)
- Senior Citizens Centre
- South Lake Ottey Centre
- Yangebup Community Centre

Community and recreation buildings identified for possible decommissioning and disposal are shown below:

- Dubove Reserve - Spearwood
- Joe Cooper Recreation Centre – Spearwood (Decommissioned)
- Southwell Community Centre - Hamilton Hill
- Wattleup Hall – Wattleup
- South Coogee Reserve Change rooms

## POS planning

Sporting reserve development throughout the City of Cockburn has relied almost exclusively on the 10% POS allocations at the structure planning stage rather than a sport and recreation planning approach. This has resulted in the following characteristics of reserve provision:

- More active reserves in older areas and fewer in new suburbs with POS being split into more small areas
- Limited size of reserves
- Reserves located within suburbs, often on minor roads
- Reserves in low lying areas causing increased maintenance costs

The limited oval sizes has impacted on club development for a number of clubs, with clubs requiring alternative grounds for training purposes and additional volunteers to support these grounds.

In addition, the significant amount of conservation category land contributed as POS by developers has competed with Sporting Reserve provision, resulting in decreased land for active purposes.

Popular sports including AFL, Cricket and Soccer could continue to monopolise both ground allocation and membership numbers into the future. It is important that the council acknowledges this, and works with all sports to accommodate for a variety of codes.

Based on the existing facilities, the Sports and Recreation Strategic Plan 2009 recommended that the development of any new active reserves considers the needs of sport and builds in the flexibility to allow full use by all sports.

### Collocation with schools

The City of Cockburn has pursued collocation with the Department of Education and Training (DET) for the provision of sporting reserves like most LGAs. In recent years, this has resulted in shared use primary school ovals being the only active sports grounds for the local community, or school catchment which is about 5,000 people, where traditionally there would be an additional seniors sports ground for this population.

Without increasing the size of the typical primary school oval, the sports that can be developed are often be limited to rectangular sports and often prohibit seniors sport. Of the last five reserves to come on line in the City, four involve collocation with the DET and two are suitable for rectangular sports only.

Additionally, the location of Botany Park, Harvest Lakes and Aubin Grove see them embedded within the suburb with poor parking and access that can create traffic management problems

The lack of ownership by the City of Cockburn is also a significant disadvantage where the DET encroaches on the oval space with extensions to school buildings.

### Public transport

Poor public transport featured across many reports and plans in terms of restricting access to and the use of community, sport and recreation facilities and the importance of improving the footpath and cycle path system was also highlighted.

## Previously Identified Gaps and Needs

### Established community facility needs and plans

The need has been established for the following community, sport and recreation facilities, which have been endorsed by the Council via the Long Term Financial Plan and the Development Contribution Plan No 13.

#### Community Centres and Spaces

- Cockburn Seniors and Lifelong Learning Centre 2022/23
- Wetlands Education Centre/Native Arc 2018/19
- Frankland Reserve Recreation and Community Facility 2019/20
- Cockburn Central Community Facilities
- Southwell Community Centre 2017/18
- Banjup ("Treeby") Community Centre 2018/19

## Skate Parks

- Bibra Lake Management Plan Proposals – skate park

## Sport and Recreation

- Cockburn ARC - Under construction
- Cockburn Central Playing Fields
- Visko Park Bowling and Recreation Club
- Beale Park Clubroom - upgrade
- Dixon Reserve/Wally Hagen Facility Development
- Frankland Reserve Recreation and Community Facility
- Coogee Golf Complex 9 hole
- Atwell Oval – redevelop for hockey
- Lakelands Reserve – new clubrooms
- Atwell Synthetic Hockey Pitch
- Munster Recreation Facility
- Banjup (“Treeby”) Playing Field
- Anning Park Tennis

## Art and culture facilities

A gap in a wide range of art and cultural facilities and opportunities were identified and the most common solution to this was the need to develop an Arts and Cultural Hub with space for all aspects of the performing arts, visual arts and community arts crafts and learning opportunities.

The Draft Cultural Plan 2016-2020 vision incorporates the following vision for this facility:

*The creation of a significant landmark hub acts as an iconic representation of the City’s commitment to arts, culture and heritage. Our hub and spoke model unites people across the community and sends a clear message about the recognised value of arts, culture and heritage.*

*The hub has the ability to attract international standard activity, while at the same providing a vibrant home for local artists to practice and hone their craft. Education is an important component. The creation of a mixed use facility ensures sustainability.*

*The hub puts local art, culture and heritage on the world stage*

The strategy also recommends the completion of an initial Arts, Culture and Heritage Hub feasibility study, including identification and evaluation of potential sites, assessment of stakeholder needs, and vision creation.

The other art and cultural facility gaps identified were:

- Limited capacity of existing facilities to cater for art and cultural needs.
- A lack of planning for arts and cultural needs within new facilities and communities.
- Sufficient provision of indoor and outdoor cultural spaces across the City.

## Phoenix Lifelong Learning and Seniors Centre

As part of DCP 13, City of Cockburn has already committed to a new senior citizens centre on the City's administration site and developing the centre as part of a major community hub on this site.

A Seniors' centre, a larger redeveloped library, an early years and family centre, youth activities spaces, training rooms and meeting rooms, café, bookshop and new community hall have been identified as components of this major community hub.

Investigating the future design of the community hub to meet the existing and future needs has been recommended in the Phoenix Central Revitalisation Strategy.

## Office space and resources for NGOs

The lack of office space and resources for non-government, or not for profit organisations was identified in a number of reports and plans. The lack of venue opportunities not only impacts on a majority of current groups, particularly small volunteer-led groups, but also restricts medium-to-large not-for-profit organisations from establishing a presence in the City.

The City of Cockburn regularly receives requests to source and identify venue options and in some cases, the lack of office/activity space and permanent access to facilities has posed a risk to the long term sustainability of nine organisations.

The Cockburn Community Development Strategy proposed that the City investigate the feasibility for the development of a shared, multi-use venue for not for profit organisations at Cockburn Central (such as a Lotteries House model).

## Aboriginal Cultural Centre

While there is a significant Nyungar heritage in the area that makes up the City of Cockburn, an insufficient recognition and protection of Aboriginal culture was identified as a gap.

The need for an Aboriginal Cultural Centre to showcase culture, driven by Aboriginal people was identified in a number of reports and plans and was also identified in the public consultation for the City's Strategic Community Plan 2016 – 2026 and subsequently included in the Long Term Financial Plan.



## Wetlands Education Centre/Native Arc

Developing the Wetlands Education Centre/Native Arc has been identified within DCP 13 and the Bibra Lake Management Plan recommends:

- Upgrade the Scout hall and storage facilities
- Designate a camping area near the Sustainability Precinct
- Upgrading the existing amphitheatre
- Upgrading parking facilities
- A café/food and drink outlet located on the edge of Bibra Lake would act as a new community focus, and would be welcomed. More public facilities generally around Bibra Lake would be appreciated, including on the Lake's east side.

## Education and employment

The Youth Services Strategic Plan 2011 – 2016 highlighted that there are no facilities in the City of Cockburn that allow young people to undertake training in practical trades and an automotive workshop and a driving simulator and associated training were identified as being important to young people and the broader community.

Education centres set up across the City of Cockburn were also suggested by high school students and would provide study help for TEE students and it was also suggested that those doing well at school could provide peer assistance for those who needed some help.

## Skate parks

Whilst the City of Cockburn has four skate parks, the demand for skate parks is on the increase and investigating the possibility of additional skate park and BMX track facilities was recommended.

## Larger scale sports grounds

Of the 24 active reserves identified in the City, only 16 are suitable to accommodate AFL ovals, with the remaining suitable for rectangular field sports and some summer sports. The limited size of a number of the reserves and the way that they have been developed is a restricting factor in sport provision and constrains the ability to house and grow clubs within the City.

No large multi-use facilities as seen in a number of other local governments have been developed within the City of Cockburn. Rather than having regional hubs, the lack of large active space has resulted in dispersed sport provision across the City

on smaller reserves. The lack of large areas dedicated to sport provision limits the option for the development of facilities in the future from both an active reserve provision and other future recreation uses.

### Low provision of sports reserves

With the expected increase in population, there will be added pressure put on existing facilities and reserves. However, the City of Cockburn has significantly lower active reserve provision when compared to other LGAs. The table below highlights that the City of Cockburn has a similar number of active reserves, however the number of hectares per 1000 people is lower, indicating that reserves are much smaller in size.

**Table 1 Active Open Space Comparison**

Active Open Space (AOS)	City of Cockburn	City of Melville	City of Joondalup	City of Gosnells
Total Population	89,160	99,396	159,986	95,679
Total Active Reserves	24	22	39	21
Total Hectare	102.18	137.37	271.41	159
Total Ha AOS/ 1000	1.14 Ha	1.38 Ha	1.69 Ha	1.66 Ha

Recreation planning across other metropolitan LGAs shows that whilst there are the typical provisions for winter and summer sports on single reserves, there is also often larger type reserves that cater for multiple sports within each locality.

In comparison to other localities the City of Cockburn largest reserves are Beale Park and Success Regional Sports Facility with combined hard courts and playing fields of 7ha. The ability to attract and grow major sports and higher grade competitions is generally supported by large multipurpose reserves.

The Sports and Recreation Strategic Plan 2009 recommends that should the opportunity arise for acquiring or purchasing large land parcels, such as in the case of Cockburn Central, the City should do this and build flexibility into its recreation provision for the future.

### Gaps in sports

Currently, popular sports not catered for within the City include Hockey and Rugby League. Other less popular sports, including Ultimate Frisbee, Gaelic Football and Gridiron are not offered in the City, however, with ground availability and the opportunity to offer more sports these may become an option.

Despite tennis being identified as a sport catered for in the City, the level of club facility and number of courts is considered poor and actual service provision is considered inadequate for the City.

## Multi-purpose courts

A growth in the demand for multipurpose courts within POS was identified. These half size courts facilitate basketball, netball, handball, mini tennis and other recreational activities on a hard surface.



## **Community Sport and Recreation Facilities Strategic Plan 2017 - 2031**

### **Community Needs Assessment - Task Three Report**

#### **Community and Stakeholder Engagement**

Prepared by  
Community Perspectives  
June 2016

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## 1 Introduction

The Community Needs Assessment for the Community Sport and Recreation Facilities Strategic Plan has involved a substantial program of Community and Stakeholder Engagement.

This has involved the preparation of a Project Information Sheet that has been widely circulated to community, sporting and recreation organisations within the City of Cockburn and other key stakeholders. The Project Information Sheet outlined why and how the Community Needs Assessment will be undertaken and the various opportunities to get involved and have a say.

An online Community Engagement hub was also established, via the City of Cockburn's Engagement HQ site. This has provided information about the project and easy access to relevant background reports and studies, as well as the opportunity to register for the community workshops and complete the Community Facilities Survey online and participate in an online ideas and discussion forum.

The City of Cockburn also promoted this project widely and provided information about the Community Needs Assessment and opportunities to participate on the City's website, newsletter and social media, as well as the local media.

There were over 365 visits to the HQ Engagement site and 131 people participated in the survey, with an additional 311 comments put forward by survey participants.

A further 130 people participated in the community workshops, discussion or made a submission, with over 1,500 comments and views being put forward throughout the consultation process.

This report provides a summary of the findings and outcomes from the Community and Stakeholder Engagement component of the Community Needs Assessment for the Community, Sport and Recreation Facilities Strategic Plan.

The additional comments made by survey participants have been recorded verbatim in Appendix 1 of this report.

Appendix 2 provides the sorted and themed comments put forward at the community workshops and in shareholder consultation. The input from state sporting associations and community facility implications from surrounding LGAs is also included.

## 2 Community Survey

The survey was available on-line and the following report provides the results of the survey analysis and includes the many comments received from respondents which have been summarised and collated under headings so that issues and priorities can easily be identified.

### Profile of Survey Respondents

A total of 131 people responded to the Survey, with 80% of these being female and 20% male. While females were over represented, this is not unusual with females generally more inclined to participate in surveys.

Most respondents were from the 30-39 year old age group, followed equally by the 40-49 and 50-59 year old age groups. The 30-59 year old cohort represented 30.8% of all respondents.

**Table 1** Age Groups of Respondents

Age Group	%	n
10-14	0.8	1
15-19	3.8	5
20-29	6.9	9
30-39	30.8	40
40-49	26.2	34
50-59	19.2	25
60-69	8.5	11
70+	3.8	5

Most respondents were between the ages of 30 and 59; representing over 76% of the respondent group. Within the general population of the City of Cockburn, this age group represents only 42.5% of the population. Generally those under 29 years of age and those over 60 years of age were under represented in the survey group.

Considering the age profile of respondents in comparison to the age profile of residents in the City of Cockburn; 20-29 year olds (and younger) were the most 'under represented', followed by the 60-69 and 70+ year old age groups.

The 30-39 year old age group had the greatest 'over representation'. There was also a smaller 'over representation' of the 40-49 year olds and 50-59 year olds in the survey.

**Table 2** Respondents Age Groups Compared to LGA Population

Age Group	%	n	LGA Pop.	Variance %
10-14	0.8	1	6.1	-5.3
15-19	3.8	5	6.3	-2.5
20-29	6.9	9	14.6	-7.7
30-39	30.8	40	16.3	14.5
40-49	26.2	34	14.8	11.4
50-59	19.2	25	11.7	7.5
60-69	8.5	11	8.6	-0.1
70+	3.8	5	5.8	-2



In considering the locality of respondents and the top responses, 35% of the respondents said they lived outside of the City of Cockburn, followed by 8% from Bibra Lake and Atwell, Yangebup with 7% and South Lake-Cockburn Central with 6%.

**Table 3**      **Where Respondents Live**

Suburb	%	n
I live outside the City of Cockburn	35	46
Beeliar	5	7
Bibra Lake	8	11
Yangebup	7	9
Atwell	8	11
Success	5	7
Hamilton Hill	5	7
South Lake Cockburn Central	6	8
Hammond Park Wattleup Henderson	2	3
Spearwood	4	5
Coolbellup	2	2
North Lake	2	3
Aubin Grove Banjup	5	6
Jandakot	2	2
Coogee North Coogee	3	4

In comparison to the number of people living in each City of Cockburn suburb, survey respondents were slightly 'over represented' from Bibra Lake and North Lake. All the other suburbs were 'under represented' in the survey. The most 'under represented' suburbs were Spearwood, Hamilton Hill, Success, Coogee North Coogee and Coolbellup.

**Table 4**      **Where Respondents Live Compared with LGA Suburbs**

Suburb	%	n	LGA Pop.	Variance%
I live outside the City of Cockburn	35	46		
Beeliar	5	7	6.9	-1.6
Bibra Lake	8	11	5.6	2.8
Yangebup	7	9	7.4	-0.5
Atwell	8	11	8.5	-0.1
Success	5	7	9.8	-4.5
Hamilton Hill	5	7	9.9	-4.6
South Lake Cockburn Central	6	8	7.8	-1.7
Hammond Park Wattleup Henderson	2	3	4.8	-2.5
Spearwood	4	5	9.7	-5.9
Coolbellup	2	2	5.3	-3.8
North Lake	2	3	1.2	1.1
Aubin Grove Banjup	5	6	6.9	-2.3
Jandakot	2	2	2.6	-1.1
Coogee North Coogee	3	4	7.0	-3.9

## Community Facility Usage Patterns

### Frequency of Use

Respondents were asked how often they used a range of community facilities and as the following tables indicate, sports grounds are by far the most frequently used community facility with 46% of respondents using a sports ground 'every day', 'once a week' or 'fortnightly'.

If this was to include respondents using community facilities on a 'monthly' basis, then usage would amount to 59% of respondents.

After the sports grounds, the next most frequently used facilities are community centres, halls and spaces, recreation centres, libraries, and the skate park. The least used facilities by respondents were the Men's shed, the tennis courts, horse/pony facilities and lawn bowls.

**Table 5 Community Facility Frequency of Use**

Rank	Facility Usage - Every Day, Once a Week & Fortnightly	%
1	Sports grounds	46
2	Community centres, halls and spaces	26
3	Recreation centres	24
4	Libraries	23
5	Skate parks	15
6	Basketball courts	8
7	Netball courts	8
8	BMX	5
9	Surf Lifesaving	5
10	Youth centre	2
11	Lawn Bowls	2
12	Horse and pony facilities	1
13	Tennis courts	0
14	Men's shed	0

In considering the most frequently used facilities with those which are also used by a large proportion of respondents; this may provide an indicator of priority. On this basis, the top six priorities for community facility improvements and development would be:

- Sports grounds
- Community centres halls and spaces
- Libraries
- Recreation centres
- Skate park
- Basketball courts

Frequency of use and the proportion of respondents using a particular facility may also be linked to levels of satisfaction or dissatisfaction with a facility; therefore frequency of use and the proportion of people using a facility is only one indicator of consideration. To investigate other factors, the survey also asked respondents why they did not use facilities and what their satisfaction levels were.

### Proportion of Respondents Not Using Facilities

Respondents were asked if they did not use a particular facility in the last year. The group of facilities that had the highest proportion of non-use by respondents were the men's shed, the tennis courts, lawn bowls and horse/pony facilities.

The next group of facilities that had the second highest proportion of non-use by respondents were surf lifesaving, the youth centre, BMX and the netball and basketball courts. This was followed by the group that included the skate park recreation centres, community centres halls and spaces, sports grounds and libraries.

The table below shows the proportion of non-use in the last year. While the non-use table appears to be a reversal of the frequency of use tables it can be noted that libraries are the lowest in terms of non-use by respondents.

**Table 6 Non Use of Community Facilities**

Rank	Facility Non Usage - Respondents who did not use in last year	%
1	Men's shed	73
2	Tennis courts	73
3	Lawn bowls	73
4	Horse and pony facilities	72
5	Surf Lifesaving	66
6	Youth centre	65
7	BMX	65
8	Netball courts	65
9	Basketball courts	62
10	Skate park	56
11	Recreation centres	40
12	Community centres, halls and places	33
13	Sports grounds	31
14	Libraries	29

### Reasons cited for non-use of facilities

Respondents were asked the main reasons why they had not used a community, sport or recreation facility in the last year or why they had not participated as much as they would have liked. The main reasons cited were 'lack of time' and 'work commitments'. This was closely followed by "distance to facilities' and 'preferred facilities and activities are not available'.

Given 35% of respondents live outside the City of Cockburn 'distance to facilities' may have been cited less frequently than if respondents lived inside the City of Cockburn; although it can be asserted 'distance to facilities' is related to and can impact upon both lack of time and cost (greater travelling costs and extra time to travel).

'Lack of activities for my age group' was also cited as a reason for non-use but this was not attributed to one particular age group; this response came from all age groups except the 10-19 age groups.

One of the reasons 6% of respondents cited for not using facilities more was 'substandard facilities'; this factor may also be linked and attributed to lower frequency use and lower satisfaction levels. For example the tennis courts and the lawn bowls rated highly on levels of dissatisfaction and also had higher levels of non-usage by respondents.

**Table 7 Reasons for Non-Use of Community Facilities**

Rank	Reasons for not using facilities in last year OR for not participating more frequently	%
1	Lack of time	20
2	work commitments	19
3	Distance to facilities and activities	16
4	Preferred facilities and activities are not available	14
5	Lack of activities for my age group	10
6	Cost	10
7	Substandard facilities	6
8	Poor health	2
9	Lack of transport	2
10	Safety concerns	1

## Importance and Satisfaction

### Importance of Community Facilities

Respondents were asked to rate the importance of community facilities and by combining the 'important' and 'very important' percentage scores, a ranking of 1 to 15 has been given to each facility to reflect the level of importance.

As the table below indicates, sporting grounds are the most important facility to respondents with a 94% rating as important or very important. This is followed by recreation centres and the youth centre both with 82%, libraries, community centres halls/spaces and senior centres with 78%, surf lifesaving 76%, skate park 61%, men's shed 59%, netball courts 57%, basketball courts 56%, BMX 49%, lawn bowls 47%, tennis courts 46% and horse/pony facilities at 35%.

**Table 8** Importance of Community Facilities

Rank	Importance level of each facility - very important and important	%
1	Sporting grounds	94
2	Recreation centres	82
3	Youth centre	82
4	Libraries	78
5	Senior centres	78
6	Community centres halls and spaces	78
7	Surf Lifesaving	76
8	Skate park	61
9	Men's shed	59
10	Netball courts	57
11	Basketball courts	56
12	BMX	49
13	Lawn bowls	47
14	Tennis courts	46
15	Horse and pony facilities	35

### Satisfaction with Community Facilities

Respondents were also asked to rate their level of satisfaction or dissatisfaction with community facilities provided, to identify what facilities respondents were the 'most' and 'least' satisfied with.

By combining the 'satisfied' and 'very satisfied' scores, a satisfaction rating of 1 to 15 has been given to each facility, with the highest percentage scores reflecting a higher level of satisfaction with these facilities and the lower percentage scores reflecting a lower level of satisfaction.

Libraries have the highest satisfaction level with 87% of respondents giving libraries a 'satisfied' or 'very satisfied' rating. This was followed by the youth centre with 74%, surf lifesaving with 66%, community centres hall/spaces with 56%, senior centre with 46%, sports grounds with 51%, basketball courts with 49%, recreation centres with 48%, netball courts with 43%, the men's shed with 42%, skate parks with 39%, lawn bowls 38%, tennis courts 30%, BMX with 27% and horse/pony facilities with 14%.

**Table 9**      **Satisfaction with Community Facilities**

Rank	Satisfaction level of each facility by users - very satisfied and satisfied	%
1	Libraries	87
2	Youth centre	74
3	Surf Lifesaving	66
4	Community centres halls and spaces	56
5	Senior centre	54
6	Sports grounds	51
7	Basketball courts	49
8	Recreation centres	48
9	Netball courts	43
10	Men's shed	42
11	Skate park	39
12	Lawn bowls	38
13	Tennis courts	30
14	BMX	27
15	Horse and pony facilities	14

## Dissatisfaction with Community Facilities

By combining the 'dissatisfied' and 'very dissatisfied' scores, a dissatisfaction rating of 1 to 15 has been given to each facility, with the highest percentage scores reflecting a higher level of dissatisfaction with these facilities and the lower percentage scores reflecting a lower level of dissatisfaction.

The top six facilities respondents were most dissatisfied with were the tennis courts, the BMX facility, the skate park, the sports grounds, lawn bowls and community centres halls and spaces.

**Table 10**      **Dissatisfaction with Community Facilities**

Rank	Dissatisfaction level of each facility by users - very dissatisfied and dissatisfied	%
1	Tennis courts	37
2	BMX	31
3	Skate park	27
4	Sports grounds	26
5	Lawn bowls	19
6	Community centres, halls and spaces	12
7	Recreation centres	10
8	Basketball courts	9
9	Senior centres	8
10	Horse and pony facilities	7
11	Netball courts	7
12	Youth centre	6
13	Libraries	4
14	Surf Lifesaving	0
15	Men's shed	0

## Importance and Satisfaction Gaps

Where community facilities are of high importance to users but also score low on levels of satisfaction, this may indicate that these community facilities are of some priority for improvement. By subtracting the 'satisfied' and 'very satisfied' scores from the 'important' and 'very important' scores, this gives a score which indicates the gap between the importance of facilities and respondents satisfaction with these.

As the following table indicates, the community facility with the highest variance between importance and satisfaction are sports grounds, followed by recreation centres. This was followed equally by the Skate Park, BMX and community centres halls/spaces. The only facility without a gap between importance and satisfaction was the libraries.

**Table 11** Importance and Satisfaction Gap

Priority	Importance and satisfaction gap	Score
1	Sporting grounds	42
2	Recreation centres	34
3	Senior centres	24
4	Skate park	22
5	BMX	22
6	Community centres halls and spaces	22
7	Horse and pony facilities	20
8	Men's shed	17
9	Tennis courts	17
10	Netball courts	14
11	Surf Lifesaving	11
12	Lawn bowls	9
13	Youth centre	8
14	Basketball courts	7
15	Libraries	-9

Considering the gap between the importance and satisfaction levels, the top six priorities for community facility improvements and development would be.

1. Sporting grounds
2. Recreation centres
3. Senior centres
4. Skate park
5. BMX
6. Community centres halls and spaces

## Priority Indicators

To provide a more comprehensive indication of priorities, scores and ranking have been determined by combining the proportion of respondents using community facilities, the frequency of use, the importance and satisfaction gaps and levels of dissatisfaction.

As the following table indicates, facilities with the highest score should be of some priority for improvement and development. This is because these facilities are used by a large proportion of respondents, are used more frequently, are of the highest importance and also have some level of dissatisfaction.

**Table 12**      **Community Facility Priorities**

Priority	Proportion + Frequency + Importance & Satisfaction Gap + Dissatisfaction	Score
1	Sporting grounds	169
2	Recreation centres	108
3	Community centres halls and spaces	104
4	Skate park	84
5	BMX	70
6	Tennis courts	59
7	Libraries	55
8	Netball courts	40
9	Basketball courts	37
10	Lawn bowls	34
11	Horse and pony facilities	33
12	Senior centres	32
13	Youth centre	27
14	Surf Lifesaving	24
15	Men's shed	18

Based on the above table, the following priority ratings could be given to improving and developing community facilities. However, attention needs to be given to those facilities with high importance levels and particularly low levels of satisfaction, as the standard of these facilities can result in lower usage rates.

### High

- Sporting grounds
- Recreation Centres
- Community centres halls and spaces
- Skate parks
- BMX

### Medium

- Tennis courts
- Libraries
- Netball courts
- Basketball courts
- Lawn bowls
- Horse/pony facilities
- Senior centres

### Low

- Youth centres
- Surf Lifesaving
- Men' shed



## Survey Comments Summary

Respondents were asked to provide written comments to four of the survey questions. The questions sort to find out what community facilities might be missing from the City of Cockburn, what respondents thought should be the top priorities for both existing and new facilities and any other views about community facility needs in the City of Cockburn.

In total, there were 309 written comments provided. For analysis comments have been grouped under headings within each question and can be read in detail in the Appendix 1. The following information provides a summary of the comments for each question.

### Facilities that are missing Q8

Respondents were asked if there were any community facilities that were missing in the City of Cockburn; there were 77 comments. The following lists provide a summary:

- Softball purpose built ground with sufficient lighting, club rooms and canteen facility. This included grounds for other diamond field sports of baseball and tee ball (21 comments)
  - Facilities and activities related to education about and caring for and promoting the environment and wildlife (16 comments).
  - More and better skate parks and BMX facilities with toilet/seating/lighting facilities. This was also linked to more paths for walking and cycling. (9 comments)
  - Good and more tennis club facilities. (3 comments)
  - More netball and basketball courts/stadium and hoops at local parks. (3 comments)
  - More public toilets at all sporting grounds, skate parks, parks and play grounds. (4 comments)
  - More non-sport related facilities – Creative Arts (1 comments)
- Other suggested facilities were:
- Casino
  - More Yoga facilities
  - Rock clumping hall
  - MOVIES!!
  - PCYC
  - Hockey facilities
  - Fencing facilities
  - A boxing ring
  - Archery range
  - Multicultural centre
  - Roller derby facilities
  - Support facilities for small businesses & affordable room hire
  - Community education facility
  - Function Centre at Cockburn Central area
  - Hall with dartboards and pool tables
  - A fence around Spearwood Primary School.
  - Accessible recreation for people using wheelchairs.
  - Soft play area for children with physical and mental disabilities.
  - Hamilton Hill community hub and POS under threat

## Top Priorities for Existing Facilities Q9

Respondents were asked to consider what would be their top priorities for improving existing facilities and why; there were 89 comments. The following lists provide a summary:

- Better utilisation of existing facilities for softball/baseball, convert at least one ground to be dedicated for softball or purpose built grounds with sufficient lighting, club rooms and canteen facility. This included grounds for other diamond field sports of baseball and tee ball (15 comments)
- Improvements to the Sustainability Precinct in Bibra Lake (25 comments)
- Increase of and improvements to BMX, skate parks, walking and cycling facilities (8 comments)
- Improve and repair tennis and cricket facilities (3 comments)
- More focus on community based, non-sport and creative related activities and facilities (7 comments)

Other suggested priorities for existing facilities were:

- Find ways to increase to use of current facilities
- Keep facilities up to date, in good condition and promote availability
- Improve current facilities rather than construct new
- Upgrade existing grounds, improve parking at sports grounds
- Continue to beautify local halls and park areas
- Update quality of lights in relation to facilities
- Provide better and more club rooms and canteens for sporting clubs
- Facility with a variation in capacity

- Provide cooking facilities at community centres
- Increase/improve public toilets in parks, community sports facilities
- Water drinking fountain and BBQ at Enright Reserve
- Wally Hagan Stadium it is used for national and international competition
- Provide toy library and play corner at libraries.
- More libraries and facilities for school aged kids
- Radiata Park - improve and increase shelter area and seating
- Provide leisure centre at Cockburn Centre.
- Painted roller derby track at SLLC
- Increase fitness classes at SLLC or provide at other centres closer to Spearwood.
- paint the basketball hall
- Dixon Park - Plant trees, improve equipment, walking/cycling paths and
- Have a long term master plan for each new reserve
- The City lacks district open spaces which can be found in Melville and Stirling.
- Mediate between clubs who share; set ground rules, provide individual club storage areas.
- Provide fenced playgrounds for younger children beside areas for older children.
- Provide/improve toilets and shade at playgrounds
- Promote and help kids groups play sport
- Make sports more affordable
- Keep entrance costs same; don't increase due to improvements

## Top Priorities for New Facilities Q10

Respondents were asked to consider what would be their top priorities for new facilities and why; there were 77 comments. The following list and tables provides a summary:

- New softball purpose built ground with sufficient lighting, club rooms and canteen facility. This included grounds for other diamond field sports of baseball and tee ball (16 comments)
- Facilities and activities related to education about and caring for and promoting the environment and wildlife (22 comments).
- New and more and better skate parks and BMX facilities with toilet/seating/lighting facilities. This was also linked to more paths for walking and cycling. (5 comments)

Other suggested priorities for new facilities were:

### Sports Related

<ul style="list-style-type: none"> <li>○ More cricket pitches</li> <li>○ Training grounds</li> <li>○ Sports grounds (swimming pool, sports courts, etc.).</li> <li>○ Swimming classes</li> <li>○ Pool with diving board</li> <li>○ Athletics track/facilities for junior and senior athletes.</li> <li>○ Atwell Reserve. Facilities that are a collaborative</li> <li>○ Make them affordable</li> </ul>	<ul style="list-style-type: none"> <li>○ New multifunction ovals</li> <li>○ Place new facilities in growth areas.</li> <li>○ More sport/family activities in areas with no access</li> <li>○ Facility for people with disability tailored to their needs.</li> <li>○ Fencing (sword) facility</li> <li>○ Roller derby track at SLLC</li> </ul>
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### Youth Related

<ul style="list-style-type: none"> <li>○ Completely new skate park at Bibra Lake.</li> <li>○ Kids programs/ facilities after school</li> <li>○ PCYC</li> <li>○ A dedicated scout hall at Bibra Lake to run full scout program</li> <li>○ Safe areas. Skate Park. Advanced play areas for older children and teenagers</li> </ul>	<ul style="list-style-type: none"> <li>○ Fencing and public toilet facilities at playgrounds and dog parks</li> <li>○ Don't need any new ones</li> <li>○ Community Hub - around Lot 51&amp;52 Healy Rd, Hamilton Hill</li> <li>○ Safe walking/ bike access to the beach for people from Hamilton Hill</li> </ul>
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### Non-sports Related

<ul style="list-style-type: none"> <li>○ Dedicated permanent art gallery with studios, classes, music and artist run initiatives.</li> <li>○ Function centre with gardens</li> <li>○ Community education facility</li> <li>○ A centre with cooking facilities</li> <li>○ Investment in improved HACC</li> <li>○ Improved Cycle paths</li> </ul>	<ul style="list-style-type: none"> <li>○ Rubbish bins at North Lake</li> <li>○ Community hub/café; Dixon Reserve</li> <li>○ Provide facilities in Port Coogee</li> <li>○ Movies</li> <li>○ Accessible toilets and hydro pool</li> <li>○ Advertise and promote facilities</li> </ul>
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## Other Comments from Respondents Q11

Respondents were asked to provide any other comments about community facility needs in the City of Cockburn. There were 68 comments and following lists provide a summary:

- When allocating grounds to clubs, priority should be given to clubs (softball/baseball) that are officially affiliated with state governing bodies. (13 comments)
- Include environmental organisations, groups and environmentally related facilities in community facility planning. Give more support to and invest in further development for Native ARC, Bibra Lake and the Wetlands Education Centre (22 comments)

Other suggested priorities for new facilities were:

### City of Cockburn

- Acknowledgement of LGA's work x 6 comments
- Affordable facilities, need extremely well trained employees, must have community feel and top rate/down to earth service
- Invest more in existing community facilities
- Older parts of Cockburn are neglected. Promised upgrades to community facilities not forthcoming
- More advertising so we know what is available
- Need children's park on Astounding Way, Aubin Grove.
- More outdoor sensory experiences and events for people with disabilities
- More mixed use centres for youth, new parents and seniors to mix

### Sports Related

- More seating and shade/rain shelters at Success Netball Courts
- Help sporting clubs to grow & develop talent
- Fencing (*sword*) club needs facilities
- Bike end of trip facilities at major locations
- Skate clinics; continue. Improve the Lyon RD skate park and make a big one at the new complex
- Assist Cockburn BMX club improve facility to maintain membership
- Avoid hall bookings on scout nights where high numbers of unknown adults are around large group of children
- Roller derby requires painted track at SLLC
- More information on children's upcoming sports teams

### Non-Sport Related

- Promote non-sport related pursuits e.g. birdwatching on lakes
- A large number of people are interested in creative activities but are going outside the City.
- Signs for dog owners are not located in all parks.
- Better bus service to Cockburn train station
- Knowledge on Citizen's Advice, Legal Aid, Care for infirm/elderly accessible for everyone
- BBQs at all council facilities. All sport clubs should have
- Library story time; increased to daily.
- Maintain interlibrary loan service
- Park safety, drug problem; syringe found on path at Spearwood Primary School

### 3 Workshops and Stakeholder Consultation

The key questions for the workshops and stakeholder consultation focused on identifying the key issues and trend and the needs and gaps for those community, sport and recreation facilities included in Community Sport and Recreation Facilities strategic Plan.

To provide an overall and integrate picture of the results, the 1,500+ comments and views were categorized based on facility type, themed and then summarised.

#### Community Centres and Spaces

##### Major gap in art and cultural facilities

An overall lack of arts and cultural facilities across the City of Cockburn was identified as a major issue, with more comments put forward on this, than any other community facility need identified.

##### Arts and Cultural Hub

There was considerable support for the development of a significant arts and cultural hub with the following components.

- Performing arts space
- Exhibition space
- Function space, dance space.
- Art gallery

##### Community Arts Centre

Art, craft and creative facilities and opportunities were identified as very limited in the City of Cockburn and the need for a community

arts centre was put forward to cater for all arts with classes, studio space for artists, a performance space and gallery space.

##### Outdoor Event Facilities

The need for well set up facilities for outdoor cultural events and activities was highlighted, including power, shade, parking and toilets. The potential for Manning Park to better cater for this, with the redevelopment of this site was highlighted.

##### Supporting cultural organisations and communities

The need for new and upgraded facilities for the Portuguese Club, associated with sports grounds was identified.

Mosaica Inc., a Russian community based cultural organisation operating within City of Cockburn provides Russian language classes, as well as other cultural opportunities, including dance and arts and crafts are seeking better and more low cost facilities in the City.

##### Libraries

The Spearwood public library is approximately 1,300m<sup>2</sup> which is considered significantly less than required for a district level facility of this nature.

With the recent development of the Success Library and planning for future population growth, the preferred model is to split the central library function between Spearwood and Success libraries.

While the Coolbellup Library has a relatively small catchment and only has three staff, it performs an important function in the community given the low socio economic nature of the area.

However, the library building and associated space does not function well.

### Lifelong Learning Centre

The need for a Lifelong Learning Centre was identified and it was suggested this could include a community arts centre and performing arts space.

### Community space in Hamilton Hill

The only community centre space in Hamilton Hill, with a population of almost 11,000 is Memorial Hall which is largely occupied by a theatre group and has very little community use. The need for a community centre space in Hamilton Hill was identified.

### Coolbellup Community Hub

While the Coolbellup Community Hub consists of the Library and meeting space, this facility has some design limitations due to a change in its overall purpose.

### Hammond Park Community Centre

Hammond Park is a growing residential area and currently has no adequate community centre/space, other than the use of a small sales site office. Residents have to find facilities and meeting spaces outside the area, which is not always possible due to heavy usage of surrounding facilities, such as the Aubin Grove Community Centre.

### Cockburn Central Community Facilities

The Development Contribution Plan No 13 includes provision for community facilities consisting of specialist welfare offices, meeting rooms and function space at a cost of \$2,550,713, to be incorporated in the Cockburn Central Recreation and Aquatic Centre. However, these community facilities have not been included in the construction and an alternative plan to provide these facilities is required.

### Port Coogee Community Site

With a 1000m<sup>2</sup> community use space to be provided by the developer, ensuring the best possible site and location for the community is achieved was an issue. The need to determine the best use and the community needs and aspirations for this site was identified.

### NGO Office Space

Ensuring not for profit organisations have adequate office space and associated facilities was identified as need and gap for the City of Cockburn.

### Access and inclusion for all

The need for community centres and spaces to be inclusive in catering for a wide range of aged groups and abilities was highlighted, together with the need for community centres and spaces to be physically accessible.

## Distribution of community centres and spaces

The uneven distribution of community centres and spaces was identified as an issue and the need to balance facilities north/south and east west was highlighted.

Having access to 'pop up' spaces to compliment hard community centre was considered a positive.

## Ageing of community centres and facilities

The need to upgrade and modernism older community centres and facilities was highlighted. Multifunctional recreation facilities and spaces, integrated with other sporting or community cultural facilities were identified as the preferred model.

## Design and function

The need to consider operational requirements within design and noise/acoustics, adequate storage space, ventilation and natural lighting was highlighted.

Storage space was considered to be lacking across all community centres and has a major impact on how well facilities operate and are used.

Increasing passive surveillance and sense of safety in using community centres and space and use of CPTED crime prevention through environmental design was highlighted.

## Multipurpose and integrated

While older community centres and halls have limited capacity to cater for a range of activities and programs, the need for more

multipurpose and integrated community centres and spaces was highlighted.

The need for centres to cater all age groups and abilities was also identified.

## Specialised Community Facilities

### Bibra Lake Environment Centre

The need for the development of the Bibra Lake Environment Centre/Native ARC was widely identified, as well as other improvement to the facilities such as improving facilities for the Scouts, connecting outdoor space.

### Aboriginal Cultural Centre

The need for a dedicated space for the Aboriginal community for strengthening community, delivering language classes, cultural activities and 'healing' workshops in the Bibra Lake precinct was widely supported.

### Youth centre

With the expected growth of the population, the need of another youth centre was raised. While the current Youth Centre is central and draws young people from across Cockburn, a lack of localised youth activities that engage young people in their local areas was identified.

The need for more youth focused activities and spaces in Yangebup was put forward and it was suggest that the community hall in Yangebup could be used as a youth drop-in similar to Ottey centre.



## Business Incubator

The development of a Business Incubator for small start-ups and social enterprises was identified and it was suggested that this could include hot desk opportunities.

## Community Garden

The need for community gardens was widely identified.

## Recreation Centres and Spaces

### Growing population

Providing adequate recreation centres and spaces to handle the growing population and understanding the needs and gaps was identified as an issue and challenge. As communities continue to grow the need for safe, adequate and accessible space grows. Being able to grow the recreation centres with the community is a key factor in providing the required service.

### Facility Flexibility

The need for both indoor and outdoor recreation centres and spaces to have the capacity to be adaptable to changing needs and trends over time was identified, together with the need for flexible design and future proofing facilities. Keeping up with current trends and use of technology, especially with information accessibility by the community was also highlighted.

## Facility design and function

The need to consider operational requirements within design and noise/acoustics, adequate storage space, ventilation and natural lighting and the use of CPTED crime prevention through environmental design were highlighted.

Multifunctional recreation facilities and spaces, integrated with other sporting or community cultural facilities were identified as the preferred model.

## Supporting infrastructure

When providing recreation centres and spaces many comments were received about the need to provide the necessary supporting infrastructure such as spectator/viewer seating, shade, seating crèche facilities where appropriate, public toilets and adequate parking.

## Physical activity

It was recognised that sport, recreation and physical activity is now part of life instead of being an 'add-on' activity and increasingly people are now expecting to be able to do their sport or physical activity when they move or live in a community.

## Exercise Spaces in Reserves and Parks

The need for more outdoor exercise facilities with the provision of gym and exercise equipment were suggested and the need for these space to accessibility to the disabled

## Skate Parks

There is a demand for additional skateparks and Bibra Lake was the most common location put forward. The need for skateparks to cater for a mix of ages and to include seating, shade, water fountain and toilets was also highlighted.

## BMX and pump tracks

A lack of bike facilities was identified and pump track for bikes provided next to existing skate parks was suggested, as well as bike tracks and off road bike racing tracks

## Mini Golf

Developing a mini golf facility to cater for all age groups was put forward and it was suggested this would have to be done well in order to succeed.

## Aquatic and Marine

The aquatic and marine facilities suggested involved providing an ocean pool, drive trail and boating facilities and attracting more people to the beach and attracting water sports. Shark nets at Coogee Beach were also identified.

## Dog parks

The need for a fenced off dog exercise area was highlighted, as well as making everything dog friendly, such as the Spearwood Library where there is a space to tie up dogs

## Affordability

While recreation centres typically operate on a 'business' model, affordability was considered an issue particularly given the low socio-economic nature of some areas.

## Sporting Reserves and Facilities

### Shortage of POS

The need for larger more usable sporting reserves and POS was identified, together with a lack of active POS. The 8% POS requirement as part of Liveable Neighbourhoods was considered inadequate in terms of achieving the required number and size of sports reserve to meet the community needs.

The lack of facilities in Coogee, North Coogee was also identified, together with better shared use of school ovals, without fencing around the school site.

### Lack of large scale sports grounds and facilities

It was well recognised that the City of Cockburn lacks any regional level facilities capable of catering for a variety of sports, which are common in LGAs of the City of Cockburn's size. The need for a larger sporting facility/reserve of a regional size i.e. 15-20ha was strongly suggested.

### Improve POS planning

The need to having the right amount of active sporting oval space for the specific sports was highlighted.

## Lighting

The need for adequate lighting was identified by sporting clubs as well as the generally community was considered essential to maximise the use of sports reserves for both sporting and other uses such as walking, jogging and other physical exercise and other passive uses.

## Supporting infrastructure

The need for sports grounds and facilities to include adequate supporting infrastructure such as shade, parking, seating, toilets, drinking fountains, spectator shelter, BBQs and passive surveillance were identified by both sporting clubs and the wider community.

## Transport and car parking

The lack of adequate parking was identified as an issue which can lead to verge parking and disruption to surrounding residents. The need for greater access to public transport was also highlighted.

## Sporting gaps

An over representation of cricket and football was identified, together with the following sports that are missing in the City of Cockburn

- Squash courts
- Rugby League
- Extreme sports (mud rush) and team challenges
- Niche sports, darts, fencing
- Extreme sports

## Biking and Cycling

The need for improved BMX facilities at Cockburn BMX Club was identified, together with the need for greater BMX facilities and pump tracks in the community. Mountain bike trails and a mountain bike trail and pump track in Manning Park were suggested.

## Small Ball Sports

The lack of facilities for small ball sports was considered a gap and a designated diamond field facility was proposed.

## Netball

The number of netball courts and scale of this facility at Hammond Park were considered too small to meet current and future demand and residents are travel to Fremantle to access adequate facilities and competition.

## Tennis

The need for adequate tennis courts and facilities was identified.

## Hockey

The need for a hockey turf was identified.

## Access and inclusion for all

The need for sports reserves and facilities and clubs to be inclusive in catering for a wide range of aged groups and abilities was highlighted and the need for the City of Cockburn to be striving for best practise

in universal design with all new and upgraded facilities, events and activities.

The need to cater equitability for female and male sporting interests was identified as an issue.

The need for sports grounds and facilities to be accessible and easy to get to was also identified.

### Catering for non-competitive and other sporting opportunities

The provision of more non-competitive sporting opportunities was identified, together with the need for a diverse range of sports, not just tradition sports. More non-organised activities such as Jacob's ladder and pedestrian and cycle routes were suggested.

### Multipurpose and integrated facilities

The provision of multi-sports facilities was considered a gap that needs to be addressed.

### Water usage

Addressing water usage and environmental sustainability issues was identified and the need to consider greater use of synthetic surfaces.

### Ageing facilities

The need was identified to address aging sports facilities and regenerate old clubrooms and facilities with limited space.

## Volunteers

The high number of volunteers required to maintain/run/fundraise sports clubs was identified as an issue with declining volunteer number.

## Sports Tourism

Developing sport tourism opportunities within the City of Cockburn was also considered a need.

## Sports and Recreation Clubs

### Southern Districts Softball Association

#### Key needs, issues, trends

- Membership dropping
- Smaller competition because of size of facilities/ground conditions
- Lights not strong enough to cater for bigger/longer competitions
- Softball not as popular as it used to be
- Push for junior population to be able to grow
- Cockburn based clubs leaving local council based competition to go to other councils for their facilities

#### Plans, priorities, vision for the future

- Develop our juniors
- Gain State backing to help us grow
- Upgrade our lights plus the condition of the oval on the school side
- Ideally have a diamond sports facility for all codes
- Something similar to Lark Hill or Kingsway sports facility
- Bringing in a modified version of softball to bring more people back to the sport on a social side

- Starting a summer men's competition
- Upgrade facilities

## Cockburn Cougars Softball Club

### Key needs, issues, trends

- Expansion of facilities
- Development of fields
- Growth of club with senior and junior members
- Growth of tee ball
- Equipment rejuvenation - ongoing
- Clubs are not able to grow with the local community. We needed the ground on a Saturday morning to allow us to grow into tee-ball who would grow through softball, however the cricket have the field
- Lack of specialised maintenance therefore our club conduct most maintenance which in toe costs us money and costs us extra equipment as the grounds are not purpose built
- Support for growth from the council allowing same sport/different clubs start with the same suburb taking players from one club to another

### Plans, priorities, vision for the future

- Renovation/extending club rooms or relocation to a purpose built ground to enable growth of the club in both summer/winter, men/women's/juniors
- Get full 12 month use of oval for weekends. This would allow us to grow through Teeball on Saturday mornings
- We wish to submit a club business plan for growth of members and ground
- Not losing members to other districts especially juniors, state players.

- Recruitment/driving to expand winter competitions mainly and building juniors up to a stronger comp eventually creating top grade seniors attracting more younger players.
- Getting involved in schools running clinics where available. Maybe looking into disability centres to run clinics for fun
- Upgrade equipment to quality equipment so our members have what they need. Being able to loan juniors equipment keeps the parents/cares costs down
- Start up Tee-ball for summer 2016/17
- Work with Kidsports to get more disadvantaged families involved without costs being too high

## Panthers Softball Club Inc.

### Key needs, issues, trends

- Lights for night training at grounds
- Club rooms for meeting
- Parking area
- Update our very old toilet facilities (Hopbush Park)
- Purpose built softball diamonds

### Plans, priorities, vision for the future

- Purpose built softball ground to set up a softball association to play fixtures. This would help with development of our junior as well as softball/sport within Cockburn.
- Development of members. Need a club rooms
- So that all clubs can work together and sport
- As above with facilities
- Maintain a developing membership

## Flames Softball Club Inc.

### Key needs, issues, trends

- No specific purpose built softball facility in the City of Cockburn
- Small ball lighting
- City of Cockburn should be supporting the governing body sport clubs. “non-affiliated” clubs have great facilities but not supporting the overall sport in the State
- The need for club rooms to conduct committee meetings as per Incorporation Act and show trophies from previous seasons
- Access for storage for training equipment – yearly round
- Access to canteen to foster the social side of the club

### Plans, priorities, vision for the future

- Immediate need for a “home ground” with clubrooms
- Purpose built facility then City of Cockburn could have an “affiliated association” currently quite a number of unaffiliated clubs have facilities
- Upgrade “fit for purpose” shared facilities
- To support established governing body affiliated clubs as a priority
- Better vision/clarity of current facility utilisation / allocation and development
- More “lighted ovals” within the City for small ball sports

## Yangebup Knights Junior Ball Club

### Key needs, issues, trends

- No appropriate grounds space
- Storage
- Sharing facilities

- Ground space designs (clubs that only train but do not play within Cockburn)
- Teeball and softball are often pushed aside for more trending sports
- Parking issues on busy game days
- Issues with houses bordering on the edge of the ground space

### Plans, priorities, vision for the future

- Specialised oval dedicated to “diamond sports” incorporating softball, tee-ball and baseball that is used by majority of the diamond sports clubs within the City of Cockburn
- Facilities designed to diamond sports incorporating the 3 codes tee-ball, softball and baseball in the City of Cockburn
- Facilities similar to Lark Hill sporting complex or Kingsway Reserve incorporating lots of sports
- Linking of sporting clubs
- We are actually happy with our ground space except we know long term that we are losing the ground to soccer!!!

## Bibra Lake Junior Football Club (AFL)

### Key needs, issues, trends

- Aging facilities
- Less volunteers
- Population aging

### Plans, priorities, vision for the future

- Increase participation by looking outside of just boys playing football
- Proposing new facilities
- Changing the way football is viewed in the community
- Maybe less training, more games

- Adjust to family time constraints

## Hammond Park JFC

### Key issues and needs or trends

- Facilities
- Lack of space, lack of sizeable function rooms, lack of volunteers, lack of parking
- Shared facilities

### Key needs, issues, trends

- Secure greater facilities
- Continue our growth
- Be involved in strategic plan for future developments
- New facility, management rights
- Move from junior sport to senior
- Maintain community values
- Work collectively with other clubs
- Provide community a place to go – it's a social aspect as well
- Making sport more affordable for families and getting kids back off the couch

## South Coogee Junior Football Club

### Key issues and needs or trends

- Lighting at training on Tues and Thurs nights is insufficient for our size club. We have a major sponsor willing to supply 2 more light towers, have delivered to oval (Santich Park) along with engineers reports. SCJFC is in need of the City of Cockburn approval for this installation. With this installation it will alleviate our parking issues with local neighbours, being able to stagger

the grades within a time frame midweek. Will also enable night games (more than one at a time).

- Because of the large numbers of junior players at our club and limited training space for the teams on allocated training nights, extra lighting towers at the ground would allow the older teams to be able to train at later time slots, freeing up space around the ground. This would also help the parking issue if we could stagger the training times.

### Plans, priorities and vision for the future

- We would like permission to use the available wall in the club room adjoining the canteen. We have been a successful club in the past and hopefully in the future and do not have enough room for recognition of this on our allocated wall. The more recognition the more appeal to growth at our club. It is our vision to develop a ladies team
- We want to maintain and develop our senior teams i.e. Y10's, y11's, y12's
- We would like to have an all-girl team in the near future
- We would like all of our coaches and assistant coaches to be accredited
- 2 more lighting towers please. All we (SCJFC) require is the City of Cockburn approval and installation. SCJFC will supply 2 led lighting towers, engineer reports and delivery to oval ready for installation
- Lighting towers on the southern end of the ground to facilitate numbers



## Cockburn City Soccer Club

### Key needs, issues, trends

- Ageing facilities
- Growing club
- Currently in the NPL

### Plans, priorities, vision for the future

- Upgrade and expand Beale Park and Dalmatnic Park
- Improved lighting at Beale Park
- Improved Parking
- Upgrade of Clubroom facility

## Fremantle Croatia Soccer Club

### Key needs, issues, trends

- Sharing community facility does not allow our club to have a true home identity. Unable to display trophies and historical photos to build a true club culture and attract and retain members
- Barrier to expansion, due to lack of security because of not having a permanent home
- For progression through promotion to the Saturday Leagues to occur for expansion, specific criteria must be met, but which the current facility does not allow for i.e. Main grounds enclosed with boundary fencing

### Plans, priorities, vision for the future

- Establish true club home
- Change name to identify with community based on club room location

- Establish junior participation
- Establishing summer tenants i.e. to share facilities. Allow for all year round usage
- Establishing junior and senior teams for various sports and participation levels for broader community
- Facilities that can cater for more than one sport so the facility can be used all year round, i.e. tennis. Establishing a sporting club where the same club name is there for various sports

## Jandakot Lake JCC

### Key issues and needs or trends

- Toilets being shared by both male and females
- Fresh clean water for drinks
- Lack of facilities

### Plans, priorities, vision for the future

- More nets at home ground plus 2 pitches also at home ground
- Spend money on existing clubs and stop bringing in new sporting groups
- Being able to provide quality facilities to match the growth of our club and more training and playing grounds

## Jandakot Park Cricket Club

### Key issues and needs or trends

- Facilities – lack of facilities ie toilets
- Distance from home base – for home ground
- Lack of shade being summer sport gets very hot

### Plans, priorities, vision for the future

- Lack of practise facilities
- Lack of suitable cricket pitches
- Being cricket need to have an established pitch
- Not like a lot of other sports – where a green patch of lawn is only needed
- Distance from home base
- Sustained growth
- Maintaining grounds
- Improving environment for members

### Cockburn Cricket Club / Cockburn Junior Cricket Club

#### Key issues and needs or trends

- Our two clubs need to have access facilities to be able to provide opportunities for players in the Coogee/Coogee North
- When facilities are shared by multiple clubs (x2 seniors / 2x juniors) some of the clubs are not provided with access to water/toilet/shade
- Sufficient storage when facilities are shared
- Ludicrous that junior clubs only have access to one toilet that males and females adults and children have to share
- To cater for the growth in Coogee/North Coogee at least one facility for cricket
- Decent facilities that allow for players, parents and spectators to have security and safety (sun etc)
- Leasing arrangements to allow for all stakeholders to have equal access to facilities (such as each club needs to provide one rep into an overarching board to allow for concerns and decision making)

### Plans, priorities, vision for the future

- All weather training facilities for cricket
- That sporting clubs are a vital tool for the City to provide services to its residents. Our club values are not selfish, they are about providing this community service

### Phoenix Cricket Club

#### Key needs, issues, trends

- Senior clubs are growing and demand for facilities growing
- We would like to grow our membership by 1 extra side (11 members)
- Current membership spread over 3 suburbs (Coolbellup, South Lake and Beeliar)
- We would like to be more central to our members. – Relocation of our clubrooms to Beeliar. – additional ground at Beeliar. – Access to clubrooms and facilities at Beeliar
- Growth of juniors and senior members in the Beeliar area

### Plans, priorities, vision for the future

- Growth and development of juniors to support senior club growth
- Consolidate from 3 wards in the City to one
- Growth in interest in cricket in community
- Require more grounds as our club grows
- Opportunity to share with winter sports like soccer
- Require dedicated clubroom not community hall –open to lockable bar/club area within community hall
- We agree to multi club facilities; however clubs need area in facilities to be dedicated during the season – identity
- Storage facilities required
- Shelters around grounds – if 2 grounds together

## Fresh Coast Rugby Union

### Key needs, issues, trends

- Not enough facilities to cater for more than one sport
- Having somewhere to have to cater to our needs
- Lack of facilities that can cater to more than one sport
- Location not easily accessible for public transport
- Demand for larger facility to hold more than sporting events
- Facility that can cater to develop our younger generations / future
- No facility to run fundraisers

### Plans, priorities, vision for the future

- Being able to have facilities / funds to be able to hold workshops / programs for youth
- Being able to have a place to play more than one sport
- To have a facility that can cater to more than one sport
- Development and a youth centre
- Multifunctional facility
- Youth programs / recreation centre

## Southern Lions Rugby Union Club

### Key needs, issues, trends

- Growth in southern corridor. Costs for kids to play sport. Kids sport is great
- SLWNS as a club growing
- Volunteers are at a premium
- Natural attrition from under 16's to 20's – national wide problem!!!
- Parking a problem

- Design / management – no consultation with club in early years
- Risk management!!
- Paperwork exercise

### Plans, priorities, vision for the future

- Premiership rugby – a pathway for our juniors
- Gym
- Growth of touch competition / 7's rugby – training all year round – academy rugby
- Ladies rugby – continue to grow
- We need to actively search for major sponsors. This will enable us to take pressure off our finances. We aspire to have a gym at the grounds
- Need to put together a strategic plan

## Phoenix Lacrosse Club

### Key needs, issues, trends

- Need a facility in a growing area
- Need bigger area for safety
- 2 or 3 ovals required
- Distance for people to travel
- No “new” kids in the area
- Need lights

### Plans, priorities, vision for the future

- New ground
- Lights
- Facilities
- Move to a growth area
- New facility

## Phoenix Park Little Athletics Club

### Key needs, issues, trends

- Continuing good standard of facilities that are maintained to a high level
- Participation rates need to increase to ensure ongoing viability of clubs then council support
- Facilities keeping pace with community expectations
- Parental involvement for youth sport is an issue

### Plans, priorities, vision for the future

- Continue to pursue maintenance and upgrade of facilities
- Provision of training of coaches – funding assistance
- Join with other facility users to pursue club and storage facilities for equipment.
- Clubrooms and shade for spectators
- Clubs at the same venue being supported by council to upgrade/provide facilities for multi-sport purposes. Voting policy i.e. Sunsmart
- Consideration of what other local councils are supporting and work together
- Where is the commercial accommodation in Cockburn to support visitors for sports?

## Cockburn Netball Club

### Key needs, issues, trends

- Space – growing club. Require larger facility for training.
- Participation

- Incentives for volunteers
- Rapid growth/rapid decline in older areas
- Upkeep of club rooms and grounds
- Outdated facilities
- Volunteers/parent participation
- Bigger grounds – training facilities
- Recruiting players in older growth
- Club being in Cockburn area, competition in Fremantle
- Council working with Freo council to assist in development

### Plans, priorities, vision for the future

- Additional court space as opposed to drawing out volunteers over 5 nights
- Upskilling coaches, through coaching, coaches subsidising or playing in full
- Incentives for coaches – quality coaching to assist in retention rates
- Court space to expand club numbers/members
- Incentives for coaching/training to retain players at club
- Ensure joint ventures with the Council are supported to make plans and projects work together
- Continue with grants to subsidise – kids sports grants
- Lift employment constraints around sporting commitments, flexible fees
- Business to embrace young working players and be flexible to work around their sporting commitments (which will maintain retention) – Council to encourage this
- Assisting with kids fees with low incomes and large families (not a health care card) (kids sports)

## Diamonds Netball Club WA Inc. + SNA

### Key needs, issues, trends

- Growth/numbers – trying to promote others to start up a new club rather than joining existing clubs, this grows competition
- Storage requirements
- Parking and shelter

### Plans, priorities, vision for the future

- Development of accreditation for players umpires and coaches and committee
- Maintain current level as management of increase will deter from building the country culture we have formed
- SNA – growth of comps, more courts, more shelter
- Greater affiliation with Rugby
- Build on country culture
- Facilities need to be comparable with the growth and size of sport going forward
- Smarter “shared facilities”, room for growth

## Cockburn Basketball Association

### Key needs, issues, trends

- Accessible, welcoming and inclusive facilities
- Declining rate of volunteers
- Governance and risk management issues (responsibilities)
- Cost to participate in sport

- Transition, conversion and retention of juniors

### Plans, priorities, vision for the future

- Internal systems and processes
- Junior development and senior transition
- Participation programs in schools
- Education and training of volunteers
- Financial management and revenue raising
- Research and analysis of current and future numbers
- Develop a female and male Olympic basketballer from City of Cockburn
- Inclusive sport catering for needs of indigenous, multicultural and disabled athletes
- Possible shared facility (multi-use basketball, netball, volley ball and badminton)

## Fencing Association of WA (Excalibur)

### Key needs, issues, trends

- Given that sports are attended by participants in shorter periods i.e. try before you buy, we need to offer a wider range of sports that can be done or carried out over the whole year rather than seasonal and only during daylight hours

### Plans or priorities for development in the future

- The Fencing Association of WA needs to find a long term permanent home for national events particularly from the Asia regions as the sport has a good following in our time zone which encourages visitors and new residents to move to Cockburn. Our current club house is near the North Coogee population growth area and is threatened by closure as the land becomes developed.

- Shade facilities with other martial arts and indoor football clubs so that the costs of running a wide range of services to a wide range of age groups is available to a larger population
- Vision – more young 8+ and old 80+ fencers (members) accessing sports all year round

## Fresh Coast Sports Club

### Key needs, issues, trends

- Facility and funding allocation

### Plans, priorities, vision for the future

- Expansion to include other sporting codes.
- Facility in terms of storage facilities
- Elite coaching to target and identify talented athletes so they may gain further exposure at both national and international stages.
- Multifunctional facility! 5 sports in 1

## Traditional Karate Academy

### Key issues and needs or trends

- Size of floor space
- Aging facilities –not a TKA issue
- Volunteers – not a TKA issue

### Plans, priorities, vision for the future

- To have a training allocation at the new Recreation and Aquatic facility one completed

## Cockburn BMX Stadium

### Key needs, issues, trends

- Volunteers
- Advertising, getting the sport out there
- Fundraising
- Facility maintenance and up keep
- Security

### Plans, priorities, vision for the future

- Bring the track and facilities up to a world level
- Bring fun back into the club
- Grow the canteen
- Have a strong committee
- Bring a Cockburn rider to an Olympic level
- A international track – BMX WA/Cycle West

## Cockburn Fremantle Pistol Club

### Key needs, issues, trends

- Safety requirements and facilities are being maintained however continued changes and demands by national and state authorities is always ongoing.
- Expansion also needed for introduction of different disciplines and also disability needs
- Membership 12 year to 94 years
- Amenities require replacement and upgrade to also be suitable to cater for wheelchair and disabled members
- Maintenance is an ongoing and sometimes quite expensive situation
- Access to buildings and lighting etc has to be altered for wheelchair members
- As there are no near clubs we must have every aspect of pistol shooting fully covered and maintained
- The facility is used 12 months of the year

- Youth and seniors are invited (fully supervised by club members)
- State and numerous events are calendared for the year and quite a few members are also members of the state and national representative teams
- With relevance to the above points our facility must be developed and maintained

### Plans, priorities, vision for the future

- Have 10 year plan – facility needs and priorities therefore already been established with changes and community and group involvement to say. Growth and potential for further expansion
- Specialised / general; provided/leased (CIPC)
- Facility is used 12 months of the year. Youth and senior groups are invited (fully supervised by members). State events and numerous events are part of the yearly calendar
- Increased members recent years
- Disabilities – wheelchair and upgrade
- Increase of member enquiries – expanded housing development
- Expanded pistol activities, therefore ranges “Air Pistol” and rifle (air)
- Noise management (as per council requirement 15/4/11)
- Other same sporting facilities closed therefore more member enquiries
- Safety requirements of facilities being maintained however continued changes and demands by national and state authorities ongoing. And expansion to also meet demand of different disciplines and disabilities needs

### Cockburn Athletic Club

We have held discussions after the workshop I attended at the Council rooms. Our feedback is detailed below.

As we develop our Senior Club, we are very aware that the Junior Clubs are of great importance to Our Sport. As a committee we are working together with Little Athletics to grow our sport. (We have several members sitting on each-others committee) We feel it is vital to maintain and protect the individual Little Athletics Clubs in the Cockburn region.

There was some concern expressed that the Clubs could be made to merge, or share training facilities in one central location. This would potentially devastate our sport. The “satellite” clubs enable ease of access to all number of Athletes. Many will walk to training, and any increase in distance could deny access to these Children. The individual clubs also increase the visibility of our sport, with local people being able to see them training, and perhaps then wanting to engage with the club.

We find that these days many Athletes will continue to train throughout the off season (winter) Little Athletics provide a winter competition consisting of Cross Country events all around the Metro Area. Cockburn Little Athletics provide winter training, and these sessions include Athletes from 6 years to 17 years. Currently the Coaches are from the Senior Club, and the sessions include many older Athletes as well. As this group grows we find we are in need of a winter training venue. The group is currently training at Manning Park.

Finally looking into the future, with projected figures of Athletes in the Cockburn Area to exceed 1200 people by 2026 (700 under 15 years and 500 over 15 years) we feel it is time to consider a Synthetic Track. No grass field will hold up to this number of Athletes training and then competing. Currently there are only two Synthetic Tracks in the Metro Area (Mt Claremont and Cannington)



We have two possible sites in mind, and of course any decision would be up to the Council, Joe Cooper Recreation Centre, and also South Coogee Reserve. The latter already has good road access, and high visibility.

Thank you for your time, and we look forward to a strong future for Athletics in Cockburn.

## Phoenix Cricket Club – Beeliar Relocation

The Phoenix Cricket Club is an established cricket club with a history of 40 years in the City of Cockburn. Currently, the Phoenix Cricket Club fields five senior teams and boasts a membership of greater than eighty active members and thirty three Life Members, the majority living within the City of Cockburn and more precisely, in the Beeliar, Atwell, Success and Yangebup zones. In the relatively short history of 40 years, The Phoenix Cricket Club has elevated to the top four strongest clubs in the SMCA both financially as well as competitively. We have an extremely strong and competent Board, managed by experienced business professionals.

To ensure the viability of the Club, the Club's growth strategy includes the relocation of the Club's home ground to an area where there are young families. In addition, the Club's association with the Phoenix Beeliar Junior Cricket Club would be enhanced by having the juniors located at the same facility so we can continue to provide the management and coaching support that this fledgling club needs.

The Phoenix Cricket Club proposes relocation from their clubrooms at Tempest Park in Coolbellup to the Community Centre at Beeliar, utilising the grounds at Beeliar for training and playing cricket. The proposal includes:

- The construction of a second pitch at Beeliar so that the soccer grounds to the east of the current cricket ground can be utilised during the summer season.
- At least two shelters, one on the northern and one on the southern side of the ground, between the two pitches.
- Construction of three training nets. We understand that there are plans for two nets to be constructed shortly.
- Access to the Community Centre at Beeliar. Access will need to include secure storage facilities for club equipment, secured bar facilities, access to kitchen facilities and segregation of the Main Hall for member's access via concertina wall, during the cricket season only

In order to maintain our strength in the SMCA and provide a high level of competitive cricket, the Phoenix Cricket Club needs to grow its membership base as well as attract new players, particularly young people in our community, to replace our older members who will be retiring in the next few years. We have the experience to coach and develop these young people and with the strong social nucleus present in our Club, we will encourage them to be long-term members of the Club and continue the contribution to the Cockburn community, and the development of sport in the region.

The location of our Club is paramount to our growth strategy. The demographics of the mature Coolbellup region does not provide an abundance of youth necessary for our growth. Included in this growth strategy is the development of a junior club. The Phoenix Beeliar Cricket Club was formed two years ago and is supported by our members in the management and coaching of its young players. This junior club is currently located at the Beeliar facility so being located at the same ground would assist the Phoenix Cricket Club in helping develop the junior club to be successful.

The current membership of the Phoenix Cricket Club is predominantly spread over three zones, Beeliar, South Lakes and Atwell. We would like to be more central to our membership base and provide local facilities for the youth in these zones to encourage them to commit to our club for the long term.

Competition for facilities and grounds in the City of Cockburn from the expansion of the Cockburn Cricket Club, Hilton Park Cricket Club and Kardinya Cricket Club creates a shortage of grounds for these clubs with local membership. Moving the Phoenix Cricket Club out to where its members reside and potentially having two grounds located at the same facility, will free up Tempest Park which can be utilised by one of the above clubs, within the region that they service.

In order to stay financially secure, the Phoenix Cricket Club will require the use of the clubrooms over the cricket season for bar and kitchen facilities. We recognise the needs of the community to also be able to use the facilities at Beeliar and therefore, we are open to working with the City of Cockburn and the community to enable dual access to this facility.

Provision of lockable storage space for club equipment will assist greatly in providing the solution to dual access.

There are a number of significant benefits to the City of Cockburn in relocating the Phoenix Cricket Club to Beeliar reserve:

- Consolidation of Council assets
- Minimal structural changes required initially to accommodate the Phoenix Cricket Club
- Beeliar will become a multiuser facility, constantly used over summer
- Increased number of shoppers into adjacent shopping centre, from members and guests
- Utilising extra ground space not currently used, by installing one additional pitch
- Freeing up Tempest for local use
- Consolidates cricket clubs into clear zones (Phoenix, Cockburn, Jandakot and Leeming). Currently grounds used by these clubs are scattered between zones
- Management of clubs made easier for Council
- Consolidation of senior and junior cricket clubs for maximum utilisation of Council assets
- Allows for future growth of Phoenix cricket club especially in the Beeliar, Yangebup and Hammond zones

### Jandakot Lakes Junior Cricket Club.

My name is Robert van Deuren, President of the Jandakot Lakes Junior Cricket Club. I am writing to you due to extreme concerns we have coming into the 2016/17 season with a lack of training and playing facilities.

Unfortunately after many years of repeated requests to have 2 pitches and 4 bay nets built at Atwell Reserve the council has always turned us down and supported the local football clubs in stopping us from having these needed items built.

The Jandakot Lakes Junior Cricket Club are looking at a possible 19 Junior Teams next season and as it stands now we will not be able to sustain that amount of teams without the Cockburn City Council giving us what has been fairly requested for many years. Having the 4 bay nets and 2 pitches will give us the opportunity to train up to 11 sides on a Tuesday, Wednesday & Thursday greatly assisting us in finding suitable grounds for all our teams.

This would entail:

6 x Teams Training on a Tuesday and Thursday (With U17's & U15's training alongside the Seniors) using Atwell Collage Nets and 2nd Pitch.

5 X Junior teams training Wednesday using both pitches, 4 bay nets and Atwell Collage nets.

We would still need other grounds for training and playing but as you can see by adding the extra nets and pitches we not only can train at our home ground but it would cater for a larger amount of much needed equipment to do so. It would also help with our "Future Planning" when it comes to Junior Players finishing up with Junior Cricket and moving onto their next step of playing for the local Senior Cricket Club which is something both Junior & Senior Clubs are working hard to achieve as it would be a shame to have all these kids just drop out of the system and just leave them to their own devices..

The Junior Cricket Club has already started a plan to help the Juniors transit from Junior to Senior Cricket but it has been made extremely difficult when Junior players are not able to train with people they will be playing with in the future. It also helps for the parents of these players as they get to see the culture of the Senior Cricket Club so that they can be assured that their child will be in good hands for the future.

We truly believe that the option of having 2 pitches and 4 bays nets at Atwell Reserve will be the best and cheapest option for the Cockburn City Council as instead of building pitches and nets at other grounds and then needing to also build safe toilet facilities and change rooms to cater for both male & female players and parents.

## FRESH Coast Sports Club Inc.

FRESH Coast Sports Club Inc. is a multifunctional sports club that caters to 5 sporting codes and offers a youth program targeting key issues amongst young people;

- Rugby Union
- Netball
- Touch Rugby
- Volleyball
- Basketball

### Vision statement

To provide our community with a quality multifunctional sports club.

### Mission statement

Our passion is our drive and the joy of others is our reward.

### Goals/objectives

Secure a facility that we can grow and build around, this will be done in conjunction with the City of Cockburn district council pending approval. Dependant on this outcome establishing affiliations with relevant sporting governing organisations will be vital in securing our identity of a multipurpose sports club.

### Action plan

Milestone	Date of expected completion	Person responsible
Submit business plan to the Cockburn City council.	May 2016	Chris Tuapola FRESH Chairman

Milestone	Date of expected completion	Person responsible
Correspond future development with the Cockburn City council in regards to securing a facility.	Not specified	Chris Tuapola & Cockburn City council board
Rugby Union club affiliation	2017 season	Chris Tuapola & RugbyWA
Touch Rugby club affiliation	2016/17 season	Chris Tuapola & Touch WA

## 4 Surrounding LGAs

### City of Kwinana

The City of Cockburn borders with the City of Kwinana to the south and the suburbs of Henderson, Wattleup, Hammond Park, Aubin Grove border with Mandogalup and Wandii/Anketell in the City of Kwinana.

The City of Kwinana's Community Infrastructure Plan involves the development of the following Local level community facilities in these areas.

- Mandogalup Community Centre/Sport Ground (approx 1km south of Hammond Park)
- Anketell Sports Ground (approx 1km south of Aubin Grove)

Given the proximity of these facilities to the City of Cockburn's Hammond Park and Aubin Grove, it is likely residents from these areas will use these facilities in the City of Kwinana. Residents in Mandogalup and Anketell/Wandi could also be expected to participate in sports offered at Frankland Reserve, in the City of Cockburn.

In line with the Jandakot Structure Plan and the provision of a District commercial centre on Anketell Road, adjacent to the Freeway, the Community Infrastructure Plan makes provision for the following District level community facilities to form a District commercial and civic hub.

- Library
- Community Centre
- Recreation Centre
- Youth Centre

These community facilities will serve as District facilities for not only Mandogalup and Anketell but also Casuarina/Anketell and Wellard East to the south, which will have a combined population of 36,588 (2031). Given that these District community facilities will be approximately 4km from the City of Cockburn's border, usage of these facilities by residents in Hammond Park and Aubin Grove/Banjup can be expected.

The City of Cockburn could also expect usage of Regional level community facilities in Success, such as the Aquatic Centre from residents of Mandogalup and Wandii/Anketell, given these facilities are closer than the regional facilities in the Kwinana town centre.

### City of Fremantle

The City of Cockburn borders with the City of Fremantle to the north and this involves the suburbs of South Fremantle, Beaconsfield, Hilton and Samson and given the close proximity to the City of Cockburn, residents from these suburbs can be expected to use community facilities in the City.

Likewise, residents of Coogee, Hamilton Hill and Coolbellup in the City of Cockburn can be expected to use community facilities in the adjacent suburbs of City of Fremantle.

The City of Fremantle's Long Term Financial Plan 2015-25 indicates there are two community facility planned in the suburbs adjacent to the City of Cockburn.

- Redevelopment of Samson Recreation Centre
- New Men's Shed in Hilton

The Samson Recreation Centre is 1.3km from the centre of Coolbellup and hence Coolbellup residents could be expected to use this centre. However, this is a relatively small, or local level recreation centre. Residents in Hilton and Coolbellup could also be expected to use the proposed Men's Shed in Hilton.

### **City of Melville**

The City of Cockburn's suburbs of Coolbellup, Bibra Lake, North Lake and Leeming borders with the City of Melville and the suburbs of Kardinya, Murdoch and Leeming. Given the close proximity of these suburbs to the City of Cockburn, residents from these suburbs can be expected to use community facilities in the City.

Similarly, residents from Coolbellup, Bibra Lake, North Lake and Leeming are likely to use community facilities in the adjoining suburbs of the City of Melville. However, there are no major community facilities proposed by the City of Melville that will have an impact on community facility provision in the City of Cockburn.

### **City of Canning**

The City of Cockburn's suburbs of Jandakot and the northern part of Banjup-Aubin Grove border with the suburb of Canning Vale in the City of Canning. However, with Jandakot Airport and bushland making up most of this border and there being no adjoining residential areas, there are no major community facilities proposed by the City of Canning that will have an impact on community facility provision in the City of Cockburn.

### **City of Armadale**

The City of Cockburn's suburbs of Jandakot and Banjup border with the suburbs of Piara Waters, which is a growing residential area with a 2016 population of 9,440, expected to grow to 20,563 by 2036 and Forrestdale in the City of Armadale, a largely rural area. There are no major community facilities proposed by the City of Armadale that will have an impact on community facility provision in the City of Cockburn.

# City of Cockburn Community and Recreation Facility Standards

## Annex 3

Community and Recreation Facility Standards establish a benchmark and population ratio for providing community facilities and in addition to quantitative values, can also provide qualitative guidelines in respect to the location and design of facilities. Community Facility Standards provide a useful tool in assessing the comparative distribution of facilities across an LGA and in determining the community facilities that will be required as a population grows or changes.

Developing and applying community facility standards forms one component of the needs assessment and supply and demand analysis for the Community, Sport and Recreation Strategic Facilities Plan and should not be considered as absolute, or in an isolated manner because there are many other factors that influence the demand for community facilities.

While standards for planning community facilities and services have been used by councils and state government agencies for many years and may imply there is a uniform approach, in reality community facility standards do vary and there can be a range in the standards applied.

The approach taken to formulating community facilities standards for the City of Cockburn has focused on developing a set of standards that takes into account the physical, social and cultural features of the area and the current and future distribution of the population.

Emerging best practice and trends in the function, planning and design of community facilities have also been considered, together with the findings from the community and stakeholder consultation in respect to how facilities should be provided in the future.

In developing the Community Facility Standards, a review and benchmarking of existing standards has also occurred with key source documents including the following:

- Public Open Space Strategy – City of Cockburn.
- Community Infrastructure Plan - City of Belmont
- Community Infrastructure Plan 2015 – 2025 – City of Rockingham
- Guidelines for Community Infrastructure – Parks and Leisure Australia (WA).

### Annex 3 – Community and Recreation Facility Standards



- The Western Australian Planning Commission's (WAPC) Liveable Neighbourhood Guidelines and other relevant WAPC policies have also been considered.

Item	Facility	Current provision	Design Criteria	Guidelines
1	<b>Multi-functional Branch Library</b>	<p>Various configurations of library space, which provide flexible areas for collections, technology, lifelong learning, recreation and community engagement. May include related community office space, community gallery/display space and be co-located within a community hub that provides opportunities for collaboration with other council services and community organisations.</p> <p>People Places: a guide for public library buildings in NSW - A planning resource jointly adopted for use in WA by the Western Australian Local Government Association (WALGA) and State Library of Western Australia (SLWA) indicates minimum building size should be based on a ten year population projection for the local government area.</p> <ul style="list-style-type: none"> <li>• District library gross floor area of approximately 2,000m<sup>2</sup></li> <li>• Regional library in excess of 4,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Activity/Meeting Rooms</li> <li>• Study Areas</li> <li>• Technology spaces</li> <li>• Young Adults Area</li> <li>• Display areas</li> <li>• Children's Activity area</li> <li>• Collections space</li> <li>• Potential to be collocated with Community Centre</li> <li>• Car parking 200-300</li> </ul>	<p>1:100,000 – 150:000 Regional Library 1:45,000 District Library</p>

### Annex 3 – Community and Recreation Facility Standards

<b>2</b>	<b>Neighbourhood Community Centre</b>	Small local meeting rooms and activity spaces that can be used by local organisations for activities such as dance, fitness and outreach work. Various gross floor area configurations of approximately 600m <sup>2</sup> to serve immediate community.	<ul style="list-style-type: none"> <li>• Small/medium size flexible function space – 100 person minimum capacity</li> <li>• Kitchen area</li> <li>• Toilets</li> <li>• Storage space</li> <li>• 1 to 2 Meeting/Activity rooms</li> <li>• 50-80 car bays</li> </ul>	1:7,500-10,000 – within 1km radius
<b>3</b>	<b>District Community Centre</b>	Multi-functional facilities providing approximately 1000m <sup>2</sup> of gross floor space. “A building or group of public buildings for the social, cultural, and educational activities of a neighbourhood or entire community.	<ul style="list-style-type: none"> <li>• Meeting/Activity Rooms</li> <li>• Foyer</li> <li>• Kitchen/café area</li> <li>• Large flexible function space (minimum 200 person capacity)</li> <li>• Office space for community based services/organisations</li> <li>• Outdoor play area</li> <li>• 140-160 car bays</li> <li>• Potential to be collocated with clubrooms and Libraries</li> <li>• Culture and arts spaces</li> <li>• Youth spaces</li> <li>• Children spaces</li> </ul>	1:15,000 – 25,000 – within 6km radius
<b>4</b>	<b>Youth Centre/Youth Space</b>	A centre providing leisure activities and advisory support for young people. To provide space for a youth worker, employment training programs, drop in areas, formal areas and outreach programs. Generally not provided at a neighbourhood level as the service provision will normally be accommodated in a generic neighbourhood community centre.	<ul style="list-style-type: none"> <li>• Multifunctional spaces</li> <li>• Youth related support services</li> <li>• Youth specific activities</li> <li>• Can be collocated in District level community centre</li> </ul>	1:75,000 – District level

### Annex 3 – Community and Recreation Facility Standards

		Main age range catered for would be 10-19 years.		
<b>5</b>	<b>Seniors Centre</b>	A place where older adults can congregate to fulfil many of their social, physical, emotional, and intellectual needs (may be combined with youth centre or within broader community facility). Generally not provided at a neighbourhood level as the service provision will normally be accommodated in a generic neighbourhood community centre.	<ul style="list-style-type: none"> <li>• Can be co-located within community facilities.</li> </ul>	1: 75,000 for District level facility (dependent on aging demographic).
<b>6</b>	<b>Skate Park</b>	Formal skate park facility generally within established, district level or above public open space.	<ul style="list-style-type: none"> <li>• Supporting infrastructure required i.e: <ul style="list-style-type: none"> <li>• Public Toilets</li> <li>• Shade Shelters</li> <li>• Drink Fountains</li> <li>• Car parking 10-20 car bays</li> </ul> </li> </ul>	1: 50,000 – Regional facility 1: 25,000 – District facility
<b>7</b>	<b>BMX dirt track facility/Pump Track</b>	<p>Pump tracks are typically smaller and narrower than a BMX race track, designed for smaller areas and budgets. Designed along the lines of BMX race track layouts, which encourages single direction riding.</p> <p>To be located on Public Open Space of Neighbourhood Level or above.</p>	<ul style="list-style-type: none"> <li>• Supporting infrastructure required i.e: <ul style="list-style-type: none"> <li>• Public Toilets</li> <li>• Shade Shelters</li> <li>• Drink Fountains</li> <li>• Car parking 10-20 car bays</li> </ul> </li> </ul>	1:25,000 –Neighbourhood level facility

### Annex 3 – Community and Recreation Facility Standards

8	<b>BMX facility (formal)</b>	Dedicated track for specific BMX activity generally with a stone sub base which can provide access for other wheeled sports activities (such as skateboarding) and be a focal point for the youth. A formalised activity space which may incorporate dirt jumps and ramps.	<ul style="list-style-type: none"> <li>• Minimum 50 car bays</li> <li>• Clubroom space</li> <li>• Toilets</li> </ul>	1:100,000 plus – Regional
9	<b>Community and Performing Arts Centre</b>	<p>Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. Many new facilities at a district level will be based on school sites. The development of multi-functional shared use facilities on school sites is encouraged where possible subject to suitable community access arrangements being guaranteed.</p> <p>With suitable and adequate storage for props, sets etc, aswell as space to create these on site.</p>	<ul style="list-style-type: none"> <li>• Change-rooms/Green Room</li> <li>• Stage</li> <li>• Exhibition space</li> <li>• Auditorium/Function area – 200-300 person capacity</li> <li>• Smaller performance and studio spaces</li> <li>• Meeting rooms</li> <li>• Minimum 150 car bays</li> </ul>	1:150,000 – Regional level
10	<b>Museums</b>	A building, place, or institution devoted to the acquisition, conservation, study, exhibition, and educational interpretation of objects having scientific, historical, or artistic value.	<ul style="list-style-type: none"> <li>• Foyer/reception area</li> <li>• Flexible display space</li> </ul>	1:150,000 – 200,000 Generally area/location specific

### Annex 3 – Community and Recreation Facility Standards

11	<b>Arts and Cultural Centre</b>	For the purpose of learning, exhibiting and developing community arts and cultural activities.	<ul style="list-style-type: none"> <li>• Integrated within other community facilities at a District Community Centre or above.</li> </ul>	1:50,000 to 150,000
12	<b>Indoor Sport and Recreation Centre (generic)</b>	A multi-functional, sport recreation and community meeting place. A minimum 4 court facility (with ancillary changing room space including ancillary storage, café, offices, reception, changing, gymnasium/fitness component etc).	<ul style="list-style-type: none"> <li>• Multipurpose courts (4 court minimum)</li> <li>• Meeting spaces</li> <li>• Function spaces</li> <li>• Fitness room and Gym</li> <li>• Changing rooms</li> <li>• Café</li> <li>• Storage areas</li> <li>• Minimum 150 car bays</li> </ul>	1: 75,000
13	<b>Regional Sports Facility (including aquatics)</b>	Large multi-functional sports facility (6/8 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure). Should be co-located with regional playing fields to minimise management and operational costs.	<ul style="list-style-type: none"> <li>• Multipurpose indoor courts (6-8 courts)</li> <li>• Meeting spaces</li> <li>• Function space</li> <li>• Fitness room</li> <li>• Changing rooms</li> <li>• Gym</li> <li>• Aquatics</li> <li>• Foyer area</li> <li>• Café</li> <li>• Minimum 300 car bays</li> </ul>	1:150,000
14	<b>Regional Sports Space</b>	Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas. A regional open space may support one activity or a particular range of activities although multi-use is desirable.	<ul style="list-style-type: none"> <li>• 15 ha sporting fields</li> <li>• Street frontage on all sides</li> <li>• Sports lighting</li> <li>• One main clubroom/change-room buildings</li> <li>• One to two minor combined clubroom/change-rooms</li> <li>• Path network</li> <li>• Minimum 350 car bays</li> <li>• Links to Public Transport</li> </ul>	1:250,000 Size dependent on function but generally greater than 20ha serving a regional population

### Annex 3 – Community and Recreation Facility Standards

<b>15</b>	<b>District Sports Space</b>	District open space and related facilities will generally draw people from a section of a community e.g. the northern, southern or central part of a City. This could be due to size, uniqueness, quality or activities focus.	<ul style="list-style-type: none"> <li>• 5ha - 10ha sporting fields</li> <li>• Street frontage on all sides</li> <li>• Sport pitches to cater for 2 Australian Rules Football fields, capable of accommodating 4 soccer pitches, include 2 cricket pitches and practice nets (6).</li> <li>• Sports Lighting</li> <li>• Combined Clubroom/Change-room</li> <li>• Minimum 150 car bays</li> <li>• Links to Public Transport</li> <li>•</li> </ul>	1:15,000 – 25,000 5-20ha up to 2km from facility or 5 minute drive
<b>16</b>	<b>Neighbourhood Sports Space</b>	Neighbourhood sports spaces are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, sports and reflective recreational options for all ages. Unique site character helps create a sense of place for the neighbourhood. Generally utilised as overflow sporting grounds.	<ul style="list-style-type: none"> <li>• 3ha – 4ha sporting fields</li> <li>• Street frontage on all sides</li> <li>• Combined Clubroom/Change-rooms</li> <li>• Sports Lighting</li> <li>• Can be collocated with Neighbourhood Community Centre</li> </ul>	1:7,500 1-5ha for population within 800m or 10 mins walk away
<b>17</b>	<b>Outdoor Netball Courts</b>	Outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts.	<ul style="list-style-type: none"> <li>• Outdoor hard courts</li> <li>• Lighting</li> <li>• Fencing</li> <li>• Clubroom facilities</li> </ul>	1: 4,000 (outdoor)
<b>18</b>	<b>Tennis Courts</b>	Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline.	<ul style="list-style-type: none"> <li>• Clubroom facility to be attached for venues of 8 courts or more</li> <li>• Sports lighting</li> <li>• Synthetic surface</li> <li>• Fencing</li> </ul>	1 court :4000 (Minimum 8 court facility provided whereby clubs are proposed to operate

### Annex 3 – Community and Recreation Facility Standards

Annex 3 – Community and Recreation Facility Standards



## Community Facilities Provision Analysis

## Annex 4

The below provides an overview of the application of the Community Facilities Standards of Provision against the City's existing level of facility provision and future population forecasts. This analysis has been used as a key part of the decision making process in determining the required facilities to cater for the future growth of the Cockburn community.

Facility Type	Ratio	Existing Provision	Current Requirement	Required by 2026	Recommended Provision	Comment
<b>Regional Facilities</b>						
Multifunctional Branch Library	100,000 to 150,000	1	1 - 2.2	0.98 – 1.47	2	Upgrading Spearwood Library to a Regional Level Facility as part of the Lifelong Learning Centre is recommended in order to effectively cater for the community and cover for an undersupply in district level libraries.
Skate Park	50,000	2	2.23	2.94	3	A new skate park has been identified at Bibra Lake as part of the Bibra Lake Management Plan.
BMX Facility	100,000	1	1.11	1.47	1	The existing BMX facility at Malabar Reserve will require an upgrade in order to meet the increasing need.
Museum	150,000 to 200,000	1	0.44 - 0.74	0.58 - 0.98	1	Existing provision is considered sufficient to meet the community need for the next 10 years. There may be a need to expand the existing museum, however this will be determined by the outcome of the Manning Park Masterplan.
Arts and Cultural Centre	50,000 to 150,000	0	0.74 - 2.23	0.98 – 2.94	1	Currently a distinct lack of cultural and arts facilities within the City, the development of a new arts and cultural facility is considered to be one of the priority projects in the next 5 years.
Sports and Aquatics Facility	150,000	1	0.74	0.98	1	Cockburn Central West Aquatic and Recreation Centre is considered sufficient to meet the community need for the next 10 years.

Annex 4 – Community Facilities Provision Analysis

Regional Sports Open Space	250,000	1	0	0.58	2	Success Regional Sporting Reserve, is considered to be the City's only regional sports open space due to its overall size of the reserve and the specialist nature of the facilities i.e. 20 x outdoor hard courts. However, the site has a number of restrictions for further expansion with a large portion being covered by a powerline easement.
Community Performing Arts Centre	150,000	1	0.74	0.98	1	<p>Whilst the City does have one performing arts facility in the Memorial Hall, this venue has a number of limitations and is not considered adequate to meet the needs of the community at a regional level.</p> <p>As such, it is recommended that consideration be given to the development of a performing arts centre as part of the Seniors Life Long Learning Centre Development.</p>
Facility Type	Ratio	Existing Provision	Current Requirement	Required by 2026	Recommended Provision	Comment
<b>District Facilities</b>						
Library	45,000	2	2.48	3.27	1	<p>Whilst it is acknowledged that there is a shortfall in district library provision, it is suggested that this shortfall will be met through an oversupply of regional level facilities with the upgrade of Spearwood Library.</p> <p>In addition, within the City of Kwinana's Community Infrastructure Plan, a new district library has been identified to be developed in the nearby suburb of Anketell. It is envisaged that this library together with the Success Multifunctional Branch Library will be sufficient to service the eastern suburbs within the City.</p>
Youth Centre	75,000	1	1.48	1.96	2	The continued increase in population justifies the need for an additional Youth Centre towards the end of the life of this plan. In the interim it is suggested that mobile youth services or pop up services be implemented to meet the need.

#### Annex 4 – Community Facilities Provision Analysis

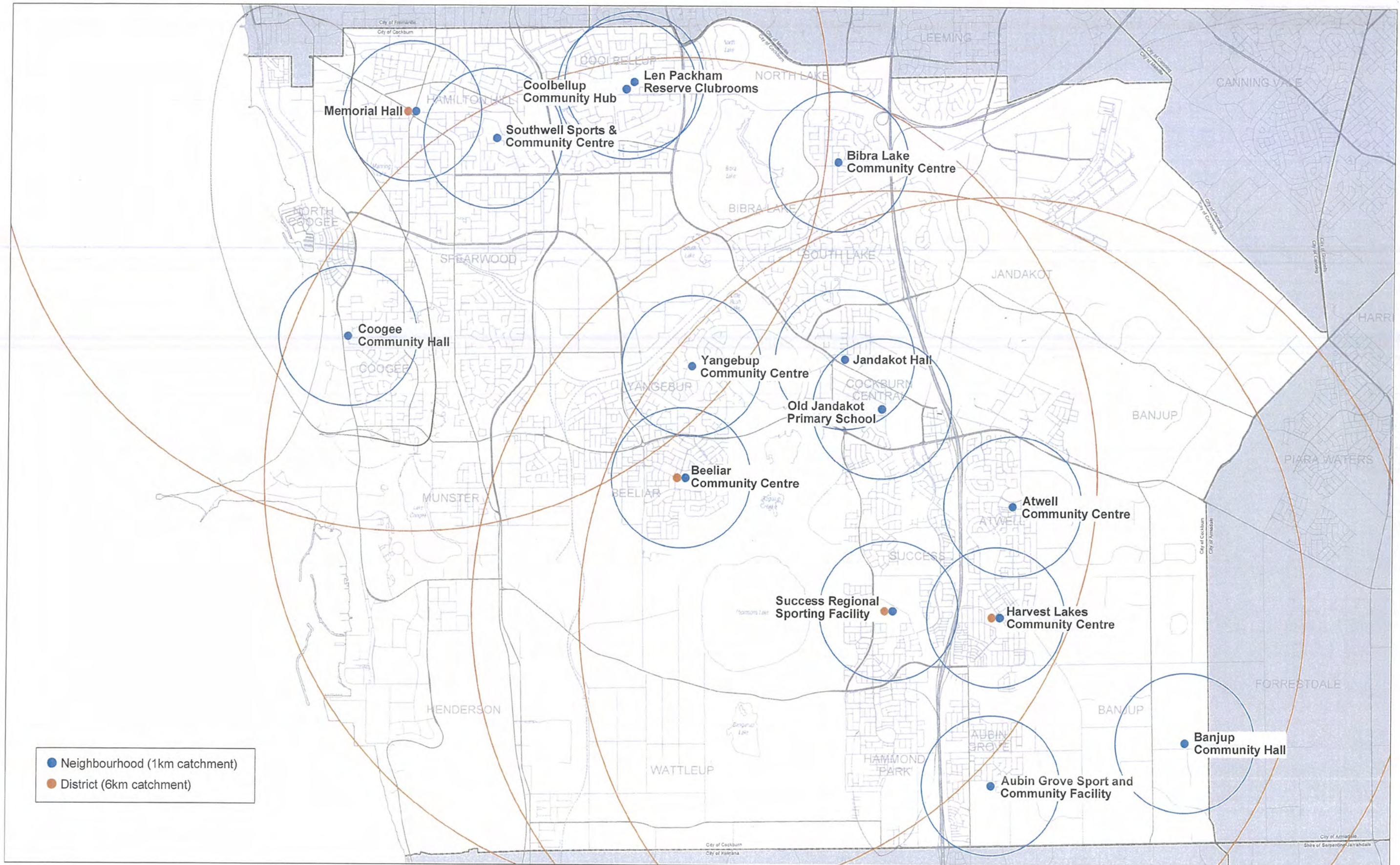
						In addition, it is recommended that youth spaces be considered as part of the Lifelong Learning Centre development.
Seniors Centre	75,000	2	1.48	1.96	2	Given the significant forecasted increase in seniors with the City of the course of the next 20 years, it is suggested that an upgrade of the existing Spearwood Seniors Centre as part of the Lifelong Learning Centre development be undertaken.
Skate Parks	25,000	2	4.46	5.88	6	Future skate parks to be provided in the areas of Hammond Park, Hamilton Hill, Aubin Grove, Yangebup as growth occurs.
Indoor Sport and Recreation Centre	75,000	2	1.48	1.96	2	The existing provision of Wally Hagan Recreation Centre and Lakelands Recreation Centre is considered sufficient for the next 10 years, once the upgrade to Wally Hagan is completed.
District Sports Space	15,000 to 25,000	4	4.46 - 7.44	5.88 - 9.81	6	It is suggested that a further 2 district sports spaces are required as growth continues to occur.
District Community Centre	15,000 - 25,000	3	4.46 – 7.44	5.88 – 9.81	10	<p>There is currently an undersupply of District Level Facilities, it is suggested that the provision of District Level Community Facilities be considered the preferred level of provision for this type of facility.</p> <p>This deficit is recommended to be made up of a mix of new facilities and upgrades to existing i.e. Yangebup Hall and Len Packham Clubrooms.</p>

#### Annex 4 – Community Facilities Provision Analysis

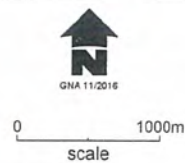
Facility Type	Ratio	Existing Provision	Current Requirement	Required by 2026	Recommended Provision	Comment
<b>Local and Neighbourhood Facilities</b>						
BMX dirt track/pump track facilities	25,000	2	4.46	5.88	5	It is recommended that the two existing pump tracks at Market Garden and Dixon Reserve be upgraded as the first priorities due to their poor condition.  Further investigation will be required into the placement and prioritisation of the remaining 3 future pump tracks.
Neighbourhood Sports Space	7,500	11	14.88	19.6	17	It is suggested that this undersupply will be offset by the provision or a greater number of district level and regional open spaces.
Neighbourhood Community Centre	7,500 - 10,000	10	11.16 - 14.88	14.7– 19.68	11	It is recommended that an under provision be provided in neighbourhood level community centres as the community need will largely be serviced the District Level facilities.
Netball Courts	4,000	24	27	36	38-40	It is recommended that a slight over provision in netball courts be provided to allow a development of sufficient courts for a netball association to operate at a second location.
Tennis Courts	4,000	12	27	36	18	It is recommended that an undersupply in tennis courts be provided given its limited popularity within the City.  This position may change in time, should the sport become more prevalent in the City.

#### Annex 4 – Community Facilities Provision Analysis



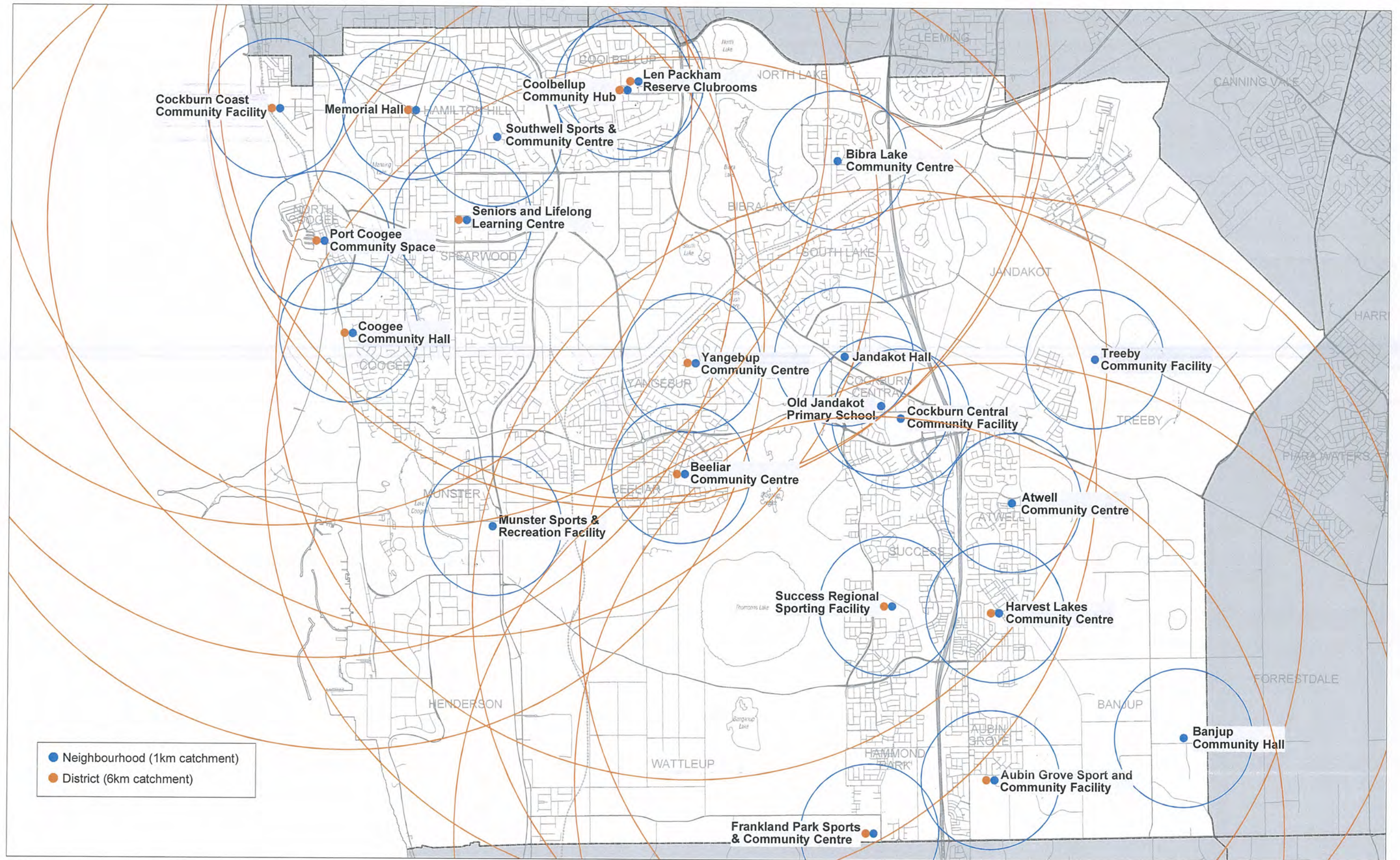


- Neighbourhood (1km catchment)
- District (6km catchment)



# EXISTING COMMUNITY CENTRES

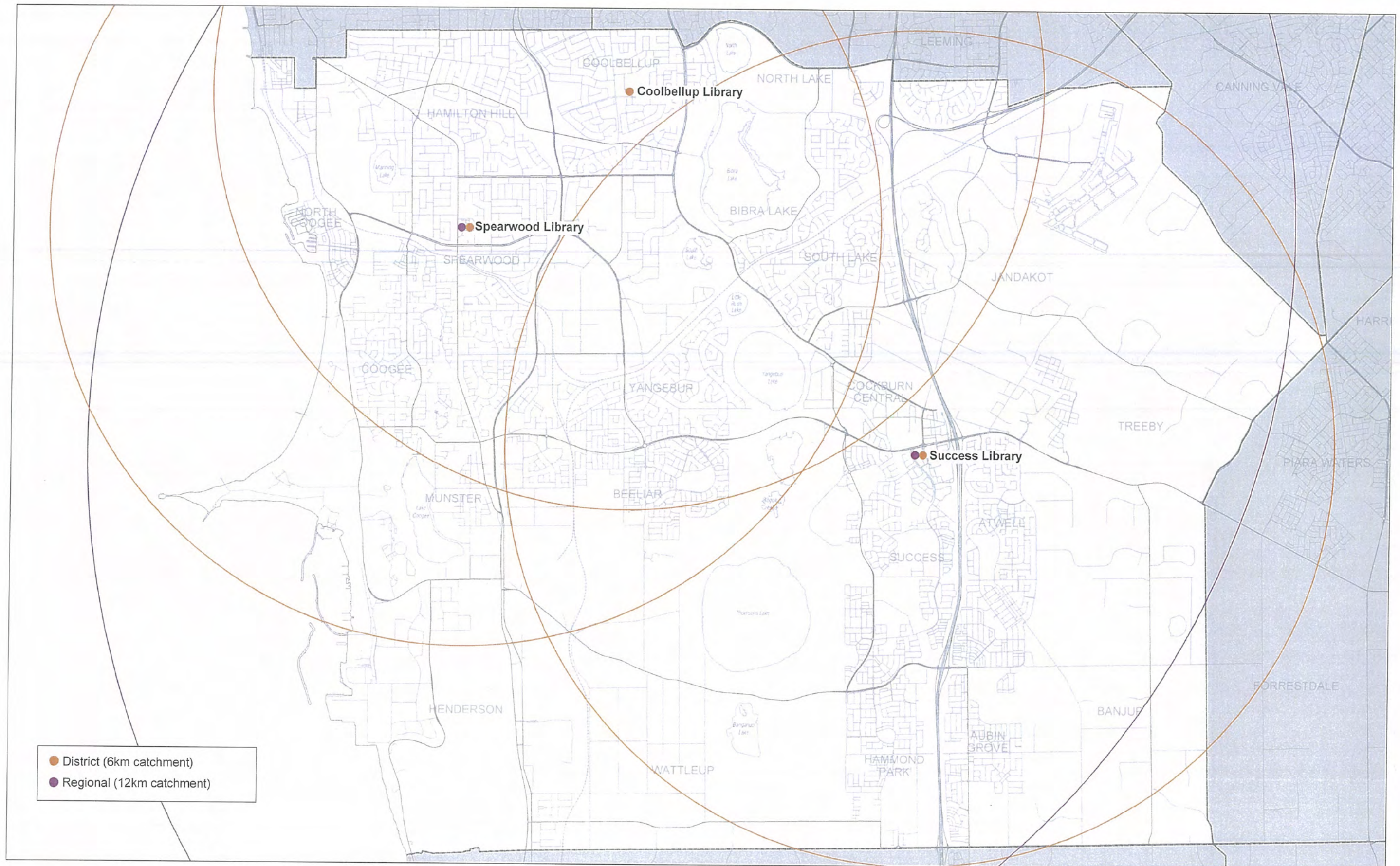






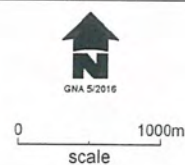




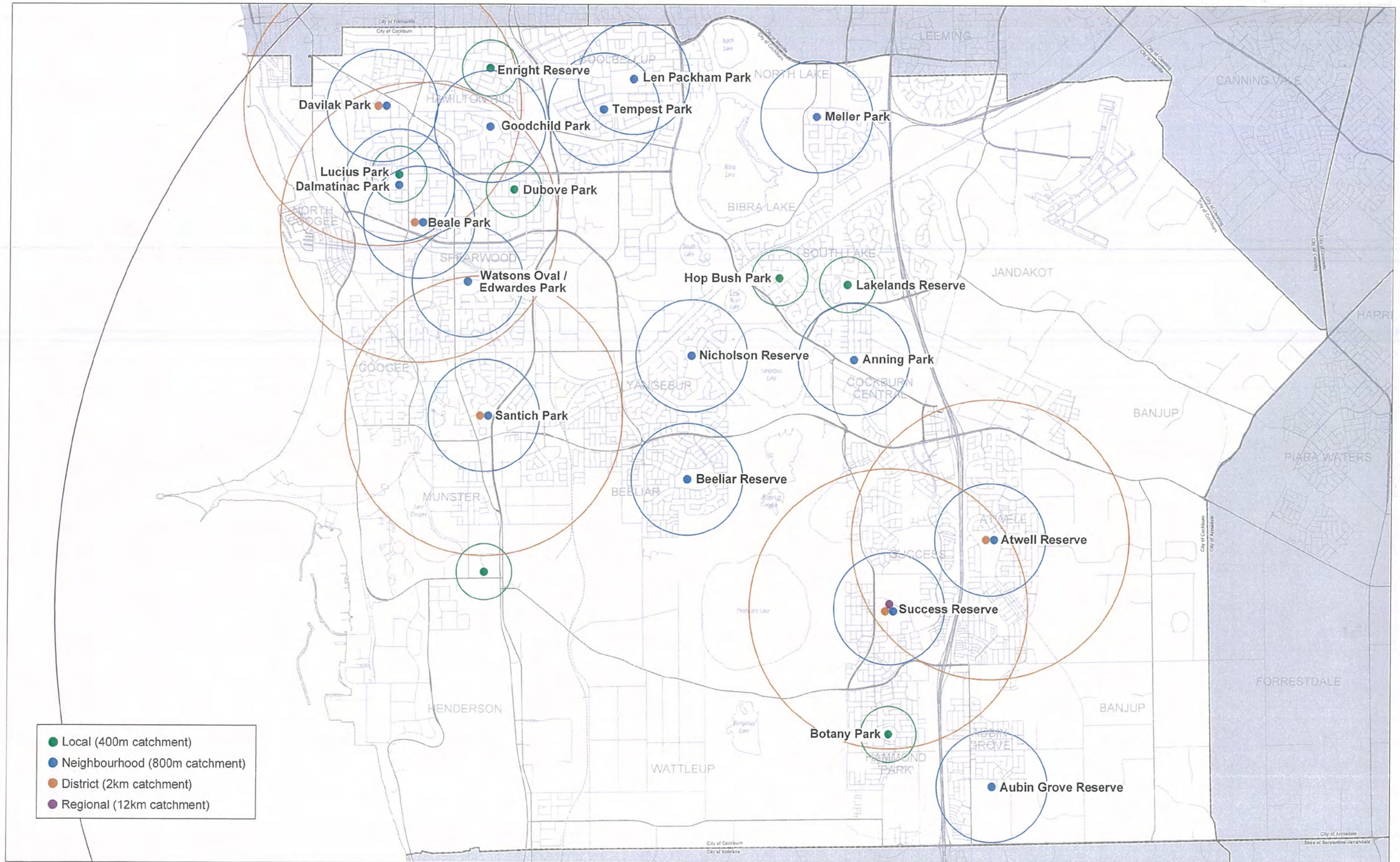


- District (6km catchment)
- Regional (12km catchment)

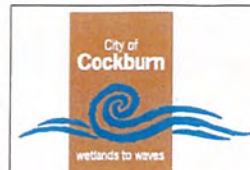
## PROPOSED LIBRARIES







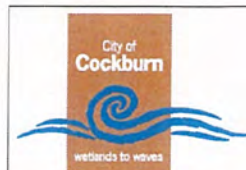
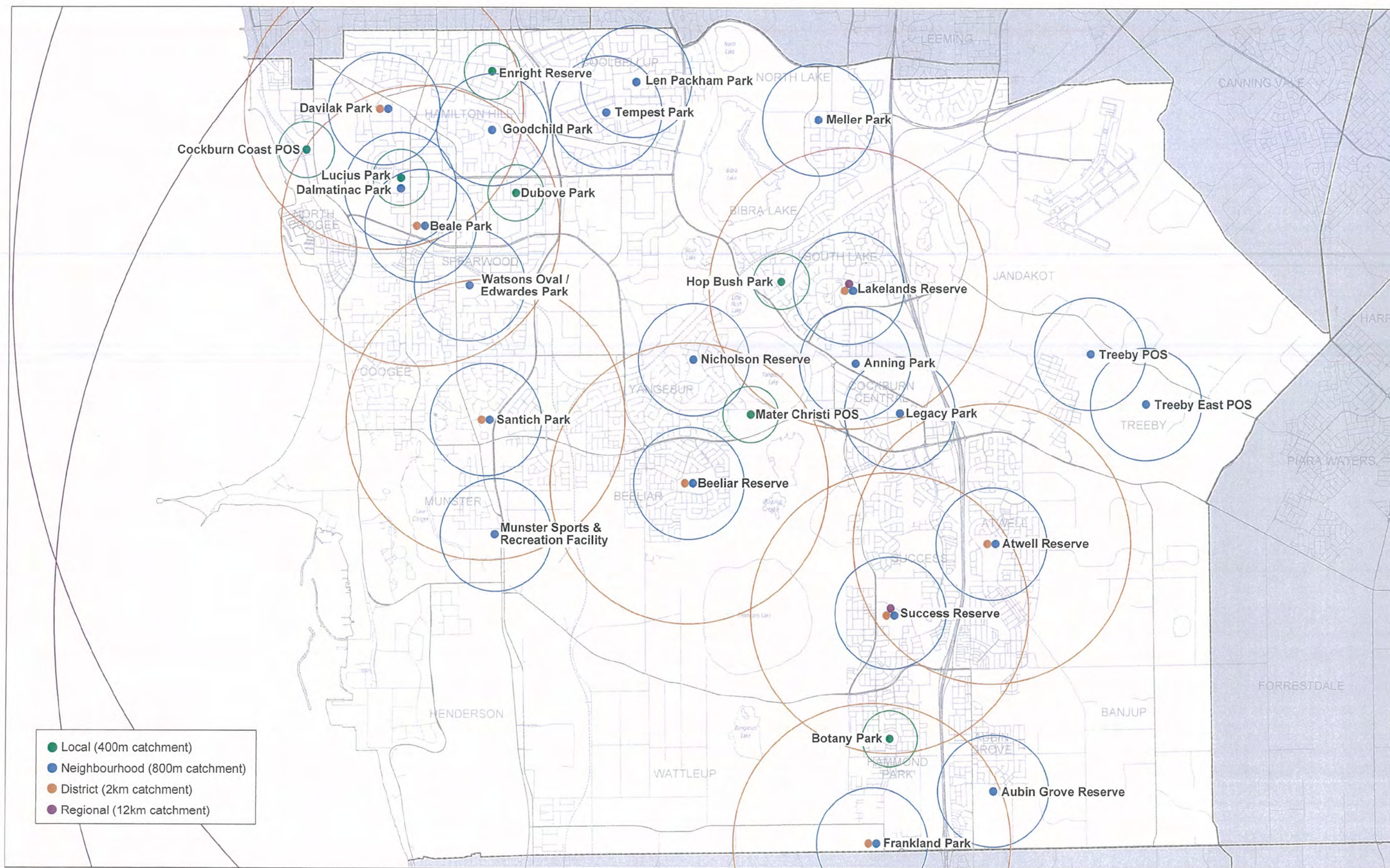
- Local (400m catchment)
- Neighbourhood (800m catchment)
- District (2km catchment)
- Regional (12km catchment)



0 1000m  
scale

## EXISTING SPORTING RESERVES





0 1000m  
scale

## PROPOSED SPORTING RESERVES



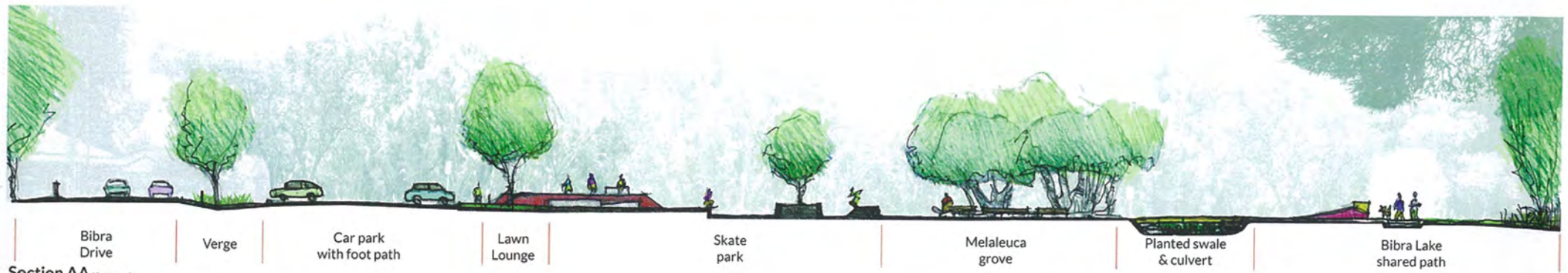
Community, Sport and Recreation Facilities Plan - 15 Year Implementation Plan 2016-2031

	Amount currently in LTFP	Total Proposed Cost	2016/17 (Yr 1)	2017/18 (Yr 2)	2018/19 (Yr 3)	2019/20 (Yr 4)	2020/21 (Yr 5)	2021/22 (Yr 6)	2022/23 (Yr 7)	2023/24 (Yr 8)	2024/25 (Yr 9)	2025/26 (Yr 10)	2026/27 (Yr 11)	2027/28 (Yr 12)	2028/29 (Yr 13)	2029/30 (Yr 14)	2030/31 (Yr 15)	DCP Contribution	SBMG - Project Manager
Sporting Reserves and Facilities																			
Regional Level																			
Lakelands Reserve Hockey Development	\$6,530,000	\$6,530,000		\$4,530,000	\$2,000,000													\$1,736,493 (L1)	MR & CS
Golf Complex	\$10,360,000	\$8,320,000		\$120,000									\$150,000		\$4,050,000	\$4,000,000		\$4,014,004 (R6)	MP & E
District Level																			
Beeliar Reserve "Upgraded "Clubroom Facility Upgrade	\$0	\$1,300,000								\$100,000	\$1,200,000								MIS
Visko Park Bowling and Recreation Centre "New	\$9,600,000	\$9,600,000	\$200,000	\$2,400,000	\$7,000,000													\$2,005,667 (R5)	MCD
Beale Park "Upgraded as per outcome of Western Ward Suburbs Sporting Precinct Study (WSSPS)	\$5,180,000	\$5,180,000				\$380,000	\$4,800,000											\$2,314,883 (SRW3)	MR & CS
Frankland Reserve "New (2 x AFL Ovals + Clubrooms)	\$1,300,000	\$3,500,000		\$100,000	\$1,700,000	\$1,700,000												\$800,000 (L4)	MR & CS
Neighbourhood Level																			
Dalmatian Park "Upgrade (Subject to the outcome of the WSSPS)	\$0	TBC																	MR & CS
Tempest Park "Upgrade Clubroom facility	\$0	\$750,000						\$100,000	\$650,000										MIS
Banjup "Treeby" Reserve (Calleya Estate) - Linked to delivery of Primary School development	\$1,310,000	\$4,100,000				\$4,100,000												\$711,013 (L6)	MR & CS
Banjup "Treeby" Reserve (East) - Clubroom and Playing Fields	\$0	\$3,500,000																	MR & CS
Cockburn Central West Community Playing Fields clubroom and reserve "New	\$1,300,000	\$4,270,000					\$370,000	\$3,900,000										\$2,326,963 (SRW2)	MR & CS
Meller Park "Upgrade Clubroom Facilities	\$750,000	\$750,000																	Doug Vickery
Munster Sport and Recreation Facility and Reserve	\$1,040,000	\$3,000,000										\$100,000	\$650,000						
Edwardes Reserve redevelopment (Subject to the outcome of the WSSPS)	\$3,000,000	\$2,700,000						\$300,000	\$2,400,000					\$400,000	\$2,600,000			\$393,950 (L5)	MR & CS
Dixon Reserve "Remediated (subject to the outcome of the WSSPS)	\$0	TBC																	
Local Level																			
Cockburn Coast Oval and Clubrooms	\$4,622,486	\$13,867,000											\$13,467,000 (\$7,650,800 Land Acquisition, \$5,816,200 Oval and Clubrooms)					\$11,290,191 (L8)	MR & CS
Master Planning																			
Small Ball Sports Feasibility(Nicholson Reserve Masterplan	\$0	\$1,100,000			\$100,000				\$1,000,000										MR & CS
Western Suburbs Sporting Precinct Study (WSSPS)	\$100,000	\$100,000	\$100,000																MR & CS
Sporting Reserves Sub Total	\$45,092,486	\$68,567,000	\$300,000	\$7,150,000	\$10,800,000	\$6,180,000	\$5,170,000	\$4,300,000	\$4,050,000	\$100,000	\$1,800,000	\$14,867,000	\$2,800,000	\$400,000	\$6,650,000	\$4,000,000	\$0		
Community Centres																			
District Level Facilities																			
Yangebup Community Centre Upgrade (Considered as part of the Nicholson Reserve Masterplan)	\$0	\$750,000							\$750,000										MR & CS
Port Coogee Community Space "New	\$750,000	\$1,000,000							\$1,000,000										MCD
Hamilton Hill Community Centre "New	\$0	\$3,500,000			\$100,000		\$250,000	\$3,150,000											MCD
Cockburn Coast Community Facility "New	\$0	\$6,935,730								\$300,000	\$6,635,730 (\$616,200 Land Acquisition, \$6,319,530 Building)							\$6,619,800 (3.3.3)	MCD
Coogee Community Hall "Upgrade	\$0	\$1,000,000														\$1,000,000			MCD
Aubin Grove Community Facility "Upgraded	\$0	\$750,000						\$750,000											MIS
Coolbellup Community Facilities Upgrades (Master plan both Len Packham Clubrooms and Coolbellup Community Hub)	\$0	\$1,100,000												\$100,000	\$1,000,000				MCD
Neighbourhood Facilities																			
Banjup "Treeby" (Calleya Estate) Community Hall "New	\$1,540,000	\$4,550,000			\$150,000	\$4,400,000												\$3,308,459 (L6)	MCD
Southwell Sports and Community Centre "Upgrade of Goodchild	\$500,000	\$1,500,000									\$100,000	\$1,400,000						\$170,229 (L2)	MR & CS
Frankland Reserve Recreation and Community Centre "New	\$1,810,000	\$1,810,000		\$300,000	\$1,510,000													\$1,694,493 (L4)	MR & CS
Harvest Lakes Community Centre "Upgrade	\$0	\$1,000,000															\$1,000,000		MIS
Cockburn Central West Community Facilities " New (Incorporate at new Administration Building Site)	\$2,679,000	\$2,679,000			\$100,000	\$200,000	\$2,379,000											\$1,311,752 (R4)	MCD
Community Centres Sub Total	\$7,279,000	\$26,574,730	\$0	\$300,000	\$1,860,000	\$4,600,000	\$2,629,000	\$3,900,000	\$1,750,000	\$300,000	\$6,735,730	\$1,400,000	\$0	\$100,000	\$1,000,000	\$1,000,000	\$1,000,000		
Arts and Cultural Centres																			
Regional Level																			
Arts Cultural Hub " Considered as part of Lifelong Learning Centre Feasibility Study and Business Case	\$0	Costs included in Lifelong Learning Centre development																	
Seniors Centres																			
Regional Level																			
Seniors Centre " Considered as part of Lifelong Learning Centre Feasibility Study and Business Case	\$0	Costs included in Lifelong Learning Centre development																	
Libraries																			
Regional Level																			
Upgrade of the Spearwood Library to be considered as part of the Lifelong Learning Centre development	\$0	Costs included in Lifelong Learning Centre development																	
Specialised Community Facilities																			
Regional Level																			
Aboriginal Cultural and Visitors Centre	\$5,000,000	\$6,000,000			\$75,000	\$75,000	\$3,000,000	\$2,850,000										\$1,970,900 (R7)	MCD
Development of the Lifelong Learning Centre (17/18 Business Case, 18/19 Concept Design, 21/22 Detailed Design, 22/23 & 23/24 Construction)	\$17,620,000	\$44,000,000				\$200,000		\$800,000		\$22,000,000	\$21,000,000							\$9,569,640 (SRW2)	MCD
Mens Shed	\$550,000	\$684,000	\$684,000																MCD
Wellands Education Centre and Native Arc	\$2,550,000	\$5,367,000		\$400,000	\$4,967,000													\$2,260,224 (R2)	MP & E
Specialised Community Facilities Sub Total	\$25,720,000	\$56,051,000	\$684,000	\$400,000	\$5,042,000	\$275,000	\$3,000,000	\$3,650,000	\$0	\$22,000,000	\$21,000,000	\$0	\$0	\$0	\$0	\$0	\$0		

BMX Facility																			
Regional Level																			
Malabar Park BMX	\$0	\$2,500,000			\$300,000	\$2,200,000													MR & CS
BMX Facilities Sub Total	\$0	\$2,500,000.00			\$300,000	\$2,200,000													
Youth Centres																			
Regional Level																			
To be considered as part of the Business case for the Life Long Learning Centre	\$0	Costs included in Lifelong Learning Centre development																	
Tennis Facilities																			
District Level																			
Anning Park Tennis Facilities (Upgrade to 6 courts and upgrade Jandakot Hall)	\$3,200,000	\$3,265,000						\$100,000	\$3,165,000									\$1,797,579 (SRE3)	MR & CS
Davilak Reserve Tennis Facilities *Upgraded	\$0	\$1,500,000													\$100,000	\$1,400,000			MR & CS
Tennis Facilities Sub Total	\$3,200,000	\$4,765,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$3,165,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$1,400,000	\$0		
Netball Courts																			
Regional Level																			
Success Regional Sports Reserve *Upgraded (4 additional courts and parking)	\$0	\$400,000			\$400,000														MR & CS
Potential 10-12 court facility considered as part of the Western Suburbs Sports Precinct Study	\$0	\$1,200,000											\$1,200,000						MR & CS
Netball Courts Sub Total	\$0	\$1,600,000	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000	\$0	\$0	\$0	\$0		
Skate parks																			
Regional Level																			
Bibra Lake *Upgraded	\$500,000	\$1,880,000		\$1,880,000														\$685,160	MP & E
District Level																			
Yangebup - Nicholson Reserve*New	\$0	\$600,000				\$600,000													MP & E
Aubin Grove - Radiata Park (seating and public toilet block included)*New	\$0	\$650,000						\$650,000											MP & E
Hammond Park - Frankland Reserve *New	\$0	\$400,000														\$400,000			MP & E
Hamilton Hill - Dixon Reserve *New	\$0	\$400,000										\$400,000							MP & E
Skate Parks Sub Total	\$500,000	\$3,930,000	0	\$1,880,000	0	\$600,000	\$0	\$0	\$650,000	\$0	\$0	\$400,000	\$0	\$0	\$0	\$400,000	\$0		
Pump Tracks																			
Dixon Reserve *Upgraded	\$25,000	\$25,000	\$25,000																MP & E
Market Garden Reserve * Upgraded	\$0	\$35,000		\$35,000															MP & E
3 New Tracks *Location and prioritisation to be determined	\$0	\$105,000						\$35,000				\$35,000			\$35,000				MP & E
Pump Tracks Sub Total	\$0	\$165,000	\$25,000	\$35,000	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$35,000	\$0	\$0	\$35,000	\$0	\$0	\$0	
Recreation and Aquatic Facilities																			
Regional Level																			
Cockburn ARC	\$48,000,000	\$48,000,000	\$48,000,000															\$39,928,000 (R3)	MR & CS
Recreation and Aquatic Facilities Sub total	\$48,000,000	\$48,000,000	\$48,000,000																
Recreation Centres																			
District Level																			
Wally Hagan Recreation Centre (Subject to the outcome of the Western Suburbs Precinct Study)	\$6,250,000	\$6,250,000			\$500,000	\$3,000,000	\$2,750,000											\$2,657,474(SRW6)	MR & CS
Recreation Centres Sub total	\$6,250,000	\$6,250,000	\$0		\$500,000	\$3,000,000	\$2,750,000	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Performing Arts Centres																			
Regional Level																			
Performing Arts Centre * Considered as part of Lifelong Learning Centre Feasibility Study and Business Case		Costs included as part of Lifelong Learning Centre development																	
Performing Arts/Libraries Sub total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Community, Sport and Recreation Facilities Plan - 15 Year Capital Budget Summary 2016-2031	Amount currently in LTFP	Total ProposedCost	2016/17 (Yr 1)	2017/18 (Yr 2)	2018/19 (Yr 3)	2019/20 (Yr 4)	2020/21 (Yr 5)	2021/22 (Yr 6)	2022/23 (Yr 7)	2023/24 (Yr 8)	2024/25 (Yr 9)	2025/26 (Yr 10)	2026/27 (Yr 11)	2027/28 (Yr 12)	2028/29 (Yr 13)	2029/30 (Yr 14)	2030/31 (Yr 15)		
Expenditure																			
Sports Grounds and Facilities	\$45,092,486	\$68,567,000	\$300,000	\$7,150,000	\$10,800,000	\$6,180,000	\$5,170,000	\$4,300,000	\$4,050,000	\$100,000	\$1,800,000	\$14,867,000	\$2,800,000	\$400,000	\$6,650,000	\$4,000,000	\$0		
Community Centres	\$7,279,000	\$26,574,730	\$0	\$300,000	\$1,860,000	\$4,600,000	\$2,629,000	\$3,900,000	\$1,750,000	\$300,000	\$6,735,730	\$1,400,000	\$0	\$100,000	\$1,000,000	\$1,000,000	\$1,000,000		
Seniors Centres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Libraries	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Specialised Community Facilities	\$25,720,000	\$56,051,000	\$684,000	\$400,000	\$5,042,000	\$275,000	\$3,000,000	\$3,650,000	\$0	\$22,000,000	\$21,000,000	\$0	\$0	\$0	\$0	\$0	\$0		
BMX Facility	\$0	\$2,500,000.00	\$0.00	\$0.00	\$300,000	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Tennis Facilities	\$3,200,000	\$4,765,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$3,165,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$1,400,000	\$0		
Netball Courts	\$0	\$1,600,000	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000	\$0	\$0	\$0	\$0		
Skate Parks	\$500,000	\$3,930,000	\$0	\$1,880,000	\$0	\$600,000	\$0	\$0	\$650,000	\$0	\$0	\$400,000	\$0	\$0	\$0	\$400,000	\$0		
Pump Tracks	\$0	\$165,000	\$25,000	\$35,000	\$0	\$0	\$0	\$35,000	\$0	\$0	\$35,000	\$0	\$0	\$35,000	\$0	\$0	\$0		
Recreation and Aquatic Facilities	\$48,000,000	\$48,000,000	\$48,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Recreation Centres	\$6,250,000	\$6,250,000	\$0	\$0	\$500,000	\$3,000,000	\$2,750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Performing Arts Centres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Expenditure Sub Total	\$136,041,486	\$218,402,730	\$49,009,000	\$9,765,000	\$18,902,000	\$16,855,000	\$13,549,000	\$11,985,000	\$9,615,000	\$22,400,000	\$29,570,730	\$16,667,000	\$4,000,000	\$535,000	\$7,750,000	\$6,800,000	\$1,000,000		
		\$218,402,730																	
Income	Amount currently in LTFP	Total Projected Income	2016/17 (Yr 1)	2017/18 (Yr 2)	2018/19 (Yr 3)	2019/20 (Yr 4)	2020/21 (Yr 5)	2021/22 (Yr 6)	2022/23 (Yr 7)	2023/24 (Yr 8)	2024/25 (Yr 9)	2025/26 (Yr 10)	2026/27 (Yr 11)	2027/28 (Yr 12)	2028/29 (Yr 13)	2029/30 (Yr 14)	2030/31 (Yr 15)		
DCP	\$66,824,644	\$93,130,754	\$39,928,000	\$2,421,653	\$2,494,493	\$6,676,946	\$5,597,535	\$2,326,963	\$1,797,579	\$9,569,640	\$6,619,800	\$11,290,191			\$393,950	\$4,014,004			
Cash in lieu	\$0	\$650,000				\$650,000													
Other external grants	\$24,056,000	\$38,568,072	\$21,680,000	\$1,750,000	\$1,750,000	\$3,938,072	\$2,000,000		\$600,000	\$2,500,000	\$2,500,000		\$400,000		\$1,000,000	\$450,000			
Income Sub Total	\$90,880,644	\$132,348,826	\$61,608,000	\$4,171,653	\$4,244,493	\$11,265,018	\$7,597,535	\$2,326,963	\$2,397,579	\$12,069,640	\$9,119,800	\$11,290,191	\$400,000	\$0	\$1,393,950	\$4,464,004	\$0		
Total City of Cockburn Cost	\$45,160,842	\$86,053,904	-\$12,599,000	\$5,593,347	\$14,657,507	\$5,589,982	\$5,951,465	\$9,658,037	\$7,217,421	\$10,330,360	\$20,450,930	\$5,376,809	\$3,600,000	\$535,000	\$6,356,050	\$2,335,996	\$1,000,000		
Differential to LTFP first 10 years only	\$23,521,456																		
		Grant Details	\$17.08M - State/Federal Funding, Cockburn ARC \$4.6M - NSRFF Visko Park	\$1.25M - CSRFF Hockey \$500K - Hockey Club contribution \$400k State Gov Bib Lake Skate Park	\$750K - Lotterywest Native ARC \$1M - CSRFF Frankland Reserve	\$800,000 - CSRFF BMX \$2,938,072 Subdivider obligation Calleya Estate \$200k Lotterwest Yangebup skate park	\$1M - Lotteryst Aboriginal Cultural Centre \$1M - CSRFF Beale Park		\$600k Watsons/Edwardes Reserve	\$2.5M - Lotterywest/land sales, Lifelong Learning Centre	\$2.5M - Lotterywest/land sales, Lifelong Learning Centre		\$400k - Netball Courts CSRFF		\$1M - CSRFF Golf Course	\$450k - CSRFF Davlak Tennis	MR & CS - Manager Recreation and Community Safety MCD - Manager Community Development MIS - Manager Infrastructure Services MP & E - Manager Parks and Environment		





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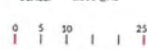
**CARVING  
CONCRETE  
CONSTRUCTION**



AUTHOR:FK/KNC QA:MW  
SHEET: 1 OF 2 REV: E



PROJECT NO: 3836-16  
SCALE: 1:500 @A1



**BIBRA LAKE RECREATIONAL PRECINCT**

CITY OF COCKBURN

PRECINCT SITE PLAN

**SK04**



## CONSULTATION **ANALYSIS**

### Bibra Lake: Concept Plan for Skate Park and Recreation Precinct March 2017

#### **Overview**

The City has been working with the community to create a concept plan for a recreation precinct on the eastern side of Bibra Lake. The plan includes a skate park, fenced dog parks for small and large dogs, parking, playground, half basketball court, toilets and landscaping. The proposed recreation precinct will be built in several stages, subject to funding and approval by Council.

In 2016, the City sought community feedback about where to locate these facilities, and what features to include. We spoke to people at the residents' meeting, the playground opening, skate clinic and at the existing skate park.

A concept plan was drafted by consultants Ecoscape and released for further consultation in late 2016/early 2017. This report captures the feedback from the second round of consultation – specifically about the concept plan.

#### **Feedback:**

Points in support of current concept plan:

- Skate park welcomed by local community, skaters, BMX riders and parents.
- Support for having separate fenced parks for large and small dogs
- High support for skate park, barbecue, toilets and playground
- Support for features that cater for all ages – playground, skatepark, barbecue, dogs etc

*"The concept plan is great and far outweighs my expectations of what I thought the area would get. I like the idea of multi-use zoning and adding lots of different features for different types of members within the community, catering for their hobbies, ages and skill levels."*

Points against current concept plan

- Concern about impact on wildlife
- Concern that more parking is needed

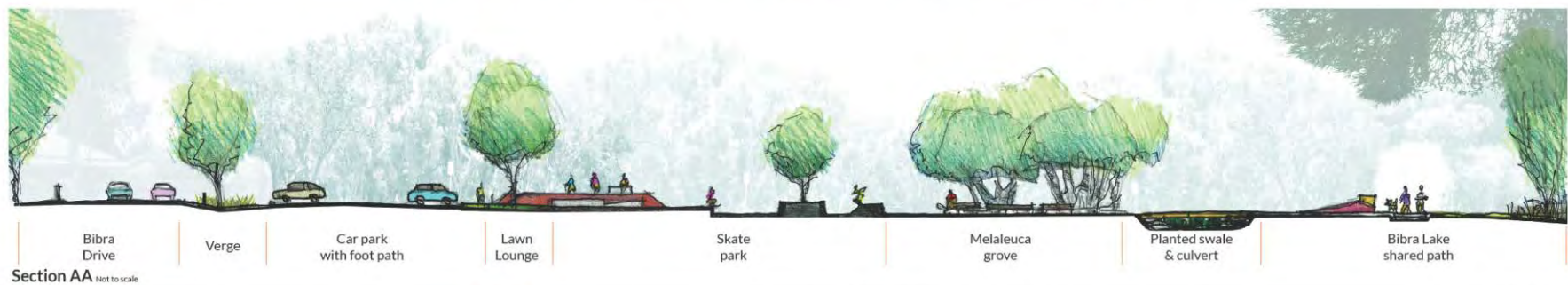
- Concern that dog park should be relocated elsewhere
- Concern about traffic and noise management at this location
- School student concern about removing trees

*“We already have sufficient features and facilities throughout Bibra Lake and I do not agree at all with any of these concepts.”*

**Methodology:**

A survey was uploaded on Comment on Cockburn, with graphics about the proposed skate park and the concept plan for the site. This was promoted on Facebook and by email to skaters in Perth and Cockburn.

An officer attended the Bibra Lake Residents Association meeting, and the Association was invited to meet with Elected Members and Executive to discuss the concept plan. A stall held at the Bibra Lake Regional Playground by Community Development also promoted the survey. The survey was delivered to mailboxes of Bibra Drive residents, who will be directly affected by the project, and to the local primary school.



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**CARVING  
CONCRETE  
CONSTRUCTION**



AUTHOR: PK/NC  
SHEET: 1 OF 2

QA: MW  
REV: D

PROJECT NO: 3836-10  
SCALE: 1:500 @A1

**BIBRA LAKE RECREATIONAL PRECINCT**

CITY OF COCKBURN

PRECINCT SITE PLAN

**SK04**

## **Letter from Bibra Lake Residents Association to Council 27/2/2017**

**Bibra Lake Residents Association strongly supports the proposed upgrade of the Bibra Lake Recreational Precinct skate park, playground and family recreational facilities on Bibra Drive, opposite the Bibra Lake Primary School.**

**Our members have looked at and discussed the plan developed by Ecoscape Australia and are very pleased with the new facilities that are included. This is a project that we have supported since August 2015 with a letter to Council written on 8.9.15 (see attached) and a petition with 304 signatures presented to Council by Philip Eva in September 2015. We also fully supported our Secretary, Michelle Barnett, to give a deputation at the City of Cockburn meeting in June 2016. This project has also been an agenda item for each of our monthly meeting since August 2015 and we have regularly discussed its progress and any concerns raised by our members. These include four meetings with CoC representation. (listed below)**

**We believe that this project recognises and values the benefits that a hub such as this provides for the wider community and that there is a community need for this recreational precinct in this existing location. Our opinion is that this project supports the views of intergenerational comingling by encouraging families to use the precinct together with the additional items of basketball court, lawn lounges, sheltered barbeques and toilet facilities.**

**The only concern that our members have, is regarding the attachment of a dog park to the plan of the Recreational Project. This is not something that we had requested to be part of the upgrade of the skate park, and although we know that the results of the Lakes Revitalization Strategy showed a keen interest in having a local dog park, and our members agree that one in the general area would be desirable, we believe that this specific location is not suitable for the following reasons. The dog park area chosen in the plan has extremely damp soil, particularly in winter, and has dense vegetation that would require a lot of maintenance by Council. Both these reasons make it not suitable for owners playing with dogs. It is home to bandicoots and other native animals and is visited by snakes, particularly during spring, so these aspects provide a potentially dangerous situation for the native animals, the dogs and their owners.**

**Our suggestion is that the dog park section be moved a short distance away from the newly planned Recreational Area, to a space that is already cleared and maintained regularly by City of Cockburn. We suggest the space opposite Style Court would be suitable, as this is an open space with some trees which will provide shade, but we understand that there may**

be other options to consider. We suggest that signage at the Recreational Area car park could show the direction and distance to walk your dog to the new dog park, so that the two areas are still connected and people who wish to use the dog park would use the new car park. The proposed 'active lap' could be extended between the two areas. This concept has been discussed at our meetings, with all members present in agreement to this proposal.

The concerns about the dog park location and suggestions for an alternative, more suitable area were raised and discussed at these following meetings with representation from CoC.

- 9/02/2016 - BLRA General Meeting with special guest Andrew Trosic (CoC)
- 23/02/2016 - The Lakes Revitalisation Strategy Briefing Night – Bibra Lake and North Lake
- 9/08/2016 - BLRA General Meeting with special guests Stephen Atherton (CoC) and Charles Sullivan (CoC)
- 8/11/2016 - BLRA General Meeting with special guests Frank Kotai (Ecoscape Australia), Mor Wohling (Ecoscape Australia) and Stephen Atherton (CoC)
- 22/02/2017 - City of Cockburn Special Meeting with BLRA

Our Bibra Lake Residents Association appreciates that community consultation is currently underway and we will support the majority voice of the Bibra Lake community. We look forward to hearing the outcomes from the community consultation.

Please find attached the PowerPoint presentation by BLRA to Council on Wed 22nd Feb 2017, and a copy of the original letter sent to CoC in Aug 2015.

Thank you for the opportunity to express and clarify the opinions of our Bibra Lake Residents Association members regarding the Bibra Lake Recreational Project.

Kind regards

Christine Cooper  
President, Bibra Lake Residents Association

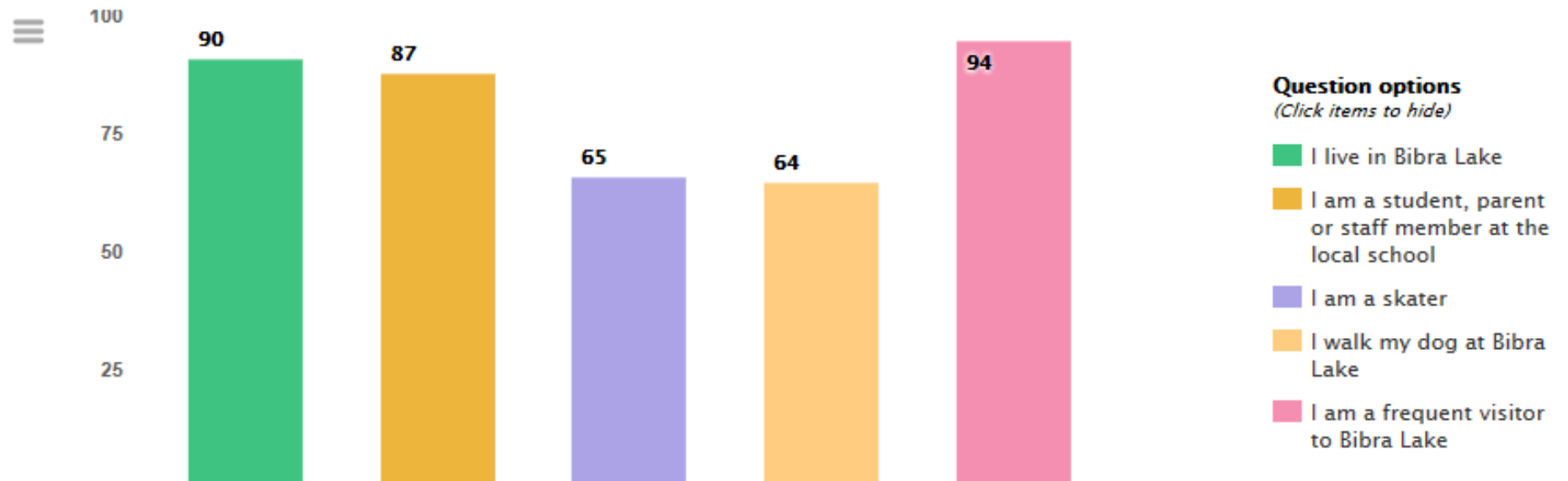
Email: [bibralakera@gmail.com](mailto:bibralakera@gmail.com)

## Survey results:

The Comment on Cockburn site was visited by 325 people, with 187 contributing to the survey. The concept plan was downloaded 294 times. Residents in Bibra Drive responded by hardcopy survey and their input was added into the final result below.

Q1

### 1. Please mark the boxes that best describe you



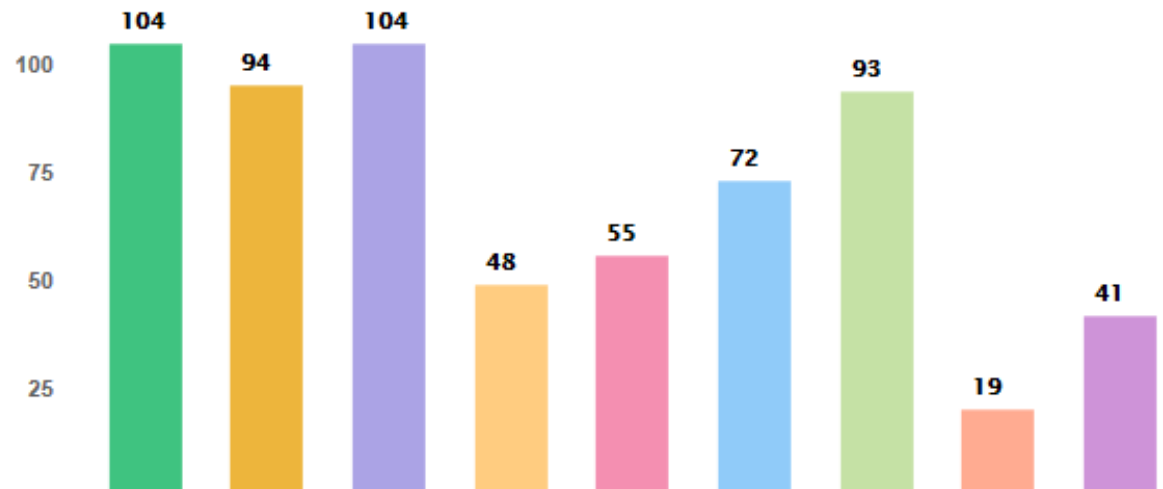


Q2

## 2. The features that I/my family are most likely to use are:



125



### Question options

(Click items to hide)

- Skate park
- Barbecue
- Toilets
- Small dog park
- Large dog park
- Basketball half court
- Playground
- Other
- All of these features

### 3. If other, please explain:

- Nature, wilderness, wildlife and indigenous culture.
- I own Local BMX in Fremantle and have ridden BMX for about 20 years.
- Disabled swing
- General walking around the park for exercise and enjoyment
- Sufficient parking?
- The scooter/balance bike area for toddlers
- Some kind of concrete pump track for bikes
- BBQ for family gatherings, sitting area half way to the 5km walk around the lake and use of bike racks.
- Visit adventure world
- I'm a BMX rider, I'll use the skate park as a BMX rider
- The general park area
- Regular or annual festival/food truck event, outdoor cinema weather permitting
- Cycle and walk around the lake
- General dog exercising in the area
- None, I live directly opposite and bought there for the fact there is a regional park opposite. All these facilities exist in close proximity already. IMPROVE EXISTING BEFORE CONCRETING MORE WETLANDS. TURTLES BURROW HERE IN SUMMER!
- None, I don't agree with any of these concepts
- None, as we already have facilities enough around here to cover our needs
- The running/cycle path
- Water park
- A water feature : water park for kids and adults to play in on a hot day
- Cafe, drinking fountain, more parking, more toilets
- Cafe, bins, drink fountains, flying fox

#### 4. Please provide comments about the concept plan:

Overall concept (Bibra Drive residents)	
1	The dog park is a great idea as many residents walk their dog on the school oval and don't pick up their dog poo and the poor kids step in it constantly.
2	It seems the dog parks are opposite my house which we use regularly for parking as do our neighbours. Will there be additional parking in this area for those attending the two dog parks, decent lighting/security and regular and often emptying of the bins? Also as our dogs bark at dogs across the road how will you regulate noise to neighbours close to the park? Will there be sensible usage hours? Are water fountains for people available? Will the current driving speed limits be reassessed? It needs slow points, humps or some such. Wildlife crosses here. We have quandas on our patio and turtles cross here too. So what can be done to minimise impact on wildlife? Really for noise pollution sake alone, the dog park should be further away from neighbours, more inland. Please rethink.
3	We are older residents of Bibra Lake. We do walk around the lake. We think this is a very good idea. We live on Bibra Drive, just a few houses from this park. It will be great for families and people in general. This is long overdue.
4	Looks like a very inviting space. Very happy that we're finally getting a place for dogs to socialise.
5	Dog park should be located away from bandicoots. Best area is opposite Gwalia Place near lake. I have seen three bandicoots killed by dogs since the introduction of the dog exercise area. Snakes also a concern for dogs.
6	Excessive!!! This is a valuable part of the wetlands as the long necks burrow here in summer. We have rescued 3 pregnant ones since Christmas 2016. The fact you keep POISONING it is pretty unbelievable to a resident of 25years after witnessing the constant receding line of bushland outside our house. The school oval is an enclosed dog run and I'm pretty sure that's council land. There are outdoor basketball hoops in 3 existing locations already. Meller Park had the playground installed last year, move all the facilities there. It is a far less vulnerable site. Then the new playground around the other side of the lake, surely there is enough equipment reasonably spaced out already. Again, improve the faculties you already have! The noise from a couple of kids skating there now can already be heard from inside our house when locked up. More concreting will just increase the noise pollution in our home and with a baby and 5year old that's something I'm not prepared to put up with. Temperatures will also increase at our house with the concrete playground replacing our beautiful bush outlook. Please reconsider the location. We will be chaining ourselves in protest.
7	None we already have sufficient features and facilities throughout Bibra Lake and I do not agree at all with any of these concepts. I live directly opposite from this proposed site have done for 21years in that time I have returned countless numbers of long neck tortoises and other wildlife including the long lost Bibra Lake bandicoot to this bushland after straying across the road if these changes occur I will not be able to continue doing so even if they

	did make it past all the dogs. I love the fact that i can look out my front door and see the beautiful green of nature and wildlife and would hate to see that turned into a carpark. Please do not destroy any more of my suburb.
Overall concept (school students)	
8	Bigger barbecue area
9	Larger carpark, whole basketball court I would think its a good idea. I usually like playgrounds.
10	its a good idea and family space
11	Basketball is fun. You could get fit.
12	The skate park looks really cool but I would like to see what the playground will look like
13	Please add a pool, sandpit, slide for the pool, benches, water fountain. I think it is a good but do not cut too much trees.
14	I think it will be a good improvement to the Bibra Lake Skate Park. All of the features are good
15	Huge playground for little and big kids. Climbing stuff, frames, slide
16	Please add a pool, sandpit, slide off the pool. I think it is awesome.
17	I think it is rubbish
18	It's good I use it.
19	I think its not rubbish
20	It looks great, I think that a lot of people will use it.
21	Can we have a water fountain and dog bowl. Skate park - bowl, more ramps and jumps, less grinding things. Good, playground, don't chop down too many trees.
22	I think it's a great idea but you need a full basketball court.
23	it looks like fun
24	Can we have a water fountain Skate park needs a bowl, harder ramp/more ramps, less grinds Love it, really good.
25	Its a good idea but go around the old trees and cut down a minimum of trees. Great and you should do it huge but small
26	I think that this will be fun
27	Cool. I'd be able to walk my dog there. Yay. Its cool.
28	I think its good but the skate park needs more ramps and easier things to play on. Also the playground should be in two parts - one for toddlers and the other for big kids. Its awesome.
29	I think the skate park looks great. It looks fun and I think it will attract lots of people.
30	It would be nice to have a skate park but don't cut too many trees because we want to save the environment right? Features in the plan - pretty good but could be better.

31	I think the skate park is a good idea. It looks better than the old one so more people will use it.
32	Can we have water fountains I don't really want to build it because lots of trees and animals homes and other bush places will get destroyed. Features in the plan - really good and amazing except for the tree part.
33	Its awesome. It looks good.
34	This is a very good idea.
35	It is good. I will skate/scooter there. It is amazing. I think the plan looks good. It shouldn't be changed
36	I like it a lot
37	Bigger dog parks and bigger car park and bigger barbecue area.
38	It needs more bike materials eg more ramps and less grinders. It is great but try to not cut lots of trees down.
39	More biking ramps and bowl. Its great
40	I think it is awesome and nothing should change.
41	we should do it. Where there is no trees nearby!
42	It should be a bit smaller and not much bushland to be taken away. Comment on the features: Its a bit too much.
43	I think it should be a full basket court and less skate park!
44	I think this skate park and others will be the best and I would love it if the other one is a bit run down
45	It's a great park!
46	It look like it will be a really great park!
47	I think its a really good idea for the new skate park. The old one is really run down and it needs an upgrade.
48	I think this will be a great park!
49	I think this is a very good plan. I would not make any changes.
50	Need to add a BMX track, more parking bays, two sets of toilets, café, bike shed
51	I think they should keep it how it is.
52	Its good but its chopping down a lot of trees and we don't need the small dog walking park. Just do a dog walking park. Add a flying fox.
53	I think it's a great idea. but maybe add a picnic area or two. Then families can have a lunch area.
54	I reckon the car park should be bigger by a bit and there should be one big dog park for all dogs
55	It looks good it would be great to have in Bibra Lake
56	Add Hungry Jacks, Red Rooster, a flying fox, KFC and a water park.
57	It is good that you are adding small and large dog parks.
58	I think it would be better to have a full basketball court
59	Need a full basketball court and bigger car park

60	There should be one big dog park for all dogs and I don't think there should be a playground because there is already enough
61	Have 'turn around" hoops that you can turn from a basketball hoop to a netball hoop. With netball court lines too.
62	Full basketball court and one big dog park
63	Full basketball court
64	Looks like it will be a great park.
65	can we please have a full basketball court instead.
66	Can we have a full basketball court instead of a half-court please
67	I think this is a very good idea and people would love to use these things a lot.
68	The plan is awesome
69	It looks brilliant. Add gym equipment. They shouldn't change the plan apart from the dog parks. Make one dog park for small and large dogs.
70	Looks great but too much parking bays. Add a flying fox
71	I think the design is great. Add gym equipment.
72	I don't think we need a half basketball court. Add a chill out area
73	I think that it is a good idea as long as you don't clear too much bushland (and maybe add a disability playground) I think that this will suit lots of people.
74	I think the plan is awesome. Add cafes, drink fountains, bins, doggy bags.
75	It is a really good idea but I reckon it needs 50 car bays and a full basketball court, a bmx track, three toilets for a multi dog park. It needs a pool/water park. In other words, its a great idea.
76	Its all good. Need a full basketball court
77	I think the plan is amazing
78	I like it but it needs a big box jump.
79	It ok. Perfect
Overall concept (other contributors)	
80	It looks fantastic
81	The concept plan is great and far outweighs my expectations of what I thought the area would get. I like the idea of multi-use zoning and adding lots of different features for different types of members within the community, catering for their hobbies, ages and skill levels
82	Finally get something good on this side of the lake
83	I'm loving this concept plan...I will be great for older children to have an area to safely hang out and socialise. It is



	great to see toilet and bbq facilities. An enclosed dog exercise area is something much needed by the community
84	I really like the idea and feel it will provide our small community with a social focal point
85	Overall concept looks great! Good job guys
86	It's a fabulous concept for our youth and families
87	Not sure about the interaction between teens, dog walkers and families. Should be separate areas.
88	I have a keen interest in the skate park development. I personally believe that the development will be in the best interest of the local and wider community and I look very forward to it. I think it has shown great initiative by the local member to take such an active interest in his local community's needs
89	I have lived in the area for many years - even as a teenager the skate park was never very popular and i don't recall ever seeing anybody using the skate park in the last 2 years (i jog around the lake 3-5x/week). I query were the need for commissioning a skate park has risen from - given capacity/use or quality do not seem to be factors at play here. I must recognize my own bias as I am not an active skater nor do i have children who utilize the facilities, but can objectively comment on the perception of low use/need. I wonder what other alternatives the space could be used for? Are other land-use options on the table regarding this plan? It appears minimal environmental damage will be associated which is a positive; given the recent atrocities in the area. I applaud this given the many values of an intact local environment. I would love to see indigenous heritage, sustainable sourced products/construction and natural components included to whatever the end result may be
90	I think it's a wonderful plan that will be great for locals and people who visit from surrounding areas. Will keep children busy and active. I think it complements the existing update of other side of lake.
91	I think that this is an excellent idea to put a skatepark in Bibra Lake to replace the old one, I do not live in bibra lake but I would definitely still use this very often as my parents are forever walking the lake with my dog. This will be used a lot and will create a great community between the local skaters, scooters and bikers.
92	Skate park looks great. Nicer toilets would be welcomed
93	We need more parks and recreational facilities. The concept plan is a positive addition to the monotony of the area. It appears very feasible and economically viable and I would like to see it proceed
94	Looks great for skaters
95	I think the concept is innovative and will enhance the current uses of the space. My children all skate and we frequently travel on weekend to areas with skate parks. We do currently use the park, but with the children getting older this concept will provide ongoing activities as the children get older. My brother-in-law also is an avid skater and belongs to an adult group who travel to skate parks around Perth. They stay local for a lunch after so this will bring some pennies into the community also. Great, clean safe fun. Well done City of Cockburn. Other councils should take a leaf out of your progress book.

96	Great idea, can't wait
97	Looks amazing
98	Great use of existing unused area.
99	Looks great excited to see this in Cockburn's future.
100	Fantastic. Skate parks are popular destinations for young people - and old! We would absolutely love one to be built at Manning Park in Cockburn
101	While I understand that the current grant money is driving the need to pack as much in to this location as possible, I think we have to find a way to get off track in regards to the original idea for this location. The park is a great idea, however it's design and location is cause for concern. We need to protect the bush now more than ever, and I feel this design is putting unnecessary risk on the area. Let's not showboat on this one, we have an amazing playground not far, we should be utilising this space the best we can, to get the most impact while keeping safety to the community paramount. While the council favors upgrading Bibra Drive to 4 lanes, I don't think the community will ever let that happen, so I will not go in to detail regarding the location of this park and that it will be in the path of the proposed upgrades. With the intent to resume homes from Bibra Dr to the IGA on Progress drive, I do sincerely hope the council is taking considerations on the impact that will have on the area, and will plan the safety needs of this park accordingly to allow for a long term solution to an inevitable problem.
102	The skatepark concept is amazing and with the playground BBQ and dog park my family will frequently visit. Thank you city of Cockburn
103	Love it! My kids love the one in Freo but gets a bit crowded. Need more in the area
104	Great to see more outdoor activities where family and friends can come together. Gets people outdoors
105	I think its a great idea
106	I own Local BMX in Fremantle and have ridden BMX for about 20 years.
107	I think it's fantastic, family friendly
108	Fantastic, will be good to have something for the kids around this side of the lake
109	The scooter/balance bike area for toddlers
110	I had trouble learning at the current park when I was starting out on my skateboard. It wasn't a great area for me as a beginner. It was also hard when we went there as my little brother couldn't really use much of the obstacles, and he loves being on his scooter and skateboard. I am really excited about the new look. I think it will be exciting to learn new tricks on the park. I like that the playground will be there too, as it means if my brother gets bored he can play on the playground and I can stay at the skate park for longer. At the moment there is nowhere really to go that is good to skateboard unless we drive to other skate parks. I like the things that are planned for the dog park - I think it will be fun to take our dog Honey down there and it will be safer for her in the dog area. Please, please,

	please build this! The kids at my school are all excited about this, and can't wait for it to happen. We are learning about health and fitness at school and this would be great to keep kids happy and healthy
111	AMAZING!!!! Awesome new skate park design with unique characteristics. Other facilities to bring the community together - cater for all ages Great location. Lots of passersby so I feel this will increase the safety of my community. We need this to happen!!!
112	My family and I are thrilled to see the concept plans for the Bibra Lake Recreation precinct. It's exactly what we asked for at the consultation meetings. As a young kid I am excited to be able to go with my whole family (including the dog) to this area and enjoy spending time together with friends and family. I'm a skate and scooter rider but also love playing basketball, we don't have many good basketball hoops in the area apart from the school. I look forward to taking my dog down to the park, having a bbq in the summer evening and spending the afternoons after school with my mates at the skate park. We are a small community who would really enjoy and use this facility. Because we don't have any areas like this in our suburb and for my age I have to travel to Cooby or Atwell to skate and scoot off the main roads. At the moment the only place I can ride is on the roads in my local area. We and my dog are going to love it, it's a great location and will be heavily used by the local school kids, kids from Yangebup and Southlake who like us don't have anything in our local area that is riding distance from home. It's a great spot because it has a bus route to and from Cockburn and Murdoch which makes it accessible to all kids in this zone. I know the school will help manage kids crossing the road, perhaps they can put on another lollypop lady on that side of the grounds? Or close that part of the fence and kids will have to cross at the lolly pop ladies crossing. WE CAN'T WAIT to get down there with our boards, bikes, snags, ball and dog....
113	This is a fantastic project that will improve the existing old and provisional metal ramp skating area, which urgently needs a revamp. By upgrading the existing skating area and implementing nearby facilities, this will improve greatly this area as well will provide a relief for activities for the new and popular play ground on the other side of the lake. Surrounded by improved natural environment and the implementation of a BBQ area will facilitate social activities for parents and families while young ones can enjoy the skating not far from the area. As it is on a walking distance from the school, this will facilitate planned activities during the day to parents and families, enabling and engaging kids in sporting activities after school. My suggestions: 1. Include a map or illustration with this survey. 2. The proposed optional, dog exercise area, would be better 400 mts south on the already cleared area. The proposed area is not suitable for that purpose and will require more maintenance. Residents from the retirement village with dogs, can benefit from this as well
114	The old skate park is old and outdated, a new park will benefit the local community and attract other families to visit the area
115	Redeveloping this area is a great idea. If it caters for all young and old.

116	It may be worth considering provisions to host food trucks. A lot of councils have welcomed food trucks (Deep Water Point, South Beach markets, under the traffic bridge Freo) and it seems to create a great vibe and community spirit. Lots of people who may not use the facilities are drawn out to the food trucks. There are not many local eateries nearby, so opposition from business should be low.
117	I really hope a skate park is built and it isn't a sub-standard park like most built around Perth I very much look forward to spending days at the park with my family
118	Looks good. I regularly visit Adventure World with my children and I would be able to use this facility while in the area, great for other parents with children that use local facilities
119	I very much love the fact that Bibra Lake are undergoing this possible transformation. A skate park upgrade is muchly needed
120	Bibra Lake skate park is a no brainer. It would enhance the place with the great play ground on the western side of the lake. The skate park would also appeal the young adults.
121	I have two boys 5 and almost 12 and neither of them have ever expressed interest in a skate park. If anything I find when I drive past Atwell skate park that it's full of rubbish.
122	What a great idea! Excellent foresight by the council to create a space to engage all ages of the community. Especially as the demographic of the suburb changes with the new younger families moving to the area. Keeping the children safe off the roads and a place for families to socialise in a healthy manner. We come down to visit friends regularly and will enjoy the skate park and playground especially as our children all range from toddlers to middle school.
123	I live in Hammond Park and we lack great parks, any chance you would consider this in another suburb? Bibra Lake already has the new adventure playground
124	Great looking park that will accommodate more than just skate boards and scooters. Only suggestion i could think of would be to add a pump track or some dirt jumps to the design of the area. Either way it's a winner and can't wait to get the kids out there to use it
125	I think It would Be a fantastic asset to the area. My three Kids would love it and we would enjoy it more as a family if there were More facilities eg BBQ toilets ‘
126	I think the plan is beautiful. My one criticism is only having a dual use bike path. I think the area would be safer and have better amenity if commuting or fast cyclists had a separate lane on the road around the park and leave the dual use path for slower users. In general I think dual use paths are not a good compromise and should not be the default cycling option.
127	I am a grandparent to children who live in the Bibra Lake area, and a grandparent to children who live in Yangebup. All of my grandchildren either scoot, skateboard or have a bmx. I have attended competitions put on by the City of

	Cockburn that my grandchildren have competed in. The other skate parks in Cockburn are far superior to the current one in Bibra Lake, which my grandchildren don't really like to go to. I have had a look at the plans for the new proposed one and I think it looks fantastic. I especially like that there is a proposed playground next to the skatepark for my younger grandkids to use while the older ones use the skate park. I am aware of the recent discussions on the location of the dog park. Having been down to that location many times (Either walking past when walking the lake or taking the kids to the skate park) I have no problem with its current proposed location and support the idea of the area being available to such a wide section of the community. I am also in favour of its current location because of the additional persons it will bring to the area, having more 'eyes' around the area will mean it will be a safer place for the kids to be.
128	The plan is a great idea to keep the kids active and off the streets
129	I think this is a great initiative for the local and surrounding communities. My children have grandparents and friends that live in the area so we are frequent visitors to Bibra Lake and love the new Adventure playground. My son has recently taken an interest in skating and a park like this that provides for multiple uses would be a perfect place for our family to meet up and for the kids to interact. It also means adults can get together for a bbq while the kids play which means everyone is happy. Facilities like these ensure that our kids are provided with safe, active places to recreate and meet other kids in an environment that caters to a range of ages and interests. Too often we look at the younger kids or adults and their needs while those of about 8 or 10 years old, into the teenage years miss out. Another positive for this project is the location which means minimal environmental impact due to the fact most of the site is already cleared. Congratulations City of Cockburn on an excellent initiative.
130	It needs to find a balance between a park for skaters and one for bike riders
131	Great use of the space. Would certainly bring me down to the area more often with a wide variety of facilities and activities available.
132	This is a great idea I love the fact my family can all do something together
133	As a business owner at the local shops I think this will bring more people into our store looking for refreshments etc. I think it will be great for the entire community and get even more people out and about. There isn't anything for older kids in the area and I believe it's important to keep young people active and socialising with one another. I love everything about the plan from the skate park to the basketball court to the dog exercise area.
134	I believe this is vital for the Bibra Lake community. Personally I work at the local iga in the area and we see not a large amount but at times antisocial behaviour, a large majority harmless and from teenagers aged 13-18 years of age. Personally I engage with a large majority of the bibra lake community and a lot of the time these kids are good kids just having harmless fun, because they are bored. Yes I believe they at times annoy me unintentionally just

	<p>being kids however there just doing things like building jumps for their skate boards or bikes, in safe sections of the car park being kids like I did when younger. This will provide many advantages to the Bibra lake community and I personally believe activities such as this, in some case can prevent kids heading down the wrong path, due to boredom. Sometimes money spent is money gained and prevents further cost in the future and also provides a happy community with a reason to do better.</p> <p>I think they're great and the park will be very popular</p>
135	<p>The skate park looks great. I would love to see a pump track for bmx riding as well. I like that there is something for everyone in the family. My mum can walk the dog while I ride my skateboard or we could take a picnic and have a bbq. I think it's good to have stuff there for everyone as it means there will always be lots of people around which will make it safer for everyone. Hopefully there will be lots of benches, my mum always complains there's not enough places to sit and watch. I can't wait for this skate park to be built. The old one is terrible and I never go there. We need something for older kids in Bibra Lake. The new playground is good but more for little kids. Thanks</p>
136	<p>I think the concept plan looks OK but think it should be based on the concept used at the Fremantle Youth Skate Park which is the best.</p>
137	<p>Concept plan is a good one, I've been skating for 17 years now and my kids skate and ride scooters at the local Coolbellup skate park, it would be ideal if there was somewhere close by with a skate plaza, bbqs, toilets, somewhere I can take my dog, playgrounds all in one, it would be a popular spot to say the least.</p>
138	<p>It would be such an improvement to Bibra Lake, like the playground on the other side of the lake. That is incredible, especially with no cost to the public</p>
139	<p>Parent of four children with large age range, this project would be fantastic for my children as the two oldest ones can use the skate park, while the two younger children can use the playground. areas like this are hard to come by. We are a regular user of the adventure playground on the other side of the lake but this does not cater for my older children. My children are excited about a new modern skate park being so close to our home. It will be easier to access on a more regular basis. The barbecue areas will also be a benefit for the whole family.</p>
140	<p>The concept plan for the children's play area is great. It will make a wonderful improvement for the area and will attract resident families and visitors.</p>
141	<p>Lots to offer the community, so close to school would be great after school and to encourage younger kids to be active. Safe dog area very necessary rather than dogs being walked on school oval and defacating in sandpit. Keeping kids in area rather than going to Spearwood/Freo Good for the teenagers in the area. The new playgrounds are fantastic but this offers something else entirely. Location is barely used at the moment. It would be a great use of the space.</p>
142	<p>Looks good. I think the proposal should go ahead.</p>



143	It looks fantastic ! Love the dog parks and seperate for small and large. Love the skate park idea!
144	I am a grandmother to 7 children who live in Bibra Lake. My grandchildren compete in the skate competitions that City of Cockburn put on at the various skateparks around. I have looked over the concept plan for the skatepark and think that it is fantastic - especially all of the additional features such as the basketball court. I think the dog parks are a great idea - having the fenced areas will add a safety aspect that is very important to me as the owner of two small dogs. The creation of this area is important in Bibra Lake because there is limited activities in the suburb for older children. This area will cater to such a wide variety of the community. It is a great pro-active innovation by the City and I applaud it.
145	<p>Given the chat at the recent Council meeting I attended - I would like to re-iterate that this is definitely a community need for this at this location. Currently there is nowhere in Bibra Lake for the older kids to skate/scoot/bmx, apart from the street. Having a central hub that caters to such a wide cross section of the community is such a positive thing for our suburb and wider community - and obviously much safer for the children/families using it.</p> <p>If it transpires that it will be better to have the dog park moved - I strongly encourage the City of Cockburn to consider how to do this while still keeping the skatepark concept at its current location (I believe this has been demonstrated as a community need) This area will assist the local shops on Parkway. I have spoken to the owners of the IGA who have relayed they are excited about this going ahead as it will likely result in increased patronage to their store.</p> <p>As a parent of skaters, an Aunt of skaters and a Bibra Lake resident who is invested deeply in this project - I plead with the City of Cockburn to please get this project done. There are so many little skaters in the suburb excited about this. So many health benefits for the kids who get outside and use this area. So many benefits for the Bibra Lake economy as people from other suburbs come to the area and grab snacks from the local IGA or Fish and Chips from the shop to have at the park. This is such a great concept - please let's see this one through</p>
146	Good on you Cockburn for being proactive and keeping the city vibrant. Great plan, my only concerns are: 1. That the toilet should stay close to the path for easy access of the 'regular' walkers, runners, bikers, mothers with prams and elderly. 2. The park would be expected to attract unsupervised Juviniles more than any other group. Have concerns about the place becoming an 'Unsociable Hangout' i.e. graffiti, vandalisim, littering and unsocial behaviour been addressed. We don't want regulars now enjoying Bibra Lake to be scared away by disrespectful rif raf which could also spoil/destroy the lake's natural beauty and serenity.
147	The concept is very good. Considering there is an excellent playground on the other side of the lake, the smaller play ground is a good idea. Hopefully it will be of the same quality. I also like the idea of the skate park and half court for the older children/young adults of the area. I would hope that this would help to relieve some of the boredom that this demographic may face but I would also hope that they use this constructively not destructively. In

	all an excellent idea.
148	I actually feel that there are too many contrived facilities provided for children in this area, which results in a lack of imagination for natural play. How many more are to be provided? The front of the lake is a debacle and a disincentive for people without children to enjoy the peace and quiet of this magnificent lake. If it is to go ahead i sincerely hope that parking has been given careful consideration in light of the gross underestimation of the parking requirements and problems resulting in chaos at the 'playground' in the front of the lake.
Skate park	
149	I think the concept plan has captured the community's ideas and suggestions very well. The skate park would be unique as I've not come across a park in the south of Perth which is like this one. It would be great for scooter, bmx and skateboarders. The kids from the local school and four high schools within 5km distance will enjoy using it after school and on school holidays. Its great the plan caters to families with children of mixed ages and interests as this makes taking your kids out to do recreational activities more enjoyable and less stressful. I think the community will enjoy these new facilities and this side of the lake is in desperate need for some recreational area. The local IGA and café will also appreciate the increased trade. Skateboarding WA will have a new park to run clinics which is perfect for mixed experience level riders. It will complement the progress drive precinct well and will give families walking the entire lake a place to stop and recoup.
150	Skate park lacking opposing ramps ie no mini ramp or half pipe. These are well used features at Coolbellup and Freo. Maybe a 3 foot mini ramp could be incorporated, bit bigger than the Cooby micro ramp but smaller than Montreal St
151	Looks like a great street skate park so far. Would love to see some kind of bowl incorporated if that's what the locals would want
152	Overall there are some interesting features in this concept plan, my main concern is some of the traffic issues that will be created with obstacle layout. The dish transition obstacle on the right side of the park seems to be an issue, the only line to have speed to hit this is from the bank in the top left, you will have to cross over the whole width of the park to hit the one obstacle and risk having a collision with anyone else using the quarter pipe or bank to head towards the street section. the skate park seems only useable from one direction. There doesn't seem to be anything to give you speed back to the top of the skate park once you hit the bottom bricked bank
153	Hi, I am impressed by the concept plan and would like to see it or something very similar be approved and go ahead. I am from High Wycombe and we currently have a half finished skate park so to see this new concept plan is very exciting
154	The plan looks wonderful as long as there is a bowl for skating. Similar to the one at Fremantle Skate Park
155	There are several features that will work well in this plan, and several that wont and definitely should not go ahead. I

	<p>have listed my suggestions in point form below. I really like the wedge to wedge with the rail and ledges on the size and the roller to kicker after it. These need to be appropriate sizes though. The ledges and rails need to be at least 40cms high and the roller to kicker needs to be at least 3m long. The small rail that goes down two steps at the front is so small I can't see anyone using it. A rail needs to be at least 2.4m long to be useable. This goes for ledges/grind boxes too. They also need to be at least 30cms high. I can understand a few smaller ones for scooter kids etc who are learning but the majority need 30cms of clearance so they can be grinded. the two grind boxes in a row next to the wall in the middle of the park would work much better if the whole thing was a long three block ledge. A round flat rail about 3 metres long would be perfect on the right hand side of the park. the bank at the bottom needs to go the whole width of the park. the bottom right hand corner is a dead spot that you will need to stop and turn around and start again. With a bank you can roll up and turn around and keep a bit of your speed. The quarter right at the back of the park opposite the flat bank would be a lot more useful if it was a Coolbellup size mini ramp. It gives a whole other section that can be used. The decks on top of the banks need to be at least 2m wide. this gives people space to stand and wait for their turn without getting in the way of people who are using the park at that point. The part where it's a two step up then flat for a metre and then drops down again just doesn't work. little kids can't get up it and I don't think it adds anything exciting for older users. In fact all the stair sets would be better if they were flat banks. It just makes the park flow better. Skaters can still do flip tricks down banks and no one else would really use them. The whole top right corner where the satellite dish and the wavy transitions are is kind of a mess. Nothing really flows into anything else, it kinda seems like a dead spot that you would just go into and turn around. The whole park would work better if there was a Mini ramp at the top that had 90 degree hips to flat banks that fed into the plaza section. on the right hand side I would have a Ditch type spot with two flat banks facing each other with ledges, rails and little kickers along it. this design is 50% that way anyway just extend the bank the whole way up. This is what I can see so far. I think this design is 75% there but with a few tweaks it could be an amazing park.</p>
156	I think a mini half pipe and a flat rail or something would be pretty cool and the basketball court I think could be replaced by and extension of the skate park because there is already the school basketball courts across the road that is open for the public
157	Floodlights will increase the usability, especially at weekend evenings. How about a bike pump track like that at Carramar, we travel all the way up there for it. I'd like to see wardens like the have a free skate park, could be responsible older kids, just to make it more family friendly
158	The overall concept looks good. Just ensure that obstacles are not cluttered and have enough room between them to keep "the flow". (Refer to Mills Park in Beckenham WA, brilliant example). Ensure that the park is not all one skill level. It's important to have lower, easier obstacles for learners (Doesn't mean put completely useless small "baby-

	like" obstacles that simply just are taking space for no reason. Additionally not forgetting to make sure that there are more advanced/higher advanced for skaters who have done it 10+ years. Think (competition potential, which provides entertainment for other people not actually using the park). Skating these obstacles at your own risk type of deal. I look forward to seeing this park get built and check it out as soon as possible!
159	I think there should be a six or seven stair with a handrail. also a bowl would be cool, and probably a basketball full court
160	Plan looks very good but could maybe use a small bowl or mini half pipe so the park can cater to all skaters of verified skill/age range
161	The design you have looks pretty lame. Nearly more kids ride scooters, so it needs to be more scooter friendly. Btw just throwing ramps here and there is no good. It needs to flow and have a few unique aspects to it; and a social sitting place off to the side. Somewhere for parents to park close by. Have a look at the Freo skate park neat the railway line... that's pretty good. The current one has no flow and is rarely used
162	I think that there should a section for all types of riding way around the skate park
163	It is hard to really grasp the full concept of the whole area as all the photos only show the skate park. Only after I had downloaded the pdf did I see the whole area plan. The format for this survey is rather difficult and slow and should have been made much easier to flow through. The concept of the skate park looks ok but from 35 years' experience in BMX and as a skate park event manager for 30 years I know all too well that the concept and the final build will be vastly different. I have yet to see a skate park built exactly as the concept plan. I noticed that the survey has no place for bmx or scooter rider to tick. I find this greatly non inclusive for the other major users of the skate parks. One thing that once design starts is to make sure that the ledges are high enough for BMX riders to use as well. Having the park next to the school is a good idea as the school could use this in activities. What are the bus routes around this park?
164	Hi, I would like to have some input into your design. I think you have created a great "skate" park but haven't really considered bmx riders I have some photos of different obstacles that everyone would enjoy using and are different to every park already built in Perth. I look forward to your reply.
165	Looks nice. I hope there are nice ramps and it's not just ledges and rails. It also needs a pump track so bikes and scooters will lessen the load on the skate park
166	I think there needs to be a larger set of stairs at the skate park rather than just a 2 stair. With a larger set of stairs and a longer handrail next to it people will be able to improve their skills on bigger obstacles
167	Plans amazing. Super excited about the dish. Just hoping there's a Pyramid or euro gap. Need more large skate parks integrated with playgrounds and activities. If it's anything like Fremantles, I will be stoked.
168	The skate park better not have that "industrial" and red/green paint theme - it's tacky. Some surfaces in the

	computer renders have a tile texture. An all-concrete surface would be much better. Needs more bins. Other than that, it looks fine
169	Comments on the actual skatepark design: *Great looking concept. Great obstacles that my kids are very excited about - However - would like the inclusion of a box for scooter riders. Seems to be quite skater focused, but I think needs tweaking to cater for scooter and bmx riders as well. I have always asked for the inclusion of a mini as well - the mini at Cooby skatepark is one of the most used obstacles by beginners and pros alike.
170	Would prefer not to have it. But if it did go ahead, the skatepark is very unappealing overall visually, being such rectangular format, compared to the more organic flowing shape of the Fremantle one for example, which is pleasing aesthetically. A concern for other people's safety is added youthful wheeled traffic on the bike paths on this side of Bibra Lake, in my experience younger skaters going to skateparks tend to start their experimental moves before getting to the park, & at high speed!
171	Features within the park that encourages bikes as well as skateboards. Also, there have been a few successful pump tracks pop up around Perth now but none are close. A pump track encircling a skate park would be incredible to have at Bibra Lake. Mountain biking is one of the fastest growing sports at the moment. BMX, mountain bike, dirt jumpers, skateboards and scooters can all use and benefit from a pump track.
<b>Basketball Court</b>	
172	I think the current concept plan is great! My one concern is the size of the basketball court. In this survey it is labelled as a 'Basketball half court'. And if it is this size, then that's good. There are all too many basketball 'courts' that are too small across Cockburn. These smaller courts cause exclusion as there is not enough room for more than 2 or 3 at a time. Bigger courts (half court size) is a great addition as it means games of 3v3 can be played, increasing community engagement. Also to this effect, the basketball backboard/system has a great effect on use. It should be full size and include a net at a minimum. Going further in the right direction it will have a tempered glass backboard (as used across USA, Canada, New Zealand and proven to be safe).
173	A full basketball court would be better as it allows more people to play by having a half court to each group. Robot park at Harrisdale should be used as an example. Exciting playground especially for the flying fox.
<b>Carpark/traffic</b>	
174	Could the car park be left as is (grassed) as opposed to being paved. This will encourage people to walk rather than drive to the area.
175	Worries about the car park and exit to Bibra Drive being on a bend. Often cars at present park pull out into traffic as poor visibility
176	Not sure how much room will be left if Roe8 is not built and Bibra Drive needs to be widened as per the council's road traffic analysis

177	I think a fence needs to go along the boundary between the park and the road.
178	I'm not sure about the car park exiting onto Bibra Dr. especially for cars turning right in/out. Looks like it could cause congestion and possibly unsafe exiting on the bend. At the moment cars park on the verge which is also unsafe.
179	Furthermore, I feel that the city should take the necessary actions to have traffic slowing measures (speed humps) installed to lower the traffic speeds around the bend. There is no reason that local traffic using these roads need to speed, and with speed humps installed it might start lowering the amount of rat racers through the community. There is a school, and now there will be a significant park across the road, there is no reason to not lower the speeding vehicles.
180	One suggestion of change to recommend: Consider the layout of the car park to be more a U shape, rather than L - one entry, one exit - exit only towards the North (can do a u-turn at the roundabout to head back South). This is because the road is on a blind bend and the general traffic is already beginning to slow down as it heads into the roundabout.
181	I think it all looks brilliant but I am concerned at the small number of parking bays available on what is becoming an increasingly busy road. When the Roe 8 protesters were at the other end of the road they all came by car parking on the road edge causing more traffic problems than the protest. The new park just up past Adventure World overflows into kerbside parking and this is going to be no different.
Seating, shade, water, lighting, bins	
182	Also all other parks in the Cockburn council do not have adequate or sufficient seating for parents. If you want to promote parents supervising their kids and in turn monitoring park behaviour, provide us with seating whereby we can see most of the park, elevated and shaded and not facing the afternoon sun. Cooby seating faces the afternoon sun and heat, Atwell doesn't really have seating and Spearwood doesn't have seating which faces the park OR isn't in the way of the riders doing tricks
183	Would love a couple of benches facing the skate park so I can sit and watch my sons.
184	Please include a drinking water station
185	Shade, skate parks get very hot, have you provided shade at the skate area where kids can sit and still watch their mates?
186	Will it be well lit for use in summer
187	Long overdue. Please make sure there are water fountains and lots of bins.
188	Ensure plenty of lighting at dusk and dawn. LED solar lights or something. But ensure there are enough around the place
Environment	
189	The only consideration I would suggest is to ensure the art work fits with the local community ie black tail cockatoo -




	there is a great bus stop on Murdoch drive with black tails painted on it, it looks amazing, the turtle and Quenda (bandicoot) and various water birds.
190	This area is a tortoise breeding ground will safe guards be put in place?
191	It is unclear to me from this website what vegetation if any will be removed. Could you please let me know how I can find this out? I am also concerned about any impact on fauna in area, has this been considered? Thanks in advance
192	Skate parks are usually associated with rubbish. How is the rubbish going to be maintained without blowing into the bushland/eventually into the lake turf as a barrier between the skate park and nature play. Is this sustainable long term considering wear. crossing on Bibra Dve between the school and skate park
193	I like that it is integrated with the natural landscape.
194	Judging by the popularity of the Fremantle skate park on the Esplanade I think this will be great for skaters of all ages and abilities. My only concern would be impact on the local flora and fauna: remembering that at the moment that people are sensitive to losing more parkland with the Roe 8 devastating the local area.
195	Please keep trees away from the perimeter of the skate park. Mills Park Skate Plaza, for example, has a problem with too many leaves and twigs from the nearby trees which can trip up skaters. The trees near the carpark are especially a problem, suggest replacing with some other shade structure.
<b>Dog parks</b>	
196	Dog parks fenced so there are limited chances of overzealous dogs approaching people or being hurt if running in front of skateboarders.
197	I think the concept for the dog park along Bibra drive is inappropriate for the residents who live in that section. Putting a dog park across the road from where people live is inconsiderate. As a dog owner I think having a large amount of dogs out the front of our house will be unsettling for our dog. Not to mention us and our neighbours having to hear barking dogs all day. I really think no consideration has been given to the residents, which most of us have been here a long time and I hope to see the dog park moved to a different location
198	I do not believe the dog park is in the right location because the section marked on the plan is in an area that has native wildlife, has very wet soil in winter and is too dense with bush, trees & long grass. This is not an area that I would take my dog to for these reasons and as it is not a good area for throwing a ball or keeping an eye on her among the trees & bush with other off lead dogs. The suggestion is to move the dog park section to the open, maintained area opposite Style Court - an easy one for everyone to use. Another suggestion is that the carpark could have just one entrance & exit so that it is easier for users and may be safer for drivers along Bibra Drive.
199	I am supportive of the dog fenced area's proposed location. I see numerous people using the off lead area currently where the fenced area will be. As a dog owner myself I know my dog loves running through this area. I have never

	seen any negative interactions with dogs and the local wildlife.
200	I think it's great that there will be an off-lead dog park at Bibra Lake! We have a dog that can jump very high, currently we have to drive to Parmelia dog park as the fences at Jandakot are too low. I know of other large dog owners that have the same difficulties. Could the fences be a minimum of 2m?
Playground	
201	Is a playground needed when there is one 200m up the road?
Disability access	
202	I think more needs to be thought about in regards to it being disability friendly. Unlike the new playground that is for people with disabilities that can walk and get into a swing the planners neglected to consider those children that are not able to get out of a mobility device. Water fountains? Shade? Lights? Note: Council has responded to this contributor, advising that Council's disability officer has provided input into the concept plan.

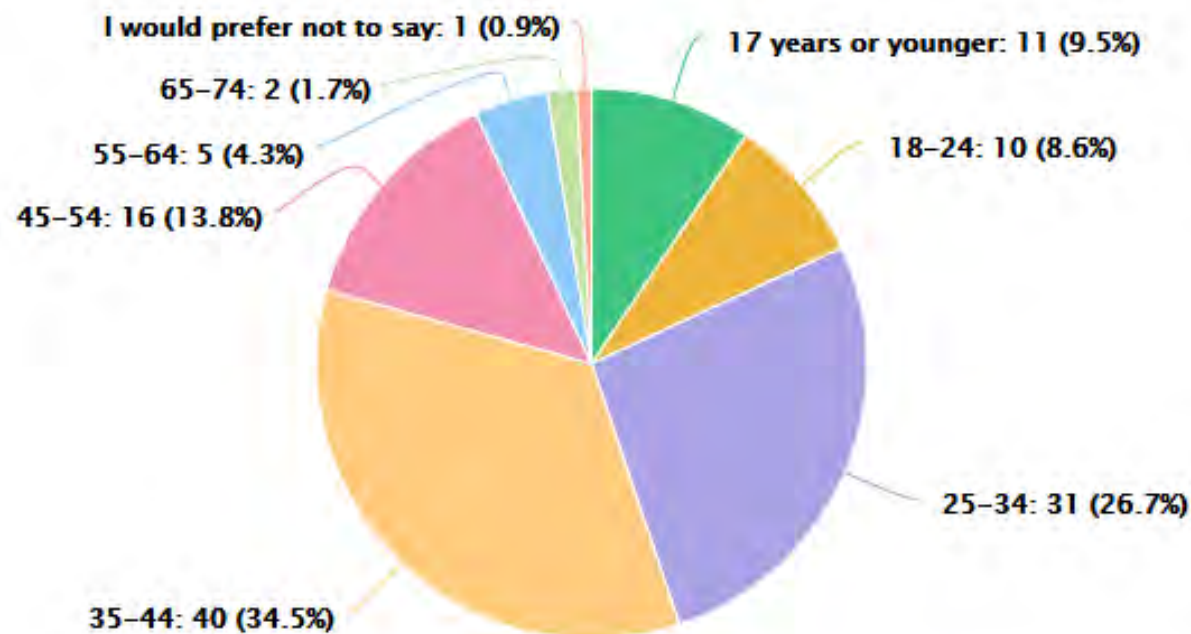
Note: Spelling and grammar has not been corrected. These comments come directly from participants

## Appendix 1.

These demographic charts relate to newcomers to the Comment on Cockburn site, who are registering for the first time and completing the survey online. It does not include the school students and others who completed the survey in hardcopy.

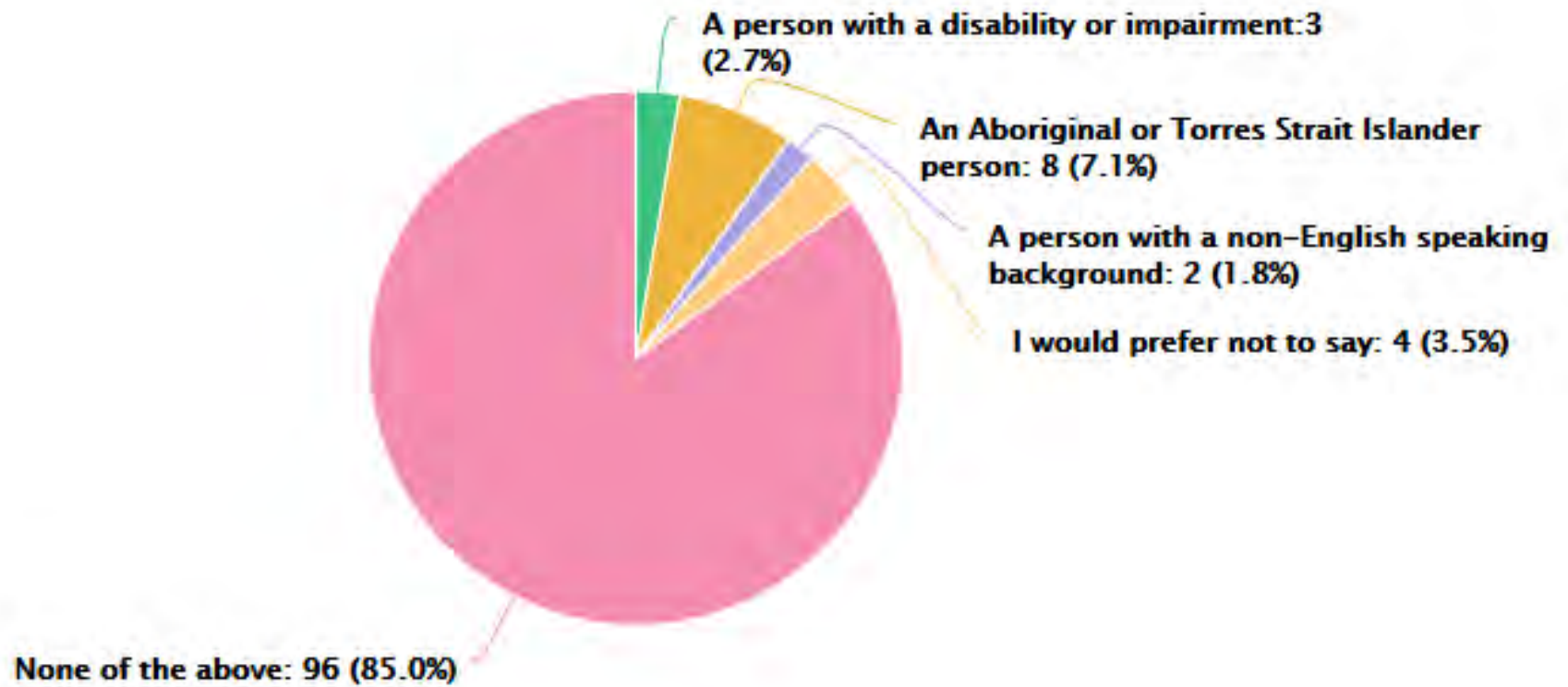
Form Question: Which age group are you in? 

Choose a signup form question to see details



## Are you, or is anyone else in your household

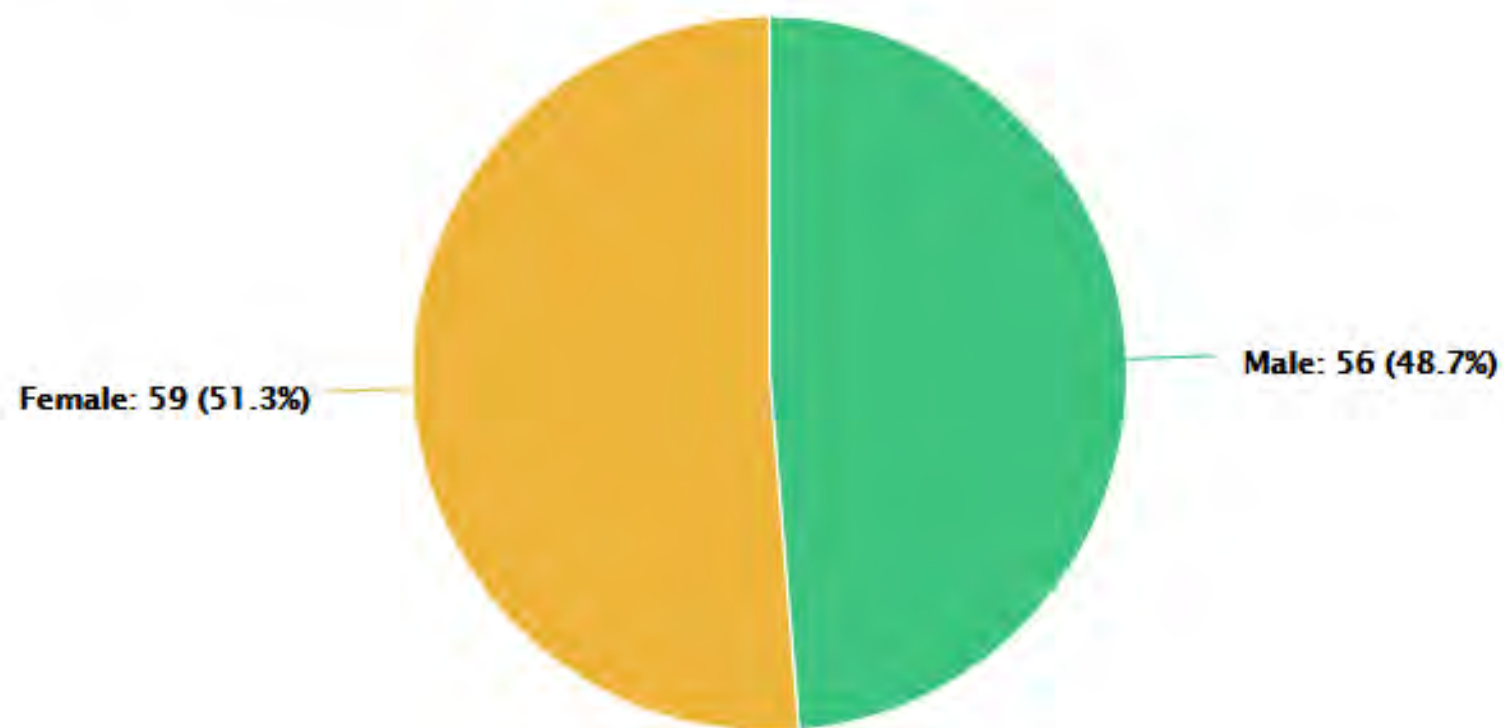
Choose a signup form question to see details



m Question: **What is your gender?**

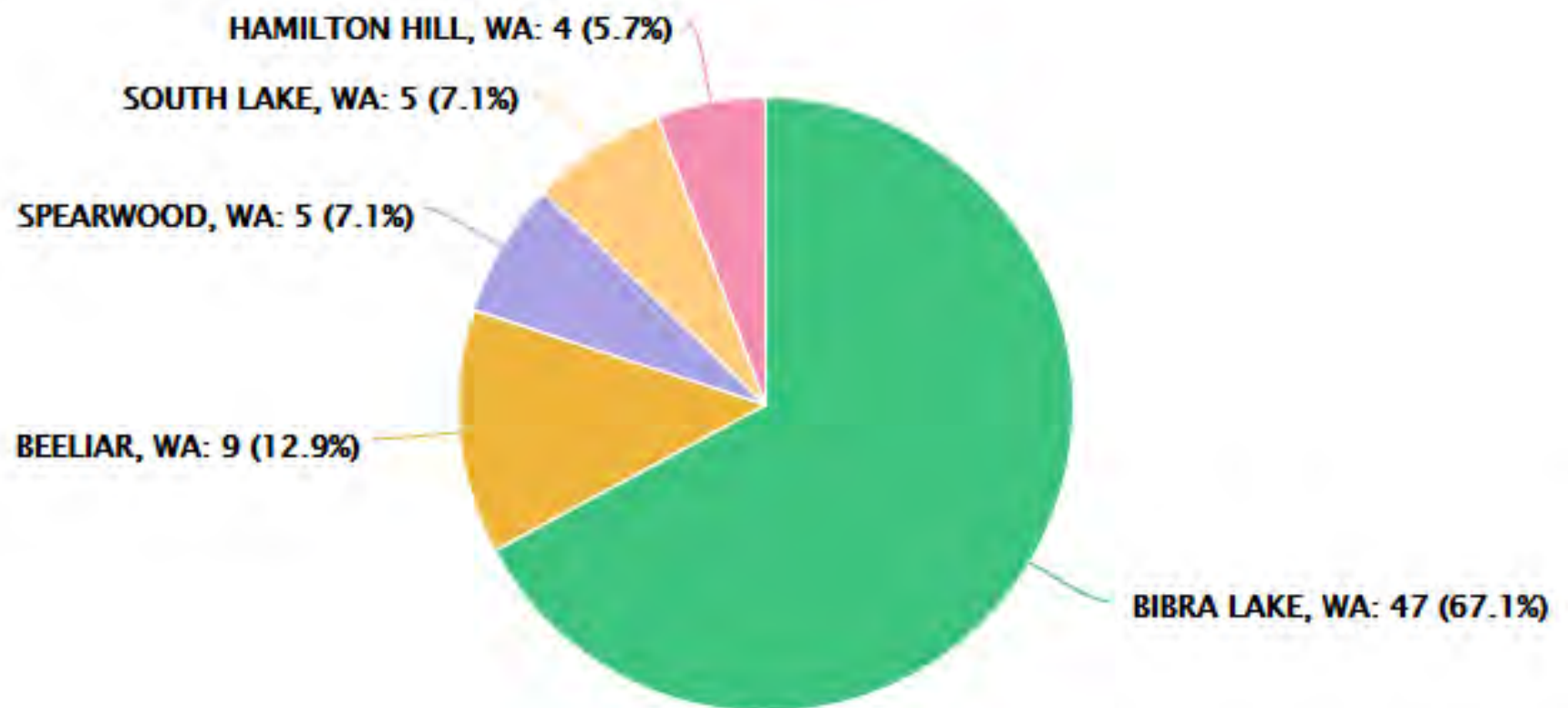


Choose a signup form question to see details



Question: Suburb

Choose a signup form question to see details





Bibra Lake  
Residents Association (Inc)  
P.O Box 3253, Success  
WA 6964

Appendix 2: Letter to Council from Bibra Lake Residents Association 2015.

August 25th, 2015

Simone Sieber  
Grants and Research Administration Officer  
Family Services  
90 Cordelia Avenue,  
Coolbellup  
WA 6163

Dear Simone,

**Re: Proposed Bibra Lake Skatepark Improvements**

We write this letter to you to confirm our support of the proposed redevelopment of the Bibra Lake SkatePark being sought by Kylie Fuller. The Bibra Lake Residents Association are firm supporters of this great community initiative. This community facility is incredibly popular and provides an excellent focal point for local kids and families. With the opportunity of further development of other facilities, this area can provide a major area of community use. As discussed at the recent General Meeting of 11<sup>th</sup> August, this proposal by Kylie Fuller will be fully supported as proposed by Bibra Lake Residents Association.

The Bibra Lake Residents Association (BLRA) was incorporated in 2001 and is a vibrant community group with a strong focus on conserving the local environment and creating occasions for the community to enjoy its natural beauty and recreational opportunities, we currently have nearly 40 members.

Sincerely

Phil Barker  
Secretary – Bibra Lake Residents Association



# Bibra Lake Recreational Precinct

Discussion by Bibra Lake Residents Association

Appendix 3: Presentation to Council February 2017

# Recap

- Started at the grassroots - this effort is the brainchild of 4 local school students who were not happy with their local facilities and decided to start a petition to do something about it.
- Supported and furthered by local community members with the backing and encouragement of our local councillors.
- A private survey was put out via social media with 163 responses:
  - 156 indicated they would use the facility if upgraded:
    - 54% of these respondents are from within the City of Cockburn, all indicating that they would travel to use a new skate park facility
    - The 46% that live out side the City of Cockburn also indicated that they would travel to make use of a new skate park facility.
  - 82 females and 81 males replied, with an even spread in the age groups.
- Deputation given in June 2016 indicated unanimous support from the City.



# Benefits



## No barriers to entry

Grab your board/ scooter/ bike and go. No set training days. No fees. No weekly umpire payments. Just have your gear and you are away!



## Youth Health

Helping to fight childhood obesity and getting kids outdoors.



## Skill building & achievement

It takes time and skill to 'nail' a trick. The wider skate/scoot/BMX community is a supportive one. Participants feel proud of advancements in tricks.



## State of the art facilities

A new design with features not seen in other skate parks in the metro area



## Positive safety & community points of interest

- Riding in a park is much safer than in the streets.
- Caters to the whole family. Inclusion of playground, basketball court and scooter/balance bike areas allows for families with children in all age groups to use the zone. This unique characteristic encourages families to attend together and in turn will reduce anti social behaviour.
- Much needed replacement and relocation of public toilet facilities and drink fountains – added benefit to parents as line of sight to children will be retained.
- Being a centralised ‘hub’ it will appeal and be used by a broad range of the community for different reasons.
- The precinct will be a safe place to go after school – especially with the addition of the pedestrian crossing with refuge and new footpath along Parkway Road. This allows for passive surveillance of the entire area from the street.

# Drawcard to City of Cockburn

Creating a new type of drawcard within the City that will attract visitors from all over by turning

this



into this





# What people are saying

**Cameron Giles**

- Initiator of original petition to change existing facilities,  
Bibra Lake Resident, 11 years old

"It is amazing (the concept) and better than expected. I have screen shot all the photos of the design and made my own video to share on social media (Instagram) to show all my friends. I have had many responses of "that's cool" and "good design" and all seem to be excited. They all liked the fact it included a basketball court as many kids in the area play basketball locally.

Very impressed about the size of the actual skate area and the fact that the plan also included other areas such as the BBQ, playground and bike racks. All of these things help make it a more useable area and family friendly. It is going to be a great space for not only local kids but also families from other areas to visit and share the space.

The area will be a lot safer due to the extra facilities that will bring more families to use the space for fun and leisure. I am excited that after all those doorknocking days of getting signatures for the petition, its actually going to happen!!"

**Mike Lee**  
- Local BMX



... "I have learnt so many life skills from riding at skate parks over the years. Tolerance and respect of others, the satisfaction of helping talking someone through learning something new or helping someone out when they fall or get injured. I've learnt about the persistence it takes to achieve something new, that practise makes perfect, how to read a situation and that sometimes its best to dip off home rather than hang around and vice versa. How to talk to others, that your better asking someone to move nicely than yelling at them to move. Its made me want to travel interstate and overseas to ride my bike which has given me a better perspective of how lucky we are to live here." ...



**Shaun Jarvis**  
- CEO of Freestyle Now

"An area like this is good for the community because it will bring people together in one central location to enjoy activities for young people and for families to enjoy"

Shaun has been involved with BMX since 1986.

# What people are saying

A 'hot topic' talking point by many residents within the City of Cockburn on social media. Over 220 comments generated on a recent, single, social media post with its target audience being Cockburn residents.

**Gerard McCarthy** Geoff Edwards time to get back on the board?  
Like · Reply · 1 · February 15 at 8:49am

**Geoff Edwards** No doubt bro, looks mint  
Like · Reply · February 15 at 9:21am

**Jeb Sun** Jeez it'd be gnarly to see this come together, let's make it happen! 🍷  
JoJordan CotteuRuben Delaney DillonLuke Paramorblban Van HeerenaCarlo Tzimas

**Leuis Franich Chevy**  
Like · Reply · 1 · February 15 at 8:45am


**Chevy Andersen** Wow looks sweet

**Andrew Kaiser** Please build this Perth. Shred city  
Rene Kaiser Ben Fraser  
Like · Reply · 2 · February 15 at 7:30am

**Ben Fraser** Woah

**Joe Allsopp Callum Laird**  
Like · Reply · 1 · February 15 at 7:45am

**Callum Laird** Duuuuude  
Like · Reply · February 15 at 9:01am


**Skateboarding WA**  
 Like This Page · February 15 · Edited ·

Bibra Lake Plaza concept design looks amazing 🙌🙌 It's really exciting to see such an innovative design that prioritizes functionality, long term use & skill development 🔥🔥 We can't wait to go skate this place!! There is a short feedback survey here <http://comment.cockburn.wa.gov.au/bibra-lake-skate-park-and-dog-park> and/or leave comments below.

Great work 🙌 @cityofcockburn Ecoscape , Carving Concrete & Brett Margaritis.  
#skateboardingwa #cityofcockburn #bibralake

Like · Comment · Share

🙌🙌🙌 Kylie Fuller and 188 others · Top Comments ▾

19 shares · 48 Comments



## Dog Park Problems

- We know that this area has been a City of Cockburn area zoned for off leash dog use for some time. We spoke to Council officers about the unsuitability of this, several years ago. No action was taken.
- With the attachment to, and promotion of a dog park with the recreation zone, we believe there will be major problems.

## Safety for native wildlife & dogs + owners



Bandicoots live in the area & the owner of 68 Bibra Drive has seen 4 killed by dogs in this dog area in the last couple of years.



Many snakes live in the area and move to and from the zoned dog area across the walk/cycle path.

## Suitability of the chosen site

- This is quite swampy, damp ground that remains very wet during rain season.
- The vegetation is quite dense, so not suitable for throwing a ball for the dog, or keeping the dogs easily in sight.



## Foreseeable problems for City of Cockburn

- Maintenance of the area will be difficult because of the vegetation & damp ground.
- Dealing with ongoing complaints from residents and visitors.
- Removal of dead bandicoots and other native wildlife injured or killed by the dogs.
- Providing warnings about snakes.
- Possible legal challenges if dogs or their owners are bitten by snakes, or there are accidents within the fenced dog zone, due to the vegetation.



## Requests/Suggestions for the dog park area

- Relocate this particular “off leash area”, on [CoC](#) plans.
- Move it to another more suitable space, close to the recreation precinct.
- Provide signage at the car park for the recreation precinct, which gives directions to the new dog park and says the distance for the walk to it.
- We believe that this other area, opposite Style Court, would also be of value to the residents of the retirement village as it is closer to them, and the request that they made some years ago for a dog park was never taken up by [CoC](#).
- Is this possible without jeopardising the entire project?

There is a cleared site, approximately 400 metres to the south of the zone, which we recommend:



## Communication

Most of the time we deal with [CoC](#) we have a very positive results. ✓

Sometimes, however, we have to go through Councillor Philip Eva, to get a response to emails or phone calls. We shouldn't have to do this.

For this Recreational Precinct project, although we have had many meetings and discussions, we feel our voice has not been entirely listened to. We have been disappointed & frustrated.

Finding out via [FaceBook](#) that the concept plans for the project had been released for comment prior to us being informed, shows a lack of communication and respect for the amount of time and effort put into this project by our group of BLRA members.

We request that [CoC](#) improve its communications with local residents groups.



Bibra Lake Residents Association  
bibralakera@gmail.com

27<sup>th</sup> February 2017

gbowman@cockburn.wa.gov.au

Dear Gail,

Re: Bibra Lake Recreational Precinct

Bibra Lake Residents Association strongly supports the proposed upgrade of the Bibra Lake Recreational Precinct skate park, playground and family recreational facilities on Bibra Drive, opposite the Bibra Lake Primary School.

Our members have looked at and discussed the plan developed by Ecoscape Australia and are very pleased with the new facilities that are included. This is a project that we have supported since August 2015 with a letter to Council written on 8.9.15 (see attached) and a petition with 304 signatures presented to Council by Philip Eva in September 2015. We also fully supported our Secretary, Michelle Barnett, to give a deputation at the City of Cockburn meeting in June 2016. This project has also been an agenda item for each of our monthly meeting since August 2015 and we have regularly discussed its progress and any concerns raised by our members. These include four meetings with CoC representation. (listed below)

We believe that this project recognises and values the benefits that a hub such as this provides for the wider community and that there is a community need for this recreational precinct in this existing location. Our opinion is that this project supports the views of intergenerational comingling by encouraging families to use the precinct together with the additional items of basketball court, lawn lounges, sheltered barbeques and toilet facilities.

The only concern that our members have, is regarding the attachment of a dog park to the plan of the Recreational Project. This is not something that we had requested to be part of the upgrade of the skate park, and although we know that the results of the Lakes Revitalization Strategy showed a keen interest in having a local dog park, and our members agree that one in the general area would be desirable, we believe that this specific location is not suitable for the following reasons. The dog park area chosen in the plan has extremely damp soil, particularly in winter, and has dense vegetation that would require a lot of maintenance by Council. Both these reasons make it not suitable for owners playing with dogs. It is home to bandicoots and other native animals and is visited by snakes, particularly during spring, so these aspects provide a potentially dangerous situation for the native animals, the dogs and their owners.

Our suggestion is that the dog park section be moved a short distance away from the newly planned Recreational Area, to a space that is already cleared and maintained regularly by City of Cockburn. We suggest the space opposite Style Court would be suitable, as this is an open space with some trees which will provide shade, but we understand that there may be other options to consider. We suggest that signage at the Recreational Area car park could show the direction and distance to walk your dog to the new dog park, so that the two areas are still connected and people who wish to use the dog park would use the new car park. The proposed 'active lap' could be extended between the two areas. This concept has been discussed at our meetings, with all members present in agreement to this proposal.

The concerns about the dog park location and suggestions for an alternative, more suitable area were raised and discussed at these following meetings with representation from CoC.

9/02/2016 - BLRA General Meeting with special guest Andrew Trosic (CoC)

23/02/2016 - The Lakes Revitalisation Strategy Briefing Night – Bibra Lake and North Lake

9/08/2016 - BLRA General Meeting with special guests Stephen Atherton (CoC) and Charles Sullivan (CoC)

8/11/2016 - BLRA General Meeting with special guests Frank Kotai (Ecoscape Australia), Mor Wohling (Ecoscape Australia) and Stephen Atherton (CoC)

22/02/2017 - City of Cockburn Special Meeting with BLRA

Our Bibra Lake Residents Association appreciates that community consultation is currently underway and we will support the majority voice of the Bibra Lake community. We look forward to hearing the outcomes from the community consultation.

Please find attached the PowerPoint presentation by BLRA to Council on Wed 22<sup>nd</sup> Feb 2017, and a copy of the original letter sent to CoC in Aug 2015.

Thank you for the opportunity to express and clarify the opinions of our Bibra Lake Residents Association members regarding the Bibra Lake Recreational Project.

Kind regards

Christine Cooper  
President, Bibra Lake Residents Association  
Email: [bibralakera@gmail.com](mailto:bibralakera@gmail.com) phone: 0405118294

COCKBURN AQUATIC  
AND RECREATION CENTRE

[www.cockburnarc.com.au](http://www.cockburnarc.com.au)

31 Veterans Parade  
Cockburn Central WA  
PO Box 1215 Bibra Lake DC WA 6965  
T +61 8 9411 3444  
E [info@cockburnarc.com.au](mailto:info@cockburnarc.com.au)



Nigel Lafferty  
PRESIDENT  
South Lake Dolphins  
PO Box 3088  
Success WA 6164

27 March 2017

**RE: Dolphins Swim Club – Fees and Charges**

Dear Nigel

**RE: Dolphin Swim Club – Fees and Charges**

Thank you for meeting with me on 17<sup>th</sup> February and 15<sup>th</sup> March 2017 to discuss the proposed fees and charges for Cockburn ARC and feedback received from your members. I also appreciated the opportunity to present to your committee members an update on the construction and proposed fees and charges on Saturday 18<sup>th</sup> March 2017 in conjunction with Swimming WA and WAIS.

This letter is to confirm that further consultation has occurred relating to the proposed membership fee structure specific to Dolphins Swim Club members and confirm the agreed position relating to fees and charges that will be considered by Council at a future Council meeting.

Members of the Dolphins Swim Club will not be financially disadvantaged by moving from South Lake Leisure Centre to Cockburn ARC. The City's administration has proposed a number of user pays' entry fees, visit passes and membership options to provide flexible and affordable options exclusive to Club members under the age of 16 years.

The City will continue to offer casual entry fees and pre purchased visit passes at the same cost currently available at South Lake Leisure Centre. In response to feedback from the Club the City has proposed to introduce a fortnightly direct debit squad membership for Dolphins Swim Club members under the age of 16.

The confirmed price point as agreed on 15<sup>th</sup> March 2017 is provided below:

- Junior Squad Active Membership - \$25.00\* per fortnight (direct debit)
- Senior Squad Active Membership - \$29.90\* per fortnight (direct debit)

The following conditions apply:

- Squad active membership are for persons under the age of 16 enrolled in the Dolphins Swim Club only;
- Memberships are direct debit payment option only;



- The member can cancel at any time, providing 28 days cancellation notice;
- Where a person is a minor (under 18 years) the membership application must be signed by the minor's parent or guardian;
- Where a squad member is 11 years or under, they must be accompanied and supervised by a responsible person aged 16 years or older;
- Squad active membership includes spectator entry for one supervising responsible person, typically an adult;
- Junior squad active membership is for childrens 12 years and under;
- Senior squad active membership is for children 13 years and above.

I would appreciate it if you would please sign below, scan and return this letter to the City of Cockburn via reply email at your earliest convenience.

Should you have any questions, please do not hesitate to contact myself on 9411 3376

Kind regards

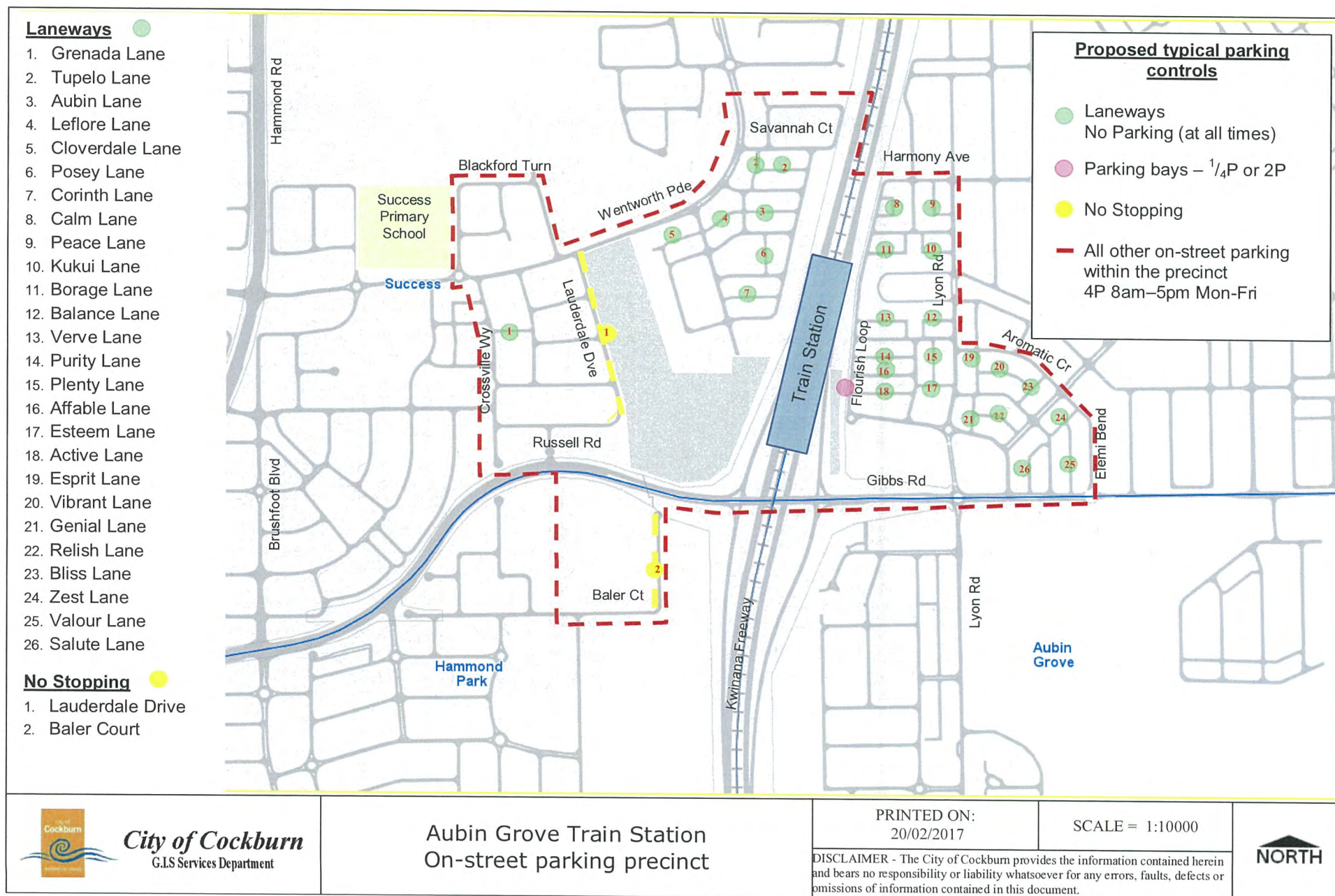
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**BRETT MCEWIN**  
Manager, Cockburn ARC



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**NIGEL LAFFERTY**  
President, Dolphins Swim Club



Enquiries: David Fu, Ph: 9411 3444  
Our Ref: 159/011

14 March 2017



Dear Sir/Madam

**PROPOSED NEW PARKING ARRANGEMENTS AROUND TRAIN STATION**

---

The City is mindful that the new station at Aubin Grove will have parking and traffic impacts on the surrounding roads and we want to inform the community about what is being proposed to manage the situation.

We welcome your feedback about the proposed parking controls by Friday 31 March 2017 by sending an email to [comment@cockburn.wa.gov.au](mailto:comment@cockburn.wa.gov.au)

**Background**

The opening of the Aubin Grove Train Station by the State Government on 23 April 2017 will give local residents improved access to the Perth-Mandurah rail line. About 2,000 parking bays will be provided at the station. Residents can also walk or cycle to the station or take advantage of the feeder bus services.

**New parking controls on local roads**

Parking controls are proposed for roads near the station, from April. Experience shows that it is necessary to implement parking controls around high demand parking areas to minimise the impact that overflow commuter parking could have on surrounding residential and business areas.

Enclosed is a map that shows the extent of the parking precinct for the proposed changes, which include:

- **A new parking precinct**  
Covering both sides of the freeway, the City is introducing a parking precinct where new parking controls will apply
- **4-hour time limit for on-street parking between 8am and 5pm on weekdays**  
This will apply to all roads in the parking precinct. It will have minimal impact on residents who can park on their property, crossover or verge. Verge parking by others, such as commuters, is not permitted unless they have the consent of the owner or occupier of the nearby land.
- **Short-term time limits for parking bays**  
Seven days a week, there will be a 15 minute time limit for the Kiss 'N Ride parking area provided on Flourish Loop, adjacent to the eastern station entry, and a 2-hour time limit for parking bays around Harvest Lakes Village between 8am and 5pm. Time limits in residential streets will apply 8am to 5pm Monday to Friday only.

- No Parking in lanes  
To ensure that waste management trucks can access wheelie bins in all streets, the City has introduced no parking in lanes. This also helps residents get their vehicles in/out of their property without being obstructed.
- Lauderdale Drive  
No Stopping restrictions on the road near the train station car park, for amenity reasons and to ensure that buses using Lauderdale Drive to access the bus interchange are not obstructed
- Baler Court  
No Stopping restrictions on the east side of Baler Court, Hammond Park.

Once the train station opens, the City will monitor the effectiveness of the parking controls over time, allowing for a settling-in period during which commuter access patterns to the new station are established.

If, as a result of the monitoring and resident feedback, it is found that commuter parking is creating impacts beyond the boundary of the parking precinct then the boundary can be extended.

#### Traffic

The impact of traffic generated by the train station will be closely monitored. In mid-2015 the City began collecting traffic data on key streets around the train station. These surveys have been repeated each year to monitor any changes to the volume or distribution of traffic.

As a condition of planning approval for the station, the Public Transport Authority are required to undertake a traffic study of the local transport network within six months of the station opening and identify and implement solutions to address any impacts that can be attributed to the train station.

Thank you for your patience during the construction of the train station and associated roadworks

Yours faithfully,



John McDonald  
**Transport Engineer**



## CONSULTATION ANALYSIS

### Parking controls around Aubin Grove Train Station March 2017

#### Overview

With the opening of the State Government's Aubin Grove Train Station on 23 April 2017, the City wants to discourage commuters from parking in residential streets to avoid paying for parking at the station. The station has 2,000 car bays, with a parking fee of \$2 per day. Parking on residential streets has no fee.

The City is proposing a parking precinct on both sides of the Kwinana Freeway where on-street parking will be time limited. This proposal means:

- Motorists cannot park for longer than four hours on the street in residential areas between 8am and 5pm week days
- Residents can continue to park on their property, crossover or verge (no time limit)
- Verge parking by others is not permitted unless they have the landowner or tenant's consent
- A 15-minute kiss n ride in Flourish Loop will exist seven days a week
- A two-hour time limit for parking around Harvest Lake Village will exist between 8am and 5pm.
- The shopping village already has a 3 hour time limit in its own carpark
- Vehicles cannot park in Lanes as this causes an obstruction for waste management trucks
- "No stopping" signs will be erected in Lauderdale near the train station car park to ensure car and bus access
- "No stopping" signs will be erected on the east side of Baler Court, Hammond Park

Council has been monitoring the traffic levels in local streets on a regular basis at 20 to 30 locations, with the next monitoring scheduled for mid-2017. The PTA is also due to complete a traffic study within six months of the station opening.

#### Feedback:

Points raised by stakeholders:

- Numerous requests for parking permits, along the lines of other local governments, for example  
[http://www.vincent.wa.gov.au/Services/E-Services/Online\\_Forms/Parking\\_Permit\\_Application\\_Forms/Application\\_for\\_Residential\\_Parking\\_Permits](http://www.vincent.wa.gov.au/Services/E-Services/Online_Forms/Parking_Permit_Application_Forms/Application_for_Residential_Parking_Permits)

- Concern that many homes in this area are cottage style with no driveway or verge to park on, and reliance fulltime on parking bays in the streets by occupants of the housing.
- Some tenants work or study part-time and park on the street during other week days for longer than four hours.
- Some households have two adults and adult children, all of whom have cars.
- Some residents will walk to the train station but want to leave their car at home, parked on the street for longer than four hours.
- Request that Council monitor vacant blocks in the area which may become unofficial parking lots

“I believe that unless some measure of identification and parking control is put in place, we will be adversely affected by when the new station is opened. I am not looking forward to having a daily battle for parking on my house frontage.”

“Many residential properties within the proposed precinct are on smaller blocks with minimal frontage as is the current form of residential development. We must take into account that many families have more than one or two vehicles and this needs to be catered for to allow free use and the ability to park without restriction.”

### **Methodology**

1. Internal consultation with Council officers (Rob Avar, Bruce Mentz, Deanie Carbon, John McDonald, Charles Sullivan, David Fu)
2. Letter mailed out to residents within the proposed parking precinct and key stakeholders
3. Interviews with key stakeholders
4. Feedback sought via email, website and telephone

### **Responses**

Interviews were held with key stakeholders including the residents group, primary school, shopping village, medical centre and childcare centre.

	Stakeholder		
1	Success Residents Group president Kim Sadlier 10/3/2017 successresidents@gmail.com	Meeting with Council officers	<ul style="list-style-type: none"> <li>• Why different parking limits in different areas – some two-hour and some four hour? Allows people to stay for short periods in commercial areas and longer in residential</li> </ul>



			<p>streets.</p> <ul style="list-style-type: none"> <li>• Noted local concerns about shops approved near station (currently vacant land, with earthworks underway)</li> <li>• Kim to raise at Association meeting on 14 March</li> <li>• Kim to publicise on Association facebook page, Cockburn Chat</li> <li>• Identified other possible stakeholders</li> </ul>
2	Success Primary School principal Sue Knight and assistant Natalie Sue.knight@education.wa.gov.au.au	Meeting with Council officers	<ul style="list-style-type: none"> <li>• Do existing parking limits around the school remain? Yes, these limits will supplement those.</li> <li>• School has ongoing issues at Blackford Turn</li> <li>• Concern about build-up of traffic when station opens and impact on school peak hours. School and parents to provide Council with feedback by phone or email</li> <li>• Council anticipates most of the traffic will come from a southerly direction. People getting on to the train now at Success will instead make use of the large car park at Aubin Grove.</li> <li>• Principal to brief School Board on the issue at 20 March meeting, 6pm. Council to attend if required</li> </ul>
3	Harvest Lakes Shopping Village Megan McKeown megan.mckeown@colliers.com	by phone	<ul style="list-style-type: none"> <li>• Shopping Centre has recently installed three-hour parking limits in its carparks because trades people working on local houses were occupying the parking. Managed by SecurePark</li> <li>• No issues about City's proposal.</li> </ul>
4	Harvest Lakes Medical Centre Dr Michael Gendy reception@harvestlakesmedical centre.com.au	by email, with invitation to call	<ul style="list-style-type: none"> <li>• No response</li> </ul>
5	Buggles Childcare centre Candice atwell@buggles.com.au	by email, with invitation to call	<ul style="list-style-type: none"> <li>• No response</li> </ul>

### Response to mailout:

Number of letters issued	1,136 property owners/tenants
Number of responses received	49

	Concern/Question
1	The timed parking limits around the train station that has been proposed is a great idea, however we own a property on Lyon Road near the Harvest Lakes complex and if we have visitors or if we wish to park at the front of our property surely there will be some provision made for residents? Some kind of permit that we can put in our cars or our visitors vehicles so we don't get fined? Visitors do stay longer than two hours and we do not have a driveway that they can park in only the bays at the front of our house
2	Great news regarding the 4 hours parking limit for on street parking, however will there be resident parking permits? We live on Lyon road and my son parks his car on the street as there is no available parking space for him in the garage and he works weekends so he is often parked in the street for longer than 4 hours on some weekdays. We have no driveway, crossover or verge for him to park on. The house backs on to the laneway
3	We are very excited about the opening of the Aubin Grove train station, however, we also have some questions. <ol style="list-style-type: none"><li>1. As local residents, will we have special permit to park free all time On-street and Parking bays? Sometimes, we need park outside.</li><li>2. Will the city rangers regularly check if people follow the parking instruction?</li><li>3. What number shall we call if there's car parking in Laneways? We don't want to stuck in our drive way/laneway in the early busy weekdays morning.</li><li>4. What number shall we call if there's car parking in front of our verge, eg. on the grass?</li><li>5. What action will be taken if there is too many noise and too much traffic during peak hours due to the increasing parking on street?</li></ol>
4	Please ensure that I can park on my front verge more than 4 hours on the weekdays.
5	<a href="http://www.vincent.wa.gov.au/Services/E-Services/Online_Forms/Parking_Permit_Application_Forms/Application_for_Residential_Parking_Permits">http://www.vincent.wa.gov.au/Services/E-Services/Online_Forms/Parking_Permit_Application_Forms/Application_for_Residential_Parking_Permits</a>  If I may suggest a similar system to this one used in Vincent. Most of the area in parking precinct are townhouses. We don't

	have driveways or verges to grant consent of owner or occupier to our guests. We feel we are being disadvantaged by the Train station. We should have the same parking privileges as local residents outside the parking precinct. The only restrictions should be on outsiders parking in the area to evade paying for parking at train station. We sometimes have guests staying with us for a few days. As ratepayers we should be entitled to free parking in our street.
6	I am a regular visitor to Success and I do regularly park in front of their house because that's where my boyfriend and mother in law live. So just wondering, can I give you my licence plate number so you guys know I am regularly parking in front of their house so I don't get a fine for parking over hours from the rangers because often I do stay over night often. My Car is a white Holden Astra 2006 and Licence plate is xxxx xxx.
7	I have just spoken to David Fu about Parking, I live in Angelica Way Atwell and we own a 3x2 cottage home with a 2 car garage and no front yard. My family has 4 cars in the family and we have only street parking for our other 2 cars. Now as it is these cars are not parked on the street everyday but there is days that the cars are parked all day between your proposed hours of 8am to 5pm..as we have days off.... If we have our cars parked in the bays out the front our house (that we also pay rates on) we should be entitled to park there for the 24hrs that a car can be parked for now without fine...My problem here is that no one at the city of Cockburn has put this into thought and as a council you have approved cottage style living in the area so you should be able to provide adequate parking for its residents and families.. My proposal to you is to give each household parking permits for the area in turn my house would need 2 and some would only need 1, or even record number plates on a data base and those cars would be given exemption. I am not asking that you give us a priority but if the car is in a bay we don't get a fine. I like yourselves don't want my street to be full of drop in cars but I do want a park in front of my house if its available without fine...
8	<p>I live within the designated parking precinct. Overall, I support the proposed changes and understand their necessity. However, I have one clarification/concern. My house has roadside parking bays in front of it, and I am not sure from reading the letter what time limits will apply for these bays (i.e. the 4-hour or 2-hour)? Further, due to my house backing onto a laneway, and with a driveway too short for a car to fit, I generally utilise these bays to park my car (as the garage already has two cars in it).</p> <p>Is there any intention to provide exemptions from the parking restrictions to residents, so we can continue this normal course of action? One suggestion would be a register of 'allowed number plates', for which fines would not be issued.</p>
9	<p>As I reside and have been representing the residents for Rutherford entrance, I have a few concerns and suggestions:</p> <ol style="list-style-type: none"> <li>1. Off street parking: Agree with Precinct proposed and Time limits. Strongly recommend that signage prohibiting verge parking at any time and consequence (vehicle towed) be placed at entrances to precinct area. Those who do park on verge will know they need owner consent. This prevents the situation getting out of control from the start instead of trying to manage the situation after frustrating and damaging residents property.</li> <li>2. Vehicle pedestrian interaction on Rutherford Entrance: There is currently no continuous or dedicated pedestrian path</li> </ol>

	<p>from Wentworth Parade to the train station along Rutherford entrance. As I have CCTV on my property, the amount of near misses between pedestrian and vehicles is a problem and only a matter of time before someone is injured or worse. Suggest this be reviewed and suitable paths be built on Rutherford Entrance.</p> <p>3. Speeding vehicles along Rutherford Entrance. As mentioned before that I have CCTV on my property, I have on numerous occasions already reported hooning behaviour with evidence to the authorities and have had some good results in curbing this issue. Suggest that additional traffic calming (speed humps, etc.) be considered along Rutherford entrance to deter speeding.</p> <p>There is also a park in Rutherford Entrance and across the road from our property. Any of the measures implemented in items 2 and 3 above along Rutherford Entrance would also make the community attending the park much safer. These items were also raised previously to the PTA at the residents meet and minuted accordingly.</p>
10	<p>As a concerned resident, I welcome the opportunity to provide some feedback.</p> <p>Whilst the rationale behind the proposed arrangements seems fair, I believe that many homes within the designated area you have allocated to have a "4-hour time limit for on-street parking between 8am and 5pm on weekdays", will adversely affect many residents. Many of the homes within this area do not have a crossover, verge or portion of property where they can park. For example, the address I reside in, at Clarity Elbow Atwell, does not have any of these options, nor do most of the homes on my street. The majority of homes are 4 bedroom, with 2 car space garages only. For those of us with a 3rd adult and 3rd vehicle permanently coming and going from the home (and in some cases 4th), the only option for the excess vehicle/s at any time is in utilising the on-street car spaces provided along the street. The imposition of a 4 hour limit therefore will have an adverse effect if we are receiving fines, which may be a regular occurrence with nowhere else available to park.</p> <p>I would like to suggest/request that if these changes are implemented, resident parking passes or similar be available to those residents who may be in a similar situation to myself.</p>
11	<p>I am the owner of properties in Clarity Way and Lyon Rd Atwell. The parking proposal affects both of these properties. I support the issuing of residents with parking permits.</p>
12	<p>I believe resident should have a sticker to be able to park on street more than the hours indicated. We only have our garage at our disposal, we don't have other space as we don't have front lawn or anything just street park that will become not usable. I understand the concern for commuters but I believe you should cover the needs of the residents in the area. If I have a guest over for a couple of days he can't park anywhere because I don't have space on the property. Thanks for the consideration.</p>
13	<p>Although the four hour time limit should allow some availability for residents, I would like to challenge the statement of "minimal impact on residents who can park on their property, crossover or verge". The impacted area in Atwell is largely cottage blocks and multi residential resulting in not being able to park anywhere other than the garage for periods longer</p>

	<p>than 4 hours. Has there been any consideration been given for local residents to have a temporary permit that would enable visitors to park for periods longer than 4 hours for short periods eg. a week. The permit could be displayed on the dash and visible through the windscreen.</p> <p>Examples of use - Trades doing work within the residents homes, Visitors staying with hire cars</p>
14	<p>While most of the proposal seems sensible, one issue has been overlooked, you state that the 4-hour time limit for on street parking will have minimal impact for residents who can park on their property, crossover or verge. But for example the majority of dwellings within the zone particularly in Atwell, are dwellings with no driveways or verges. We currently park in our garage which is accessed via a laneway however should we have a visitor, then the street parking bays directly in front of our house will be utilised. In addition to visitors there may be the odd occasion when we will need to park on the street. While I agree that the on street parking should be restricted to ensure that rate paying residents are not being unfairly penalised I believe that The City of Cockburn should consider issuing residents parking permits to those living within the zone.</p>
15	<p>We live at Congenial loop and we have 3 cars, 2 cars in the garage and recently my daughter has got her licence and parks her car out the front in a designated parking bay. As she and my wife don't go to work or uni every day where is she get to park her car. I understand what you trying to achieve but as a Cockburn resident I can't see why we should be inconvenienced. I suggest something like Stirling has and residents get a permit to park outside our house. Also other residents may have baby sitters or families come stay for a few days to visit. Then in this case they would display the permits to avoid getting a fine.</p>
16	<p>I live in the area where new restricted parking hours is going to be implemented. I am very supportive of the idea but I was wondering if the resident is eligible for a parking permit to park outside the limited hours.</p> <p>I have a double garage but I quite often bring the third car from work back home which I am currently parking at the street parking along side of my house. Arrangements of the special permit will really help me with the situation.</p>
17	<p>I reside with my husband and son and as there are three of us living in the household all of whom own vehicles and drive, I am very concerned about the impact of the new parking restrictions that extend to our street. As we cannot fit three cars in the double garage my son parks his car on the street parking bay at the front of our home and a four hourly parking time limit seems ridiculous, He will be catching the train himself to get to work and wants to leave his car parked at the front of where he lives which is perfectly reasonable and one of the reasons that we purchased the block in the first place, I am sure that we aren't alone in this respect. May I suggest that instead, you issue special parking permits for residents in these streets to allow them to park outside their homes free from the fear of getting fines from the council. I see that you have suggested verge parking but that also seems ridiculous when a parking bay is located outside our home and we are trying to grow the grass on the verge to have a better street appeal. A lot of cars all parked up on the verges is going to be an eyesore and seems dangerous as it will block the view of oncoming traffic.</p>

18	We understand that setting time limits on parking is necessary and a good measure to prevent commuters clogging the streets near the new station. Thank you. However we are concerned whether the residents in the 2-hour time limit area will be given the permits so that a visitor can park longer in a parking bay. All houses in the area have no driveways and there are no parkable verges. Only place our visitors can park is parking bays on the streets. It will be very inconvenient if their cars must leave the area within two hours. We hope to hear a favourable response from the council regarding this matter.
19	<p>We have two properties in Affable Way (where our children and others live). My concerns are:</p> <ol style="list-style-type: none"> <li>1. There are only two parking bays in the house garage - which is rented to 3 people. The third car has to park in a parking bay at the front of the house. She is unable to park on the verge as there really isn't any verge to park on. Will she be eligible for a permit that can be placed on her windscreen allowing her to park 24/7?</li> <li>2. My husband and I along with our last remaining child (who will live in Affable Way in 2018) live in the country. With 4 of our children married and two in Perth studying and our youngest in his last year at school we often travel to Perth and spend time at our daughter's home over the weekends or school holidays. Visits will increase as she is due with our 5th grandchild in July 2017 and the last of our children will be studying in Perth in 2018. How does the parking availability cover us when we arrive and stay for a few days? This parking concern extends to our 3rd daughter who also lives in Narrogin with her husband and children, and our oldest daughter and her husband who come across from Kalgoorlie and spend time in Perth at their sister's house while catching up with family? Visits are not always during the weekend and are often during the week over the school holidays. I do realise there are a lot of problems to take into consideration but my concern is that as soon as you allow any parking in the residential areas (1hour, 2 hours or 4 hours...) you automatically close off parking for residents and owners who should be assured of parking availability at all times and to assure that residents and owners (including resident family/visitors) can park 24/7. Permits or parking stickers should be considered as an option for owners and residents and maybe extras handed out to the residents to cover their visitors during the duration of their visit.</li> </ol>
20	We are resident of Affable Way, located inside of your Aubin Grove train station parking controls area. We noted that you have had the idea " No Parking in Lanes...". It is very appreciated. But, we would like to know how to realise it and how to ensure residents get their vehicles in or out of their property without being obstructed. As you may know, those existing parking bays always are full, especially in the evening and early morning. Some of those cars parked there a few weeks longer no more moving. Our wheelie bins have to be put into three pools on Friday morning for waste collection trucks. Can you imagine what would happen after the train station open? In addition, we also would like to know you how to limit those so call "Kiss N Ride parking area " provided on Flourish Loop?
21	We ask that the City of Cockburn provide us with 2 resident parking permits for our home on Congenial Loop, Atwell which we are currently renting out to our children. We regularly visit our children who occupy the garage space with their cars and we usually park our car(s) outside their home when visiting them. The 4 hour time limit you are proposing would be a big



	inconvenience to us. The house has no driveway for us to park in, no crossover nor any verge parking so we must take advantage of the street parking present on Congenial Loop. Please take this into consideration and I hope to hear from you soon.
22	I am writing to complain about the new 4 hr parking limit applied to our street. I live in a cottage home. I have a family of 4 living in this house, we all have a licence and therefore all own a car. As you are aware cottage homes have no Driveway and only a 2 car carport. It is utterly ridiculous that will not be issuing parking permits for residents who can not fit all their cars in the carport At the one time. We see you will allow us to park on our verge, we actually don't have a verge however we do have a garden planted and maintained by you that we can Squeeze our car into between the council trees. I can see the council gardens around the suburb getting damaged by residents trying to squeeze their cars in. Hopefully you will reconsider your Ridiculous plan of not giving residents parking permits. The same permits many councils in Perth give their residents.
23	I am a resident of aromatic crescent. I am aware of the COC proposed new parking arrangements around train station and the impact it will have to us as residents. I understand the requirement to have a policy in place to manage the expected increase in traffic parking in nearby streets and shopping centre. I would like to suggest that resident be given passes to allow longer than 4 hour parking in the on street parking bays. This system is in place in most other councils that have parking concerns eg. Fremantle subiaco perth etc.
24	While I agree we must have time limits on parking around our new station I am concerned for the few residents that have the luxury of parking their second car outside our cottage homes which if I am correct our streets are included in the 4 hour zone. In my case and that of two of my neighbours, we are elderly residents who look after grand children on a regular basis so often park our second car out the front of our home as our garages become too cramped with children paraphernalia etc. I also often have family members and visitors from overseas and the east coast who hire cars, we have never had problems parking out the front of our home now with the 4 hour restrictions in my area (Radiance Link) it seems unfair that we are now going to have restrictions on our current parking area that up to now has never been an issue. Is it possible for residents to have some kind of Resident Stickers similar to other suburbs, such as Fremantle has allowing us to continue with our street parking?
25	I live in the Justice Link/Esteem Lane apartment complex. While I'm stoked you're aware of the possible parking issues that may arise from the station opening and are doing something about it I'm concerned that it will seriously punish residents living in that precinct who rely on the street parking (like myself). Most of the residents in the precinct and in our complex have two cars (especially the two bedroom apartments) and because the complex parking can not fit us all (the two visitor bays are always already taken) we need to park on the street. With the station opening I'll be leaving my car in the suburb during the day and could now be penalised for this. Without wanting to seem too whiny I think it's unrealistic to expect residents to become one car households given Atwell is still classed as outer metro and the new station only really links the

	<p>suburb to the city. My partner and I still lead different lives and travel large distances regularly both for work and leisure. Because Perth is still such a sprawling city the public transport system is nowhere near effective enough for us to be able to get to where we need to go in a timely fashion. I'm asking that you implement a street parking permit system for residents who need to leave their cars on the street for more than 4 hours during week days. There are plenty of examples of these systems like in Subiaco, Vic Park or Nedlands (see below, attached). Given the small size of the parking restriction area I believe you could implement this system at a relatively low cost. Resident could apply over email then the city could provide rangers with their car registration details through a computer system or even just a printed out spreadsheet they can keep in their car. I'm sure many residents would even pay a small fee for the city to administer the system. Please let me know what you think of this idea. Examples:</p> <p><a href="http://www.subiaco.wa.gov.au/Your-home/Parking-permits-for-residents">http://www.subiaco.wa.gov.au/Your-home/Parking-permits-for-residents</a></p> <p><a href="http://www.victoriapark.wa.gov.au/Around-town/Parking-and-travel/Parking/Parking-FAQs#Irsquom-a-resident-of-Victoria-Park-and-one-of-these-hotspots-is-on-my-street-Can-I-get-a-permit-14">http://www.victoriapark.wa.gov.au/Around-town/Parking-and-travel/Parking/Parking-FAQs#Irsquom-a-resident-of-Victoria-Park-and-one-of-these-hotspots-is-on-my-street-Can-I-get-a-permit-14</a></p>
26	<p>I have had a lot of feedback from Success Residents regarding the parking issue and especially the possibility of resident identification for vehicles. They have indicated that, from talking to you, that this idea would not be considered as a way of protecting residents from possible infringement issue. As the current proposal gives until March 31st for feedback I would expect all ideas from residents to be considered and if not agreed to reasons be supplied together with any evidence of why the idea would not work. We must remember a Proposal is "a plan or suggestion, especially a formal or written one, put forward for consideration by others." it is not a final document without the ability to be changed to the betterment of the residents.</p> <p>Many residential properties within the proposed precinct are on smaller blocks with minimal frontage as is the current form of residential development. We must take into account that many families have more than one or two vehicles and this needs to be catered for to allow free use and the ability to park without restriction. Residential identification systems are used worldwide to allow for residents to park in front of their homes and have easy and ready access to their properties. A similar system in this area would assist the residents in this area and should be considered. It also gives the residents a perception that they are important within the scheme.</p> <p>Secondly, residents in the Lauderdale area are concerned about the policing of the bus entry/exit which give a through access to the carpark. They are concerned that people will use the rout as a rat run to get from Wentworth to Russell. What are the city in partnership with the PTA to control the possibility of misuse of the route? I look forward to your comments and advice in these matters</p>
27	<p>After seeing comments posted on Facebook regarding the proposed parking restrictions around the new train station, I am</p>

	<p>driven to make serious comment on what could possibly be an extremely stressful time when they come into play. I live on Unity Way and have a cottage block (bought in 2008). I have not received a letter from the council regarding these restrictions but have only heard through Facebook. My main concern is that passengers will totally disregard the restrictions and park outside our house for the entire day, every day. I work part time and I am lucky enough that my mum can look after my children when I do. She gets to my house at 6.30am and doesn't leave until I get home from work after 5pm. I would like to know where you think she would park when these restrictions come about and worse still, get a fine for legitimately parking outside my home? I take public transport (like I am encouraged to do from the council) so my mum cannot use my garage to park. As has been suggested by many, would it not make sense for home owners to have a parking permit they can give out to such visitors as does the likes of Subiaco and surrounds? Or is that too much hard work? Would be great to know our rates would be going to something thats actually worth it. If something is not done for the residents living close to the train station, you can rest assured that the cars that do park outside my home illegally will most likely find their car in a different state then when they left it. There will be photos taken of their rego, etc and the times they are there which will be continually brought to your attention, time and time again. I will not hesitate in ringing, emailing, coming into the council with each and every vehicle that parks for longer than the 4hrs. I will not have my visitors and family completely inconvenienced because the council cannot put the correct procedures in place. I understand the parking space outside the cottage blocks are not our property - we adhere to that at all times - but I am extremely concerned that my family will not have anywhere to park for the times I am at work.</p>
28	<p>I have received my letter with regard to the proposed parking controls near the Aubin Grove station. I have no objections to any of them at this stage.</p> <p>I do however have grave concerns with regard to the current street parking permitted on Lyon Rd near the intersection with Gibbs Road. This intersection will soon be controlled by traffic signals, which is an extremely good idea. However I feel the parking bays should be removed from that area. It is already at times very frustrating when you want to enter Lyon Road from Gibbs Road to be confronted by someone wanting to parallel park. As you are aware in order to do parallel parking it is a requirement that the vehicle be put into reserve. Which then means said person parking is now reversing into oncoming traffic. I have been witness to minor road rage due to this.</p> <p>I worry that with the introduction of the traffic signals, we could be faced with a gridlock at the lights due to people wanting to park on Lyon Road.</p> <p>Same problem is possible on the other side of the road with people missing the green light onto Gibbs Road due to people parking on Lyon Road.</p> <p>This of course has nothing to do with the parking controls around the Aubin Grove station. Just thought you should be aware of possible future problems before they arise.</p>

29	<p>There is an empty piece of land behind my house Lyon Rd Atwell and I am concerned that once the train station opens, some cars will take advantage of this. I only query this because I have noticed in the past that a car or two has parked there from time to time and now with the train station within walking distance, it might encourage this.</p> <p>Another query is the 4-hour time limit for on-street parking. Some residents do park on the road in front of their homes - what about having a sticker (or something similar) to notify that that car is a resident who does not need to worry about moving their car after 4 hours?</p>
30	<p>My semi retired mother and grandmother both live on Flourish loop. As they are both above retirement age, they enjoy frequent visits during the working week from friends and Family. It is unclear whether the 2 hour or 4 hour limit will apply to the bays adjacent to her house but in any case, the proposed parking restrictions will severely affect her lifestyle, and my ability to visit my family for periods longer than this time during the working week. As i am studying at the moment, i do currently visit my mother during these restricted times for longer than the proposed restrictions so my mother can spend quality time with her son and grand daughter.</p> <p>It is also my opinion that a 2 or 4 hour limit will be ineffective to stop train travellers parking there. A train traveller will be able to freely park there after 1pm (for 4 hour limit) and 3pm (for 2 hour limit) without any fear of fine because the restriction expires at 5pm. My own train use is mostly afternoon and evening to meet up with my partner for after work sundowners in Perth. I would take advantage of this oversight and save \$2 in parking and park there after 3pm. Also, a the limits proposed allow for ample time to get to Perth, spend 1 to 3 hours in Perth, then travel back to their cars before the limit expires. I could park in a 2 hour bay, get to Perth within 30 minutes, have lunch with my partner for 45min – 1 hr and return to the car within the 2 hour limit. This is also a train trip I frequently do.</p> <p>I understand the need to restrict the parking for the benefit of the residents, but it is of no benefit to resident when their visitors are the ones risking fines for overstaying a visit to their family and friends but short term train users get away with parking there. A better option would be to restrict parking to 1 hour or less across the board and implement a parking permit system where households get one permit each. I understand that some residents may try to sell or give their permit to train travellers but a shorter parking restriction will punish those that do and put more value on keeping the permit for their own visitors rather than handing it on to someone else.</p> <p>Hopefully a better solution can be arranged then the one proposed.</p>
31	<p>I fail to see why residents of the area are going to be impacted by this four hour paring limit between 8am and 5pm during weekdays. As a rate payer, I would expect that I can park out the front of my house while doing some work in my garage etc without the worry of receiving a parking ticket. Surely residents should be able to receive a permit to exempt them from</p>



	the parking restrictions. Even with the modern technology of number plate recognition software, council rangers would know if the vehicle belongs to the local residents or not. Signage on the streets could be altered to advise of parking restrictions for non-permit holders. Hopefully council will reach an amicable decision at the next meeting that meets the needs of all.
32	I live at Aromatic Crescent, Atwell which is part of the proposed parking precinct. At the front of our house there are parking bays, and our garage is out the back, in the laneway. My husband's ute is too long to fit in the garage (if he parks with his front end touching the bricks, the door still cannot come down). So, he parks on the street, in the bay out the front of our house, every day. Will we be given a parking permit to allow him to park there for longer than the proposed limit? Also, will we be given a permit to our allow our visitors to park at the front of our house for longer than the limit?
33	<p>I am a resident on Flourish Loop, Atwell. With regards to the new parking precinct, I would prefer the 4-hour time limit for Mondays to Fridays to be reduced to 2-hours. And similar restrictions to apply to Purity Lane as well. Reason for this is it is fairly congested at the moment and with the new train station coming up, it will only be more so.</p> <p>There are also recently completed apartments by Niche Living opposite Woolies which when fully occupied would increase the number of cars parked around the surrounding area. Not to mention a new project by BGC right next to it that would only add to the density.</p> <p>Is there any consideration to have a local resident's permit implemented such that the time restrictions do not apply to us?</p>
34	I am a resident of Essence Bend Atwell. Our house is within the area allocated for new parking controls around the Aubin Grove train station. We are not happy with the proposed changes. As I am sure you know the cottage lots in this area do not have any driveway or verge parking and many residents rely on the street parking bays if they have more than two cars or visitors. With a 4 hour time limit there is a significant incentive for commuters to park in our street, avoiding parking fees at the station and have plenty of time for a trip into the city. Other train stations around Perth offer residents permits for parking in front of there houses. In summary we would ask you to revise the controls and issue permits for residents (enough for visitors and their normal usage) and reduce the time limit to prevent usage of the bays by commuters.
35	In regards to the parking controls that are proposed for roads near the new station, I would like to comment that they are unfair to the people who own cottage lots in the proposed area. Cottage lots do not have driveways for extra cars or visitors to park on, and sometimes they don't even have a verge out the front. So where are they supposed to park if they have an extra car that doesn't fit in their garage, such as a work car, a car owned by a young adult living with their parent, or a visitor who is staying with them. And you may say that a work vehicle doesn't count because the restrictions are only for certain hours, but what happens when they are on annual leave? Or if they are shift workers? Or if they are FIFO workers? What then? And what happens if I have a party on a week day that lasts for more than four hours, do I need to send all the visitors out to move their cars?

	I agree that there needs to be restrictions, but that either needs to not count for streets with cottage lots, or residents need to be given passes to put in cars in order to be exempt. Please think of those who are disadvantaged by not having a driveway and a verge.
36	<p>I live at Congenial Loop Atwell. I do not have driveway parking at all. The changes will mean that any family or friends that visit cannot park for a reasonable amount of time. I also will have no capacity to move my car from my garage to use that space as a hobby workshop, which I do from time to time.</p> <p>This is a significant change to the free and normal use of my property, and must surely be the same for any of the residents of my street. Is there any plan in place to allow residents to park with a local residents permit similar to what is done in other areas where parking restrictions are put in to place?</p>
37	I particularly appreciated the point about vehicles not being parked in back lane ways. My house backs onto a laneway and there has been occasions when vehicles are parked in the laneway making it difficult for me to exit my drive way. Hopefully the train station has the desired affect and takes pressure off roads around Cockburn Central Station.
38	<p>As per my telephone discussion with Mr David Fu this morning regarding the proposed new parking arrangements around the Aubin Grove train station, I would like to submit my feedback below for review and consideration.</p> <p>My current on property parking arrangements consist of a 3 bay garage providing parking for 1 boat and 2 cars. The on street parking bay is utilised for a 3rd car.</p> <p>Under the proposed arrangements, my understanding is that the on street parking bay out the front of my property will be restricted to a 4 hour limit between 8am and 5pm on weekdays.</p> <p>The concern I have with the proposed arrangement is that all occupants of the property work on a fly in fly out basis requiring the single on street parking bay to be utilised at all times. This issue is also compounded by a non-existent verge, driveway parking and restrictions on laneway parking. I believe these issues may also be experienced by other "cottage" properties on my street.</p> <p>Whilst reading the letter detailing the proposed parking arrangements (restrictions) I was thinking there will be an option, alternative solution etc for residents affected by the restrictions detailed in the communication but none was offered. However a review process was mentioned to monitor the effectiveness of the parking restrictions and if required the boundary can be extended. I believe a review should also allow for a reduction in the boundary if required.</p>



	<p>I feel the residents of the area are being penalised at the expense of commuters who may not choose to utilise the more than ample 2000 parking bays provided by the train station project.</p> <p>This proposal needs some sort of win-win option for the residents and I believe an option around providing a Parking Permit process and system as successfully utilised and implemented by other Local Government organisations needs to be considered.</p>
39	<p>The majority of the house on the East side of the freeway that will be affected by these restrictions are Cottage blocks, townhouse and unit that have minimal verge and crossover never mind an accessible front yard for parking, will permits be issued for homeowners to be able to park on the street parking outside their own homes? Will these restrictions cause any issues for, trades and services or skip bins to be located in these bays when there is no other safe place to park during the day for over 4 hours?</p>
40	<p>How do you propose to monitor the situation for compliance? Do you have a complaints process for reporting when a non-resident parks their vehicle in front of a residents property? How do you plan to monitor or distinguish between a resident's vehicle and a commuters vehicle on a daily basis?</p> <p>Two suggestions to consider; erect signage in parking areas designated for local residents ie RESIDENT PARKING ONLY or issue vehicle display stickers for bona-fide residents to show they are entitled to park in that area?</p> <p>I believe that unless some measure of identification and parking control is put in place, we will be adversely affected by when the new station is opened. I am not looking forward to having a daily battle for parking on my house frontage. I would appreciate your feedback on my comments and suggestions please.</p>
41	<p>1) Parking should be restricted to parking lots which have been constructed for Aubin Grove Station and not permitted in front of residential properties. This is to ensure safety and security of residents who had purchased residential property BEFORE the planned construction of Aubin Grove Station.</p> <p>2) What measures will be taken up for vandalism to residential properties and home invasions?</p> <p>3) What is the response time and punitive actions taken against trespasses and potential criminals?</p> <p>4) Bus Operators must be alert to families and children who are travelling to school and to the playground to avoid accidents.</p> <p>5) Traffic congestion along Wentworth Parade may make it difficult for residents to drive from side roads into the main street</p>

	<p>causing much delay to commute to work and important emergencies.</p> <p>6) Noise from the carparks will affect residents right next to the carpark itself.</p> <p>7) With full operation of the train station, the need for security and police officers to patrol these areas to prevent crime is essential.</p> <p>8) High fencing and brick walls with spokes should be installed for residential properties located right next to the public carpark.</p> <p>9) Damage to residential properties must be taken care of and funded by the state or City Council who approved of Aubin Grove Train Station and public carpark.</p> <p>10) We do not agree to short term or long term parking on parking bays in front of residential homes.</p>
42	<p>I live in Elemei Bend and note that my street is covered by the parking restrictions. Will residents be issued parking permits for street parking as our street does not have verges to park on and our garage does not accommodate one of our cars which we park on the street?</p>
43	<p>I reside at Congenial Loop Atwell (Harvest Lakes precinct). I am concerned about the negative impact your proposed parking controls will have on myself and neighbours in the suggested precinct. My neighbours and I utilise the street parking out of necessity as the Harvest Lakes area I live in has no verges, driveways, cross overs, or sheds. The suggested parking controls will place unnecessary pressure on residents with multiple motor vehicles that have no choice but to use the existing street parking and in many cases during the restricted time period of 8am – 5pm weekdays. Does the City of Cockburn have any suggested contingencies or compromises within their proposed parking controls to alleviate the stress and inconvenience it will cause its residents.</p>
44	<p>We are residents on St Joseph Fairway, Success. We have some concerns in relation to the proposed 4hr parking limit. Would it be considered to have our street and surrounding streets residential parking only? With the new station, there is now sufficient parking for train goers and therefore there is no need for parking on the street. If residential zones will not be granted, is it possible to consider the parking to be a 3 hour limit! the parking around the cockburn train station apartments is 2 hours! Some concerns are below:</p> <p>1. We already have issues getting out of our driveway with residents parking on the street. By not making it a residential zone or short 3 hour period parking, it will now cause more issues and congestion by inviting the public to park on the street</p>

	<p>on top of the residents already parking.</p> <p>2. In addition, we use our lawn frequently to park our work and personal cars on. Inviting train goers to park on our street for some time will prevent us from using our own property. I understand, for example, a residential zone will not prevent neighbours from parking on the street, but it will prevent neighbours PLUS train goers which will double the amount of cars.</p> <p>3. In the event we have parked on our lawn, to drive off the lawn back to the car port, we have to drive off the lawn and in the meantime someone parks their car on the road, we will not be able to get our car off the lawn.</p> <p>I look forward to hearing from you</p>
45	<p>I am writing to complain about the proposed parking arrangements around this new train station and how it will affect the residence of this area.</p> <p>As a rate payer i have no driveway only a single parking bay in front of my home which i and my partner use for parking our vehicles, i don't like the fact that i will have to constantly move my vehicle every 4 hours to avoid an infringement. Wouldn't the better option be to issue the residence a couple of parking decals to be placed on authorised vehicles to the area ,rather than having this absurd proposal.</p> <p>I lived in Subiaco and that local council was able to do that with its residence to avoid annoying rate payers with the constant issue of wrongful infringements. If This is to go ahead then the next election maybe your last as this is unfair , this should have been consulted prior to approval of train station construction.</p> <p>I moved into this area prior to rapid development of area .you have built a large parking facility in success to accommodate this understandably the users will try and use the free spaces and congest access to residence where your rangers and parking officers will be having a feast with parking fine generation and increasing your funds.</p> <p>I the rate payer- home owner should not be impacted by the lack of planning and also the increased traffic to an area that had not been planned for.</p> <p>I will be stating this at your next council meeting on the 13th April at the chambers with the support of local community members who are also intending to be at chambers to voice their concern, and request for local parking decals to be issued to residence in areas of concern.</p>

	A minimum of 3 decals be issued to each as some have 3 car families who use these parking bays during day to commute by train to minimise congestion of our roads and freeways.
46	Phone – Lives in a cottage lot and has up to 4 vehicles on-site (His, wife's, daughters and his work vehicle). On his day off every second week, he is required to keep his work vehicle at home and it won't fit into the garage.
47	Phone – Strong opposition due to the lack of space for visitors/family/work car. Unable to park a second car inside the garage due to using half of the garage as storage, due to the lack of space of the house.
48	Strong objection to proposed 4-hour on-street controls. Wants to know where will people park when their garage is already occupied. Wants residents issued with a parking permit.
49	Phone – My suggestion is to give residents some parking stickers to identify them as residents as opposed to commuters. A lot of residents park in the street allocated parking areas, which probably are verge parking, and stickers would identify these cars, so as not to confuse parking inspectors. The people who train commuters could then be identified if they are parking for more than 4 hours illegally. Residents generally use the verges to park during the day and the 4 hour limit for them will not be practical.

## Attachment 1

Online petition

[comment@cockburn.wa.gov.au: Remove parking restrictions for residents in red zone where parking restrictions apply](#)  
[by Michelle Paul · 73 supporters](#)

---

### Reasons for Signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition). Thanks for adding your voice.

**Michael Niemira-Dowjat**, [Brisbane, Australia](#)

There is a solution. Use it.

**Trina Blum**, [Australia](#)

I'm a resident in the affected area & bought my house before the train station was built. Restricting residents parking is unfair due to the design of the housing in the area. Although I agree with there being a parking restriction, residents should be exempt from the restriction.

**Mark Murphy**, [Australia](#)

Cockburn City Council need to reconsider this. What about shift workers, visitors families and home support workers??? A resident parking permit is a simple solution to this situation.

**Sonia Temperley**, [Australia](#)

I live near the new Aubin Grove Train station.

**Tracey Carrick**, [Australia](#)

Residents should be exempt



**Alan and Susan Blacklock, [Australia](#)**

We live in the "Red Zone". And due to access and health issues need to park in the street bay outside our home.

**Cathie Sweetman, [Australia](#)**

Many residents such as myself on a cottage block don't have a driveway or crossover to park on and rely on street parking especially if they are families with older children who drive such as myself. My son will use the new train station to get to work and even though we live less than 100 meters from the station, he will have to use the paid parking which is ludicrous. I would like the council to tell me where they suggest families with 3 cars park? Often we are all home during a week day as we don't all work 9-5. Are we to play car Tetris on a daily basis?

**Vivienne Sorrel, [Launceston, Australia](#)**

Developers have built too many dwellings and didn't cater for resident parking! Congestion around Woolies on corner of Gibbs and entering towards Freeway outlets Sth and entering towards and onto Russell Rd is quite hellish! A girlfriend had two accidents there a while back and has sustained severe health problems physically and mentally..(That's going back 11yrs now). Something to cater more residential parking would be cool. No more builds would also help around Atwell and other suburbs adjoining it!!! Maybe stop building to help manage the flora and fauna situation for the animals, birds and insects to keep respect for all living creatures! Stop building!!!!!! My daughter moved to Atwell 17 yrs ago for her first build but now is in a smaller unit near Woolies! To get to her going from Mt.Pleasant can be a nightmare at times! (Early morning is really the only time one can go to visit without doing (60 or 70) Just STOP BUILDING was and has been far too much from previous Government!!!

**Barry Noone, [Australia](#)**

This impact on local residence is outright wrong, for those of us who rely upon the street parking as our means of parking, I think this idea should be scrapped, it's a terrible idea, residence should have rights to their street parking 24/7 ! Why not issue permits for each house to display ? Fine those who don't belong to the residential area instead?

**Freda Beswick, [Australia](#)**

Live in two hr zone. Visitors can't stay even for a normal lunch not enough time . Need passes

**Sarah Hansen, [Australia](#)**

I think this is just outrageous for the rate paying residents of Atwell. City of Cockburn really should re think the impact these restrictions will have on those who live within the restricted zones. I'm a local resident and I need to park outside my own home with no restrictions



**Tammy Johnston, [Galway, Ireland](#)**

I think it's unfair that people out I place these restrictions s when it doesn't affect them and have no consideration for other people's personal circumstances!! More care should be taken before making decisions that affect other people! I would like there to be parking permits for residents. It would be much more beneficial for residents and more considerate of rangers time being wasted checking all cars.

**Mary Stajkowski, [Australia](#)**

I live in a cottage block & rely on the side parking bays for visitors/ family to come visit without being restricted for time.

**Akiko Kunita, [Australia](#)**

I live in the soon-to-be 2 hours parking area.

**Nichola Butler, [Perth, Australia](#)**

Each abode should get two permits

**Sarah Twemlow, [Australia](#)**

I live in this zone where the parking restrictions are going to be placed.

**Veronica PHILLIPS, [Australia](#)**

It's only fair

**godfreys Booragoon, [Australia](#)**

This is outrageous you approve cottage style homes for family's and can't provide free street parking, cockburn council you are a JOKE!!!!

**Sue Beswick, [Australia](#)**

I have more than 2 vehicles and believe residents should be exempt from parking limits

**Lorraine Lennn, [Australia](#)**

I am a resident in the red zone. I'm signing this because I regularly have family and friends use MY VISITOR BAY as outlined when I purchased my property, and I do not want them to be fined for over staying!

**Michael Rokich, [Australia](#)**

I park there to visit my semi retired mother. This will affect her ability to have her friends and family visit her during the day on weekdays. In the past year i would have been up for a fine nearly every week if this rule existed.

**John Beswick, [Australia](#)**

I live in soon to be 2 hr restrictions

**Sharleen Olsen, [Australia](#)**

I have family who live on one of the impacted streets and rarely visit them for less than 4 hours! To implement something like this on a community where it wasn't on the cards when they built is poor form. So is trying to rush it through council. Do proper surveying of the people living in these areas and give each household 1 or 2 parking permits. Permits would still restrict train passengers from using these streets, but wouldn't punish the residents.

**Darrell Paul, [Australia](#)**

I visit my daughter in Lyons Road restricted parking would make it difficult

**jenny merenda, [Australia](#)**

Residents, ratepayers and their genuine visitors should be entitled to park at their residence without fear of a fine, thats what they pay rates for

**Katie Tebbit, [Australia](#)**

My husband uses the garage to store his work gear and van and therefore I need to use street parking for my car on congenial loop (we have a five month old bub so parking anywhere further than this would be extremely difficult!)

**Jeff Tang, [Australia](#)**



We are a couple and have 2 cars and only 1 bay in our complex so where do i park my car

**Jill McNabb, [Australia](#)**



I have a cottage home no drive way where do my visitors and relatives park their car when they come to stay? They are elderly and therefore they don't leave the house much 4 hours is silly for residents who pay the rates.



Attachment 2



## Facebook comments on community website Cockburn Chat


**Michelle Paul** ▸ **Cockburn Chat**  
March 16 at 9:33pm · Perth · 

So we've all received a letter from [Cockburn](#) Council today regarding many residential streets of Atwell, Hammond [Park](#) and Success on either sides of the new [Aubin Grove](#) Train Station that will soon be 4 hour restricted zones. How do the effected residents feel about this? There are a lot of units and cottage homes that don't have driveways so rely on being able to [park](#) out the front of their homes or when they have visitors, being able to have parking for them. We don't live in the CBD, ease of parking is an expectation for all residents in this area. I'm interested in hearing others thoughts and feedback on this matter. I think residents should have a pass to exempt them from this "4 hour" parking restriction.....disappointed [Cockburn](#) Council hasn't thought of something to remove the inconvenience of the effected residents!

  28 47 Comments

 Like  Comment


**Amy Strom** I'm not in the affected area but agree 100%. You guys should totally get a permit/pass to use.  
Like · Reply ·  19 · March 16 at 9:36pm

**Michelle Paul** Thanks Amy.  
Like · Reply · March 16 at 9:36pm




 **Michael Agambar** Me too. Residents should be exempt. Just need the cars moved on bin day  
Like · Reply · March 17 at 7:14pm

 Write a reply...  GIF 

 **Annette McGovern** I don't live in the area either and think the council could have looked to provide a solution for residents prior to restricting the parking. I think you're entitled to **park** there all day and like you say, many rely on the road because blocks are getting so small.

Lots of cities around the world provide parking permits to exempt residents from such restrictions so hopefully they invoke something like that for you.

Like · Reply ·  12 · March 16 at 9:39pm

 **Annette Beale** You absolutely should, City of Fremantle do for their residents I am sure

Like · Reply ·  2 · March 16 at 9:39pm · Edited


 **Karen Cheeseman** So does Subiaco

Like · Reply ·  1 · March 16 at 10:34pm


 **Morgan Isdbest** Yes they do

Like · Reply · March 17 at 6:13am

 Write a reply...  GIF 


 **Christine Vimini** Was everyone advised of this intention before they bought or built here ? I bet not ! May have been a 'deal breaker' for many. An exemption is a 'must' ! Residents, fight tooth & nail against this; not fair at all 😡

Like · Reply ·  7 · March 16 at 9:39pm

 **Annette McGovern** I think the station has been proses for many years but perhaps not the extent of parking restrictions until more recently (or now).

Like · Reply · March 16 at 9:42pm


 Write a reply...  GIF 


 **Michelle Paul** If we have someone stay over or people coming over for longer than 4 hours, we have nowhere for them to **park** and I would hate for a family member or guest to leave and find a fine in their windscreen. If I lived in the middle of Perth CBD, I would totally understand but I don't.

Like · Reply ·  6 · March 16 at 9:41pm

 **Brooke Longville** Visitor passes maybe?

Like · Reply · March 16 at 10:38pm

 Write a reply...  GIF 

 **Amy Strom** Wondering if Wellard has anything similar?

Like · Reply · March 16 at 9:41pm

 **Michelle Paul** I don't think many train stations are this close to residential houses.


Like · Reply · March 16 at 9:43pm

 **Amy Strom** Yeah Wellard is 😊 My inlaws live directly across but also many streets surrounding (similar to [Aubin Grove](#)).


Like · Reply · 🍌 2 · March 16 at 9:45pm · Edited

 **Michelle Paul** Oh ok.

Like · Reply · March 16 at 9:45pm

 **Michelle Paul** Does Wellard come under a different Shire? Maybe they are more accomodating to their residents. 😊

Like · Reply · 🍌 1 · March 16 at 9:46pm

 **Amy Strom** Yeah Kwinana. I've asked on their [chat](#) page for information to see how their shire has dealt with it.


Like · Reply · 🍌 1 · March 16 at 9:48pm · Edited

 **Annette McGovern** Wellard is probably closer

Like · Reply · March 16 at 9:48pm

 Write a reply...



 **Adam Kay** Could be worse could live in Honeywood where there is no verge parking in the estate


Like · Reply · 🍌 1 · March 16 at 9:41pm

 **Michelle Paul** That's pretty common in [Cockburn](#) too.


Like · Reply · March 16 at 9:43pm

 Write a reply...




 **Claire Greenham** I am sure they will cater for residents, City of Fremantle have city wide parking complimentary for residents. Just wait and see 😊


Like · Reply · 🍌 1 · March 16 at 9:42pm

 **Michelle Paul** I would have thought they would have included that in the letter about all the restrictions though.

Like · Reply · 🍌 5 · March 16 at 9:42pm

 **Tim Cook** Letter is quite clear, just a maximum limit on the parks to ensure commuters aren't using them to catch the train.

Like · Reply · March 16 at 9:48pm

 **Michelle Paul** No, it's everywhere in a red zone on the letters received today by effected residents. Between 8am - 5pm many residential streets will soon be 4 hour zones.

Like · Reply · March 16 at 9:53pm





**Tim Cook** I was referring to the comment about Fremantle providing complimentary parking, indicating this was not paid parking just time restricted

Like · Reply · March 16 at 9:58pm



**Claire Greenham** Oh sorry I misinterpreted the original post. COF have the same time restrictions I believe.

Like · Reply · March 16 at 10:00pm



**Michelle Paul** Yes and of course you will end up with a fine if you go over the 4 hours.....

Like · Reply · March 16 at 10:04pm



Write a reply...



GIF



**Michelle Paul** Also not good for people trying to sell if parking is difficult out the front of your house - not very appealing for potential buyers!

Like · Reply · 4 · March 16 at 9:42pm



**Annette McGovern** True!

Like · Reply · 1 · March 16 at 9:42pm



Write a reply...



GIF



**Annette McGovern** Steve Portelli might be able to [chat](#) to you about this and help put some solutions to Council with you guys

Like · Reply · 3 · March 16 at 9:44pm



Hide 18 Replies



**Michelle Paul** Councillors are restricted to what they can do but thanks.

Like · Reply · March 16 at 9:45pm



**Annette McGovern** They have a lot more influence too, than you might expect

Like · Reply · 2 · March 16 at 9:46pm



**Tim Cook** I don't know how councillors are restricted but others are not...

Like · Reply · 1 · March 16 at 9:52pm



**Michelle Paul** In previous experience, the Councillors are very limited on the influence they can have over matters being changed. This is meant with no disrespect but clearly speaking from experience.

Like · Reply · March 16 at 10:12pm



**Annette McGovern** Have you been to any council meetings over this or other issues?

Like · Reply · March 16 at 10:14pm





**Michelle Paul** Only received the letter today so no, haven't been to a meeting regarding it.

Like · Reply · March 16 at 10:14pm



**Tim Cook** I disagree there, city of [Cockburn](#) admin officers get their authority from a decision of the council, the councillors have to vote on everything before it can be done, so there is little that they do not have influence over

Like · Reply · 2 · March 16 at 10:15pm



**Tim Cook** Michelle, the Success Residents Association held its general meeting on Tuesday evening at the [Cockburn](#) Youth Centre, this issue was one of the main concerns discussed and of the residents who attended, the primary concern expressed was that people wanted to prevent commuters parking on their streets and verges all day.

Like · Reply · March 16 at 10:17pm



**Michelle Paul** Again, from experience on a previous issue, many emails, phone calls going backwards and forward and a Councillor coming out and viewing the issue.....I was even told by a staff member at the Council that Councillors cannot "change" matters or decisions made by the Council. I'm not going into detail about it on here as that wouldn't be right but I'm speaking from past experience.

Like · Reply · March 16 at 10:17pm



**Annette McGovern** With respects, You should attend a council meeting then to see for yourself, how it works in practice then. They can discuss and overturn a council officers recommendation (and they do). Or they can choose to agree with it.

Like · Reply · March 16 at 10:19pm



**Tim Cook** A councillor alone cannot change a decision of the council, but the council can vote to overturn a previous decision, which is often done in local governments

Like · Reply · March 16 at 10:20pm



**Michelle Paul** Tim Cook this may be the case but just look at the comments on here - no one wants to be effected by the restrictions. Clearly you are ignoring my feedback and frustration - I can't make the point any clearer to you Tim but you keep missing the point.

... See More

Like · Reply · 1 · March 16 at 10:21pm




**Tim Cook** I don't know I you have read anything I have written so far...

1. I do not work for the council, the person you need to be providing your feedback to is the city of [Cockburn](#)
2. I have said multiple times that I disagree with the city's proposal and th... See More


Like · Reply · March 16 at 10:25pm

 **Michelle Paul** They will be getting phone calls about it tomorrow Tim but it is still allowed to be communicated on here to get other feedback.


Like · Reply · March 16 at 10:27pm

 **Tim Cook** I never said you couldn't so I'm not sure what your problem is?


Like · Reply · March 16 at 10:29pm

 **Michelle Paul** In one of your earlier comments you advised that posting it on facebook was not the answer. I must say, not everyone has time to go to Council meetings during the week due to work commitments or kids. One would expect that the Council would put their... [See More](#)

Like · Reply ·  1 · March 16 at 10:55pm


 **Jennifer Lee Meneghini** The council can through council meetings and voting by the councilors approve anything if they have enough complaints or requests by ratepayers. You need to all contact your local councilors in writing to get this looked at. There is a street in [Cockburn](#) that is permit parking only. But that's means no visitors can [park](#) on the street at all. Only in driveways. Get writing people.

Like · Reply · March 16 at 11:01pm · Edited


 **Tim Cook** Yes, I said it would not fix the problem because they need formal responses to be able to act on them. You don't need to go to a council meeting to respond to this, you can send them an email highlighting your concern, that is all that is needed and if... [See More](#)

Like · Reply ·  2 · March 16 at 11:00pm

 Write a reply...   

 **Tim Cook** The purpose of the restrictions are to make sure people catching the train aren't parking out the front of the houses all day. That being said, I believe the proposal is open to submissions so do send your comments through to the City of [Cockburn](#).

Like · Reply ·  4 · March 16 at 9:47pm

 **Michelle Paul** Do you work for the Council Tim? The point of the restrictions are clear but rate paying residents should not be inconvenienced by the restrictions when they live here.

Like · Reply ·  2 · March 16 at 9:48pm

 **Tim Cook** No I don't. I am actually a member of the Council.





**Tim Cook** No I don't, I am actually a member of the Success Residents Association and we have asked the same question you have on behalf of a number of residents. The primary concern we have had was that people would use the parking bays as a way to avoid paying... [See More](#)

Like · Reply · March 16 at 9:51pm



**Sam Bianchi Seymour-Eyles** The point of this is asking for your feedback

Like · Reply · 1 · March 16 at 9:51pm



**Tim Cook** Providing feedback on it via Facebook won't do much good, everyone who feels they will be negatively affected by this should be writing to the city of [Cockburn](#) in response to show them how you feel about it, only then will something change

Like · Reply · 2 · March 16 at 9:54pm



**Michelle Paul** Again, I understand the reason for parking restrictions but a letter going out to all residents about restricted parking in their streets without any exemption for residents only upsets residents. A lot of people that built in our street were actually ... [See More](#)

Like · Reply · 2 · March 16 at 10:02pm · Edited



**Michelle Paul** Social media is a good way to see how others feel about it. It's a [chat](#) site Tim, people are free to talk about community issues and topics.

Like · Reply · 2 · March 16 at 10:01pm



**Tim Cook** I never said it wasn't a good place to talk about it, I just said that if you want them to change something, you have to tell them about it in a form they will recognize.

I also note that the letter didn't write to residents telling them they have im... [See More](#)

Like · Reply · 1 · March 16 at 10:06pm




Write a reply...




**Lara Kirkwood** I agree that residents should be given permits. Would be good to get this put into action. It should however be a permit registered to the car to stop people selling them or giving them to friends.

I am also glad though that the council have prevented people from catching the train parking all day in the Woolworths car bays and local streets.


Like · Reply · 4 · March 16 at 9:50pm · Edited

 **Tim Cook** Unfortunately all these houses have garages for their own cars, what they are concerned about is not having parking available for any visitors they have


Like · Reply ·  1 · March 16 at 9:55pm

 **Wendy Devereux** I called the council as i am a resident of one of the affected streets and they said permits will not be issued as they do not have the rangers available to enforce them.


Like · Reply · March 16 at 10:26pm

 **Kione Routley** Lara just out of interest who is responsible for enforcing the parking restrictions at harvest lakes Woolworths? I hope someone does as between the new train station and those new apartments someone will need to!


Like · Reply · March 16 at 10:34pm

 **Lara Kirkwood** I'd have to re read the sign next time I go, but there are signs up already with a 2 hour limit.

Like · Reply ·  1 · March 16 at 10:35pm

 **Tim Cook** Could be a private contractor like gateways uses

Like · Reply · March 16 at 10:36pm


 **Morgan Isdbest** Well id say if they dont have the rangers to enforce them they wont have someone to hand out fines.

Like · Reply ·  1 · March 17 at 6:17am

 Write a reply...  GIF 


 **Anthony Ask** Steve Portelli

Like · Reply · March 16 at 9:50pm

 **Steve Portelli** There will be community engagement and discussion. Exactly as Tim had advised. Councillors will be guided by the residents. I believe there should be some consideration of locals.

Like · Reply ·  4 · March 16 at 9:52pm · Edited


^ Hide 32 Replies

 **Michelle Paul** The Council will just look at this as a quick and easy revenue raising exercise. Badly thought out and planned with again, no consideration or thought given for the residents.


Like · Reply · March 16 at 9:55pm

 **Steve Portelli** It's the PTA mess we are trying to address.

Like · Reply ·  1 · March 16 at 9:56pm

 **Steve Portelli** It hasn't even happened yet. We are asking for submissions in anticipation of issues.

Like · Reply ·  1 · March 16 at 9:58pm

 **Tim Cook** How is it a revenue raising exercise? The parking is free?

Like · Reply · March 16 at 9:59pm





**Michelle Paul** I think it's pretty common sense on how this will effect residents Tim. The Council clearly didn't give it much thought and there was no mention of any "feedback" or discussions being considered before they start installing the parking restriction signs.

Like · Reply · 1 · March 16 at 10:11pm



**Tim Cook**



Like · Reply · March 16 at 10:11pm



**Tim Cook**



Like · Reply · March 16 at 10:11pm



**Tim Cook** If you read the first two lines it is very clear that it is a proposal and they are seeking feedback

Like · Reply · 1 · March 16 at 10:12pm














**David Duff** I'd be pissed if my friend got a fine visiting me at my house

Like · Reply · 2 · March 16 at 10:13pm





-  **Michelle Paul** Does the PTA and the Council not work together or communicate about these sort of projects?  
Like · Reply · 👍 1 · March 16 at 10:13pm
-  **Amy Strom** You're giving great advice Tim but do you think that it would've been a bit of common sense for the Council to already have plans in place. A bit more proactively.  
Like · Reply · 👍 4 · March 16 at 10:14pm
-  **Michelle Paul** Like perhaps before they sent out the letter???
-  **Adam Phillips** Michelle Paul If they did they would have included a couple of parking permits in the envelope with the letter. Would have saved on postage costs also  
Like · Reply · 👍 3 · March 16 at 10:16pm
-  **Amy Strom** ^ that's what I would've thought.  
Like · Reply · 👍 1 · March 16 at 10:17pm
-  **Tim Cook** I'm not saying the council got it right at all, they proposed a half-assed solution, I am trying to help you all find a solution to that rather than just complaining about the problem. At the end of the day they have proposed this solution and without feedback to the contrary, this is what they will put in place  
Like · Reply · 👍 3 · March 16 at 10:18pm
-  **Tim Cook ?**  
Like · Reply · March 16 at 10:20pm
-  **Amy Strom** After the last few years of not feeling like the right things have been done, I'm definitely going to start being much more vocal with the Council (no disrespect Steve, you are the exemption) so most definitely people need to start complaining using the right channels.  
Like · Reply · 👍 5 · March 16 at 10:21pm
-  **Annette McGovern** You should come to the meetings too Amy 😊  
Like · Reply · 👍 2 · March 16 at 10:23pm
-  **Amy Strom** 🙄🙄🙄 I know, I should. Can't complain too hard unless you really get involved. Just hope there's no name tags - would hate to be recognised from here 😂  
Like · Reply · 👍 2 · March 16 at 10:26pm
-  **Annette McGovern** You have to give your thumb print and right arm at the door 😂  
Like · Reply · 👍 3 · March 16 at 10:30pm



**Amy Strom** 😂😂😂

Like · Reply · 2 · March 16 at 10:30pm



**Steve Portelli** The reason parking restrictions are being proposed is to protect the residents from randoms from other areas and parking in front of your home all day. In [Cockburn](#) Central for example businesses were going bust because there was no parking after train... See More

Like · Reply · 3 · March 17 at 7:56am



**Tai Butlee** They way I read it, can I [park](#) on my verge unrestricted? If my wheels are not on the verge and instead fully on the road outside my house, there is a 4 hour time limit?

Like · Reply · March 17 at 4:18pm



**Steve Portelli** Yes. Fully on your verge you are safe. Don't straddle your path though lol.

Like · Reply · March 17 at 6:03pm



Write a reply...



**Dale Smith** Used to live in leederville and ratepayers were issued 2 Street passes per house. Had the same issue being between leederville station and subi oval.

Like · Reply · 4 · March 16 at 9:51pm



**Samantha Joseph** But isn't everyone a rate payer? Isn't everyone entitled to that bay?

Residents don't own the bay.

Like · Reply · March 16 at 10:28pm



**Steven Summerell** Should come with your rates like tip passes

Like · Reply · March 16 at 10:39pm



**Dale Smith** That's what I meant. If you are renting I'd imagine the landlord would pass them onto you as part of the lease. It works in other areas just fine.

Like · Reply · March 17 at 7:06am



**Noella Winstanley** You will soon learn Dale that what worked just fine in leederville will not float on [cockburn chat](#) 😂

Like · Reply · March 17 at 7:37am



Write a reply...



**David Duff** Get the kkk on it

Like · Reply · March 16 at 10:02pm



**Michelle Paul** Kkk?

Like · Reply · March 16 at 10:04pm



**David Duff** Brushfoot kkk

Like · Reply · March 16 at 10:05pm





**Adam Phillips** On the Hammond [Park](#) side on Baler Ct there are 120+ units/townhouses. At the moment I'd say that 50% of them are empty so not many cars parked on the streets. Three years ago during the rental shortage the parking spots on the road were jam packed. With the opening of the new station I would imagine occupancy may pick up again. No doubt it will be another clusterf\*\*k

Like · Reply · 4 · March 16 at 10:09pm



**Jenny Lake** I would assume that it would be similar to east Perth where there are parking restriction. If you're a resident you can apply for a permit to allow you to [park](#) for as long as you want.

Like · Reply · 2 · March 16 at 10:20pm



**Michelle Paul** No mention of exemptions for residents.

Like · Reply · 1 · March 16 at 10:23pm



**Jenny Lake** Surely they'd have to - or heavily reduce rates.

Like · Reply · 1 · March 16 at 10:24pm



**Tim Cook** The current proposal does not make any reference to a permit system, people need to complain about this to the city of [Cockburn](#) and request such a system is put in place

Like · Reply · 2 · March 16 at 10:26pm



**Jenny Lake** Absolutely. If tight a\$\$ city of Perth can offer permits (at cost of course) the city of [Cockburn](#) can too.

Like · Reply · 1 · March 16 at 10:27pm



Write a reply...



**Lara Kirkwood** The restrictions are Mon - Fri 8-5

Like · Reply · 1 · March 16 at 10:22pm



**Michelle Paul** Yeah, quite often people get visitors or need to be home for more than 4 hours and occupy a Bay out the front of their home.

Like · Reply · March 16 at 10:25pm



**Lara Kirkwood** I'm not denying that. Just giving the information to people who may wonder what the times were.

Like · Reply · 2 · March 16 at 10:26pm



**Kym Hamilton** We have this restriction at our apartment to. A lot of people that need to catch the train were parking in our guest carbays. We have a 2 hour restriction. If you live in the apartments you can apply for exemption stickers. Go to your Real estate or Strata.

Like · Reply · March 17 at 6:52am



**Michael Gregg** Exemptions for residents in their own street via a council issued windscreen sticker. Very simple, and very common in Fremantle, and across Europe. Simple! Odd that that idea wasn't floated/advised in the letter sent to affected residents.

Like · Reply · 6 · March 16 at 10:27pm



**Tim Cook** The issue is that residents want permits for visitors, doesn't help much if they are restricted to one vehicle

Like · Reply · March 16 at 10:31pm



**Michael Gregg** If the residents have a windscreen pass, they park in the street, the visitor parks off street?

Like · Reply · 1 · March 16 at 10:32pm



**Tim Cook** Wouldn't that just encourage the residents to park on the streets more?

Like · Reply · March 16 at 10:33pm



**Michael Gregg** Doubt it, from my experience elsewhere - but I don't know or live-in that particular area, just suggesting there are easy ways to manage it to preserve residents' amenity and manage commuter parking.

Like · Reply · 1 · March 16 at 10:41pm



**Tim Cook** It is a good option compared to the other suggestions I have heard so far

Like · Reply · 1 · March 16 at 10:42pm



Write a reply...



**Samantha Joseph** The residents don't own the bay outside their home. So making parking 4 hourly actually stops other people parking there all day meaning residents can access them and use them for visitor parking. I know we would rather park on our side of the freeway... [See More](#)

Like · Reply · 3 · March 16 at 10:27pm



**Michael McCormick** Development approval should never have been approved without sufficient parking bays. So it just goes back to council planning and approvals. Plus the residents should do their homework and realise they have no right to a parking bay they do not own. Too bad so sad.

Like · Reply · March 17 at 12:04am





**Tim Cook** Lee-Anne Smith Kim Sadlier

Like · Reply · March 16 at 10:28pm



**Christie-Lee Davies** Seems pretty sensible to discourage commuters from clogging up the surrounding streets - and the letter says that residents can **park** on their own verges or give consent for others to (like visitors). It's clearly just to prevent commuters so that's a good thing.

Like · Reply · 4 · March 16 at 10:30pm

^ Hide 15 Replies



**Amy Strom** It would just be how do the rangers differentiate between residents/visitors/commuters.

Like · Reply · 1 · March 16 at 10:32pm



**Tim Cook** The issue is that there are a number of houses in the area which do not have verges, therefore nowhere for visitors to **park** that are not subject to these restrictions

Like · Reply · 4 · March 16 at 10:32pm



**Christie-Lee Davies** Amy I'm guessing they would be anticipating complaints from residents about commuters and they would act on them then? Maybe not random patrols? I'm not sure they could police residents vs commuters parking on verges.

Like · Reply · 2 · March 16 at 10:35pm



**Christie-Lee Davies** Tim if they don't have a verge, where do their visitors **park** now? I didn't think residents had any control over the bays on front loading properties now anyway?

Like · Reply · March 16 at 10:37pm · Edited



**Amy Strom** Again though - not meaning to be argumentative - the person two houses down might not know the car in the bay by them is your guest. They might complain. The restrictions are a great idea but maybe the permit etc is a good idea too.

Like · Reply · 1 · March 16 at 10:40pm · Edited



**Tim Cook** They have already had complaints from residents about it, which is why they came up with this proposal.

I agree with the verge issue, pretty sure they will issue fines based on complaints there and not time spent parked on them.... [See More](#)

Like · Reply · 2 · March 16 at 10:39pm



**Christie-Lee Davies** I agree Amy 😊

Like · Reply · 1 · March 16 at 10:47pm



**Christie-Lee Davies** Sounds like a visitor permit for those houses might be a good approach then Tim 😊

Like · Reply · 2 · March 16 at 10:48pm



**Tim Cook** I would expect that they would have the common sense to check with the person who's verge it is before fining someone parked on it... unless they broke some council bylaws in the process

Like · Reply · 1 · March 16 at 10:49pm



**Tim Cook** I agree, visitors permits are a good option, the residents who have been written to by city of Cockburn requesting feedback need to respond and tell them so

Like · Reply · 1 · March 16 at 10:49pm



**Amy Strom** It's definitely going to be 'fun times' once the train station opens if Cockburn station is anything to go by 🙄🙄

Like · Reply · 3 · March 16 at 10:50pm



**Tim Cook** Fortunately PTA have to assist in addressing any issues that arise over the next 6 months or so

Like · Reply · 2 · March 16 at 10:50pm



**Christie-Lee Davies** Will be a steep learning curve for everyone I suspect 😊

Like · Reply · 1 · March 16 at 10:52pm



**Tim Cook** PTA? Learn?

Like · Reply · 2 · March 16 at 10:53pm



**Christie-Lee Davies** Hehehehe 😊

Like · Reply · 1 · March 16 at 10:54pm



Write a reply...



**Stig Wood** Passes won't be issued for one simple reason - if you give them here then all of the units around Cockburn Central are going to demand them too. Not sure what the solution is though.

Like · Reply · March 16 at 10:58pm



**Amy Strom** Slightly different housing to Success though. Those units in Cockburn were built with the restrictions in place - not imposed after the fact.

Like · Reply · March 16 at 11:00pm



Like · Reply · March 16 at 11:00pm



**Stig Wood** True. But I know that will come up.

Like · Reply · 1 · March 16 at 11:02pm



**Lee-Anne Smith** Im pushing for residents permits, I'll keep you posted.

Like · Reply · March 17 at 7:14am



Write a reply...



GIF



**Rhianna Puglia** Residents and home owners in these specific areas should be given a sticker/some type of notice to display on their dashboard to identify that they live in the house in order to avoid their cars being towed or receiving fines.

Like · Reply · March 16 at 11:17pm



**Ljubinka Golub** Ahh thats sooo annoying !! 😡😡 I work in the shopping centre and if i register my car for staff parking with [Cockburn Council](#) and i come to do my shopping and i dont [park](#) in the staff area i get a fine of \$65, and if i [park](#) without registering i get a fine again for parking more than 4hrs 😡😡

Like · Reply · March 16 at 11:44pm



**Michelle Paul** The Council make it very difficult for residents and don't care who they upset. I think they forget they are meant to work for the people, no residents, no community, no job for the staff at the Council.

Like · Reply · March 17 at 12:08am



**Lara Kirkwood** Parking at Gateways has nothing to do with the council. It's a private car [park](#). Maybe go back and check with your store manager for clarification.

Like · Reply · 1 · March 17 at 6:03am



**Ljubinka Golub** Lara Kirkwood The parking at the shopping centre is run by the Council, it has nothing to do with the shopping centre, already checked that years ago, when i went to make a complaint.

Like · Reply · March 17 at 8:42am



**Leonie Allister** Just be thankful we still have free parking at the shopping centre unlike Sydney. And car spaces are limited by state government regulations - trying to get more people to use public transport as is done all over the world.

Like · Reply · 2 · March 17 at 11:12pm



Write a reply...



GIF



**Meghan Woolfenden** I live in Atwell and never got a letter? Did only certain areas get it?

Like · Reply · March 17 at 6:15am



**Lara Kirkwood** Hi Meghan, it was sent to residents in the affected areas.



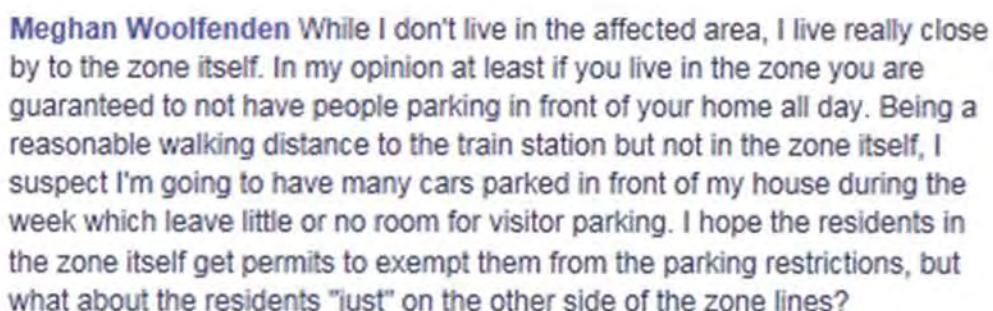
**Steve Portelli** The area may have to be extend to protect residents. It will be reviewed after the Station opens and we can see what the parking is like. Probably find that Hygea Bend and adjoining streets will have issues further north.

Hopefully the massive carpark on the west side is enough and we are jumping at shadows. As soon as there is an issue, take photos and email through to [customer@cockburn.wa.gov.au](mailto:customer@cockburn.wa.gov.au) and if you don't mind can you copy me in so I can follow up?

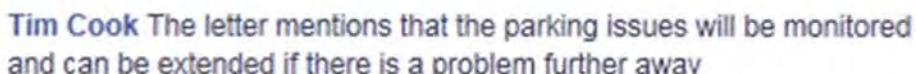
Like · Reply ·  2 · March 17 at 8:24am



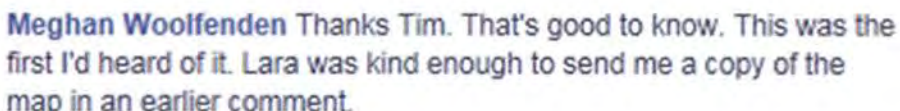
Write a reply...



Like · Reply ·  4 · March 17 at 6:30am



Like · Reply ·  1 · March 17 at 7:04am



Like · Reply · March 17 at 7:09am







Like · Reply · 1 · March 17 at 7:15am



**Meghan Woolfenden** Thanks Tim

Like · Reply · March 17 at 7:21am



Write a reply...



GIF



**Lisa Madarevic** Maybe give them a suggestion that residents have a sticker on car for parking there with no time limit

Like · Reply · March 17 at 6:52am



**Marie Lamb** They should get permits to put on their cars. Like every other suburb that has restricted parking.

Like · Reply · March 17 at 6:54am



**Andrew Round** Check the legal side of the story. If it's like **Cockburn Central**, they have no leg to stand on and cannot enforce any fines. It's a joke how they try to threaten rate payers when they have no right. Question any fine and they will back down immediately.

Like · Reply · March 17 at 7:12am



**Tim Cook** Can't see any reason why City of **Cockburn** would not have the right to issue fines if they put such restrictions in place

Like · Reply · March 17 at 7:27am



**Andrew Round** Well ask a lawyer. We did.

Like · Reply · March 17 at 7:27am



**Brad Lewis** Ask a lawyer at \$550 or so an hour or pay the fine the council knows which one you will do

Like · Reply · March 17 at 7:37am



**Steve Portelli** Hi Andrew, it is a draft proposal, a starting point for residents to react to and give feed back.

The reason parking restrictions are being proposed is to protect the residents from randoms from other areas and parking in front of your home all day. ... See More

Like · Reply · March 17 at 9:06am



**Lee-Anne Smith** I'm pushing for residents permits I'll keep you posted

Like · Reply · 5 · March 17 at 7:14am



**Kim Sadlier** Hi , the letter gives the opportunity fro residents to provide feedback by March 31 as the letter is only a proposal at this stage. I would encourage residents to contact David Fu at the City with your concerns and fixes that would assist the residents

Like · Reply · 3 · March 17 at 7:42am



**Tim Cook** Finally, someone else is saying what I have been saying the whole time. Things only change if you respond to the request for feedback

Like · Reply · March 17 at 8:16am



Write a reply...



**Kristy Holding** We have a rental property in this area in the two hour zone, I have sent an email as requested on the letter to the council giving my feedback. Our property doesn't have a driveway so therefore if our tenants have visitors they would only be able to st... See More

Like · Reply · 5 · March 17 at 12:33pm · Edited



**Lee-Anne Smith** Kim is absolutely right please respond to your letters so that all your feedback is recorded. If you have any further concerns please feel free to contact me anytime on 0497953153 [ismith@cockburn.wa.gov.au](mailto:ismith@cockburn.wa.gov.au)

Like · Reply · 1 · March 17 at 8:01am



**Mitch Nauta** Absolute joke. We only park one car in our garage due to other things taking up space. And now we can only park one car for 4 hours on the off street parking. We live on congenial loop. Several people in our street have sent emails stating the issue. No one seems to care.

Like · Reply · 1 · March 17 at 8:40am



**Gerry Beswick** We have two hrs

Like · Reply · March 17 at 10:38am



**Gillian Iannucci** Not trying to be narky, but do I understand you've got a garage for two cars but have stuff in there so can only fit one? It would seem to make sense that you need to make room for the second car maybe? 😞


Like · Reply · March 17 at 9:26pm




**Mitch Nauta** I have a workbench and a mx bike with a trailer. Last time I checked I'm allowed to park my other car out the front of the home I own and pay the rates on.

Like · Reply · 3 · March 17 at 9:30pm




 **Michelle Paul** There's always got to be one person being nitty gritty Mitch. Regardless of if it's your car or one of your visitors, as a pretty high rates area and not in the city, I don't think it's too much to expect that a car can be parked outside of your home f... See More


Like · Reply ·  1 · March 18 at 7:53am

 **Mitch Nauta** Finally someone with common sense. I appreciate you seeing it from my perspective.


Like · Reply ·  1 · March 18 at 10:41am

 **Michelle Paul** We are in the same situation Mitch. Pretty annoyed to be honest.

Like · Reply ·  1 · March 18 at 10:48am

 **Mitch Nauta** I think with the amount of ppl that are upset I'm confident the city of Cockburn will offer parking passes etc.

Like · Reply · March 18 at 11:48am

 **Michelle Paul** I wish I shared your confidence but I have little faith in Cockburn Council. If they were going to consider passes or permits, it should have been included in the letter.


Let's hope you are right.

Like · Reply · March 18 at 12:09pm

 Write a reply...   

 **Caren Bell** Brad Bell

Like · Reply · March 17 at 8:51am


 **Gerry Beswick** We are in two hr zone in flourish loop  
Have no driveway our verge has plants and council trees three drivers with cars

Definitely need resident pass or will as letter says we are entitled to will park on the verge good bye plants and trees

Almost all councils exempt residents  
From restricted parking














Well done cock head oh sorry Cockburn  
So well planned and thought out

Like · Reply · March 17 at 8:51am

 **Steve Portelli** Gerry it is a draft proposal, a starting point for residents to react to and give feed back.

The reason parking restrictions are being proposed is to protect the residents from randoms from other areas and parking in front of your home all day. In Coc... See More

Like · Reply ·  4 · March 17 at 8:55am

-  **Gerry Beswick** We have 3 adults each with one car  
And two car garage  
The letter says I can [park](#) on verge that's what I will do ... [See More](#)  
Like · Reply · March 17 at 10:35am · Edited
-  **Steve Portelli** Make that in your submission. You have a good case  
for verge parking as well.  
Like · Reply · March 17 at 10:38am
-  **Gerry Beswick** Letter says I can  
Verge [park](#)  
Like · Reply · March 17 at 10:39am
-  **Steve Portelli** Yes but you need planning approval to put a hard  
stand on there that's all.  
Like · Reply · March 17 at 10:40am
-  **Gerry Beswick** Don't need hard stand have 4wd  
Like · Reply · March 17 at 11:03am
-  **Steve Portelli** Sorted then.  
Like · Reply ·  1 · March 17 at 11:07am
-  **Steve Portelli** Some Q&A for your info.  
Q. Parking restrictions at Gateways and Harvest Lakes shopping  
centres are policed privately but needed authorisation from Council?  
A. The parking arrangements are established and enforced by the  
Shopping Centre Management. The C... [See More](#)  
Like · Reply ·  1 · March 17 at 1:26pm · Edited
-  **Michelle Paul** For businesses I understand the parking restrictions  
but not for private residential homes Steve. We live in the southern  
suburbs of Perth not in the CBD and shouldn't have the inconvenience  
of not being able to have parking out the front of our own  
ho... [See More](#)  
Like · Reply · March 21 at 12:41pm
-  **Steve Portelli** Michelle, it's not set in concrete. It's a draft proposal for  
comment that is all. I have highlighted what the City has experienced  
before, to show you the the City is trying to preempt issues by  
consulting with residents now, not after the fact, because we do care.  
Like · Reply · March 21 at 1:18pm · Edited
-  **Michelle Paul** David has advised to many people that have contacted  
him that parking permits are not being issued to the residents effected  
by the restrictions.  
Like · Reply · March 21 at 1:20pm
-  **Steve Portelli** Perhaps they won't I can't say. We need to wait for the  
submissions to come back and have an Officers report submitted to  
Council for discussion.





**Tai Butlee** They way I read it, can I **park** on my verge unrestricted? If my wheels are not on the verge and instead fully on the road outside my house, there is a 4 hour time limit?

Like · Reply · 2 · March 17 at 4:28pm



**Tim Cook** That is how I understand it

Like · Reply · 1 · March 17 at 4:33pm



**Lara Kirkwood** Yes, as long as you are not obstructing a footpath.

Like · Reply · 1 · March 17 at 4:33pm

↪ View more replies



Write a reply...



GIF



**Stig Wood** City of **Cockburn** councillors in the main seem to disagree with everything the residents of **Cockburn** want.

Like · Reply · 1 · March 17 at 8:50pm



**Lee-Anne Smith** Go Stig 😂😂

Like · Reply · March 17 at 9:04pm



**Michelle Paul** HI ALL - Just an update in regards to this post for those that are interested. I have since spoken to David Fu at the Council and he has confirmed there are NO plans for the effected residents to be issued with parking permits or stickers. I encourage ... See More

Like · Reply · 2 · March 21 at 11:41am



**Michelle Paul** Emma Young

Like · Reply · March 21 at 2:05pm



**Lee-Anne Smith** Please remember you can also comment here <http://comment.cockburn.wa.gov.au/aubin-grove-proposed...>



**Aubin Grove: Proposed new parking arrangements around new train station |...**

COMMENT: [COCKBURN.WA.GOV.AU](http://comment.cockburn.wa.gov.au)

Like · Reply · 1 · March 22 at 5:23am · Edited



**Michelle Paul**

<https://www.facebook.com/michelle.paul.752/posts/10212628717578774>

Like · Reply · March 22 at 6:08pm

Enquiries: David Fu, Ph: 9411 3444  
Our Ref: 159/011

14 March 2017

Dear Sir/Madam

#### PROPOSED NEW PARKING ARRANGEMENTS AROUND TRAIN STATION

The City is mindful that the new station at Aubin Grove will have parking and traffic impacts on the surrounding roads and we want to inform the community about what is being proposed to manage the situation.

We welcome your feedback about the proposed parking controls by Friday 31 March 2017 by sending an email to [comment@cockburn.wa.gov.au](mailto:comment@cockburn.wa.gov.au)

#### Background

The opening of the Aubin Grove Train Station by the State Government on 23 April 2017 will give local residents improved access to the Perth-Mandurah rail line. About 2,000 parking bays will be provided at the station. Residents can also walk or cycle to the station or take advantage of the feeder bus services.

#### New parking controls on local roads

Parking controls are proposed for roads near the station, from April. Experience shows that it is necessary to implement parking controls around high demand parking areas to minimise the impact that overflow commuter parking could have on surrounding residential and business areas.

Enclosed is a map that shows the extent of the parking precinct for the proposed changes, which include:

- A new parking precinct  
Covering both sides of the freeway, the City is introducing a parking precinct where new parking controls will apply
- 4-hour time limit for on-street parking between 8am and 5pm on weekdays  
This will apply to all roads in the parking precinct. It will have minimal impact on residents who can park on their property, crossover or verge. Verge parking by others, such as commuters, is not permitted unless they have the consent of the owner or occupier of the nearby land.
- Short-term time limits for parking bays  
Seven days a week, there will be a 15 minute time limit for the Kiss 'N Ride parking area provided on Flourish Loop, adjacent to the eastern station entry, and a 2-hour time limit for parking bays around Harvest Lakes Village between 8am and 5pm. Time limits in residential streets will apply 8am to 5pm Monday to Friday only.
- No Parking in lanes  
To ensure that waste management trucks can access wheelie bins in all streets, the City has introduced no parking in lanes. This also helps residents get their vehicles in/out of their property without being obstructed.



- Lauderdale Drive  
No Stopping restrictions on the road near the train station car park, for amenity reasons and to ensure that buses using Lauderdale Drive to access the bus interchange are not obstructed
- Baler Court  
No Stopping restrictions on the east side of Baler Court, Hammond Park.

Once the train station opens, the City will monitor the effectiveness of the parking controls over time, allowing for a settling-in period during which commuter access patterns to the new station are established.

If, as a result of the monitoring and resident feedback, it is found that commuter parking is creating impacts beyond the boundary of the parking precinct then the boundary can be extended.

#### Traffic

The impact of traffic generated by the train station will be closely monitored. In mid-2015 the City began collecting traffic data on key streets around the train station. These surveys have been repeated each year to monitor any changes to the volume or distribution of traffic.

As a condition of planning approval for the station, the Public Transport Authority are required to undertake a traffic study of the local transport network within six months of the station opening and identify and implement solutions to address any impacts that can be attributed to the train station.

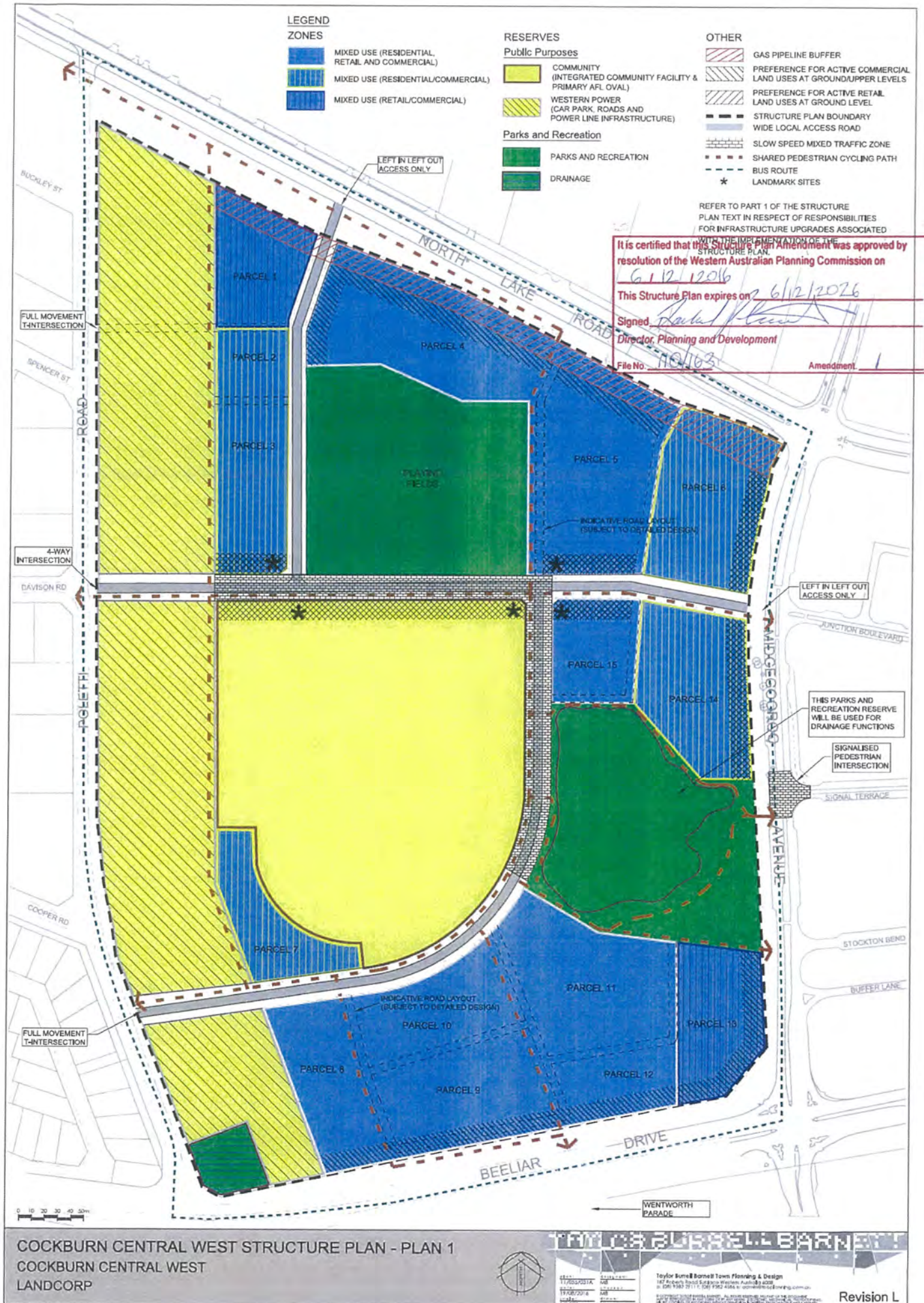
Thank you for your patience during the construction of the train station and associated roadworks

Yours faithfully,

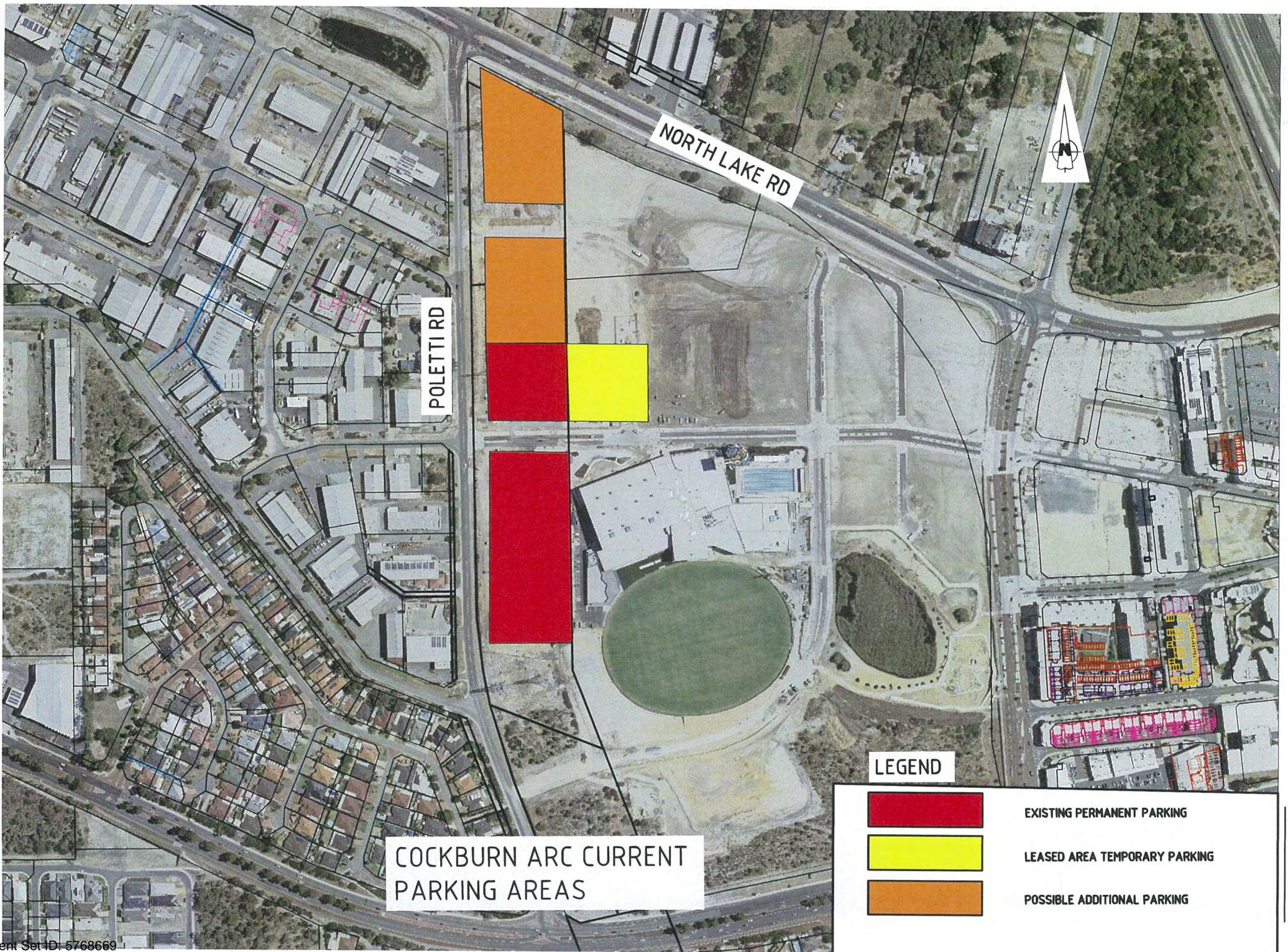


John McDonald  
Transport Engineer









COCKBURN ARC CURRENT  
PARKING AREAS

LEGEND



EXISTING PERMANENT PARKING

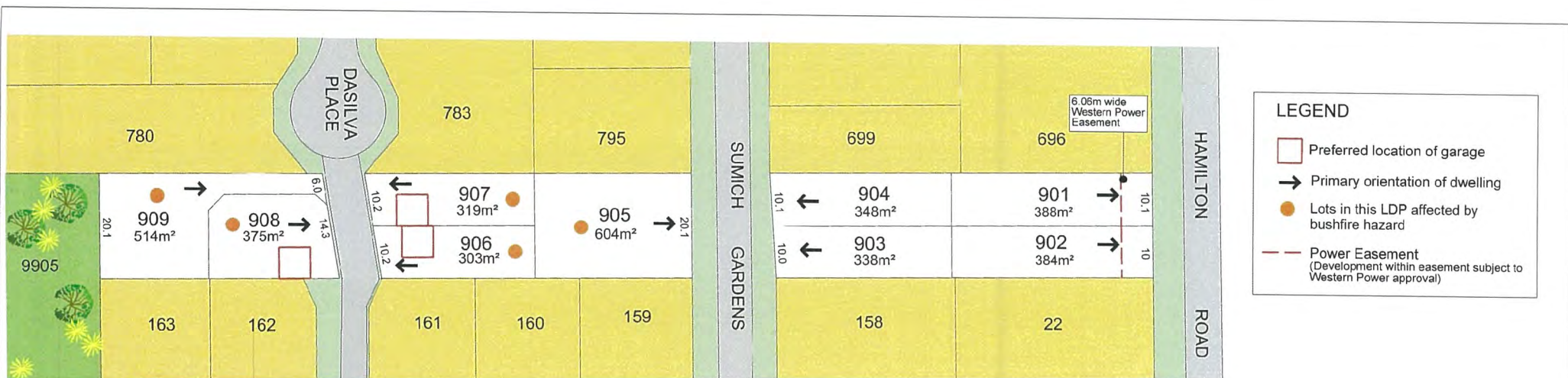


LEASED AREA TEMPORARY PARKING



POSSIBLE ADDITIONAL PARKING





## LEGEND

- Preferred location of garage
- Primary orientation of dwelling
- Lots in this LDP affected by bushfire hazard
- Power Easement (Development within easement subject to Western Power approval)



Location plan

This Local Development Plan has been adopted by Council and signed by the Principal Planner.

LDP Ref No. \_\_\_\_\_

Principal Planner

Date

## LOCAL DEVELOPMENT PLAN VARIATIONS TO THE RESIDENTIAL DESIGN CODES

The provisions outlined in this Local Development Plan (LDP) constitute provisions and standard of development under the Residential Design Codes (R-Code) 'Acceptable Development' and City of Cockburn Town Planning Scheme No. 3 (TPS 3). Where there is a conflict between the R-Codes and/or TPS 3 with this LDP, the provisions of the LDP shall prevail. Compliance with the LDP provisions will not require consultation with neighbouring and/or nearby landowners.

### Residential Densities

The following residential density code applies to the lots in this LDP:

Lots	Local Structure Plan R-Code
901 & 902	R25
903, 904 & 905	R20
906 - 909	R30

### Building Setbacks

- 1 Boundary setback minimum 1.2m for wall height 3.5m or less with major openings.
- 2 Boundary setback minimum 1.0m for wall height 3.5m or less without major openings.
- 3 For Lots 901, 902, 906 - 909, boundary walls are permitted to both side boundaries subject to (i) two thirds to one side boundary and (ii) one third maximum length to second side boundary for wall height 3.5m or less. Boundary walls for Lots 903, 904 & 905 is as per R-Codes.
- 4 Primary street setback for Lots 901 & 902 is minimum 3.0m and for Lots 906 - 909 a minimum of 2.0m, with no averaging and minimum 1.5m to porch/veranda, no maximum length. The primary street setback for Lots 903, 904 & 905 is as per the R-Codes.

### Garages

- 5 Primary street setback minimum 4.5m, which may be reduced to 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.
- 6 For lots with frontage 10m or greater, a double garage is permitted to a maximum width of 6.0m as viewed from the street subject to:
  - garage setback a minimum of 0.5m behind the building alignment;
  - a major opening to a habitable room directly facing the primary street;
  - an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
  - no vehicular crossover wider than 4.5m where it meets the street.

### Open Space

- 7 An outdoor living area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup>, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
- 8 At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- 9 The OLA has a minimum 3.0m length or width dimension.
- 10 Apart from the above, no other R-Code site cover standards apply.

### Privacy

- 11 R-Code Clause 5.4.1 (C1.1) applies, however the setback distance is reduced to 3.0m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6.0m to unenclosed outdoor active habitable spaces.

### Bushfire Management

- 12 Lots as shown in this LDP affected by bushfire are subject to an approved Bushfire Management Plan (BMP). Dwellings and incidental structures constructed on the lots shall be constructed in accordance with AS3959-2009 (or equivalent) and shall comply with any additional planning and built form controls as specified in the approved BMP, which is available from the City of Cockburn offices for viewing.

### R20 coded lots

- 13 The above provisions No. 7 - 11 do not apply to Lots 903, 904 & 905 and open space and privacy development requirements are as per R-Codes.

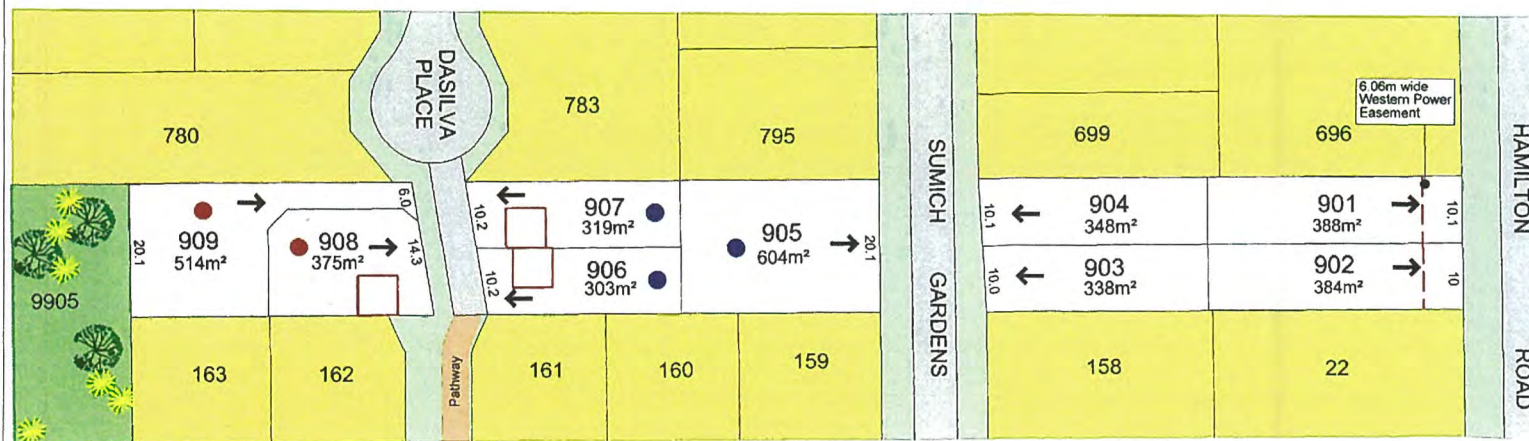
### Building Heights

- 14 For Lot 906 development shall be restricted to single storey only.

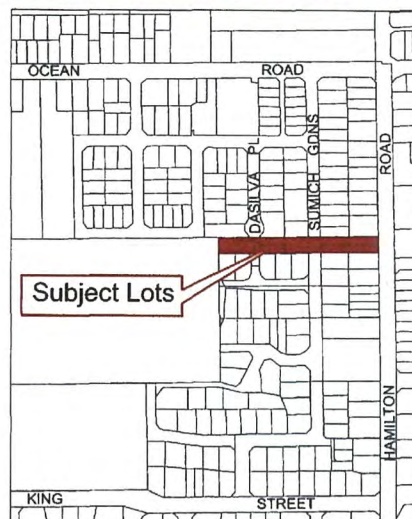


LOCAL DEVELOPMENT PLAN  
LOTS 902 & 903 HAMILTON ROAD, LOTS 903 - 905  
SUMICH GARDENS AND LOT 906-909 DASILVA PLACE  
COOGEE





LEGEND	
	Preferred location of garage
	Primary orientation of dwelling
	Bushfire Attack Level (BAL) 12.5
	Bushfire Attack Level (BAL) 19
	Power Easement (Development within easement subject to Western Power approval)



Location plan

This Local Development Plan has been adopted by Council and signed by the Principal Planner.

LDP Ref No. LDP16/29

*[Signature]*  
Principal Planner

16/08/2016  
Date

#### LOCAL DEVELOPMENT PLAN VARIATIONS TO THE RESIDENTIAL DESIGN CODES

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#### Residential Densities

The following residential density code applies to the lots in this LDP:

Lots	Local Structure Plan R-Code
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#### Building Setbacks

- Boundary setback minimum 1.2m for wall height 3.5m or less with major openings.
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- Apart from the above, no other R-Code site cover standards apply.

#### Privacy

- R-Code Clause 5.4.1 (C1.1), applies, however the setback distance is reduced to 3.0m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6.0m to unenclosed outdoor active habitable spaces.

#### Bushfire Management

- Lots subject of this LDP are subject to an approved Bushfire Management Plan (BMP) and have been assigned a bushfire attack level as noted on this LDP. Dwellings and incidental structures constructed on the lots shall be constructed in accordance with AS3959-2009 (or equivalent), and shall comply with any additional planning and built form controls as specified in the approved BMP, which is available from the City of Cockburn offices for viewing.

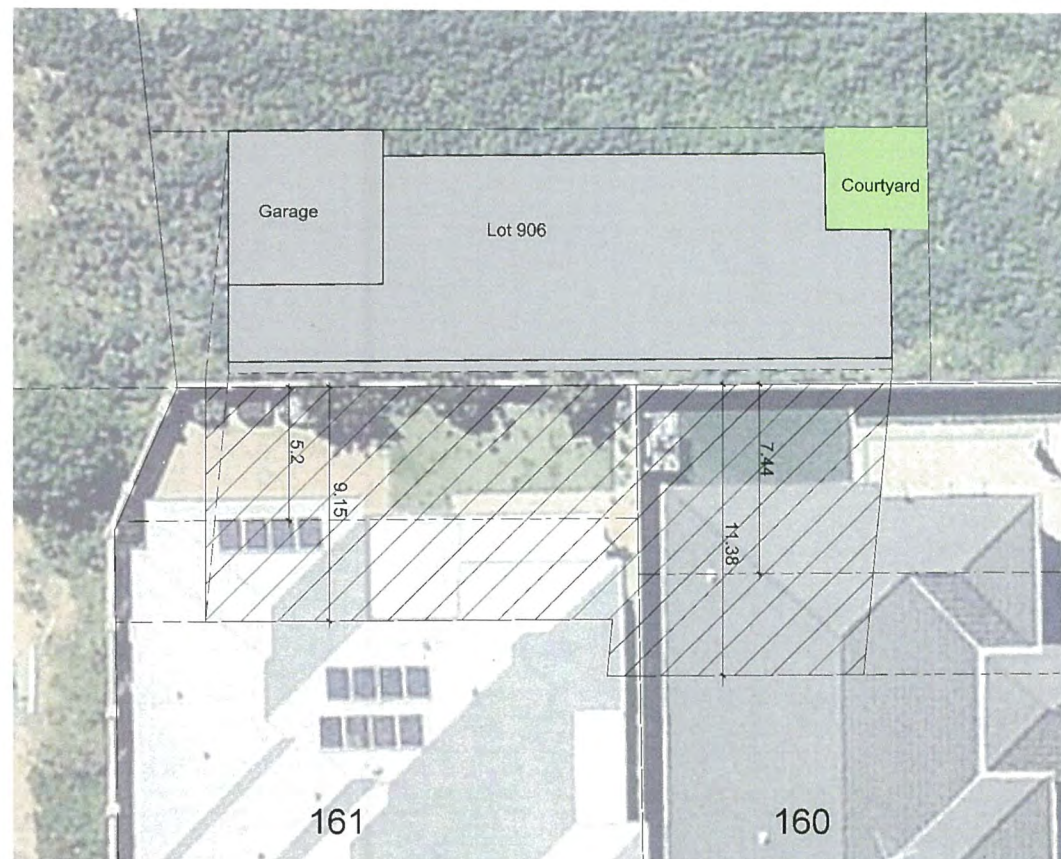
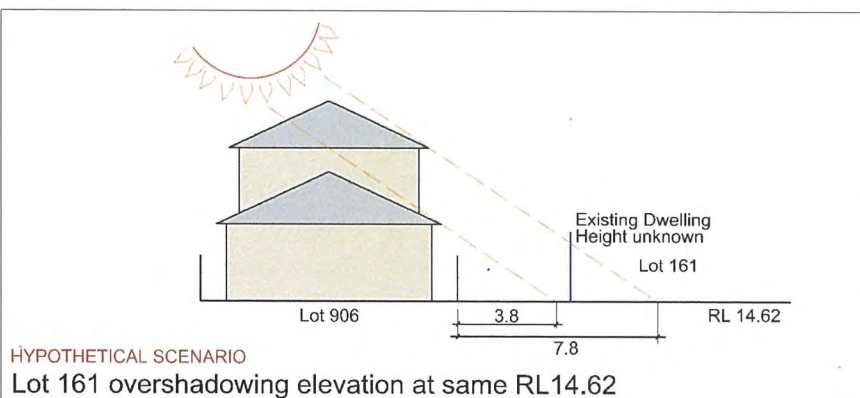
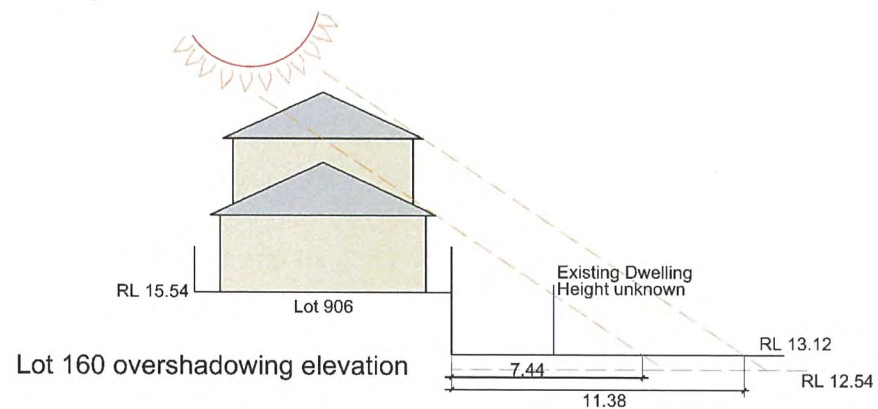
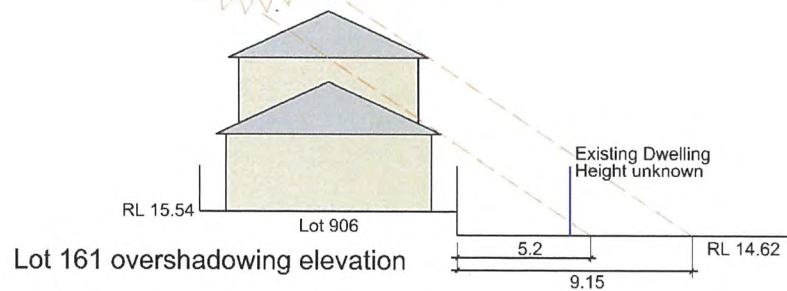
#### R20 coded lots

- The above provisions No. 7 - 11 do not apply to Lots 903, 904 & 905 and open space and privacy development requirements are as per R-Codes.

LOCAL DEVELOPMENT PLAN  
LOTS 902 & 903 HAMILTON ROAD, LOTS 903 - 905  
SUMICH GARDENS AND LOT 906-909 DASILVA PLACE  
COOGEE



Vertical sun angle at 34 degrees (Perth) R-Codes Explanatory Section (p.67)  
Azimuth at 5.27 degrees



#### PLAN NOTES

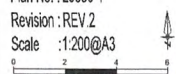
1. Assessment of the shadow cast by a building at midday 21 June as shown in R-Codes Figure 11a.
2. Assume Lot 906 future dwelling roof pitch 25 degrees with 400mm eaves.
3. Single storey dwelling height to maximum 3.0m as per R-Codes Table 3.
4. Double storey dwelling height to maximum 6.0m as per R-Codes Table 3.
5. Single storey (Lot 906) boundary setback shown as 1.0m.
6. Double storey dwelling (Lot 906) boundary setback shown as 1.5m.

#### Neighbourhood Overshadowing

Lot 161 total area	625 sqm
Lot 906 shadow cast (single storey)	85 sqm (14%)
(double storey)	156 sqm (25%)
Lot 160 total area	647 sqm
Lot 906 shadow cast (single storey)	71 sqm (11%)
(double storey)	106 sqm (16%)

R-Code (Clause 5.4.2 (C2.1) maximum shadow cast 35% of neighbouring lot site area

Plan No. : 20830-1  
Revision : REV 2  
Scale : 1:200@A3



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Suite 4 First Floor 40 Hasler Road Osborne Park WA 6107 www.whelans.com.au

OVERSHADOWING DIAGRAM  
SUBDIVISION WAPC 152830  
LOT 23 HAMILTON ROAD  
COOGEE

DATE DRAWN: 22/11/2016  
DRAWN BY: CSE  
CHECKED BY: JP  
FILE: 150001 overshadowing.dgn  
V DATUM: AHD  
N DATUM: MAG64 (85)

**From:** <[kevbay@upnaway.com](mailto:kevbay@upnaway.com)>

**Date:** 17 December 2016 at 8:38:20 am AWST

**To:** minute clerk <[minuteclerk@cockburn.wa.gov.au](mailto:minuteclerk@cockburn.wa.gov.au)>, <[darndt@cockburn.wa.gov.au](mailto:darndt@cockburn.wa.gov.au)>, Lyndsey Sweetman <[lsweetman@iinet.net.au](mailto:lsweetman@iinet.net.au)>, Carol Reeve Fowkes <[carolrf@iinet.net.au](mailto:carolrf@iinet.net.au)>

**Subject:** Notice of Motion Feb meeting or if a SCM is listed before Feb

**Reply-To:** <[kevbay@upnaway.com](mailto:kevbay@upnaway.com)>

Notice of Motion:

*Council amend the Local Development Plan (LDP) for Lots 902 & 903 Hamilton Road, Lots 903-905 Sumich Gardens and Lot 906-909 Dasilva Place, Coogee to restrict the building heights for any dwellings on Lot 906 to a single storey.*

**Kevin Allen** State Manager, WA/NT

Level 5, 102 James St, Northbridge, WA 6003, Australia

P: +61 8 9328-5753 | M: +61 419901735 | E: [kevin.allen@veda.com.au](mailto:kevin.allen@veda.com.au)

**From:** Mayor - Logan K Howlett  
**Sent:** Thursday, 6 April 2017 7:52 AM  
**To:** Don Green  
**Cc:** Stephen Cain  
**Subject:** Fwd: Can this be raised as an urgent motion thanks. Better still can we some how facilitate the process without the OCZm or a SCM? Two weeks is too long to wait.

Hello Don

I believe the request detailed below from Cr. Portelli meets the criteria for inclusion on the Council Agenda (Urgent Business) for 13 April 2017 Ordinary meeting of Council given its adverse impact on the Cockburn brand.

Kind regards

Logan

Sent from my iPhone



**Logan K Howlett, JP**  
Mayor

9 Coleville Crescent, Spearwood WA 6163  
PO Box 1215, Bibra Lake DC WA 6965  
P 08 9411 3420 (direct) M 0407 337 650

[Lkhowlett@cockburn.wa.gov.au](mailto:Lkhowlett@cockburn.wa.gov.au)  
[www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au)



*stay connected*



Begin forwarded message:

**From:** Cr Steven Portelli <[sportelli@cockburn.wa.gov.au](mailto:sportelli@cockburn.wa.gov.au)>  
**Date:** 5 April 2017 2:49:58 pm AEST  
**To:** Mayor - Logan K Howlett <[Lkhowlett@cockburn.wa.gov.au](mailto:Lkhowlett@cockburn.wa.gov.au)>  
**Subject:** **Can this be raised as an urgent motion thanks. Better still can we some how facilitate the process without the OCZm or a SCM? Two weeks is too long to wait.**

Recommendation:

1. That Council discontinue all further advertising thanking the ALP for promised Armadale Road Funding throughout the City of Cockburn.
2. All further newspaper and media campaigns and billboards regarding this matter are ceased, withdrawn and removed with immediate effect.

Reason:

No further advertising is required.

Regards,  
Steve Portelli  
0409661464

---

**Cr Steven Portelli**  
Councillor - East Ward  
9 Coleville Crescent, Spearwood WA 6163  
PO Box 1215, Bibra Lake DC WA 6965  
**M** 0409 661 464  
[sportelli@cockburn.wa.gov.au](mailto:sportelli@cockburn.wa.gov.au)



**From:** Cr Steven Portelli

**Sent:** Tuesday, 13 December 2016 1:42 PM

**To:** Stephen Cain

**Cc:** Melody Waerea; Mayor - Logan K Howlett; Cr Carol Reeve-Fowkes - Deputy Mayor

**Subject:** Investigation without debate.

Develop a Formal strategic document on Cockburn coastline activities.

Develop the coast into a tourist Mecca. Needs hotels, needs more leisure activities, look to attract providers. Incentives?

Identify land types and create an structure plan incorporating existing structure plans.

Liaise with major stakeholders elders, land owners, Landcorp, Dpaw, State Government and potential developers.

Reserve lands for future road and public transport links. Light Rail.

Collate existing coastal activities.

List potential new activities.

Avenues to attract.

Engage with potential leisure providers.

Advertise Australia wide.

Museum, aquatic activities, amusement ride activities. Upgrade Coogee Cafe.

Address land use compliance and how to monitor and police effectively.

Address signage and visual pollution caused.

With our coast being relatively under developed we have the potential To make this a tourist Mecca. We will require this to be open to community engagement; "comment on Cockburn". A EMS workshop then a proposal for advertising and final comment.

We need an integrated transport network between Cockburn central, The leisure Precinct at Bibra Lake and the Cockburn coast.

Do we work with Kwinana and Fremantle or Rockingham? Or treat as competition?

Then we need a marketing and branding strategy for Cockburn.

Officers to create a report with a framework and time frame to create such a document. 6 month exercise. Budget \$100,000

Report back in March 2017 for budget consideration.

Regards,  
Steve Portelli  
0409661464



**Cr Steven Portelli**

Councillor - East Ward

9 Coleville Crescent, Spearwood WA 6163

PO Box 1215, Bibra Lake DC WA 6965

M 0409 661 464

[sportelli@cockburn.wa.gov.au](mailto:sportelli@cockburn.wa.gov.au)



*stay connected*

