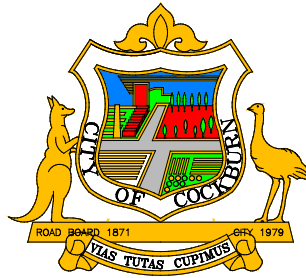


# **CITY OF COCKBURN**



**ORDINARY COUNCIL**

**AGENDA PAPER**

**FOR**

**THURSDAY, 11 MAY 2017**

# CITY OF COCKBURN

## SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 11 MAY 2017 AT 7:00 PM

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## **CITY OF COCKBURN**

### **AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 11 MAY 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**

**8. PUBLIC QUESTION TIME**

**9. CONFIRMATION OF MEETING**

**9.1 (OCM 11/05/2017) - MINUTES OF THE ORDINARY COUNCIL MEETING - 13/04/2017**

**RECOMMENDATION**

That Council confirms the Minutes of the Ordinary Council Meeting held on Thursday 13 April 2017, as a true and accurate record.

**COUNCIL DECISION**

**9.2 (OCM 11/05/2017) - MINUTES OF THE SPECIAL COUNCIL MEETING - 27/04/2017**

**RECOMMENDATION**

That Council confirms the Minutes of the Special Council Meeting held on Thursday 27 April 2017, as a true and accurate record.

**COUNCIL DECISION**

**10. DEPUTATIONS**

**11. PETITIONS**

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

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

**14. COUNCIL MATTERS**

**14.1 (OCM 11/05/2017) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING - 19 APRIL 2017 (162/003) (R AVARD) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Grants and Donations Committee Meeting held on 19 April 2017 and adopt the recommendations contained therein.

**COUNCIL DECISION**

## Background

The Council of the City of Cockburn established the Grants and Donations Committee to recommend on the level and nature of grants and donations provided to external organisations and individuals. The Committee is also empowered to recommend to Council on donations and sponsorships to specific groups.

## Submission

To receive the Minutes of the Grants and Donations Committee and adopt the recommendations of the Committee.

## Report

Council approved a budget for Grants and Donations for 2016/17 of \$1,300,000 to be distributed as grants, donations and sponsorship.

At its meeting of 21 July 2016, the Committee recommended a range of allocations which were duly adopted by Council on 11 August 2016.

Following the September 2016 round of grants, donations and sponsorship funding opportunities, the Committee, at its meeting of 25 October 2016, recommended a revised range of allocations which were duly adopted by Council on 10 November 2016.

The latest funding round closed on 31 March 2017. In this round, Grants, Donations and Sponsorship (Group) applicants were invited for the first time to try the new SmartyGrants online application system. 17 applications were received through this system, and user feedback collected at the time of the application submission was positive.

The Committee, at its meeting of 19 April 2017, considered revised allocations for the grants and donations budget, as well as the following applications for donations and sponsorship.

The donations recommended to Council are as follows:

Hamilton Hill YouthCARE Council (Chaplaincy)	\$9,000
South West Metropolitan Partnership Forum	\$0
Second Harvest	\$18,000
Port Community High School (Chaplaincy)	\$15,000
Business Foundations	\$10,000
Friends of the Community	\$2,000
South Lake Ottey Family and Neighbourhood Centre	\$10,000
Black Swan Health Limited	\$15,000



The sponsorships recommended by the Committee are as follows:

Harry Perkins Institute of Medical Research/ MACA Ride to Conquer Cancer	\$5,000
Melville Cockburn Chamber of Commerce (MCCC) (with conditions, and inclusive of rent and outgoings)	\$20,000
Western Australia Figure Skating Club	\$4,800
Cancer Council WA/Relay for Life South Metro	\$5,000

The Grants and Donations Committee also received reports on the following items:

### CoCre8

A proposal for “CoCre8” an integrated Community Innovation, Participatory Budgeting and Crowdmatching model. The Committee did not recommend adopting the model proposed in the report and has instead recommended the development of a policy and guidelines for a Community Innovation and Participatory Budgeting model to be presented to the DAPPS Committee for consideration.

### Little Green Steps WA

A proposal for a renewed two-year partnership agreement with Little Green Steps WA, to support early childhood services with Education for Sustainability, and an allocation of \$25,000 from the 2016/17 Grants and Donations budget for this purpose, which has been recommended by the Committee.

### Sponsorship Benefits Checklist

A proposed Sponsorship Benefits Checklist, to be completed by sponsorship applicants to assist in assessment and prioritising of applications for sponsorship funding, which the Committee has recommended for adoption by Council.

## **Strategic Plan/Policy Implications**

Policy SC35 “Grants, Donations & Sponsorships – Community Organisations & Individuals”.

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

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

**Economic, Social & Environmental Responsibility**

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

**Leading & Listening**

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

**Budget/Financial Implications**

Council approved a budget for Grants and Donations for 2016/17 of \$1,300,000.

Following is a summary of the grants, donations and sponsorship allocations proposed by the Committee.

Committed/Contractual Donations	\$510,000
Specific Grant Programs	\$495,200
Donations	\$201,500
Sponsorship	\$93,300
<b>Total</b>	<b>\$1,300,000</b>
Total Funds Available	\$1,300,000
<u>Less Total of Proposed Allocations</u>	<u>\$1,300,000</u>
Balance	\$0

The next Grants and Donations Committee Meeting will be held in July 2017 to recommend allocations for 2017/18.

The next round of grants, donations and sponsorship funding will be advertised in mid-August/September and will close on 30 September 2017.

**Legal Implications**

N/A

**Community Consultation**

In the lead up to the March 2017 round, grants, donations and sponsorship funding opportunities were promoted through the local media and Council networks. The promotional campaign has comprised:

- Three advertisements running fortnightly in the Cockburn Gazette City on 21 February, 7 March, and 21 March 2017.

- City of Cockburn Facebook promotional posts and feature stories on 9 March and 14 March 2017.
- Advertisement in the February 2017 Edition of the Cockburn Soundings.
- Promotion to community groups through the Community Development Service Unit email networks, contacts and community group meetings.
- Additional advertising through Community Development promotional channels:
  - Community Development Calendar distributed to all NFP groups in Cockburn.
  - Cockburn Community Group ENews February and March 2017 editions.
- Closing dates advertised in the 2017 City of Cockburn Calendar.
- Information available on the City of Cockburn website.
- Reminder email sent to previous and regular applicants, and people who made enquiries during the application period.

### **Risk Management Implications**

The Council allocates a significant amount of money to support individuals and groups through a range of funding programs. There are clear guidelines and criteria established to ensure that Council's intent for the allocation of funds are met. To ensure the integrity of the process there is an acquittal process for individuals and groups to ensure funds are used for the purpose they have been allocated.

The reputation of the City of Cockburn could be seriously compromised should funds allocated to individuals or groups not meet the criteria and guidelines and/or did not use the funds for the purposes they were provided. Adherence to these requirements is essential.

### **Attachment(s)**

1. Minutes of the Grants and Donations Committee Meeting on 19 April 2017.
2. Grants, Donations and Sponsorship Committee Recommended Allocations Budget 2016/17.

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

Applicants have been advised that they will be notified of the outcome of their applications following the 11 May 2017 Council Meeting.

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

Nil.

**14.2 (OCM 11/05/2017) - REHABILITATION OF ROE 8 WORKING GROUP (007/008) (D GREEN) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) endorses the acceptance by Mayor Logan Howlett as the City of Cockburn representative on the Rehabilitation of Roe 8 Working Group, together with an appropriate City officer in an advisory capacity; and
- (2) requires the outcomes of the Working Group Meetings to be made available to all other Councillors upon being provided to the City of Cockburn.

**COUNCIL DECISION**

**Background**

As an outcome of the recent State Government election, the incoming WA Labor Government halted construction of the Roe Highway alignment, between Kwinana Freeway and Stock Road.

Correspondence has since been received from the Member for Bicton, Lisa O'Malley, MLA, that the Government has established a Working Group to rehabilitate the alignment site which was subject to clearing prior to the election and that she has been appointed to Chair the Group. The purpose of the Working Group is to provide key stakeholders with the opportunity to work collaboratively with Main Roads WA to guide the rehabilitation program and help inform the decisions of the Government.

**Submission**

N/A

## Report

The Working Group has been established to undertake planning for the rehabilitation of the area bounded by the footprint of Roe 8 between Kwinana Freeway and Stock Road. The initial focus of the Group will be to:

1. identify priority tasks to be undertaken pre winter 2017
2. review the Draft Revegetation Strategy
3. plan for a community based planting event in 2017; and
4. plan for the revegetation program for 2018 onwards.

The City of Cockburn has been identified as a key active stakeholder in this project and consequently has been invited to join the Working Group. Given the intention of the Group is to identify a rehabilitation plan for the Roe 8 alignment it has been necessary for it to commence its operations to enable any replanting strategies to be relevant to a suitable revegetation timeframe.

Given the City's strong stance on this matter and the consistent message portrayed by Mayor Howlett in response to the City's official position, it is appropriate for him to be formally endorsed as the City's representative on this important forum. A relevant City of Cockburn officer, likely to be a senior environmental officer is also recommended to attend meetings in an advisory role to assist the process. Meeting information is proposed to be distributed to all other City of Cockburn councillors upon receipt.

## Strategic Plan/Policy Implications

Council Policy SC 29 "Elected Members Representing Council on External Committees" refers.

## Moving Around

- Improve connectivity of transport infrastructure.
- Continue advocacy for a better solution to regional freight movement.

## Economic, Social & Environmental Responsibility

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

## 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**

A “Substantial” level of Environmental risk and “Moderate” level of Brand Damage risk is associated with this issue, should the City of Cockburn not be represented on this Working Group.

**Attachment(s)**

E mail invitation from the Chairperson of the Rehabilitation of Roe 8 Working Group.

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

The Member for Bicton has been advised by Mayor Howlett that he wishes to accept the invitation to represent the City of Cockburn as a key stakeholder on the Rehabilitation of Roe 8 Working Group.

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

Nil.

**14.3 (OCM 11/05/2017) - CORPORATE BUSINESS PLAN 2016/17 – 2019/20 (021/008) (M TOBIN) (ATTACH)****RECOMMENDATION**

That Council adopt the Corporate Business Plan 2016/17 – 2019/20 delivery programs for 2017/18.

**COUNCIL DECISION****Background**

The Local Government (Administration) Regulations 1996 require that a local government annually reviews its Corporate Business Plan. The Corporate Business Plan 2016/17 – 2019/20 was prepared last year in accordance with the Department of Local Government Integrated Planning Framework and the Long Term Financial Plan so is due for its first annual review this year. The review process is in accordance with the City's policy SC5 *Corporate Strategic Planning Process*.

**Submission**

N/A

**Report**

The Corporate Business Plan 2016/17 – 2019/20 was reviewed by senior managers during March and April 2017 with a focus on what had changed or would change for the financial year 2017/18. This review also includes the Annual Business Plan 2016/17 Midyear Review which was advised to Council earlier this year. These reviews have resulted in some minor changes to the timing of activities to be delivered. It should also be noted that in many cases major projects are conducted over a timespan of two, three or four years. In these cases, they are recorded as occurring in each of the relevant financial years.

Minor changes and additional projects are summarised as follows:

1. An assessment of potential uses for intercepted water from the Port Coogee Groundwater Interception Drain (GID) will be undertaken (Parks & Environment).
2. There will be an initial investigation into the availability of ground water and vegetation condition ratings done in preparation for a Coogee Golf Complex (Parks & Environment).
3. A feasibility study for the Henderson Waste Recovery Park including potential for a precinct approach, relocated entry and Materials Recovery Facility will be arranged (Waste Management).
4. A City wide project management framework and gateway process, including templates will be developed as recommended by internal audit.
5. An eProcurement system and processes, for sourcing and evaluation of tenders and other major purchases will be implemented including associated end user training.
6. The LGMA (now LG Professionals WA) PWC LG Operational and Management Effectiveness Assessment (Benchmarking) Program is added to the activities for Parks, Assets, Waste, Governance, Business Systems and Customer Service as the data collection phase requires involvement from those service units, not just Human Resources, Information & Communications Technology and Finance, as initially expected.
7. The Marina and Coastal Engineering Services Business Unit has had its title finalised as Marina and Coastal Services.
8. Work on the proposed Asset Management Plan for marine and coastal assets will extend into 2017/18.
9. Work on the Asset Management Strategy 2008 is planned for 2017/18 (from 2016/17).
10. Work on the Communications Strategy is planned for 2017/18 (from 2016/17).
11. The new Reconciliation Action Plan will be developed in 2017/18 (not 2016/17).
12. Work on developing enhancements to the Customer Request System (Technology One) will be undertaken (Communications and Business Systems).
13. Kite Surfing Management Arrangements will be reviewed again by Recreation Services in 2017/18.

The other existing elements identified in the current Corporate Business Plan are impacted and will continue to be delivered as per the adopted timeline.

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

*City Growth* - Plan for population growth of our City and maintaining our strong financial position.



*Moving Around* - Facilitate safe, efficient, connected and sustainable movement around the City.

*Community, Lifestyle and Security* - Provide safe, attractive, healthy programs and infrastructure for a diverse range of activity and people.

*Economic, Social and Environmental Responsibility* - Enable a sustainable future economically, socially and environmentally including business activity, job opportunities and sustainable use of resources.

*Leading & Listening* - Continue being accountable to our community and engaging with you through multiple effective communication channels.

Policy SC5 *Corporate Strategic Planning Process* applies

### **Budget/Financial Implications**

The Corporate Business Plan 2016/17 – 2019/20 projects and activities listed for 2017/18 are budgeted in the proposed Annual Budget 2017/18.

### **Legal Implications**

Regulation 19DA of the Local Government (Administration) Regulations 1996 refer.

### **Community Consultation**

N/A

### **Risk Management Implications**

If Council do not adopt the Corporate Business Plan 2016/17 – 2019/20 prior to 30 June 2017 it has not met the legislative requirement for an annual review.

### **Attachment(s)**

Corporate Business Plan 2016/17 – 2019/20.

### **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 11/05/2017) - PROPOSED STRUCTURE PLAN - LOT 29 (NO. 137) BARFIELD ROAD, HAMMOND PARK - OWNERS: SYMBOLISE HOLDINGS PTY LTD - APPLICANT: MASTERPLAN CONSULTANTS WA (L SANTORIELLO) (110/171) (ATTACH)**

**RECOMMENDATION**

(1) That Council in pursuance of Deemed Provision 20(2)(e), recommend to the Western Australian Planning Commission (“WAPC”) that the Proposed Structure Plan for Lot 29 (No. 137) Barfield Road, Hammond Park, be approved subject to the following modifications:

- a) Pursuant to Main Roads WA submission, Part 1 Section 4 is to include an additional section as follows; *“Acoustic Report” – “the acoustic report is to be appropriately revised upon finalisation of ground levels and housing design in accordance with State Planning Policy 5.4 requirements;”*
- b) Pursuant to the Department of Transport’s submission, Part 1 Section 4 (subdivision and development requirements) is to be modified to include the following:
  - i. A footpath along Barfield Road within the Structure Plan area;
  - ii. Facilities for crossing Barfield Road to serve trips on foot and by bike to the proposed schools;
  - iii. An asphalt or concrete connecting path across the Western Power easement, from the proposed development’s easternmost (north-south aligned) street to the Principal Shared Path running alongside the Kwinana Freeway;
- c) Pursuant to Western Power’s submission, the Structure Plan being modified to clearly explain that Western Power has given an in-principle support to the Structure Plan subject to the *Earth Potential Rise* (“EPR”) and *Low Frequency Induction* (“LFI”) reports and clearance assessment. As such Western Power’s support for the north/south road adjacent to the 330 kV line; construction of the 2.4m acoustic wall adjacent to the 330kV power lines; and proposed drainage beneath the powerlines; is dependent upon the outcomes of the EPR/LFI reports. Should these reports require changes to the Structure Plan, this will be required prior to the WAPC’s final determination;
- d) The Local Water Management Strategy (“LWMS”) be

amended in accordance with the details prescribed within the Department of Water's correspondence as provided under item 4 of the Schedule of Submissions, and specifically the following modifications:

- i. Formal written consent from Western Power is required in regards to the proposed use of the powerline easement for drainage purposes;
  - ii. Trash racks are to be installed at all drainage pits that will be connected via a manhole to the Stormtech cells. In respect of drawing C350, both manholes and Stormtech chambers are to be installed within the road verges and to be planned to avoid any conflict with future driveways;
  - iii. The base of the Stormtech cells shall be at least 0.5m above the maximum groundwater level;
  - iv. The subdivision works will also require upgrading of Barfield Road to an urban standard. From the drainage drawing C350, it does not appear any consideration was made to drain Barfield Road within the development, the LWMS shall be modified to appropriately address this;
- e) The Bushfire Management Plan ("BMP") be amended as follows:
- i. Figure 5 currently assumes Lot 28 to the south is subject to a Structure Plan and that the vegetation within Lot 28 (to the south of Lot 29) will be cleared. This is incorrect. Figure 5 is to be amended accordingly;
  - ii. Reflect the Building Attack Level flame zone details in accordance with Figure 9 of the "Barfield Road Local Structure Plan" (Strategen) and AS3959-2009;
  - iii. Page 3 dot point 2 – needs correction;
  - iv. Page 5 section 2.2.1, Page 17 section 2.5.2 and Page 19 section 3.1.1 – the reference to Lot 28 being subject to a Structure Plan is incorrect;
  - v. Reflect the text within section 3.1.3 as a figure within the BMP;
- f) The Environmental Assessment Report is to be modified as follows:
- i. Section 2.10.1 Fauna Habitat – The City requires a Fauna Management and Relocation Plan to be prepared and implemented. This is to be reflected within a revised version of the Environmental Assessment Report;
  - ii. Reference to *Environmental Protection and*

*Biodiversity Conservation Act 1999* clearing requirements is to be reflected in a revised version of the Environmental Assessment Report;

g) The Traffic Report is to be modified to address the following as per the request of the Department of Transport:

- i. The Structure Plan and Traffic Report to clearly identify the four proposed internal road typologies;
- ii. Written details of each road's pedestrian path width and configurations in the Traffic Report are to be updated and completed;
- iii. A map of the proposed path network being included, and is to include:
  - a) A footpath along Barfield Road within the Structure Plan area;
  - b) Facilities for crossing Barfield Road to serve trips on foot and by bike to the proposed schools and shopping centre to the west of the Structure Plan area;
  - c) An asphalt or concrete connecting path across the Western Power easement, from the proposed development's easternmost (north-south aligned) street to the Principal Shared Path running alongside the Kwinana Freeway.

(2) endorse the Schedule of Submissions prepared in respect of the Proposed Structure Plan (Attachment 3);

(3) advise the proponent and those persons who made a submission of Council's recommendation; and

(4) pursuant to Provision 22 (7) of the Deemed Provisions request that the Commission provides written notice of its decision to approve or to refuse to approve the Structure Plan. endorse the Schedule of Submissions prepared in respect of the Proposed Structure Plan (Attachment 3)

(5)

**COUNCIL DECISION****Background**

The Proposed Structure Plan was received by the City on 19 December 2016. It was prepared by Masterplan Consultants WA on behalf of the landowners Symbolise Holdings Pty Ltd.

The Proposed Structure Plan relates to Lot 29 (No. 137) Barfield Road, Hammond Park ("subject site"). The subject site is 4.8154ha in area with frontages to Barfield Road to the west and Kwinana Freeway to the east.

The purpose of this report is to consider a recommendation on the Proposed Structure Plan to the Western Australian Planning Commission, following the public consultation that has occurred. The Proposed Structure Plan is recommended to the WAPC for approval, subject to various amendments which are set out in the officer recommendation, and further explained in the report below.

**Submission**

NA

**Report**Planning Background

The subject site is zoned 'Urban' under the Metropolitan Region Scheme ("MRS"), partially 'Development' and partially Special Use 23 under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject site is also located within Development Area No. 26 ("DA 26"), Development Contribution Area No. 9 ("DCA 9") and Development Contribution Area No. 13 ("DCA 13") under the Scheme.

Pursuant to Clause 5.2.3.1 of the Scheme, "*The development of land within a Development Area is to comply with Table 9 [of the Scheme]*". Clause 5.2.1 of the Scheme specifies "*Table 9 describes the Development Areas in detail and sets out the specific purposes and requirements that apply to the Development Areas*". Under Clause 5.2.3.2 of the Scheme "*The subdivision and development of land within*

*a Development Area is to generally be in accordance with any structure plan that applies to the land.”*

On the above basis the specific provisions within Table 9 DA 26 of the Scheme are provided as follows:

- 1. “An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions.*
- 2. To provide for residential development and compatible land uses.”*

Provision 27(1) of the Deemed Provisions, to which the Scheme refers is provided as follows:

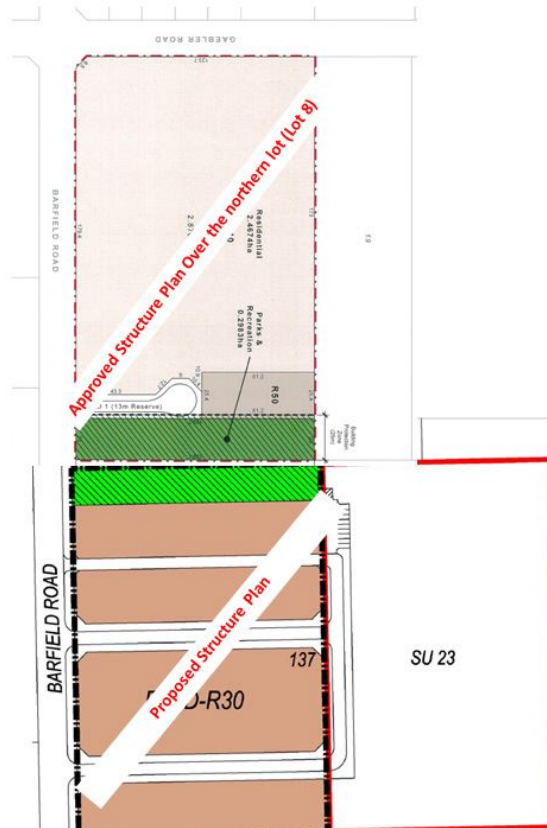
*“A decision-maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application.*

Pursuant to the above Scheme provisions and the Deemed Provisions, the applicant has submitted a Proposed Structure Plan for assessment. This report aims to summarise the outcome of that assessment pursuant to the legislative requirements of the Deemed Provisions and that of the Scheme.

### Residential Development

The subject land is located within the Southern Suburbs District Structure Plan – Stage 3 (“SSDSP3”) area. The SSDSP3 prescribes a minimum of 15 dwellings per gross urban zoned hectare of land as the minimum standard. The Proposed Structure Plan exceeds this minimum target as it provides 21 dwellings per gross urban zoned hectare of land. This is in keeping with broader State Government strategic development objectives as prescribed within the Directions 2031 and Beyond document (‘Directions 2031’).

The intent of the Proposed Structure Plan is to guide the subdivision and subsequent residential development of the subject site including an estimated lot yield of 53 dwellings and the provision of 10 % Public Open Space (“POS”) as per Liveable Neighbourhoods Policy principles. The following depicts this spatial layout and particularly how it coordinates with the approved Structure Plan to the north.



This demonstrates compliance with the SSDSP3, in respect of the location of POS areas. The Proposed Structure Plan over the subject site has appropriately located its POS to the north to enlarge what would have been two separate smaller areas of POS. The (future) amalgamation of the larger POS is a positive planning outcome as the future residents will benefit by having a larger active area for recreation. In addition this will benefit the City's maintenance team as a single area of POS is more cost effective to maintain than two separate smaller areas of POS.

Under the proposed structure plan an 'R30' density has also been applied to the residential land. The proposed density meets the locational criteria as specified by the SSDSP3. The density component of the proposal is considered to meet the planning needs of the area and is expected to provide a diversity of housing options for local and future residents.

### Bushfire Management

The existing native vegetation within the subject site and within 100m of the subject site is classified as "Bushfire Prone" under the Department of Fire and Emergency Services "Map of Bushfire Prone Areas".

In accordance with the above the applicant has submitted an accompanying Bushfire Management Plan which is included as an appendix within the Structure Plan report.

The City has assessed the Bushfire Management Plan in accordance with State Planning Policy 3.7 and also the WAPC's December 2015 Guidelines for Planning in Bushfire Prone Areas.

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

The current Bushfire Management Plan makes an incorrect assumption that the lot to the south of the subject site has an approved Structure Plan. That is currently not correct. While the lot to the south is within a structure planning area it is unknown at this stage when the southern lot will be structure planned and cleared of its native vegetation (for residential development). On this basis it is likely when the subject lot is developed that the bushfire prone vegetation in the southern lot will remain. This will result in tailored bushfire requirements in accordance with AS3959-2009.

Pursuant to the above, this report makes recommendation that the Bushfire Management Plan is amended accordingly.

### Road Noise

The Proposed Structure Plan is required to be supported by an acoustic report as prescribed by State Planning Policy 5.4 requirements.

In accordance with the above the applicant has submitted an accompanying Acoustic Report which is included as an appendix within the Propsoed Structure Plan report.

The Acoustic Report has been assessed by City staff and also by officers at Main Roads WA. The comments from MRWA are provided for under submission 10 of Attachment 3 – Schedule of Submissions.

Both the City and MRWA acknowledge this early stage of the planning process does not provide for detailed site levels and also dwelling design details. On this basis it is considered appropriate for the Part 1 (Statutory Section) of the Structure Plan Report Section 4 (subdivision and development) to be modified to include the following;



*“The acoustic report is to be appropriately revised upon finalisation of ground levels and housing design in accordance with State Planning Policy 5.4 requirements”.*

The above recommendation aims to implement this requirement as supported by both MRWA Officers and also City Officers.

### Western Power Easement

As mentioned above, the subject site is partially zoned ‘Special Use 23’. The Scheme designates the ‘Special Use Zone’ as areas;

*“To provide for uses which have unique development requirements that cannot be easily accommodated by the objectives of any of the other zones included in the Scheme.”*

Special Use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme. Special Use zones are set out in Table 8 of the Scheme. Pursuant to Clause 3.7.2 of the Scheme:

*“A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Table 8 and subject to compliance with any conditions set out in Table 8 with respect to that land.”*

The details within Table 8 ‘Special Use zones’ is extracted and provided below;

Figure 3: Special Use 23 Scheme extract

No.	Description of Land	Special Use	Conditions
<b>SU23</b>	All land within transmission line corridors designated as SU23 on the Scheme Map.  AMD 42 GG 21/09/10	<ul style="list-style-type: none"> <li>• Carpark</li> <li>• Civic Use</li> <li>• Community Purpose</li> <li>• Nursery</li> <li>• Public Amusement</li> <li>• Recreation – Private</li> </ul>	<p>Planning Approval.</p> <p>‘Carpark’ and ‘Nursery’ are designed as ‘P’ (permitted) uses pursuant to Part 4 of the Scheme.</p> <p>‘Civic Use’, ‘Community Purpose’, ‘Public Amusement’ and ‘Recreation – Private’ are designated as ‘A’ (discretionary subject to special notice) uses pursuant to part 3 of the Scheme.</p> <p>All other uses are not permitted (‘X’ uses).</p>

Pursuant to the above Scheme provisions the eastern 120m of the subject site is zoned SU 23 and accordingly development within this zone is restricted to the above mentioned land uses.

The SU 23 zone is also encumbered by an easement in favor of Western Power. This is provided at Attachment 4 of this report.

On 27 February 2017 City staff wrote to Western Power seeking their comment on the Structure Plan proposal. In addition City staff highlighted the following points:

1. *“The application involves proposing a road adjacent to Western Power high voltage power lines (330kv) within the Special Use zone;*
2. *The construction of a 2.4m high wall (for noise see acoustic report for details);*
3. *As well as proposing to drain water under the power lines (see LWMS for details).”*

The above three points were specifically brought to Western Power’s attention for their consideration in relation to the easement as provided for in Attachment 4. For a visual representation of the power lines please refer to Attachment 1 of this report for details.

Pursuant to Western Power’s submission under submission 13 of Attachment 3, Western Power has given an in-principle support to the structure plan subject to the *Earth Potential Rise* (“EPR”) and *Low Frequency Induction* (“LFI”) reports and clearance assessment. As such Western Power’s support for the north/south road adjacent to the 330 kV line; construction of the 2.4m acoustic wall adjacent to the 330kV power lines; and proposed drainage beneath the powerlines is dependent upon the outcomes of the EPR/LFI reports. The applicant has been required to submit an appropriate report to Western Power, as per the above, for their approval.

Any structure plan issues identified by Western Power in this regard are to be appropriately managed by suitable amendments to the structure plan. Upon consideration of this Structure Plan it is expected the WAPC will consider the future outcome of the future EPR/LFI report. Should the outcome of that report suggest the Structure Plan is to be modified it may be necessary to readvertise the potential future Structure Plan for public comment. If however the outcome of the future EPR/LFI report is in support of the Proposed Structure Plan no modification to the Structure Plan may be required.

## Conclusion

The Proposed Structure Plan has been assessed in accordance with the State Government planning framework and also the Scheme; with input from City staff, community members and also that of various government agencies and service providers.

The Structure Plan meets the density targets as set by the State Government and also that of the City's adopted SSDSP3. The Structure Plan design meets the POS consolidation arrangement with respect to the northern adjoining property.

Subject to the mentioned modifications, the Proposed Structure Plan is recommended for approval.

## **Strategic Plan/Policy Implications**

### **Growing City**

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

### **Community & Lifestyle**

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

## **Budget/Financial Implications**

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

## **Legal Implications**

Pursuant to Provision 20 of the Deemed Provisions the local government must prepare a report on the proposed structure plan and provide it to the Commission no later than 60 days after the day that is the latest of 20(1)(a),(b) or (c).

## **Community Consultation**

In pursuance of Provision 18 of the Deemed Provisions the structure plan was advertised for public comment for a period of 28 days. This included letters to land owners, government agencies and service providers. In addition the structure plan was advertised on the City's website in full and advertised also via the Cockburn Gazette.

Advertising commenced on 28 February 2017 and concluded 28 March 2017. In total the City received 15 submissions of which 11 were in support of the proposal and 4 were in support of the proposal subject to conditions or modifications. These four submissions in support subject to modification were received from the Department of Water, Department of Transport, Main Roads Western Australia and Western Power.

The above mentioned submissions are provided for in full under Attachment No. 3 of this report and responded to individually and in detail. The above report elaborates on the key issues as extracted from the full list of submissions. The recommendation above to Council and also the WAPC reflects the Structure Plan modification requests of the Department of Water, Department of Transport, Main Roads Western Australia and Western Power.

## **Risk Management Implications**

The officer's recommendation inclusive of the submissions received from the Department of Water, Department of Transport, Main Roads Western Australia and Western Power takes into consideration all the relevant planning factors associated with this proposal.

There are no obvious risks from the City's perspective in implementing the recommendation. Should Council consider not implementing the recommendation the City could be faced with a suboptimal planning outcome. Each of the above mentioned recommendations relate to separate components of the proposal and each is to be considered separately.

## **Attachment(s)**

1. Location Plan
2. Structure Plan Map
3. Schedule of Submissions
4. Western Power Easement

**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 4 May 2017 Council Meeting.

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

Nil.

**15.2 (OCM 11/05/2017) - CONSIDER ADVERTISING OF DRAFT TREEBY DISTRICT STRUCTURE PLAN (100/141) (C CATHERWOOD) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) defer consideration of advertising the draft Treeby District Structure Plan to the August 2017 Council meeting to enable more information to be available following a meeting with the WA Planning Commission on the City's 2015 submission on Perth and Peel @ 3.5 million document; and
- (2) advise the applicant this deferral is proposed to enable the opportunity for WAPC to give feedback on the content of the Perth and Peel @ 3.5 million submission. This might allow Council to be better informed regarding some of the peripheral matters to the TDSP and therefore assist in a future submission process when these matters are likely to be raised by the community.

**COUNCIL DECISION**

## Background

In November 2015, Council supported the preparation of the Banjup (now Treeby) District Structure Plan ('TDSP') and endorsed a Project Plan to prescribe how this work should be undertaken.

Since then, background work and analysis has occurred and a draft document was presented for Council's consideration in the 9 March 2017 agenda to adopt for the purposes of advertising. The following was the officer recommendation:

*"That Council:*

- 1) adopt the draft Treeby District Structure Plan for the purposes of public consultation with a view to it being a guiding document to coordinate future structure plans within the District Structure Plan area;*
- 2) advertise the draft Treeby District Structure Plan for a period of 42 days, with advertising generally to follow the procedural requirements established by Schedule 2, clause 18 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015; and*
- 3) following advertising, consider the draft Treeby District Structure Plan for endorsement as a guiding document with due regard to:*
  - a. Submissions received.*
  - b. Further information received during the advertising period.*
  - c. The status of the Western Australian Planning Commission's Draft Perth and Peel @3.5 million".*

The following resolution was made:

*"That Council:*

- 1) defer consideration of advertising the draft Treeby District Structure Plan item to the 11 May 2017 Council meeting to avoid potential confusion between this project and the current land acquisition negotiations for the Jandakot and Solomon Road upgrades; and*
- 2) advise the applicant this deferral is to ensure a distinction can be made between the projects by nearby residents and landowners and their proposal".*

On the same March agenda, there was an item to consider land acquisitions to facilitate the upgrade of Jandakot Road (between Solomon and Fraser Roads) and Solomon Road (between Cutler and Jandakot Roads). The following resolution was made in relation to that item:

*“That Council defer the purchase of land required for the road widening from all the affected properties from in stage 1 of the Jandakot road widening proposal until after the noise impact study has been completed and presented at a comprehensive workshop as was agreed at the OCM 09/02/2017, which is to be facilitated between the City’s Officers, Elected Members and all affected land owners for all stages of the Jandakot Rd widening project”.*

A landowner workshop was held on 11 April 2017 relating to the road widening proposal. Having had an opportunity to view the draft plan for the Treeby District Structure Plan area, landowners will have seen that:

- Stage 1 of the proposed Jandakot Road upgrades are directly adjacent to the approved Calleya estate (between Fraser and Solomon Roads);
- Stage 2 of the proposed Jandakot Road upgrades are further west through the Resource zoned lots (between Solomon Road and Berrigan Drive);
- Stage 3 of the proposed Jandakot Road upgrades are east of the approved Calleya estate, where there is no concept design at this stage; and
- The draft Treeby DSP area abuts Stages 1 and 3 of the proposed Jandakot Rd upgrades.

Attendees at the landowner workshop appeared keen to see a copy of the draft Treeby DSP, and be able to provide input to it once advertised. Some have accessed a copy which was published as an attachment to the previous Council report.

In line with the March 2017 deferral till May, this report is to consider releasing the document for public consultation for a 42 day period. One matter which was raised at the workshop by attendees was the status of the Perth and Peel @ 3.5 million suite of documents, advertised in May 2015. Some landowners had lodged their own submissions and, like the City, have had no feedback from the WA Planning Commission on the future planning for the broader area. One landowner group has also lodged a proposed amendment to the Metropolitan Region Scheme (for ‘urban deferred’) which is yet to be initiated and Council has previously not been able to assess against the State planning policy guidance available. The Urbanstone property, also on Jandakot Road has lodged a local planning scheme amendment request which was recently advertised (Amendment 112). This has reinforced the level of interest from some surrounding landowners in possible land use/zoning changes for the broader area. This amendment may also result in the need for an additional roundabout to Jandakot Road. These matters are discussed further in the Report section of this item.

While officers remain of the view that the draft Treeby DSP is appropriate for advertising, officers are cognisant that the community

also wish to have further information from the WA Planning Commission on the status of the Perth and Peel @ 3.5 million suite of documents. It is proposed that Council defer consideration of the Draft DSP until the August Council meeting, to seek an update from the WA Planning Commission. This will enable Council to consider advertising the Draft DSP together with updated advice of the WA Planning Commission.

### **Submission**

N/A

### **Report**

The TDSP will guide the form of future development of the locality, with a key aim to provide opportunities to enhance the qualities of this existing neighbourhood. The TDSP is seen as an important step for the Treeby urban precinct, considering how its strategic placement within the heart of the rapidly expanding south west corridor adjacent to Cockburn Central Station. At the same time, the constraints of the locality presents unique challenges, which demand careful study and reflection in terms of ensuring that planning for the area is suitable to enhancing opportunities for current and future residents of Treeby.

The relevant planning framework is discussed below, as well as a number of peripheral issues which are also at various stages of Council's consideration; namely Jandakot Road upgrading and Amendment 112 for the Urbanstone property.

### **Planning Framework**

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 over the next 35 to 40 years.

The South Metropolitan Peel Sub-regional Planning Framework is one of three frameworks prepared for the outer sub-regions of Perth and Peel, which along with the Central Sub-regional Planning Framework establishes a long-term and integrated framework for land use and infrastructure provision.



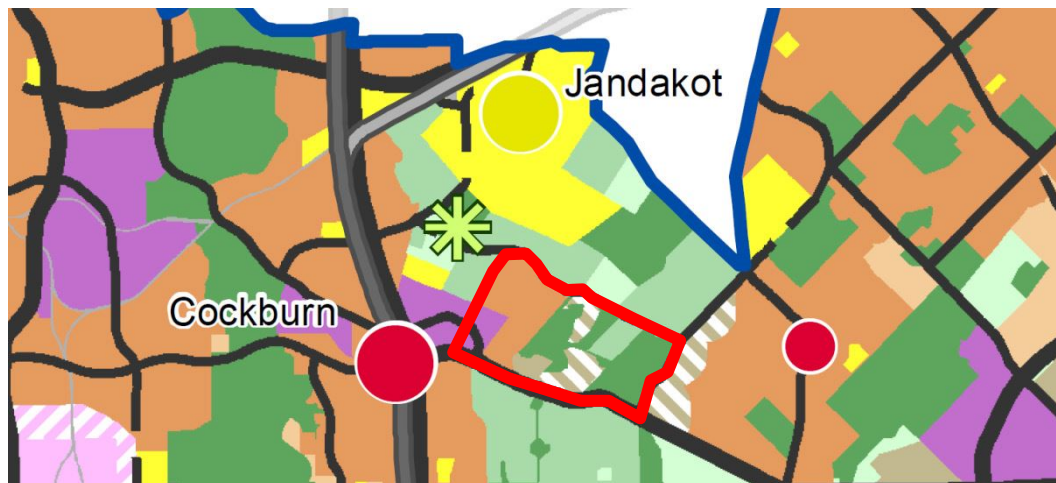
The framework builds upon the principles of Directions 2031 and will provide guidance for:

- the preparation of amendments to the Perth Metropolitan Region Scheme, local planning schemes, local planning strategies/scheme, and district, local and activity centre structure planning; and
- the staging and sequencing of urban development to inform public investment in regional community, social and service infrastructure.

Importantly the Planning Framework, amongst other things, endeavours to develop a consolidated urban form that limits the identification of new greenfield areas to where they provide a logical extension to the urban form, and that places a greater emphasis on urban infill and increased residential density.

The following map excerpt highlights the area of Treeby which the TDSP will apply. Noting the logical extensions of the existing urban form, in what is now close proximity to transit, jobs and major activity centres. The TDSP has utilised a boundary that is comprised of land within Solomon Road, Armadale Road, Warton Road and Jandakot Road.

In the likelihood that the final boundary of urban expansion within Treeby is altered within the finalised Perth and Peel @ 3.5M the expectation is that the TDSP will adapt to the prevailing State planning framework. The TDSP has been specifically drafted to have the flexibility to work with such a scenario. The current draft DSP area is shown in red below.



The City lodged a submission on the Perth and Peel @3.5 million documents in July 2015. City officers made a presentation in August 2016 to a meeting of the WA Planning Commission in support of the City's submission. At this point, neither a decision nor feedback has been provided despite the passage of almost two years since the document was advertised.

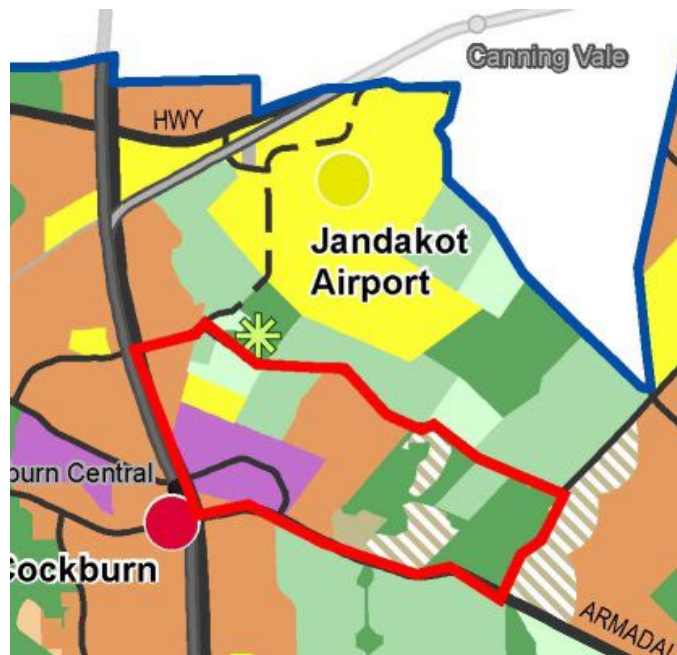
In the City's submission a number of issues were raised that relate to this area. In particular:

*“As a general principle, the piecemeal approach taken over the last 5 years or so with the urbanisation of Banjup is not helpful. The landowners of Banjup and the City of Cockburn should be provided greater certainty about where urbanisation will occur in Banjup, as this is a conflict between regional planning priorities. That being whether the planning justification to support development overcomes the planning objective to regulate land use above the Jandakot Water Mound? This is something that the Minister for Planning, on advice from the Western Australian Planning Commission, needs to address.*

*An overall assessment needs to be done to confirm areas which can reasonably be excluded from the groundwater protection areas, where competing planning priorities such as access to activity centres and public transport nodes are clear.*

*There is an emerging area east of the Calleya development where an area of urban expansion is shown. This however does not reflect a spatial extent which is either clear or based upon planning objectives. If this Banjup precinct is being considered for urban development on a timeframe out to 2050, then surely planning objectives like proximity to a strategic activity centre; access to wide ranging services and facilities; access to employment; access to quality public and private transport infrastructure; all means that a more strategic view should be taken of the precinct.*

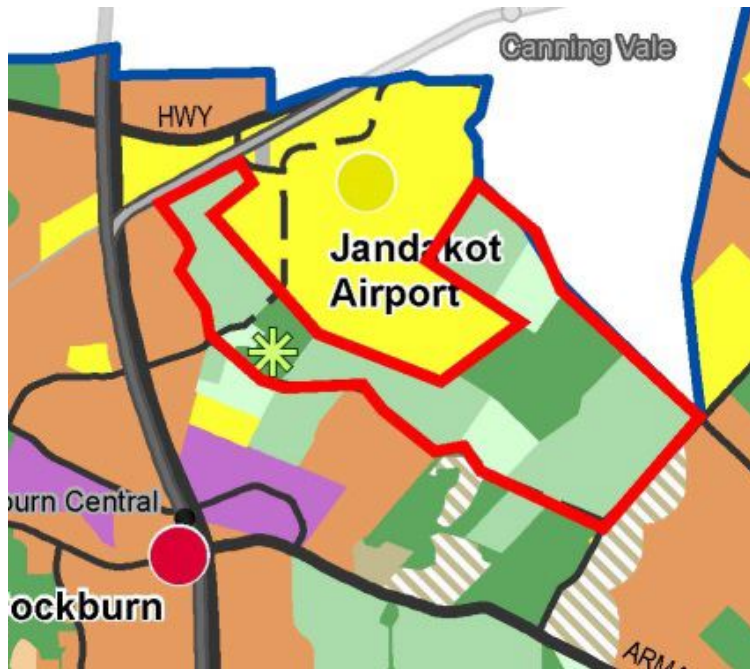
*This strategic view would create a more legible spatial boundary given the high level nature of this document. This boundary could be something like Armadale Road; Warton Road; Jandakot Road; Berrigan Drive and; the Kwinana Freeway. This is shown in red following:*



*Importantly there would still be a further strategic planning element that would need to occur, and this is something that local government is capable of delivering – working with landowners and the community to determine the ultimate nature of land use and development in the precinct. In the absence of a strategic land designation however, the draft document will create an unrealistic form of future development to follow.*

#### *The future of land surrounding Jandakot Airport*

*This in turn raises the question about what happens in the area north of Jandakot Road and particularly surrounding Jandakot Airport. Do we want to see this retained in a rural setting, typically 2ha lot sizes with the landscape containing buildings, or is this rural setting to the point that it won't deliver the intended rural amenity? It may be appropriate that this rural ribbon be maintained around Jandakot Airport, as a limitation to urban development encroaching closer to the airport. However if the amenity in this area is so far removed from a rural setting, then should consideration be given to an alternate land use? This is a question that remains open in the document. The area in question is shown in red below:*



*It is noted that other parts of the City, particularly with a greater prospect of being able to maintain high levels of rural amenity, have been identified as industrial investigation. This begs the question of what consideration (if any) has been given of this land precinct, between a growing industrial park and airport and urban communities to the south. This is in need of more careful consideration.*

*Jandakot Airport provides a unique role in the metropolitan area. While much of the surrounding land is being developed for commercial purposes the primary role of this airport is for private aviation and aviation training purposes for smaller aircraft.*

*As well as charter operators, the Flying Doctor's service and other emergency aircraft, the airport is the location for several flight colleges including major international airlines. The nature of the flight college's activity can be quite repetitive as students circle around and repeat take-off and landing procedures. Anecdotally, this can result in elevated complaints.*

*The document notes no assessment of aviation needs has been undertaken which is disappointing. Assuming it is determined it will still retain this role in the future, there should be a degree of protection given to Jandakot Airport by no further urban encroachment".*

The above points were intended to start a conversation and provoke strategic thought at the state level on this important area of Perth.

Following the workshop on Jandakot Rd, it is clear that some landowners have also lodged submissions. In some cases they have nominated future zoning/land use options they would prefer. One landowner group on the corner of Jandakot Road and Prinsep Road have lodged a draft Metropolitan Region Scheme (“MRS”) amendment request (for ‘urban deferred’ albeit with the intent that land uses respond to the aircraft noise constraints, that is, are limited to a range of commercial/light industrial land uses).

This is yet to be formally considered and has had no preliminary input from the City of Cockburn. A high level glance at this proposal reveals constraints associated with the proximity to the Jandakot Airport flight path; the fragmented nature of land ownership; the presence of good quality remnant bushland across the land; the land being above the Jandakot Water Mound. The content of the draft amendment request is lacking discussion of some matters, which are directly related to the proposal. For example, there is no discussion regarding the need for the commercial or industrial uses (both from the perspective of either the State or local planning frameworks). Consideration of commercial uses, even if other constraints might be addressed must be done in context and this is not evident in the copy of the proposal the applicant has recently supplied City officers. Evaluation against competing environmental priorities is also needed and this is a key component the Department of Planning must pay heed to before it is formally listed advertised as a proposal and comment formally sought.

The opportunity of the City to provide specific input on this will be at the point when the Department of Planning determine that it should be referred out for comment, giving due consideration to State Planning Policy 2.3, including whether ‘Urban deferred’ is the most appropriate zone in the MRS. This is yet to occur, and it was explained to landowners that it is separate to the Jandakot Road upgrade proposal.

A local planning scheme amendment has been initiated and advertised for the Urbanstone property (northeast corner of Jandakot Road and Berrigan Drive) with a view to expanding the current additional use to permit broader commercial land uses across the land. This is likely to be presented to the June meeting of Council to consider those submissions and provide a recommendation to the Minister for Planning.

City officers have recently sent follow up correspondence to the WAPC to seek feedback on the two precincts mentioned above.

Considering the above and this proposal, there is obvious momentum in the area with three corporations; Schaffer (Urbanstone), Stockland (Calleya) and Perron Group (Treeby – future urban area) as well as several private landholders all keen to progress proposals in this area.

To have such momentum at the same time is relatively unusual and provides an opportunity to coordinate good planning outcomes for the locality. It is not reasonable for the state's planning agency to continue to withhold direction on the strategic direction for this area given its proximity to the activity centre of Cockburn Central and the specialised centre of Jandakot Airport.

It is important that the WA Planning Commission provide advice for the current Resource zoned precincts either side of Jandakot Road, as the Treeby DSP does not have a scope to extend to this land. Officer analysis of these precincts is as per the submission that was previously made on the draft Perth and Peel @3.5 million suite of documents. In the absence of a determination by the WA Planning Commission on the City's submission, it is clear that these land precincts need to be retained within the Resource zoning, as the only current strategic guidance is that provided under State Planning Policy 2.3. This contemplates rezoning to urban development per the following policy tests:

h) **Discretionary uses**

Where an application is made for approval of a land use identified as 'compatible with conditions' in *Water quality protection note 25: Land use compatibility tables for public drinking water source areas*, the relevant decision-maker should refer the application to the Department of Water for advice and recommendation before making a determination.

i) **Non-conforming uses**

Guidance on non-conforming land uses and injurious affection is provided in the *Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2014* and local planning schemes.

Where existing uses are likely to have a detrimental effect on the quality of the groundwater through the discharge of nutrients or other waste matter, the *Environmental Protection Act 1986* may apply.

**6.3 Strategic planning and Metropolitan Region Scheme amendments**

- a) In order to protect the quality of the public drinking water source, there is a presumption against new urban or industrial land uses in the Water Catchment reservation and the Rural-Water Protection zone of the Metropolitan Region Scheme.
- b) Amendments to the Metropolitan Region Scheme will only be supported where the land has been identified for development in the manner proposed through a strategic planning document approved or prepared by the Western Australian Planning Commission, such as a sub-regional planning framework or sub-regional structure plan.

c) Planning for more intense land uses through strategic planning instruments (such as a sub-regional planning framework or sub-regional structure plan) and subsequent Metropolitan Region Scheme amendments should incorporate the following:

- the subject land is to meet the following criteria:
  - large landholdings that were already substantially cleared at the time this policy was published; and
  - directly adjacent to already developed 'Urban' zoned land;
- the risk to drinking water supplies associated with the proposed development;
- proven efficacy of available risk mitigation measures;
- the net long-term public benefit attributable to the proposed rezoning;
- the need for additional urban land, taking into account the current stock of undeveloped urban zoned land in the sub-region;
- potential alternative locations for proposed land use in the sub-region that would have less or no impact on Public Drinking Water Source Protection Areas;
- any strategic environmental assessment, whether underway or completed; and
- access to infrastructure that is already constructed or scheduled for construction.

In contrast, the purpose for advancing the Draft Treeby DSP is due to its consistency with the policy framework provided under 6.3 of State Planning Policy 2.3. This being that:

- the land has been identified in the draft Perth and Peel @3.5 million suite of documents for urban investigation;
- it is a series of large landholdings that were already substantially cleared, except for the bush forever parts which are to be retained through the Draft DSP;
- it is directly adjacent to already developed 'Urban' zoned land;
- risk management issues have been addressed;
- availability of infrastructure.

This explains the advancement of the Draft Treeby DSP.

### Design Principles

The TDSP responds to the WAPC's Structure Plan Framework and the key district level coordination issues the proposed development of the precinct presents. These include:

- Broad land-use arrangement, buffers and any relevant targets (e.g. density targets);
- Coordination of major infrastructure including:
  - Schools;
  - District water management;
  - District movement networks;
  - Regional & District level Open Space / Conservation areas;
  - District recreation facilities;
- Broad funding arrangements for improvements, potentially including the principles of a Development Contribution Plan (DCP).

As noted earlier in this report, the content of the TDSP is sufficiently flexible to respond to further State level guidance and review processes such as the Bush Forever boundary.

### Jandakot Road design

Jandakot Road is a project outlined in the current adopted Corporate Business Plan for 2016/17 – 2019/20. It is shown on the Major and Regional Roadworks Plan 2016-2030 as a planned project in the following stages:

<b>JANDAKOT ROAD</b>	
<b>42</b>	Berrigan Drive to Solomon Road (land & construct 2 c/w) 2017/18    \$11.7M
<b>43</b>	Solomon Road to Fraser Road (construct 2nd c/w) 2017/18    Funding by developer
<b>44</b>	Fraser Road to Warton Rd (land & construct 2 c/w) 2020/22    \$13.1M

The road design for Jandakot Road (Stage 1 – Solomon to Fraser and Stage 2 – Berrigan to Solomon) were presented at the recent landowner workshop was based on the Main Roads WA (“MRWA”) decreed design speed for the road, which is 80km/h.

City officers are liaising with MRWA to investigate whether a 70km/h design speed can be used in recognition of the potential future land use changes in the area. This may reduce land requirements and so it may be worthwhile to press this issue with MRWA.

In conjunction with this redesign, the applicant for the Urbanstone property (Amendment 112) is looking at the design of a roundabout to facilitate access to their property. This would be warranted by the increased range of uses available, if Amendment 112 was approved by the Minister. It is noted an additional roundabout on this stretch of road might be a feature which could physically influence the speed limit on Jandakot Road. This would bring the total proposed roundabouts from Berrigan Drive to Warton Road to six, namely at:

- Berrigan Drive;
- Urbanstone eastern entry;
- Jandakot Road;
- Clementine Boulevard (Calleya entry);
- Fraser Road; and
- Warton Road.

### Conclusion

While officers remain of the view that the draft Treeby DSP is appropriate for advertising, officers are cognisant that the community also wish to have further information from the WA Planning Commission on the status of the Perth and Peel @ 3.5 million suite of documents. It is proposed that Council defer consideration of the Draft DSP until the August Council meeting, to seek an update from the WA Planning Commission. This will enable Council to consider advertising the Draft DSP together with updated advice of the WA Planning Commission.

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

#### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Ensure growing high density living is balanced with the provision of open space and social spaces



### **Moving Around**

- Reduce traffic congestion, particularly around Cockburn Central and other activity centres
- Identify gaps and take action toward extending the coverage of the cycle way, footpath and trails network
- Improve connectivity of transport infrastructure.

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

- Provide for community facilities and infrastructure in a planned and sustainable manner.
- Create and maintain recreational, social and sports facilities and regional open space.

### **Budget/Financial Implications**

The Treeby (then known as Banjup) District Structure Plan was a City project identified within the previous Corporate Business Plan to be undertaken by the Strategic Planning Department in 2015/2016. In this regard, a major landowner sought to assist in this process by undertaking the preparation of the draft TDSP at their own cost in liaison with City and government agency staff. Financial implications of this project moving forward are low, and mainly associated with the community engagement to advance advertising and final consideration by Council. This will only occur once Council resolves to advertise the Draft DSP.

### **Legal Implications**

Ultimately it would be proposed this plan be adopted by resolution of Council as a guiding document, but not under the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015), which refers to a 'structure plan' as:

*'Structure plan means a plan for the coordination of future subdivision and zoning of an area of land'.*

The WA Planning Commission's Structure Plan Framework mentions structure plans in the generic sense as well as district and local structure plans. While it mentions that generally a district structure plan address the 'fatal flaws' of a development and provides for major structural elements, it also mentions it can provide the basis for zoning.

With the above in mind, it would prudent to maintain Council's practice with previous district structure plans, to only adopt them by resolution

of Council and not under the relevant structure planning provisions. This acknowledges a degree of flexibility and assists with affected landowners being unlikely to consider themselves injuriously affected by the plan.

### **Community Consultation**

Once adopted as a draft, it would be recommended the draft TDSP be advertised for a period of 42 days. Given the obvious interest in the proposal which was gleaned from the Jandakot Road landowner workshop, a significant mail out would be necessary covering both the landowners within Calleya estate and the adjacent rural properties (including those accessing the length of Jandakot Road). This will be in the order of 1200 properties. A newspaper advertisement would be needed to notify more broadly about the proposal. There would also be referrals to government agencies.

Further information obtained from the WAPC shall be presented to Jandakot Road landowners at a second workshop to be scheduled at a later date.

### **Risk Management Implications**

There is no obligation on the City to undertake district structure planning for this area. However it is considered far preferable to the alternative situation of having to coordinate separate localised structure plans with no overarching guidance.

This is particularly critical in this area for key structural features, such as school and oval locations as well as major movement connections for both vehicles and pedestrians. To have district guidance on these matters minimises the risk these key features (which often consume large parcels of land) end up located in sub-optimal locations.

As also discussed in the Legal Implications section of this report, this document should only be adopted by resolution of Council, not under the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015). This reduces the risk implication of Council in terms of injurious affection claims which might otherwise arise. This is particularly important in this case given the very large area of Bush Forever the site contains. As Council noted in its submission on the Green Growth Plan some time ago, the mechanisms for landowner compensation had not been resolved so Council must not inadvertently assume responsibility for this or 'lock in' landowners to the boundaries of that Bush Forever when it is known those landowners are proposing the review the boundary through the formal (State government) process.

From an expectation management viewpoint, it is a risk for Council to broaden the scope of any DSP to contemplate other Resource zoned land which exists north or south of Jandakot Road. The only prevailing policy context for such land is provided under State Planning Policy 2.3, and this would reveal such a move to be contrary to it. For this reason it is important to obtain an update from the WA Planning Commission on the Perth and Peel @3.5m suite of documents, as this is the regional planning mechanism to guide ultimately what landowners can reasonably expect for their precinct's future.

**Attachment(s)**

1. Locality Plan indicating related proposals
2. Draft Treeby District Structure Plan

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

The major landowner who prepared the draft TDSP and the government agencies who provided input via the working group have been advised that this matter is to be considered at the 11 May 2017 Ordinary Council Meeting.

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

Nil.

**15.3 (OCM 11/05/2017) - PROPOSED STRUCTURE PLAN - LOTS 107 AND 108 WATTLEUP ROAD, HAMMOND PARK - OWNERS: GEORGE DROPULICH (107) AND CHUNG MO CHAN (108) - APPLICANT: BURGESS DESIGN GROUP (L SANTORIELLO) (110/169) (ATTACH)**

**RECOMMENDATION**

That Council

(1) in pursuance of Provision 19 (1) (d) and (2) of the Deemed Provisions, determines that the Proposed Structure Plan be modified as follows, and once modified readvertised for a period of 28 days:

1. Page 2, Part 1: 4.2, 4.2.1, 4.2.2, 4.3 – delete all text;
2. Page 3, Part 1: Section 5 Local Development Plans; this section should mandate the need for LDPs based on locational criteria including lots opposite POS. This is to be in accordance with the WAPCs “Framework for Local Development Plans;”
3. Structure Plan map, Part 1, Legend; separate “Zones” and “Local Scheme Reserves” as separate headings with different colour density codes;
4. Remove annotations off the map;
5. Provide for the Public Purpose (Primary School) reservation in accordance with the submission as provided by the Department of Education;
6. Page 10, Part 2, Section 1.3.1; the Report currently indicates “special control area”. This is a typo and should be corrected to correctly reference “development contribution area;”
7. Page 20 Part 2, Section 3.4.3.2; amend the road reserve width from 24.4m to 22m consistent with the Southern Suburbs District Structure Plan Stage 3;
8. Page 22 Part 2, Section 3.6 ‘Education Facilities’ is to be appropriately amended to reflect the provision of the Primary School as per the Southern Suburbs District Structure Plan Stage 3;
9. Update all relevant images within the Structure Plan report to reflect the City’s Alternative Structure Plan Map under Attachment No. 4;
10. Bushfire Management Plan – this appears to be incorrect in that the vegetation on the northern half of Lot 76 (to the west of the subject land) is clearly a bushfire hazard. The indicative Bushfire Attack Level rating suggests the subject land is “BAL-LOW” for most of the subject site including the land opposite Lot 76. This is not a true representation of the current hazard and AS3959-2009 requirements. It is

- assumed the BAL-LOW is based on the expectation that Lot 76 will be cleared. Lot 76 is currently not the subject of a Structure Plan by the City. This is to be corrected;
11. Update the Local Water Management Strategy in accordance with submission number 6 from the Department of Water;
  12. The following appendices are to be appropriately updated to reflect the City's Alternative Structure Plan design under Attachment 4:
    - a) Public Open Space Schedule;
    - b) Environmental Assessment and Management Strategy;
    - c) Bushfire Management Plan (in addition to point 7 above);
    - d) Landscape Master Plan;
    - e) Transport Impact Statement;
    - f) Local Water Management Strategy (in addition to point 8 above);
    - g) Engineering Services Report;
  13. In accordance with submission 7 from the Department of Parks and Wildlife update, Part 1 of the Structure Plan report Section 4 to include the requirement for DPaW's approval to relocate fauna adjacent to the Harry Waring Marsupial Reserve. In addition the POS is to retain significant native vegetation where possible and the interface between the subject site and the Reserve to the north is to be to the satisfaction of the City, with input from DPaW. These are to be appropriately reflected in Part 1 of the Structure Plan report;
  14. Pursuant to submission number 8 the alignment of the east west roads in addition to the 4ha primary school, as per the Southern Suburbs District Structure Plan – Stage 3 and Attachment 4, is to be in accordance with proper and orderly planning. This entails appropriate east west road alignments and appropriate site levels, interface and service provisions. The Structure Plan Map, Transport Impact Statement and the Structure Plan report are to be amended accordingly;
- (2) endorse the Schedule of Submissions prepared in respect of the proposed Structure Plan (Attachment 3);
  - (3) advise the proponent and those persons who made a submission of Council's recommendation; and
  - (4) note following further advertising pursuant to (1) above, the proposed amended Structure Plan (see Attachment 4) will be presented back to Council for consideration prior to forwarding

the Proposed Structure Plan to the Commission for their determination. This is in accordance with the statutory timeframes as prescribed by Provision 20(1)(b) of the Deemed Provisions.

## COUNCIL DECISION

### Background

The Proposed Structure Plan was received by the City on 2 December 2016. It was prepared by Burgess Design Group on behalf of the prospective purchasers Open Corp.

The Proposed Structure Plan relates to Lots 107 and 108 Wattleup Road, Hammond Park (“subject site”).

Council at its meeting of 9 February 2017 considered the adjacent western ‘Hammond Grove West Structure Plan’ over the five most western lots identified within the SSDSP3. This Proposed Structure Plan, in addition to the Hammond Grove West Structure Plan, effectively completes structure planning for the cell north of Wattleup Road except for Lot 76. A structure plan for Lot 76 is expected to be received in due course.

Due to an issue in respect of not showing a the required primary school site in an appropriate configuration (including some plans not showing the site at all), this Proposed Structure Plan for Lots 107 and 108 Wattleup Road needs to be modified and readvertised. The need and design for the primary school has been clarified in the Department of Education’s submission on the current Proposed Structure Plan, to which it objects. As the position of the Department of Education is now clear, the Proposed Structure Plan can be modified and readvertised to provide a final opportunity for input before coming back again to Council. It is therefore recommended that Council modify and readvertise the Proposed Structure Plan, as per the officer recommendation.

## Submission

NA

## Report

### Planning Background

The subject site is zoned 'Urban' under the Metropolitan Region Scheme ("MRS"), partially 'Development' and partially Special Use 23 under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject site is also located within Development Area No. 26 ("DA 26"), Development Contribution Area No. 9 ("DCA 9") and Development Contribution Area No. 13 ("DCA 13") under the Scheme.

Pursuant to Clause 5.2.3.1 of the Scheme, *"The development of land within a Development Area is to comply with Table 9 [of the Scheme]"*. Clause 5.2.1 of the Scheme specifies *"Table 9 describes the Development Areas in detail and sets out the specific purposes and requirements that apply to the Development Areas"*. Under Clause 5.2.3.2 of the Scheme *"The subdivision and development of land within a Development Area is to generally be in accordance with any structure plan that applies to the land."*

On the above basis the specific provisions within Table 9 DA 26 of the Scheme are provided as follows:

3. *"An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision, land use and development in accordance with clause 27(1) of the Deemed Provisions."*
4. *To provide for residential development and compatible land uses."*

Provision 27(1) of the Deemed Provisions, to which the Scheme refers is provided as follows:

*"A decision-maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application."*

Pursuant to the above Scheme provisions and the Deemed Provisions, the applicant has submitted a Proposed Structure Plan for assessment. This report aims to summarise the outcome of that assessment pursuant to the legislative requirements of the Deemed Provisions and that of the Scheme.

### Residential Development

The subject land is located within the Southern Suburbs District Structure Plan – Stage 3 (“SSDSP3”) area. The SSDSP3 prescribes a minimum of 15 dwellings per gross urban zoned hectare of land as the minimum standard. The Proposed Structure Plan exceeds this minimum target as it provides 21 dwellings per gross urban zoned hectare of land. This is in keeping with broader State Government strategic development objectives as prescribed within the Directions 2031 and Beyond document (‘Directions 2031’).

The intent of the proposed Structure Plan is to guide future residential subdivision on approximately 57% of the subject site with 10% of the site provided as Public Open Space. The SSDSP3 designates approximately 32% of the subject site as a future Primary School. The remaining area is proposed to be provided as local roads.

The SSDSP3 prescribes a base coding of R30 with a density range of R30-R60 for land surrounding areas of public open space, activity nodes and public transport routes.

The SSDSP3, as adopted by Council, designates the subject site as a ‘Medium Density’ area as per Figure 1 above. Residential R30 is identified as the minimum base coding in the ‘Medium Density’ areas of the SSDSP3.

The proposed Structure Plan designates an ‘R30’ density base code with ‘R40’ provided opposite areas of public open space. The proposed density codes are consistent with the prescribed density range under the SSDSP3. Accordingly, the density component of the proposal is considered to meet the future planning needs of the area and is expected to provide a diversity of housing options for local and future residents. The key inconsistent issue is that of the design of the primary school site, and the need for it to be provided per the requirements specified by the Department of Education.

### Primary School

As discussed above, SSDSP3 designates approximately 32% of the subject site as a future primary school.

SSDSP3 depicts a 4 Ha Primary School over three Lots - Lot 76, 107 and 108. The Proposed Structure Plan applies to Lots 107 and 108 only and therefore the proposal is expected to reserve two thirds of the future primary school site. As mentioned in the Background section of this report, Lot 76 has not been the subject of any Structure Plan received, but this is expected to arrive in due course.



Attachment 2 of this report provides two Structure Plan maps as submitted by the applicant. Version 1 (see page 1 of 2 of Attachment 2) does not provide for the 'Public Purpose – Primary School' Reserve. Version 1 of 2 of the Proposed Structure Plan provides only for the 'Residential' zone with 'Parks and Recreation' and 'Local Road' Reserves. This plan is inconsistent with the adopted SSDSP3.

The City and the Department of Education informed the applicant, following Structure Plan lodgement, the primary school was still earmarked at a Local and State Government level. The applicant, the Department of Education and City of Cockburn officers met in relation to the primary school reservation. Following this meeting the applicant later submitted Version 2 of 2 (see page 2 of 2 of Attachment 2 for details). Version 2 of the applicants' Proposed Structure Plan provides for an undersized Primary School which does not meet the details as prescribed within the adopted SSDSP3.

Having a Version 1 and Version 2 of a Proposed Structure Plan is not an acceptable planning practice, as only a single planning proposal can be the basis for consideration.

The Department of Education's submission in relation to Version 2 of the applicant's Proposed Structure Plan is provided for within submission 4 of Attachment 3 – Schedule of Submissions. For ease of reference the Department of Education's objection is also provided as follows;

- *"The location of the primary school site has been located [partially] over Lots 107 and 108 as per the indication shown on the initial Southern Suburbs District Structure Plan (SSDSP).*
- *Analysis of the Structure Plan once site dimensions have been calculated indicates that the depth of the primary school site has been reduced.*
- *Initially the 4 hectare primary school site was identified over part of Lots 76, 107 and 108. The Department calculates that the width of the site is now approximately 128 metres, as opposed to initially being 175 metres, and therefore needs to be 312 metres in length to accommodate the 4 ha site. This would now mean that the primary school site would not only now fully encroach across Lot 76 but also extend into a fourth property, Lot 75, for the additional 0.9 ha of land to meet the 4 ha requirement.*
- *A developer is currently seeking Structure Plan approval for the Hammond Grove West Structure Plan, which includes Lot 75.*

*There is no allowance in this Structure Plan for any portion of the proposed primary school.*

- *In the SSDSP the school site indicated a width of approximately 175 metres. As indicated WAPC Policy DC 2.4 3.4.4 confirms that "all school sites should be regular in shape and preferably rectangular. In no instance should the length of the site exceed twice the width".*
- *Should the proposed configuration be accepted [by Council and/or the WAPC] the Department would find it difficult to fit a junior oval on the site in a north-south alignment. The dimensions of the oval are 118 m x 84m, which would leave a 5m over run at each end and the requirement for high fencing to stop the ball entering the road reserves north and south of the school."*

The fourth dot point above, as provided by the Department of Education, makes reference to the Hammond Grove West Structure Plan ('HGWSP'). As mentioned in the Background Section of this report, this Structure Plan was considered by Council at its meeting of 9 February 2017. The HGWSP is currently with the Department of Planning awaiting final consideration by the WAPC.

As correctly identified by the Department of Education, there is no allowance in the HGWSP for any portion of the proposed primary school.

The WAPC's DC Policy 2.4 'School Sites' under Clause 3.8.1 'Consultation' specifies; it is important that those involved in subdivisional design confer regularly with the Education Department. Element 8 – Schools of Liveable Neighbourhoods specifies "it is the responsibility of the developer in association with the relevant agencies to determine the preferred location of primary schools".

Primary school sites are to be given up free of cost by the landowner supporting the school site with pro-rata contributions provided by nearby landowners, in the catchment of the primary school site, to compensate the burdened landowners.

Liveable Neighbourhoods specifies the location of school sites should be identified in district or local structure plans.

Council received a second objection in relation to the Primary School Reservation as outlined above by the Planning Consultant for the HGWSP. This objection is identified as submission number 8 of Attachment 3 of this report 'Schedule of Submissions'.

Submission number 8 of Attachment No. 3, Schedule of Submissions, is summarised as follows;

- *“The proposed Structure Plan design does not achieve integration with [the] Council [recommended approval] Structure Plan design for Lots 71, 74-75 & 305 to the West [HGWSWP].*
- *The two east –west sub divisional roads located north of the proposed primary school site are not aligned and result in off-set four-way intersections. [Please refer to Figure 2 below for details].*
- *These east-west roads are not aligning as a direct result of Lot 107 + 108 not fully accommodating their portion of the proposed primary school site as depicted on the endorsed Southern Suburbs District Structure Plan. The proposed primary school site as depicted on the Lot 107 + 108 LSP has been narrowed in width (north/south) which results in the total 4.0 ha site area extending west into QUBE's Lot 75.*
- *The LSP design for Lots 107 + 108 cannot be endorsed in its current form. Both the primary school site and associated sub-divisional roads can be re-designed and link into the adjacent road alignments, and thereby accord with the Council's [recommended approval] planning undertaken for QUBE's landholding to the West [for the HGWSWP].”*

In accordance with the above two mentioned objections, it is recommended Council exercises its powers under Provision 19 (1) (d) and (2) of the Deemed Provisions. Specifically this involves advertising a modified version of the Structure Plan (as per Attachment 4) for 28 days which proposes the Primary School Reservation in accordance with the requirements of the Department of Education, and the general dimensions as provided by SSDSP3.

#### Bushfire Management

The existing native vegetation within the subject site and within 100m of the subject site is classified as “Bushfire Prone” under the Department of Fire and Emergency Services “Map of Bushfire Prone Areas”.

In accordance with the above the applicant has submitted an accompanying Bushfire Management Plan which is included as an appendix within the Structure Plan report.

The City has assessed the Bushfire Management Plan in accordance with State Planning Policy 3.7 and also the WAPC's December 2015 Guidelines for Planning in Bushfire Prone Areas.

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

The current draft Bushfire Management Plan makes an incorrect assumption that the lot to the west of the subject site has an approved Structure Plan. As discussed in the 'Background' section of this report that is currently not correct. While the lot to the west is within a structure planning area it is unknown at this stage when Lot 76 will be structure planned and cleared of its native vegetation (for residential development). On this basis it is likely when the subject lot is developed that the bushfire prone vegetation on Lot 76 will remain. This will result in tailored bushfire requirements in accordance with AS3959-2009.

Pursuant to the above, this report makes recommendation that the Bushfire Management Plan is amended accordingly. These modifications will more accurately reflect the possible Bushfire mitigation outcomes at the future stages of subdivision and development.

### Conclusion

The Proposed Structure Plan has been assessed in accordance with the State Government planning framework and also the Scheme; with input from City staff, Community members and also that of various government agencies and service providers.

Pursuant to Provision 19 (1) (d) and (2) of the Deemed Provisions this structure plan needs to be modified and readvertised to account for an appropriate primary school site, and the need to interface with the surrounding structure planned framework area.

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

#### **Growing City**

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

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

### **Community & Lifestyle**

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

### **Budget/Financial Implications**

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

### **Legal Implications**

Pursuant to Provision 20 of the Deemed Provisions the local government must prepare a report on the proposed structure plan and provide it to the Commission no later than 60 days after the day that is the latest of 20(1)(a),(b) or (c).

### **Community Consultation**

In pursuance of Clause 18 of the Regulations the structure plan was advertised for public comment for a period of 28 days. This included letters to land owners, government agencies and service providers. In addition the structure plan was advertised on the City's website in full and advertised also via the Cockburn Gazette.

Advertising commenced on 28 February 2017 and concluded 28 March 2017. In total Council received 12 submissions of which 9 were in support of the proposal, 2 objected to the proposal and the remaining submission, from the Department of Water, objected to the proposal recommending modification.

The above mentioned submissions are provided for in full under Attachment No. 3 of this report and responded to individually and in detail. The above report elaborates on the key issues as extracted from the full list of submissions.

### **Risk Management Implications**

The officer's recommendation inclusive of the submissions received takes into consideration all the relevant planning factors associated with this proposal.

A risk in not securing an appropriately configured school site is clearly that a school may not be able to be delivered, to service the educational needs of the future community.

**Attachment(s)**

1. Location Plan
2. Structure Plan Map
3. Schedule of Submissions
4. City's Alternative Structure Plan

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 May 2017 Council Meeting.

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

Nil.

- 15.4 (OCM 11/05/2017) - DEDICATION AS ROAD RESERVE - PORTION OF JAA LOT 703 (PLAN 219619) DEAN ROAD, JANDAKOT - OWNER DEPARTMENT OF LANDS (MANAGEMENT ORDER CITY OF COCKBURN) - APPLICANT: CITY OF COCKBURN (041/001)(5516339) (K SIM) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) request that the Minister for Lands dedicate portion of JAA Lot 707 Plan 219619 as road reserve pursuant to Section 56(1) of the Land Administration Act 1997; and
- (2) indemnify the Minister for Lands against reasonable costs incurred in considering and granting the request in (1) above.

**COUNCIL DECISION**

## Background

Lot 707 is the subject of a Crown Reserve 45308. Reserve 45308 (Yarra Vista Park) has a Management Order to the City of Cockburn for the purpose of Public Recreation. The reserve consists of native trees and shrubs with a small grassed park and children's playground. The total area of the reserve is 2.5974ha

As part of the current Berrigan Drive Jandakot Road intersection works currently underway, there is a need to dedicate a portion of Reserve 45308 as road reserve.

## Submission

N/A

## Report

Nearing completion, the Berrigan Drive Improvement Works Project has necessitated an excision of 1204 square metres from Reserve 45308. The road widening contains new road pavement where Dean Road intersects with the redesigned Berrigan Drive.

The area only represents 4.6% of the reserve. Although both the Recreation Reserve and Road reserves are management by the City of Cockburn, the road widening will include services including a new water main that connects the new developments at Jandakot Airport. Water Corporation requires that this water main be on a standard alignment from the new boundary. The road widening is vested pursuant to Section 56 of the Land Administration Act 1997. The Act stipulates that this action can only be undertaken by the Local Government.

Land to be dedicated as road reserve per Section 56 of the LAA can be one of three different forms. The subject land falls into sub-section (1)(a) and (1)(b) being land that has been acquired for use by the public, has been constructed and maintained to the satisfaction of the local authority.

The Department Lands have advised that a road dedication request pursuant to Section 56 of the Land Administration Act 1997 requires a Council resolution that includes an indemnification to the Minister for Lands against reasonable costs incurred in considering and granting the request.

Following Council's resolution, the request will be forwarded to the Department of Lands. They will then instigate a process whereby the dedication will proceed and the road will be dedicated as road reserve.

## **Strategic Plan/Policy Implications**

### **Moving Around**

- Reduce traffic congestion, particularly around Cockburn Central and other activity centres
- Improve connectivity of transport infrastructure

## **Budget/Financial Implications**

N/A

## **Legal Implications**

Provisions of the Land Administration Act 1997.

## **Community Consultation**

N/A

## **Risk Management Implications**

Given that the road widening area only represents 4.6% of the Public Recreation Reserve 45308 there is minimal risk that the excision will impact on the functionality of the recreation reserve.

The risk to the City if the Council decision is to defer or not support the recommendation will be that the installation of important Water Corporation infrastructure will be delayed.

## **Attachment(s)**

Aerial photo showing land in question and road dedication

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

N/A

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

Nil.



**15.5 (OCM 11/05/2017) - RECONSIDERATION OF PLANNING APPLICATION - CHANGE OF USE (SINGLE HOUSE TO CHILD CARE PREMISES) AND CAR PARK RECONFIGURATION - LOCATION: 196 & 198 (LOTS 152 & 153) LYON ROAD, AUBIN GROVE - OWNER: PATRICK WEE, CATHERINE WEE & FORTUNE HOLDINGS PTY LTD - APPLICANT: ASPIRE EARLY CHILDHOOD EDUCATION AND CARE SERVICES PTY LTD (DA16/0654) (R TRINH) (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 a Change of Use from Single House to Child Care Premises and Car Park Reconfiguration at No. 196 & 198 (Lots 152 & 153) Lyon Road, Aubin Grove, in accordance with the attached plans and subject to the following conditions and footnotes:

**CONDITIONS**

1. Development may be carried out only in accordance with the details of the application as approved herein and any approved plan. This includes the use of the land and/or tenancy. The approved development has approval to be used for 'Child Care Premises' only. In the event it is proposed to change the use of the tenancy, a further planning application needs to be made to the City for determination.
2. This approval varies the previous approval DA07/0576 issued on 13 September 2007 to the extent of the works shown on the development plans hereby approved only. The conditions of DA07/0576 remain valid and continue to have effect.
3. The Child Care Premises is restricted to a maximum of 9 employees working from the premises and 30 children at any one time.
4. The hours of operation of the Child Care Premises are restricted to between 7:00am and 6:00pm, Monday to Friday. The hours of operation of the Consulting Rooms are restricted to between 8:00am and 5:00pm, Monday to Friday.

5. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.
6. All services 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.
7. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
8. The car parking areas on Lots 152 and 153, access ways and landscaping located in front of the building shall be maintained to the satisfaction of the City, and shall not be used for storage of any type.
9. All works associated with this approval as shown on the approved plans shall be completed prior to occupation or use of the approved 'Child Care Premises' subject of this approval.
10. Prior to use of the building for 'Child Care Premises', the 25 car parking bays (12 allocated to the Child Care Premises on Lot 152 and 10 allocated to the Consulting Rooms on Lot 153), driveways and points of ingress and egress shall be sealed, kerbed, drained, line marked and made available for use in accordance with the approved plans.
11. Customer car parking bays for the approved Child Care Premises available on Lot 153 shall be suitably sign posted to the satisfaction of the City of Cockburn.
12. Tandem staff parking bays shall be permanently marked, maintained and accessible at all times for use exclusively by staff of the property, be clearly visible and suitably sign posted to the satisfaction of the City of Cockburn.
13. Crossovers shall be designed, located and constructed to the City's specifications.
14. A detailed landscaping plan shall be submitted to and approved by the City, prior to the issue of a Building Permit for the fit out of the Child Care Premises, and shall include the following:-
  - (1) the location, number, size and species type of existing

- and proposed trees and shrubs, including calculations for the landscaping area;
- (2) any lawns to be established;
  - (3) any existing landscape areas to be retained;
  - (4) those areas to be reticulated or irrigated; and
  - (5) verge treatments.
15. Landscaping including verge planting shall be installed, reticulated and/or irrigated in accordance with an approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.
  16. Front walls and fences within the primary street setback area shall be visually permeable 1.2 metres above natural ground level in accordance with the deemed to comply provisions of the Residential Design Codes of Western Australia.
  17. Where a driveway and/or parking bay abuts a public street, associated walls, fences and/or adjacent landscaping areas shall be truncated within 1.5 metres thereof or limited in height to 0.75 metres.
  18. All stormwater shall be contained and disposed of on-site to the satisfaction of the City.
  19. A Construction Management Plan (CMP) shall be submitted to and approved by the City prior to the commencement of works. The CMP shall be implemented to the satisfaction of the City.
  20. Prior to the submission of a Building Permit Application for the development, a Noise Management Plan shall be prepared to the City's satisfaction demonstrating that noise emissions will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended). All noise attenuation measures, identified by the plan or as additionally required by the City, are to be implemented prior to occupancy of the development (or as otherwise required by the City) and the requirements of the Noise Management Plan are to be observed at all times.
  21. Written confirmation from a recognised acoustic

consultant that all recommendations made in the Acoustic Report prepared by Gabriels Environmental Design (dated 11 August 2016) and the further Acoustic Report required under Condition 20 have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the Building Permit Application.

22. Prior to occupation of the development, the builder shall provide written confirmation that the requirements of the Acoustic Report referred to in Condition 21 have been incorporated into the completed development with the Form BA7 Completion Form, prior to occupation of the development.
23. All waste and recycling materials shall be contained within bins to be stored in the bin enclosure.
24. Prior to the occupation of the Child Care Premises building hereby approved, the owner of Lot 152 and 153 Lyon Road, Aubin Grove ("the Owner") shall enter into an agreement with the City of Cockburn ("the City") to ensure that an easement is created over Lot 153 for the benefit of Lot 152 for car parking purposes in accordance with the specifications of and to the satisfaction of the City. The agreement shall be prepared by the City's solicitors to the satisfaction of the City. The Owner shall be responsible to pay all costs of and incidental to the preparation of (including all drafts) and stamping of the agreement and lodgement of the absolute caveat at Landgate.

#### **FOOTNOTES**

1. 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 City, or with any requirements of the City of Cockburn Local Planning Scheme No. 3 or with the requirements of any external agency.
2. You are advised that a Sign Licence may be required in accordance with the City's Local Laws (2000) prior to the erection of the sign. A permit is obtainable from the City's Building Services Department.
3. A plan and description of any signage and advertising not exempt under Local Planning Scheme No. 3 shall be

submitted to and approved by the City prior to the erection of any signage on the site/building.

4. With regards to Condition 8, the parking bay/s, driveway/s and points of ingress and egress shall be designed in accordance with the Australian Standard for Off-street Carparking (AS2890.1) and 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.
5. With regards to Condition 13, copies of crossover specifications are available from the City's Engineering Services and from the City's website [www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au).
6. With respect to Condition 16, visually permeable means vertical surface that has:
  - Continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm. occupying at least one half of the face in aggregate as viewed directly from the street; or
  - A surface offering equal or lesser obstruction to view.
7. With respect to Condition 18, all stormwater drainage shall be designed in accordance with the Australian Standard, and the design shall be certified by a suitably qualified practicing Engineer or the like, to the satisfaction of the City, and to be designed on the basis of a 1:100 year storm event.
8. With regards to Condition 19, the Construction Management Plan shall address the following items:
  - a. Access to and from the site;
  - b. Delivery of materials and equipment to the site;
  - c. Storage of materials and equipment on the site;
  - d. Parking arrangements for contractors and subcontractors;
  - e. Management of construction waste; and
  - f. Other matters likely to impact on the surrounding properties.
9. The development shall 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*. The installation of equipment within the development including air-conditioners, spas, pools and similar equipment shall not result in noise emissions to neighbouring properties exceeding those imposed by the *Environmental Protection (Noise) Regulations 1997* (as amended).

10. With regard to Condition 20 above, the Noise Management Plan shall be prepared by a suitably qualified and recognised acoustic consultant and demonstrate that the development will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended) and the City of Cockburn Noise Attenuation Policy (LPP 1.12).

The Noise Management Plan is to include:

- (a) Predictions of anticipated noise emissions associated with activities, plant or equipment (such as bin areas, air-conditioners, refrigeration or pools);
- (b) Predictions of anticipated break out noise levels;
- (c) Sound proofing measures proposed to mitigate noise;
- (d) Control measures to be undertaken (including monitoring procedures); and
- (e) A complaint response procedure.

11. All food businesses shall comply with the *Food Act 2008* and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the *Food Act 2008* the applicant shall obtain prior approval for the construction or amendment of the food business premises.

An Application to Construct or Alter a Food Premises shall be accompanied by detailed plans and specifications of the kitchen, dry storerooms, coolrooms, bar and liquor facilities, staff change rooms, patron and staff sanitary conveniences and garbage room, demonstrating compliance with Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only).

The plans are to include details of:

- (a) the structural finishes of all floors, walls and ceilings;
- (b) the position, type and construction of all fixtures, fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc); and
- (c) all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences,

exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.

These plans are to be separate to those submitted to obtain a Building Permit.

12. All food handling operations shall comply with the *Food Act 2008* and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the *Food Act 2008* the applicant shall complete and return the enclosed Food Business Notification/Registration Form to the City of Cockburn's Health Services. Operation of this food business may be subject to the requirement to pay an Annual Assessment Fee under the Act.

13. All toilets, ensuites and kitchen facilities in the development are to be provided with mechanical ventilation flued to the outside air, in accordance with the requirements of the National Construction Code (Building Code of Australia), the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*, Australian Standard S1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality" and the City of Cockburn Health Local Laws 2000. The City's Health Service further recommends that laundries without external windows and doors should be ventilated to external air and condensating clothes dryers installed.

14. With regards to Condition 23, bins shall be stored in the external enclosure located and constructed to the satisfaction of the City. This information shall be submitted to and approved by the City prior to the issue of a Building Permit.

(3) notify the applicant and those who made a submission of Council's decision.

## COUNCIL DECISION

## Background

This proposal was previously refused by Council at its ordinary meeting held on the 8 December 2016 with the following resolution made:

*'That Council:*

- (1) refuse planning approval for a (single house to child care premises) and car park reconfiguration at 196 and 198 (Lots 152 and 153) Lyon Road Aubin Grove due to the negative amenity impact on the immediate and adjoining neighbours.*
- (2) notify the applicant and those who made a submission of Council's decision.'*

Following Council's decision to refuse the application for planning approval, the applicant exercised their right to apply for a review of the decision by the State Administrative Tribunal (SAT). The applicant's representative provided further information to the City that included revised conditions to those previously recommended by the officer. The matter proceeded to an on-site mediation session held on the 23 March 2017 between the applicant's representative, several staff and one Elected Member.

The contents of the information provided were discussed in further detail and the concerns of Council were expressed more clearly. The applicant was willing to implement extra controls and measures to satisfy the requirements of Council and reduce the amenity impact on the immediate and adjoining neighbours. Recommendations were put forward to the applicant to consider including a parking management plan, hours of operation, number of children and comprehensive noise management. The applicant was to provide further information and suggested amended conditions by 13 April 2017 for Council to consider.

No changes to the design or operations of the Child Care Premises were proposed except for the number of children being reduced from 40 to 30. Orders made by the SAT for the application heard before Senior Member Jim Jordan on 23 March 2017 were as follows:

- (1) 'By 13 April 2017 the applicant must file with the respondent any further information and any suggested amended conditions that it would want the respondent to consider.*
- (2) Pursuant to s 31(1) of the State Administrative Tribunal Act 2004 (WA) the respondent is invited to reconsider its decision at its meeting on 11 May 2017.*



(3) *The matter is adjourned to the Senior Member's directions list at 2pm Friday 19 May 2017.'*

Therefore, based on the above SAT orders, Council is requested to reconsider its previous decision of refusal, based on the reduced number of children proposed for the development.

### **Submission**

N/A

### **Report**

#### Proposal

The revised application proposes a change of use of the existing dwelling on Lot 152 from 'Single House' to 'Child Care Premises' and seeks to modify the car parking layout on Lot 153 that currently operates as 'Consulting Rooms'. The specific details include:

- A maximum of 30 children;
- A maximum of 8 educators and 1 cook (total of 9 staff);
- Operating hours are between 7:00am and 6:00pm, Monday to Friday (no weekends or public holidays);
- Limiting operating hours of the Consulting Rooms on Lot 153 between 8:00am and 5:00pm, Monday to Friday;
- Modifications to the dwelling on Lot 152 to convert the double garage into an additional room, including the garage doors being replaced with a low brick wall and windows along the front elevation to match the existing dwelling;
- Modifications to the front yard to include eight car parking spaces;
- Reconfiguration of car parking on Lot 153 including one existing car parking space and a portion of the dividing fence being replaced with four car parking spaces and a pedestrian walkway and changes to the western and southern portions of the car park to include additional bays; and
- Internal modifications to the floor plan of Lot 152 which would not be visible from the street.

#### Consultation

The initial proposal was advertised to 49 nearby land owners potentially affected by the proposal in accordance with the requirements of Local Planning Scheme No.3 (LPS 3). A total of 11 submissions were received, three indicating no objection and eight objecting to the proposal.

The main issues and concerns raised during consultation include:

- Increased noise generated by the proposal;
- Increased traffic and traffic congestion generated by the proposal;
- Unauthorised parking occurring in and around the site;
- Pedestrian safety issues resulting from the proposal; and
- Unsuitable and inappropriate use for a residential area.

The proposal was not formally readvertised however those who objected to the original proposal were contacted to advise that the matter would be reconsidered by Council.

### Planning Considerations

The reduction in the maximum number of children aims to address the negative amenity impacts on the immediate and adjoining neighbours. A reduction of 10 children from 40 to 30 children is seen to reduce the impact of noise and car parking requirements. All other aspects of the proposal remain the same. The issues and concerns not mentioned in the previous reason for refusal have not been further addressed by any proposed changes.

#### *Noise*

The proposed modification to the number of children permitted at any one time will make it easier to comply with the recommendations of the acoustic report supplied with the development application. The report recommends a maximum of 28 children to be permitted in the outdoor area at any one time. Different age groups of the child care premises will reduce the possibility of this occurring and therefore maintaining compliance with the acoustic report.

#### *Car parking*

The reduced number of children results in a reduction of 1 car parking bay required under LPS 3. This results in a total of 22 required car parking bays and 25 proposed car parking bays. These additional three car parking bays are greater than the requirements of LPS 3 and therefore maximise opportunities for parking to occur within these car parking bays at all times.

### Conclusion

The proposal to change the use of the dwelling to Child Care Premises is supported as it generally complies with the provisions of LPS 3 and will not negatively impact on the amenity of neighbours or the streetscape. The proposal, which is relatively small scale, has addressed car parking and noise issues and will remain consistent with the surrounding residential dwellings.

The proposal has addressed the negative impact on amenity of neighbours and it is therefore recommended that Council reconsider the decision made at the Ordinary Council Meeting held on the 8 December 2016 and approve the application, subject to the conditions contained in the recommendation.

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

#### **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 & Environmental Responsibility**

- Create opportunities for community, business and industry to establish and thrive through planning, policy and community development.
- Increase local employment and career opportunities across a range of different employment areas through support for economic development.

### **Budget/Financial Implications**

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

### **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, particularly if legal Counsel is engaged.

**Attachment(s)**

1. Location Plan
2. Site Demolition Plan
3. Site Plan
4. Internal Demolition Plan
5. Floor Plan
6. Elevations Demolition Plan
7. Elevations
8. Elevations 2
9. Outdoor Area Plan
10. Landscaping Plan
11. Council Minutes 08 December 2016 for this site

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 May 2017 Ordinary Council Meeting.

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

Nil.

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

**16.1 (OCM 11/05/2017) - LIST OF CREDITORS PAID - MARCH 2017 (076/001) (N MAURICIO) (ATTACH)**

**RECOMMENDATION**

That Council adopt the List of Creditors Paid for March 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 March 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 March 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 – March 2017

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

N/A

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

Nil.

**16.2 (OCM 11/05/2017) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - MARCH 2017 (071/001) (N MAURICIO) (ATTACH)**

**RECOMMENDATION**  
That Council

- (1) adopt the Statement of Financial Activity and associated reports for March 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	Decrease	15,000
Expenditure Adjustments	Increase	113,000
TF from Reserve Adjustments	Increase	(74,206)
<b>Net change to Municipal Budget</b>	<b>Decrease</b>	<b>(53,794)</b>
<b>Closing Funds</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

### *Opening Funds*

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

### *Closing Funds*

The City's closing funds position of \$45.42M was \$11.99M 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 closing position of \$0.31M, down \$56k from last month.

### *Operating Revenue*

Consolidated operating revenue of \$126.28M was ahead of the YTD budget target by \$1.78M.

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

Nature or Type Classification	Actual Revenue \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Rates	94.22	93.14	(1.07)	95.70
Specified Area Rates	0.31	0.33	0.02	0.33
Fees & Charges	17.56	17.76	0.19	23.27
Service Charges	0.44	0.45	0.01	0.45
Operating Grants & Subsidies	8.82	8.64	(0.18)	11.11
Contributions, Donations, Reimbursements	0.80	0.51	(0.29)	0.71
Interest Earnings	4.12	3.67	(0.45)	4.87
<b>Total</b>	<b>126.28</b>	<b>124.49</b>	<b>(1.78)</b>	<b>136.45</b>

The significant variances at month end were:

- Rates – Part year rating was \$1.11M ahead of the YTD budget setting.



- Operating Grants & Contributions – HACC funding was \$0.32M behind YTD budget, whilst child care fee subsidies were \$0.42M ahead of YTD budget.
- Fees & Charges - Commercial leasing income at Cockburn Health & Community facility was \$0.21M behind YTD budget. South Lake Leisure Centre fee income was \$0.34M behind YTD budget.
- Interest Earnings – Investment earnings from the City’s financial investments were \$0.52M ahead of the YTD budget.

### *Operating Expenditure*

Reported operating expenditure (including asset depreciation) of \$95.63M was under the YTD budget by \$2.60M.

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:

<b>Nature or Type Classification</b>	<b>Actual Expenses \$M</b>	<b>Revised Budget YTD \$M</b>	<b>Variance to Budget \$M</b>	<b>FY Revised Budget \$M</b>
Employee Costs - Direct	36.08	35.90	(0.19)	49.78
Employee Costs - Indirect	0.57	0.72	0.14	1.41
Materials and Contracts	27.63	29.92	2.29	40.67
Utilities	3.40	3.39	(0.01)	4.70
Interest Expenses	0.48	0.48	(0.00)	0.93
Insurances	2.32	2.43	0.11	2.43
Other Expenses	6.39	6.28	(0.12)	8.48
Depreciation (non-cash)	19.80	20.02	0.22	26.83
Amortisation (non-cash)	0.82	0.89	0.08	1.19
Internal Recharging-CAPEX	(1.86)	(1.79)	0.08	(2.59)
<b>Total</b>	<b>95.63</b>	<b>98.23</b>	<b>2.60</b>	<b>133.83</b>

The significant variances at month end were:

- Material and Contracts - were \$2.29M under the YTD budget with the significant variances being:
  - IT & IS projects under by \$0.34M
  - Facilities Maintenance under by \$0.50M
  - Ranger & Community Safety projects collectively under by \$0.33M
  - Waste Disposal costs under by \$0.29M,
  - Child care subsidy payments over by \$0.45M.
  - Parks maintenance was \$0.36M over the YTD budget.

- Depreciation was collectively \$0.22M under YTD budget with no single asset group having a material variance.

### *Capital Expenditure*

The City's total capital spend at the end of the month was \$69.27M, representing an under-spend of \$18.04M against the YTD budget of \$87.31M.

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	9.39	16.30	6.91	17.51	2.93
Drainage	0.39	1.00	0.60	1.61	0.10
Footpaths	0.50	0.95	0.46	1.14	0.12
Parks Infrastructure	5.82	8.03	2.21	10.61	2.00
Landfill Infrastructure	0.18	0.28	0.11	1.17	0.09
Freehold Land	0.66	1.33	0.67	1.90	0.00
Buildings	46.99	50.71	3.73	55.33	5.17
Furniture & Equipment	0.73	1.33	0.61	2.80	0.46
Information Technology	0.43	0.86	0.43	1.94	0.63
Plant & Machinery	4.20	6.51	2.31	7.80	3.30
<b>Total</b>	<b>69.27</b>	<b>87.31</b>	<b>18.04</b>	<b>101.81</b>	<b>14.79</b>

These results included the following significant project variances:

- Roads Infrastructure under YTD budget by \$6.91M – including Berrigan Drive Jandakot Improvement Works (\$3.91M), Lyon & Gibbs Signalisation and Upgrade (\$0.86M), Mayor Rd [Rockingham to Fawcett] (\$0.51M), Gibbs & Liddelow Roundabout (\$0.36M) and Beeliar Drive [Spearwood to Stock] (\$0.21M).
- Drainage Infrastructure – works program was collectively \$0.60M behind the YTD budget of \$0.89M with several projects behind or not yet started.
- Footpath Infrastructure – the footpath construction program was collectively \$0.46M behind the YTD budget with several projects behind or not yet started.
- Parks Infrastructure – the capital program was behind the YTD budget by \$2.21M with CY O'Connor Improvements (\$0.33M), Coogee Beach master plan (\$0.25M), Dixon Reserve works (\$0.24M) and Jarvis Park landscaping (\$0.24M) the significant contributing projects.

- Freehold Land – various land acquisition & development projects were collectively \$0.67M behind the YTD budget with lot 915 Goldsmith (\$0.27M) the main contributor.
- Buildings – collectively \$3.73M behind YTD budget with Cockburn ARC (\$2.57M) and Community Men’s Shed (\$0.47M) behind YTD.
- Furniture & Equipment – was \$0.60M behind YTD budget consisting of the fitout of the Cockburn ARC.
- Information Technology – was collectively \$0.43M under YTD budget due to a number of under spent software and website projects.
- Plant & Machinery – replacement program was behind YTD budget by \$2.31M, 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 \$1.59M behind YTD budget mainly due to timing issues for Cockburn ARC state and federal grants (\$1.6M).
- Transfers from financial reserves were \$4.55M 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 (\$0.51M).
- Developer contributions plan contributions were collectively behind YTD budget by \$0.81M and \$3.45M of partner contributions for the Cockburn ARC project were outstanding.

### *Transfers to Reserve*

Transfers to financial reserves were \$1.90M 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 \$147.62M (down marginally from \$147.87M). The final rates instalment due in March helped sustain the cash balance this month.

\$98.13M of this balance represents the current amount held for the City’s cash/investment backed financial reserves. The balance of \$49.49M is available to meet operational liquidity needs (up slightly from \$47.59M last month).

*Investment Performance, Ratings and Maturity*

The City’s investment portfolio made a weighted annualised return of 2.75% for the month, decreased from 2.80% last month and from 2.83% the month before. However, this still compares quite favourably against the UBS Bank Bill Index (1.98%) 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 since impacted the investment rates achieved for new deposits.

However, the City’s interest revenue from investments to March was ahead of the YTD budget target by \$0.52M. This was primarily due to the retention of a large investment pool, as capital outflows have been somewhat delayed. Also assisting this result was a conservative budget setting anticipating more rate cuts.

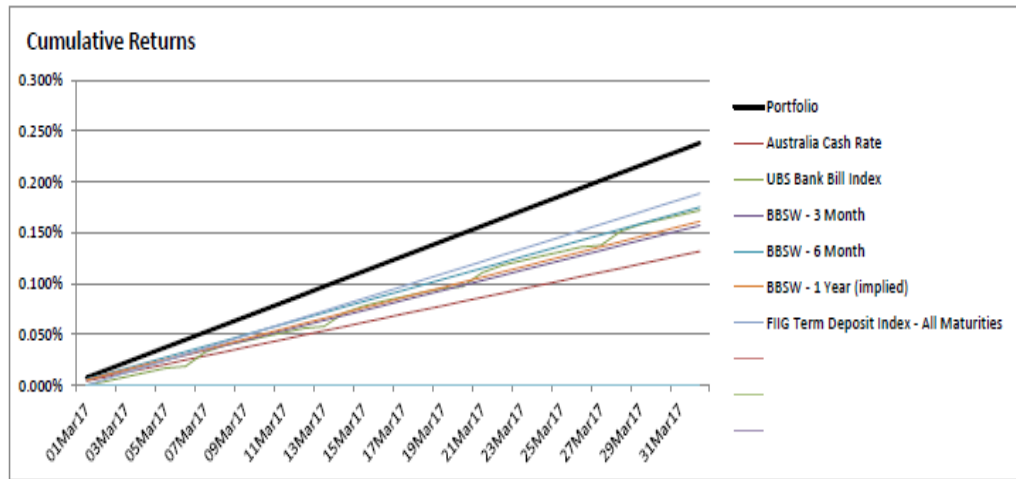


Figure 1: COC Portfolio Returns vs. Benchmarks

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 35% to 33% during the month (flowing into the A-1 category). The amount invested with A-2 banks was 50% (down from 51%), comfortably below the policy limit of 60%:

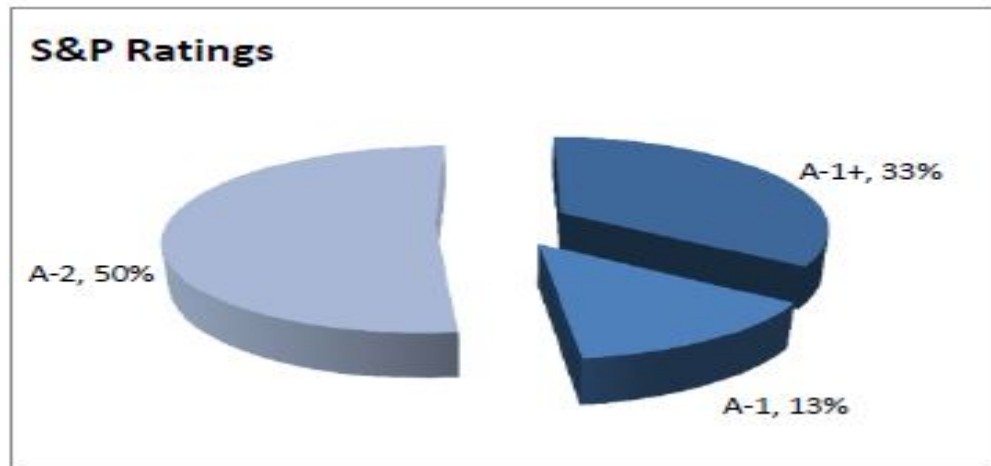


Figure 2: Council Investment Ratings Mix

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 the 3-12 month investment range.

The City’s TD investment portfolio currently has an average duration of 153 days or 5 months (little changed from 154 days last month) with the maturity profile graphically depicted below:

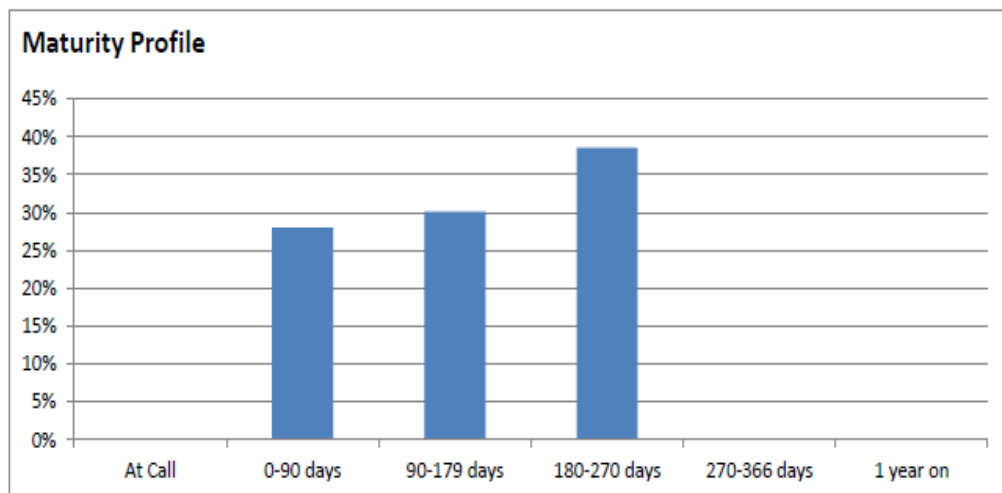


Figure 3: Council Investment Maturity Profile

*Investment in Fossil Fuel Free Banks*

At month end, the City held 55% (\$78.16M) of its TD investment portfolio with banks deemed as free from funding fossil fuel related industries. This was slightly down from 56% 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 \$
Operations CCTV room facility upgrade (funded from Community Surveillance Levy Reserve)	40,000		(40,000)		
Purchase 3 x Plotters (funded from Plant Replacement Reserve)	43,000		(43,000)		
Demolition of naval base shack (funded from Naval Base Shack Removal Reserve)	15,000		(15,000)		
Lease lot 104 Cockburn Central (treated as revenue instead of expense in MYBR)	15,000			15,000	(30,000)
Adjust funding from C/Fwd Projects Reserve in MYBR			23,794		(23,794)
<b>Totals</b>	<b>113,000</b>		<b>(74,206)</b>	<b>15,000</b>	<b>(53,794)</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 \$10.85M within its trust fund. \$5.85M was related to POS cash in lieu and another \$5.00M 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 (East)	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 2016/17 budget surplus reduced from \$366,952 last month to \$313,158 due to the \$53,794 adjustment 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 – March 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 11/05/2017) - IMLAH COURT ROAD CLOSURE (160/001) (J MCDONALD) (ATTACH)**

**RECOMMENDATION**  
That Council

- (1) approve the closure of Imlah Court, Jandakot, at The Lakes Boulevard;
- (2) require the function and operation of Prinsep Road to be investigated during the 2017/18 financial year;
- (3) advise all the residents and owners of properties on Imlah Court, The Fairway, and The Lakes Boulevard of its decision.

**COUNCIL DECISION**



## Background

For some years complaints have been received from residents of Imlah Court and The Lakes Boulevard in Jandakot about unnecessary through traffic using those local streets, rather than Prinsep Road which is a Local Distributor road connecting Berrigan Drive to the Jandakot industrial/commercial area.

The City made an attempt to address this in mid-2011 (*Refer Minute No. 4303 OCM 8/7/2010*) by installing an oval slow point on Imlah Court and a raised plateau at the northern end of The Lakes Boulevard. Despite those treatments complaints are still being received from residents about this problem and the City's ongoing monitoring of traffic confirms that the volume of traffic on these two roads continues to grow significantly.

This report proposes the closure of one end of Imlah Court to prevent through traffic and address this traffic issue permanently.

## Submission

N/A

## Report

The City has received community complaints about the volume and type of through traffic using Imlah Court and The Lakes Boulevard in Jandakot for some years. These roads are residential streets located between the Kwinana Freeway and Prinsep Road, which currently form a link between Prinsep Road and Berrigan Drive. Because of that connectivity, motorists travelling between Berrigan Drive and the Jandakot industrial/commercial area are using those roads as a shortcut.

To address those complaints some traffic calming treatments were installed in both roads in mid-2011 and the traffic on those roads has continued to be monitored and is summarised in the following table:

Table 1: Traffic volumes

Road	Survey date	Average Weekday Traffic (vehicles)	Heavy vehicles <sup>1</sup>
Imlah Court	March 2010	674	7%
	October 2015	1,007	7.2%
	October 2016	2,232	12.3%
The Lakes Boulevard	June 2013	1,187	4.9%
	October 2016	2,606	8.9%

1. Austroads Vehicle Class  $\geq 3$  or greater, on weekdays

Based on standard trip generation rates the combined volume of weekday vehicle traffic expected to be generated by the homes on Imlah Court, The Fairway and The Lakes Boulevard is in the order of 750 vehicles. This is only 29% of the actual volume highlighting how significant is the proportion of through traffic. The above traffic data indicates that the volume of traffic using Imlah Court has grown 331% over 5 years, although the properties on Imlah Court and The Lakes Boulevard have been almost all developed prior to that time.

That through traffic can, and should be, using Prinsep Road as a through traffic route to/from the Jandakot industrial/commercial area because Prinsep Road is classified as a Local Distributor road and therefore intended to perform that traffic carrying function. In October 2016, Prinsep Road was recorded as having an Average Weekday Traffic (AWT) volume of 2,259 vehicles which is well within the 6,000 vehicle per day suggested range for a Local Distributor road.

It is estimated that the volume of traffic on Prinsep Road, between Berrigan Drive and Imlah Court, would increase to approximately 4,100 vehicles per day if Imlah Court is closed to prevent through traffic. That is based on the redistribution of approximately 1,900 vehicle trips from Imlah Court and The Lakes Boulevard as a result of the proposed closure. That volume is still well within the 6,000 vehicles per day suggested range for a Local Distributor road. This volume is similar to the 3,700 vehicles per day already carried on Prinsep Road, between Imlah Court and Cutler Road, which includes the shortcut traffic currently using Imlah Court and The Lakes Boulevard.

The above data indicates that the traffic treatments installed in 2011 have been ineffective at discouraging through traffic from Imlah Court and The Lakes Boulevard. A road closure would be the most effective treatment to address this problem as it would force the unnecessary through traffic to use Prinsep Road, which is intended to perform a traffic carrying function.

A letter, survey form with a Reply Paid envelope and a concept plan were sent to approximately 140 residents and owners of properties on Imlah Court, The Lakes Boulevard and The Fairway, Jandakot, at the start of February seeking their feedback about closing Imlah Court at Prinsep Road. The letter and survey form are included as Attachment No. 1 to this report. The concept plan is included as Attachment No. 2.

Approximately 50% of residents/property owners responded to the survey which indicates a high level of interest in the matter. Significantly, 94% of the respondents supported the closure of Imlah Court and their comments received are included as Attachment 3.

Additional consultation was done with key external stakeholders and internally, with the City's Waste Manager in relation to potential impacts on the City's waste trucks and Manager Strategic Planning in relation to land use planning and development issues.

Very strong community support for the closure has been received and some external and internal feedback on this matter has suggested that Imlah Court be closed at The Lakes Boulevard, rather than at Prinsep Road as originally proposed. This is supported because it will still achieve the same objective of stopping unnecessary shortcut vehicle traffic on Imlah Court and The Lakes Boulevard. Pedestrian and cyclist connectivity between the two roads would be maintained. A concept plan of this revised proposal is included as Attachment No. 4.

Comments received by residents opposing the closure included:

- An increased travel time to Cockburn Central South and a preference to access Berrigan Drive via Imlah Court and Prinsep Road during peak times; and
- That the speed humps on Prinsep Road should be removed to encourage trucks to use that road, and that the same type of speed humps should be used on Imlah Court and The Lakes Boulevard.

It is anticipated the increased road capacity that will be provided by the current widening of Berrigan Drive, between the Kwinana Freeway and Jandakot Road, will make it easier for residents of The Lakes Boulevard to enter/exit that road. The removal of the speed humps on Prinsep Road is supported in-principle because of the impact of the additional traffic that will be kept on that road. This should be assessed during the 2017/2018 financial year in consultation with residents of the 19 homes along that road.

## **Strategic Plan/Policy Implications**

### **Moving Around**

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

### **Leading & Listening**

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

## **Budget/Financial Implications**

The City's current budget includes an allocation of \$55,000 for the closure of Imlah Court.

## **Legal Implications**

The City is required to comply with Section 3.50 “Closing certain thoroughfares to vehicles” of the Local Government Act 1995 when deciding to partially or fully close a road. This part of the Act specifies the notification requirements required to be implemented when closing a road to the passage of vehicles, which has mostly been satisfied with the consultation of residents and owners of properties on Imlah Court, The Fairway and The Lakes Boulevard. These requirements will be completed by placing an advertisement about the closure in the local newspaper, at the City administration building and at the City’s public libraries.

## **Community Consultation**

Consultation has been undertaken with the residents and owners of properties along Imlah Court, The Lakes Boulevard and The Fairway, Jandakot, who are the people who would be most affected by this proposal.

Feedback has also been requested from other key stakeholders including the Jandakot Residents Association, Glen Iris Country Club, WA Police, the Department of Fire and Emergency Services, St Johns Ambulance. To date, the only response received has been a telephone call from the WA Police advising that they had no objection to the proposed closure.

## **Risk Management Implications**

If no action is taken to address this matter then unnecessary through traffic will continue to use the residential streets of Imlah Court and The Lakes Boulevard.

## **Attachment(s)**

1. Copy of the letter and survey form sent to residents and stakeholders.
2. The original concept plan included in the community consultation.
3. Comments received during the community consultation.
4. A revised concept plan for the closure of Imlah Court at The Lakes Boulevard.

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

All the residents and owners of properties on Imlah Court, The Fairway, and The Lakes Boulevard and key stakeholders who were included in the original consultation will be notified in writing of the Council's decision.

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

Nil.

**18. COMMUNITY SERVICES DIVISION ISSUES**

**18.1 (OCM 11/05/2017) - COCKBURN AQUATIC & RECREATION CENTRE - PARKING STATION LOT 125 & 126 POLETTI ROAD, COCKBURN CENTRAL- LOCAL LAW AMENDMENT FINAL ADOPTION (154/006) (J NGOROYEMOTO) (ATTACH)**

**RECOMMENDATION**

That Council pursuant to section 3.12(4) of the Local Government Act 1995 proceed to make the City of Cockburn Parking and Parking Facilities Amendment Local Law 2017, as shown in the attachment to the Agenda.

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

**COUNCIL DECISION**

**Background**

Council at its meeting of 9 March 2017 resolved to amend the City of Cockburn Parking and Parking facilities Local Law 2007.

In accordance with section 3.12(3) of the Local Government Act 1995 and Council resolution of 9 March 2017 (Minute No.6040) Statewide notice was given in the 'West Australian newspaper on 10 March 2017 stating that:

- (1) *notice is hereby given in accordance with Section 3.12(3) of the Local Government Act 1995, the Council of the City of Cockburn has resolved to amend the Parking and Parking Facilities Local Law 2007.*
- (2) *the purpose of the amendment is to amend the City of Cockburn Parking and Parking Facilities Local Law 2007 to establish a new parking station to serve the Cockburn Aquatic Recreation Centre facility, on lots 125 and 126 Poletti Road, Cockburn central.*
- (3) *the effect of the amendment is to effectively control the parking for the Cockburn Aquatic Recreation Centre, to allow parking availability for patrons of the Cockburn Aquatic Recreation Centre complex.*
- (4) *A copy of the proposed Local Law may be inspected and obtained at the City of Cockburn Administration Office and at the Spearwood, Coolbellup, and Success Libraries during office hours.*
- (5) *submissions about the proposed Local Law may be made to the undersigned at the City of Cockburn by 21<sup>st</sup> of April 2017.*

### **Submission**

No submissions have been received.

### **Report**

The purpose of the amendments is to amend the City of Cockburn Parking and Parking Facilities Local Law 2007 to establish a new parking station to serve the Cockburn ARC facility on lots 125 and 126 Poletti Road Cockburn Central. This will allow the City to effectively control the parking for the Cockburn ARC and to allow parking availability for patrons of the Cockburn ARC complex.

The creation of a parking station will allow the City to impose restrictions on the time people park in this car park without authorisation. Within the lease agreement the Fremantle Football Club can have up to 120 car parking bays allocated to them for their staff. It is proposed that the City impose a 3 hour time limit on public parking

on lot 125 and 126 Poletti Road Cockburn Central with permits for FFC and City staff for non-restricted parking periods.

Should parking become a problem with non-Cockburn ARC patrons the City will place on a future budget for consideration funds to install electronic parking monitoring devices.

This is in addition to the approximately 60 secure car parking bays the FFC have on the west side the building for its players and executive.

There are a further 30 secure car parking bays on the east side of the building that is available for City staff and also to serve as the access for rubbish trucks.

Section 3.12 of the Local Government Act 1995 contains the procedure for the making and amendment of local laws. S.3.12(4) states that:

*“after the last day for submissions, the local government is to consider any submissions made and may make the local law (by an absolute majority) as proposed or make a local law that is not significantly different from what was proposed”.*

Advice was received from the Department of Local Government and Communities, and incorporated into the attachment of the proposed Parking and Parking Facilities Amendment Local Law 2017.

As there were no submissions received, it is now proposed that Council resolve to adopt the proposed City of Cockburn Parking and Parking Facilities Amendment Local Law 2017.

## **Strategic Plan/Policy Implications**

### **Moving Around**

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

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

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

### **Budget/Financial Implications**

Minor signage and advertising will be required which can be funded from current budget allocations.

### **Legal Implications**

Section 3.12 and 9.10 of the Local Government Act 1995 refer.

### **Community Consultation**

State wide advertising of the proposed amendments followed by 6 weeks submission period. An advertisement was placed in the West Australian Public Notices Section on the 10 March 2017.

### **Risk Management Implications**

The success of the Cockburn ARC is heavily dependent on patrons having ready access to parking, if they cannot find parking nearby they may well not attend the complex. The establishment of a parking station will give the City the Legal means to ensure compliance to parking regulations in the carpark. It is imperative that the parking station is legally established in time for the opening of the ARC. Failure to establish the parking stations in time for the opening of the ARC might result in ineffective and inadequate parking provisions for the centre.

### **Attachment(s)**

Proposed City of Cockburn Parking and Parking Facilities Amendment Local Law 2017

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

N/A

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

Nil.



**18.2 (OCM 11/05/2017) - MEMORANDUM OF UNDERSTANDING - LAKELANDS RESERVE MULTI-PURPOSE RECREATION & COMMUNITY FACILITY DEVELOPMENT - (154/003) (T MOORE) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) endorses and executes the Memorandum of Understanding with the Department of Education and Fremantle Hockey Club for the development of the Lakelands Reserve Hockey and Multi-purpose Facility;
- (2) endorses and executes the funding agreement with the State Government Community and Sporting and Recreation Facilities for the development of the Lakelands Reserve Hockey and Multi-purpose Community Facility;
- (3) contributes \$4,782,068 (ex-GST) from Municipal Fund towards the development of the Lakelands Reserve Hockey and Multi-purpose Community Facility subject to receiving satisfactory evidence that the Fremantle Hockey Club has the capacity to meet its financial commitment to the capital cost of the project;
- (4) enters into negotiations with the Department of Education for the lease of a portion of lot 100 South Lake Drive to allow the City to construct a synthetic hockey surface;
- (5) seeks the approval from the Department for Lands to excise out a portion of reserve Lot 3028 to allow for construction and leasing of a portion of the multi-purpose community facilities; and
- (6) subject to (3) above the City of Cockburn in accordance with Council policy initiate the necessary steps to progress to tender for the construction of the Multi-purpose Recreation Facilities.

**COUNCIL DECISION**

## **Background**

In 2015/16, the Department of Sport and Recreation funded a study into the strategic location of Hockey Infrastructure across Metropolitan Perth which included detailed analysis of the feasibility of the Fremantle Hockey Club (FHC) moving to Lakelands Reserve.

At the September 2016 OCM, Council resolved the following:

*That Council:*

*(1) submit an application to the State Government's Community Sporting and Recreation Facilities Fund (CSRFF) for the construction of club facilities for the Fremantle Hockey Club and minor sports and a Synthetic Hockey Turf on Lakelands Reserve, South Lake; and*

*(2) contribute \$4,032,068 (ex. GST) from the Municipal Fund towards the construction of the facilities in (1) above should the CSRFF application be successful.*

Since this time, the City has received notification that it has been successful in receiving \$1.25M from the Department of Sport and Recreation. This was \$750,000 less than requested. In addition, negotiations have been completed with the Fremantle Hockey Club (FHC) and Department of Education for the development of a Memorandum of Understanding (MOU).

As such, the MOU (Attachment 1) and proposed funding model for the Lakelands Reserve development is now presented to Council for consideration

## **Submission**

N/A

## **Report**

The MOU contains important information related to the Project to ensure the City's interests are protected and the facility proceeds to construction in a timely manner, in accordance with Council's adopted timeframe.

Other important information contained in the MOU refers to tenancy and usage arrangements proposed for the facilities.

The proposed project includes the construction of a synthetic turf facility, two grass fields and clubrooms at Lakelands Reserve.

Overview of the proposed infrastructure and facilities is outlined below:

### Synthetic Hockey Surface

- International Hockey Federation standard playing surface
- Fencing
- Competition level sports lighting

### Clubroom and Community Facility

- Clubroom space
- Function space
- Kitchen/Kiosk area
- Change-rooms
- Public Toilets

The new development will be home to the FHC as well as other summer winter user groups such as cricket, lacrosse and ultimate Frisbee.

The FHC relocation would align with the stated objectives of Hockey WA, the City of Cockburn and FHC. The facility would also fill a key gap in the Department of Education's schools hockey program, providing a joint use facility in the south metropolitan area.

## **Strategic Plan/Policy Implications**

### **City Growth**

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

### **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.

### **Budget/Financial Implications**

The CSRFF grant received was \$750,000 less than the \$2M which was applied for and as such should Council decide to proceed with the project; a further contribution of \$750,000 from municipal funds would be required.

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

CSRFF grant application	\$1.25 million
Fremantle Hockey Club	\$0.5 million
City of Cockburn	\$4.78 million
Total	<b>\$6.53 million</b>

It is proposed the City's contribution of \$4.78M is comprised of \$1.7M from Developer Contribution Plan (DCP) 13 funds and \$3.08M from municipal funds.

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

The project is proposed to occur over the course of 2 financial years, with the following expenditure amounts allocated:

2017/18 - \$4.53M  
2018/19 - \$2M

### **Legal Implications**

N/A

### **Community Consultation**

Staff arranged for discussions with both the Education Department and FHC in relation to the MOU. Both parties have provided in principle support for the document.

In addition, FHC has provided written confirmation of their ability to fund their proposed contribution of \$500,000.

### **Risk Management Implications**

If Council decide to not proceed with the proposed development, there is a reputational risk as the CSRFF grant of \$1.25M would have to be rejected with DSR. This could potentially impact on the City's likelihood in receiving future grants from DSR.

**Attachment(s)**

1. Memorandum of Understanding.
2. FHC Statement of Financial Commitment. (Provided under separate “Confidential” cover).

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

Fremantle Hockey Club and Department of Education have been advised this matter is to be considered at the Council Meeting to be held on 11 May 2017.

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

Nil.

**18.3 (OCM 11/05/2017) - TENDER NO. RFT 04/2017 - BUILDING CONSTRUCTION SERVICES - COCKBURN BOWLING & RECREATION FACILITY - VISKO PARK, YANGEBUP (RFT 04/2017) (P MCCULLAGH/G BOWMAN) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) accept the tender submitted by Crothers Construction Pty Ltd, for Tender No.RFT04/2017 – Building Construction Services – Cockburn Bowling and Recreation Facility – Visko Park, Yangebup for the total lump-sum contract value of \$5.557M (Ex-GST) and the additional Schedule of Rates for determining variations and/or additional services; and
- (2) carry forward Budget Account No.CW4622 – Visko Park Design and Development from the 2016/17 Budget to the 2017/18 financial year budget.

**COUNCIL DECISION**

## Background

The project will relocate the current Cockburn Bowling Club from its 50-year-old premises on Rockingham Road, Spearwood to a new purpose built facility, with a more sustainable population catchment.

The integrated community facility will support regional sporting events, functions and commercial activities and provide regional benefit to the community and meet the specific objectives of each stakeholder.

The project includes;

- Multi purpose community facility
- 2 x synthetic bowling greens, with cover for 1
- 2 x futsal pitches
- 4 x beach volleyball courts and
- landscaped carpark (160 bays).

In accordance with the staging of the project, this report refers specifically to the multi-purpose community facility - Building Construction Services Tender RFT 04/2017. Further stages are to include the construction of the two synthetic bowling greens and the design and construction of a cover for the bowling greens.

The final stage will be delivered in 2018, with Area 5 Football Club constructing the futsal courts.

The successful Tenderer for the RFT 04/2017 is required to coordinate, supervise and interface with the specialist contractors as nominated by the City.

The proposed main Building Contract RFT/04/2017 is expected to commence in June 2017.

Tender Number RFT 04/2017 Building Construction Services – Cockburn Bowling & Recreation Facility - Visko Park, 40 Birchley Road, Yangebup WA was advertised on Saturday 11 March 2017 in the Local Government Tenders section of “The West Australian” newspaper.

The RFT was also displayed on the City’s E-Tendering website between the 11 March and 19 April 2017.

## Submission

Tenders closed at 2:00 p.m. (AWST) on Wednesday 19 April 2017 and Thirteen (13) tender submissions were received from:

1. Alita Constructions (Alita Enterprises Pty Ltd)
2. Badge Constructions (WA) Pty Ltd
3. Broad Construction Services (WA) Pty Ltd
4. Buildon Construction (Topend Living Pty Ltd)
5. Crothers Construction Pty Ltd
6. EMCO Building (Merym Pty Ltd)
7. FIRM Construction Pty Ltd
8. Maintenance and Construction Services (Australia) Pty Ltd
9. McCorkell Constructions (WA) Pty Ltd
10. Metrocon Pty Ltd
11. Pindan Constructions Pty Ltd
12. Q Design & Construction Pty Ltd
13. Shelford Constructions Pty Ltd

## Report

### Compliance Criteria

The following criteria were used to determine whether the submissions received were compliant:

Compliance Criteria	
(a)	Compliance with the Conditions of Tendering ( <b>Part 1</b> ) of this Request.
(b)	Compliance with the Specification ( <b>Part 2</b> ) contained in the Request.
(c)	Completion and submission of Form of Tender – <b>Clause 3.1</b> .
(d)	Compliance with Insurance Requirements and completion of <b>Clause 3.2.8</b> .
(e)	Compliance with Fixed Price and completion of <b>Section 3.4.2</b> .
(f)	Compliance with and completion of the Price Schedule in the format provided in <b>Part 4</b> .
(g)	Compliance with ACCC Requirements and completion of <b>Appendix A</b> .
(h)	Acknowledgement of any Addenda issued.

All submissions were subject to Criteria Compliance check by Procurement Services. Eleven (11) submissions were deemed compliant and were evaluated by the Panel.

The submissions from Buildon and Q Design were deemed non-compliant by the Evaluation Panel, following recommendation from

Procurement Services, for failing to comply with the Conditions of Tendering as defined within Part 1 of the RFT document.

### Evaluation Criteria

<b>Evaluation Criteria</b>	<b>Weighting Percentage</b>
Demonstrated Experience	20%
Tenderer's Resources	10%
Methodology	10%
Sustainability	10%
Tendered Price – Lump Sum	50%
<b>TOTAL</b>	<b>100%</b>

### Tender Intent/ Requirements

The City is seeking the services of a suitably qualified, experienced and licenced building construction Contractor to undertake the construction of the Principal's new Cockburn Bowling and Recreational Club (CBRC) facility located at Visko Park, Birchley Road Yangebup, Western Australia.

RFT 04/2017 - Building Construction Services includes:

- commercial kitchen,
- member lounge/ dining and bar area,
- large function room with demountable staging,
- meeting room,
- change rooms, storage facilities, offices for sporting clubs,
- toilets,
- landscaped carpark (160 bays),
- CCTV cameras,
- beach volleyball courts including lighting and seating and
- associated civil works.

### Evaluation Panel

The tender submissions were evaluated by:

1. Peter McCullagh (Chair) – Project Manager Infrastructure Services
2. Don Green – Director, Governance & Community Services
3. Gail Bowman (SBMG Rep) – Manager, Community Development
4. Graham Nash – Consultant - Savills Project Management

Probity: Stephen White - Contracts Officer - Procurement Services



Scoring Table - Combined Totals

Tenderer's Name	Percentage Score		
	Non-Cost Evaluation	Cost Evaluation	Total
	50%	50%	100%
<b><i>Crothers Construction Pty Ltd**</i></b>	<b>33.93%</b>	<b>49.38%</b>	<b>83.31%</b>
McCorkell Constructions (WA) Pty Ltd	33.26%	50.00%	83.26%
Merym Pty Ltd (EMCO)	34.49%	47.40%	81.89%
Broad Construction Services (WA) Pty Ltd	34.46%	47.26%	81.72%
Badge Constructions (WA) Pty Ltd	34.23%	45.42%	79.64%
Pindan Constructions Pty Ltd	35.15%	44.13%	79.28%
Shelford Constructions Pty Ltd	30.63%	47.03%	77.65%
FIRM Construction Pty Ltd	33.65%	41.67%	75.32%
Alita Enterprises Pty Ltd	31.63%	40.77%	72.39%
Maintenance & Construction Services (Australia) Pty Ltd	30.08%	40.42%	70.49%
Metrocon Pty Ltd	26.86%	43.07%	69.93%

**\*\* Recommended Submission**

Evaluation Criteria AssessmentDemonstrated Experience

McCorkell Constructions and Crothers Construction demonstrated that they have relevant Local Government recreation, community and civic facility construction experience of a similar size to this project.

Other Tenderers were considered to have a satisfactory level of experience with sufficient key personal skills and experience.

### Tenderer's Resources

Crothers Construction demonstrated it has experienced, qualified and available key personnel and the resources to deliver this project within the required time frame and quality standards.

Other Tenderers provided similar resources to complete the required works.

### Methodology

Crothers Construction comprehensively detailed their methodology and an understanding of the works. Their methodology included a shortening of the construction works programme by three (3) months and are available to start immediately.

Broad scored highest in this criterion providing specific information and construction sequencing.

Pindan provided a detailed construction management plan as part of their submission.

Other Tenderers provided a varied level of understanding of the project with some Tenderers providing generic construction methodology rather than outlining their understanding of this specific project.

### Sustainability

Crothers Construction providing sufficient information for this criterion. Other Tenders provided a satisfactory to low level of understanding of social sustainability practices.

### Summation

All compliant Tenders are considered to have the capacity to meet the City's requirements as detailed in the Specifications with varied levels of compliance to the General and Special Conditions of Contract as stated in the tender document. Most Tenderers have the experience and capability to deliver this type of project.

Crothers Construction and McCorkell Constructions scored the best overall across all criteria. However, McCorkell Constructions provided a longer programme duration with qualifications. Crothers Construction Pty Ltd provided the best overall assessment against the selection criteria.

Referees were consulted from both the local government and private sector. All information gathered considered Crothers Construction

efficient and capable of delivering to the programme, budget and quality expected of the City.

The tender submitted by Crothers Construction is considered to be the most advantageous for the City and therefore the Evaluation Panel recommends that the contract be awarded to Crothers Construction.

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

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

- Create and maintain recreational, social and sports facilities and regional open space.

#### **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 current Capital Works budget allocation (CW4622) for 2016/17 and 17/18 is \$7.3M which includes planning, design and construction of the Cockburn Bowling & Recreation Club.

Current uncommitted funding is \$7.15M for the 2017/18 financial year and is sufficient for the appointment of the Main Building Works Contractor at a cost of \$5.557.M.

An independent financial risk assessment is currently being undertaken and will be available for the Council meeting.

### **Legal Implications**

Section 3.57 of the Local Government Act 1995 and Part 4 of the Local Government (Functions and General) Regulations 1996 refers.

### **Community Consultation**

N/A

### **Risk Management Implications**

If the recommendation is not approved there is a "Moderate" level of financial risk for the project not meeting the requisite Commonwealth Government grant funding milestone.

**Attachment(s)**

The Consolidated Evaluation Panel Score Sheet including Tendered prices is provided under separate confidential cover.

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

Those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 May 2017 Ordinary Council Meeting.

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

Nil.

**19. EXECUTIVE DIVISION ISSUES**

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

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

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

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

**24. CONFIDENTIAL BUSINESS****24.1 (OCM 11/05/2017) - MINUTES OF THE CHIEF EXECUTIVE OFFICER PERFORMANCE & SENIOR STAFF KEY PROJECTS APPRAISAL COMMITTEE MEETING - 30 MARCH 2017 (027/002) (S CAIN) (ATTACH)****RECOMMENDATION**

That Council receive the Minutes of the Chief Executive Officer Performance & Senior Staff Key Projects Appraisal Committee Meeting held on Thursday, 30 March 2017, and adopt the recommendations therein.

**COUNCIL DECISION****Background**

The Chief Executive Officer's Performance and Senior Staff Key Projects Appraisal Committee met on 30 March 2017. The minutes of that meeting are required to be presented to Council and its recommendations considered by Council.

**Submission**

The Minutes of the Committee meeting are provided as a confidential attachment to the Agenda. Items dealt with at the Committee meeting form the basis of the Minutes.

**Report**

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

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

#### **Leading & Listening**

- A responsive, accountable and sustainable organisation.
- A skilled and engaged workforce.

### **Budget/Financial Implications**

Committee minutes refer.

### **Legal Implications**

Committee minutes refer.

### **Community Consultation**

N/A

### **Risk Management Implications**

Committee minutes refer.

### **Attachment(s)**

Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee meeting held 30 March 2017 are provided to the Elected Members as a confidential attachment.

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

The CEO and Senior Staff have been advised that this item will be considered at the May 2017 Ordinary Council Meeting.

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

Committee Minutes refer.

**25 (OCM 11/05/2017) - 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:-

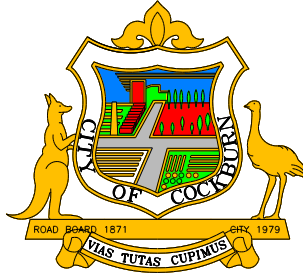
- (1) integrated and co-ordinated, so far as practicable, with any provided by the Commonwealth, the State or any public body;
- (2) not duplicated, to an extent Council considers inappropriate, services or facilities as provided by the Commonwealth, the State or any other body or person, whether public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

**COUNCIL DECISION**

**26. CLOSURE OF MEETING**

Meeting closed at: \_\_\_\_\_

# **CITY OF COCKBURN**



## **ORDINARY COUNCIL**

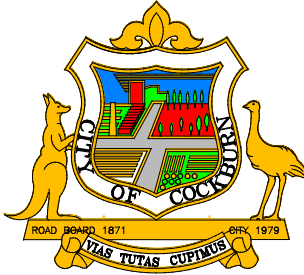
# **AGENDA ATTACHMENTS**

## **FOR**

## **THURSDAY, 11 MAY 2017**



# CITY OF COCKBURN



## MINUTES FOR WEDNESDAY, 19 APRIL 2017

These Minutes are subject to Confirmation  
Presiding Member's Signature  
\_\_\_\_\_  
Date: \_\_\_\_\_



## CITY OF COCKBURN

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## CITY OF COCKBURN

### MINUTES OF THE GRANTS & DONATIONS COMMITTEE MEETING HELD ON WEDNESDAY, 19 APRIL 2017 AT 6:00 PM

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#### PRESENT:

Mr L. Howlett	-	Mayor
Mrs C. Reeve-Fowkes	-	Deputy Mayor
Mr P. Eva	-	Councillor
Mrs L. Sweetman	-	Councillor
Mr S. Portelli	-	Councillor (Presiding Member)
Mr B. Houwen	-	Councillor

#### IN ATTENDANCE:

Mr R. Avard	-	Manager, Recreation & Community Safety
Ms M. Bolland	-	Grants & Research Coordinator
Ms M. Bainbridge	-	Sustainability Officer
Mr M. Fuller	-	Representing Impact Seed
Mr C. Nurse	-	Representing Impact Seed

#### 1. DECLARATION OF MEETING

The Manager, Recreation and Community Safety declared the meeting open, the time being 6:00pm.

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

The Manager, Recreation and Community Safety advised that in the absence of the appointed Presiding Member, and pursuant to Section 5.44 of the Local Government Act, 1995 he had been delegated the power to preside at the Grants and Donations Committee Meeting held on 19 April 2017 and to conduct the election to determine the Presiding Member of the Committee, in accordance with Schedule 2.3 Division 1 of the Act.

The Manager, Recreation and Community Safety called for nominations and received a nomination for Councillor Steven Portelli to be appointed Presiding Member for the meeting.



There being no further nominations, Councillor Steven Portelli was duly declared Presiding Member.

**3. (GAD 19/4/2017) - ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS & CONFLICT OF INTEREST (BY PRESIDING MEMBER)**

Mayor Logan Howlett	-	Impartiality Interest - Item 10.4 (South West Metropolitan Partnership Forum)
Clr Philip Eva	-	Impartiality Interest - Item 10.4 (Friends of the Community)

**4. (GAD 19/4/2017) - APOLOGIES & LEAVE OF ABSENCE**

Clr Stephen Pratt	-	Apology
Clr Lee-Anne Smith	-	Apology

**5. CONFIRMATION OF MINUTES**

**5.1 (MINUTE NO 106) (GAD 19/4/2017) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING - 25/10/2016 (ATTACH)**

**RECOMMENDATION**

That the minutes of the Grants and Donations Committee Meeting held on 25 October 2016 be adopted as a true and accurate record.

**COMMITTEE DECISION**

MOVED Mayor L Howlett SECONDED Clr P Eva that Council adopt the Minutes of the Grants and Donations Committee Meeting held on 25 October 2016 as a true and accurate record.

**CARRIED 5/0**

**6. (GAD 19/4/2017) - DEPUTATIONS**

Chris Nurse and Mike Fuller from Impact Seed, along with Melanie Bainbridge from the City's Environmental Services, were invited to present a proposed concept model for Community Innovation, Participatory Budgeting and Crowdmatching that City staff have been investigating.



Following the presentations the Committee were given the opportunity to ask questions. The Committee thanked the presenters and then Chris, Mike and Melanie left the meeting, the time being 6:37pm.

**7. PETITIONS**

Nil

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

Nil

**9. (GAD 19/4/2017) - DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER**

Nil

Deputy Mayor Carol Reeve-Fowkes entered the meeting, the time being 6:40pm.

**10. COUNCIL MATTERS**

**10.1 (MINUTE NO 107) (GAD 19/4/2017) - COCRE8: COMMUNITY INNOVATION, PARTICIPATORY BUDGETING AND CROWDMATCHING MODEL (162/003) (M BAINBRIDGE, D CARBON, M BOLLAND) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) adopts the CoCre8 integrated Community Innovation, Participatory Budgeting and Crowdmatching model proposed in this report and attachments;
- (2) reviews after the first year, and if successful, run a total of three funding rounds over three years;
- (3) supports the development of a related Policy and Guidelines to be approved by the DAPPS Committee; and
- (4) approves an allocation of \$30,000 from the 2016/17 Grants and Donations budget for the Stage 1 hackathon workshops, with an allocation of \$145,000 from the 2017/18 Grants and Donations budget to complete the first round of the program.



**COMMITTEE RECOMMENDATION**

MOVED Mayor L Howlett SECONDED Deputy Mayor C Reeve-Fowkes that Council supports the development of a policy and guidelines for a Community Innovation and Participatory Budgeting model to be presented to the DAPPS Committee for consideration.

**CARRIED 6/0**

**COUNCIL DECISION**

**Reason for Decision**

Before a final decision can be made to proceed with the CoCre8 model further detail needs to be known on how the Participatory Budgeting will proceed. The inclusion of crowdfunding in a City program is not supported as it implies that the City is behind the project and could suffer reputational damage if people lose money.

**Background**

A report on Participatory Budgeting was presented to the Grants and Donations Committee at its meeting on 19 April 2016.

The report sought the Committee's in principle support in developing and implementing a Participatory Budgeting model in the 2016/17 financial year.

The Committee made a recommendation to Council, which was duly adopted, that a more detailed report is to be provided to the Grants and Donations Committee for consideration, on a Participatory Budgeting model for the City of Cockburn, including Budget and Financial implications.

At a subsequent Grants and Donations Committee Meeting in October 2016, the idea of a funding program for innovation and new technologies was discussed. Committee Members were asked to submit their ideas for a potential funding program for innovation and new technologies for consideration, and for a report on this item to be prepared for the next Grants and Donations Committee meeting.





The following ideas were submitted:

*Funding for:*

- *Robotics;*
- *Drone technology;*
- *Apps;*
- *Signs and their application in the community*

*Projects that respond to CSIRO's global megatrends - CSIRO has identified seven patterns describe how the world will change over the next 20 years:*

1. **More from less** – Increasing demand for limited natural resources and a scarcity of these resources
2. **Going, going... gone?** –A window of opportunity to protect biodiversity, habitats and the global climate
3. **The Silk Highway** – Rapid economic growth and urbanisation in Asia and the developing world
4. **Forever young** – An ageing population, changed retirement patterns, chronic illness and rising healthcare expenditure
5. **Virtually here** – Digital technology reshaping retail and office precincts, city design and function and labour markets
6. **Great expectations** – Changing consumer expectations for services, experiences and social interaction, and
7. **An imperative to innovate** – Technological advancement is accelerating and it is creating new markets and extinguishing existing ones.

*A more locally focused version of this perhaps.*

*Perhaps we could look at some sort of competition with a dollar amount as the prize/grant. The City selects the criteria (perhaps following the CSIRO megatrends) and a panel of judges decides on the winner?*

*Perhaps we should be considering something to support start-ups as well?*

*It would be good to see a grant program that might appeal to our community members who have expertise in a field i.e. sustainability, architecture, tech-related fields, engineering, other sciences etc. Perhaps a grant program that seeks evidence of previous success in the field, or some sort of referee system or provision of CV. That way it could attract a higher calibre of applicant and we would have a better chance of getting a quality product at the other end.*

City staff have been investigating the abovementioned ideas, and other best-practice participatory budgeting models, and considering how best to implement a project or ongoing program for Cockburn residents and a budget through which to implement an integrated community



innovation, new technologies, participatory budgeting and crowdmatching program. City staff are concerned that the process needs to be well-developed, and engages the community across a range of the City's priorities.

A mini-'hackathon'\* workshop was run internally for staff at the City of Cockburn by Chris Nurse (ex-CIO Telethon Kids Institute/voted top 50 CIO's in Australia) from N@msource and Mike Fuller (ex-State Quality Manager of a large NFP with 20 years of innovation experience) from KomUnity Innovation, who formed the Impact Seed partnership. They are both highly skilled professionals in the technology, business transition, project management and quality assurance space.

\*A hackathon is an event, typically lasting several days, in which a large number of people meet to engage in collaborative programming. The word hackathon is a portmanteau of the words hack, which means clever programmer, and marathon, an event marked by endurance.

The workshop also explored ways in which the City might bring together staff who have economic development, sustainability, innovation, technology, community engagement, cultural engagement or tourism embedded in their work plans, with the aim of exploring the potential to collaborate to meet the City's current and future social, environmental and economic needs by working directly with community.

As a result of this workshop a number of priority areas or community 'pain points' were identified, along with both internal and external barriers to innovation. It was considered that these priority areas could form the basis for the participatory budgeting process, as part of an integrated program which enables new project/business/social enterprise development, technology, co-creation and innovation.

The working group has since come together to develop a prototype process map (see attached report) to outline a clear trajectory for this program.

From these initial meetings the working group has developed a process which can comfortably incorporate all of these concepts - meeting a number of the City's strategic objectives.

This process is based around the traditional participatory budgeting model, however incorporates elements of 'start-up' culture, entrepreneurship and innovation/co-creation in order to:

- Create an environment where innovation, entrepreneurship and sustainable projects are fostered.
- Engage local business and industry partners to expand existing and future capabilities and contribute to the local economy in a sustainable manner.



- Make Cockburn a regional innovation hub by investing in local talent and providing the right opportunities to keep that talent here.
- Engage in networked partnerships with other local governments to share resources in the community innovation space.
- Encourage successful Western Australian innovators to bring their skills, expertise and experience home to help increase local innovation and economic development.

This investigation has now been completed and the CoCre8 model and budget are presented here for the Committee's consideration and recommendation to Council.

### Submission

N/A

### Report

Notionally called **CoCre8**, the model combines community engagement, community innovation, participatory budgeting, and local economic development in a way that will focus on the City's community priorities. It will allow the local community to consider its needs in a collaborative way, but also to consider the range of potential solutions to those needs. In the first instance, the City would like to support up to four solid projects for 2017/18, with a range of other supported innovations outside of this process. It is proposed that this program is reviewed after the first year, and, if successful, is run for up to three years in total (one round per year), with up to \$100,000 City funding available per year.

This report outlines the CoCre8 model, offering the potential to deliver a participatory budgeting project in partnership with some leading WA organisations/consultants by:

- Stage 1a. Hosting community 'Hackathon' workshops to brainstorm ideas
- Stage 1b. Developing the ideas hatched at the Hackathon
- Stage 2. Participatory Budgeting
- Stage 3. Call for Crowdfunder funding
- Stage 4. Fund and implement the most popular projects  
(one round per year of \$100,000 available for projects)

#### Stage 1: Hackathon

The hackathon – the first step in the process – allows the City to host a gathering of up to 120 community members for 2.5 days to brainstorm ideas and solutions about a set of priority areas/questions of concern and for these projects to benefit City of Cockburn residents. These may range from technology applications to overcoming isolation,



multiculturalism, obesity, pop-up play spaces, dog-related businesses, Indigenous issues, traffic congestion, streetscapes and similar themes.

Participants then further develop these ideas in small groups and structure implementation strategies. At the end of the day they pitch their solutions to the whole group and to an expert panel who will ensure all projects progressing to the next round are eligible and meet the City's criteria – projects must be primarily implemented in the City of Cockburn, must be financially responsible and must be relevant to local economic, social and environmental aims.

### Stage 2: Participatory Budgeting

After the hackathon, interested participants develop their project into a 3-5 minute video and 2-page report, which will be uploaded to the Comment on Cockburn Participatory Budgeting portal. The community has a set period to choose their favoured projects. The projects with the highest votes at the end of the period will go through to the next stage.

### Stage 3: Impact Starter Crowdfund Program

It is critical to build on the great energy and ideas from the hackathon, so the City will use a crowdfunding platform to work with the community projects to develop effective crowdfunding campaigns.

When projects reach 50% of their total crowdfunding goal (tipping point), the City will match their funds to bring them to 100% of their funding requirements for a viable project (crowdfunding).

### Stage 4: Implementation of projects by the project participants

The participants then use the City's funding contribution, plus their crowdfunded resources and in-kind community contributions to implement their projects.

The City and Impact Seed will all continue to support successful projects post funding, to ensure that enterprises grow sustainably into the future.

### A Potential Creative Partnership

The project as described above can be carried out by City officers in partnership with several innovative agencies.

Over the past six months, a working group of City staff has been liaising with a number of proactive and innovative social impact organisations, led by Perth-based not-for-profit Impact Seed whose



intention is to foster creative, prosperous and community-driven 'start-ups'.

### Benefits

The (additional) leveraged funding from the community through the crowdfund process will total at least \$100,000 per year (\$300,000 over the life of the project), plus the overall outcomes value of attracting many new innovative entrepreneurs to the City over the life of the pilot. Working on local issues with a view to building local economic development and social capital through innovation offers a higher value to the City than simple grant making. This is also a high PR value project (and a Perth first in terms of local government facilitated, community led innovation).

Crowdfunding in this model is local government matching community investment with the benefit of significant leveraged funding and community engagement.

There are significant crossover points with the City's commitment to community innovation, engagement, local economic development, local technological development and sustainability.

### Alignment with City Plans

In addition to the Strategic Community Plan implications identified below, the proposal aligns with other City plans and strategies, as follows:

- Sustainability Strategy – creating a supportive 'space' where local people can positively impact on their environment from a 'quadruple bottom line' perspective.
- Community Development Strategy – meeting community engagement and support outcomes – facilitating community determination in the development of solutions.
- Youth Services Strategic Plan – engaging with target youth groups and marginalised communities – facilitating community determination in the development of solutions.
- Economic Development Directions Strategy – fostering the development of local economic opportunities, tourism opportunities and embracing the knowledge economy.
- Cultural Strategy (Arts, Culture, Heritage & Events) - engaging to develop a culturally diverse and creative City – facilitating community determination in the development of solutions.
- Cultural Development manual – addressing local cultural issues and funding community based solutions, engaging with linguistically and demographically diverse communities.



- Reconciliation Action Plan – directly engaging with the local Indigenous community, working to understand needs – facilitating determination in the development of solutions.

### Resources

It is proposed that this project will be administered by the working group made up of the City's Community Engagement Officer, Sustainability Officer and Grants and Research Coordinator, with assistance from staff throughout the organisation, as required. The working group would manage community and staff liaison, development of project details, assessment of the projects against the criteria, advertising, and the management of the software program enabling on-line voting for the projects that have been approved.

It is likely that this new model will attract community interest and generate community ideas which will require some existing staff resources to assist in developing detailed project briefs.

A Policy and Delegated Authority document will be developed to be approved by the DAPPS Committee with the proposed delegated authority granted to the Manager Recreation and Community Safety to approve the distribution of the \$100,000 grants funds.

### Evaluation

The project team suggests a creative evaluation process that goes beyond a standard survey evaluation.

To this end, the evaluation will focus on the provision of a documentary style evaluation of the program and process by video, inclusive of interviews with participants and recipients, live footage capture at events, capture of community and social impacts.

The purpose of this will be to show the development / success / pilot of the project, to assess the engagement of the community at each stage of the project, and to follow up with successful proponents and to create visual case studies as they embark on their social impact projects within the City of Cockburn.

This will demonstrate whether or not the project has achieved its aims, along with the results of surveys and data captured throughout the project by both participants and delivery organisations. It will also form the basis for media and communications around the project to both Council and community.

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



### Community, Lifestyle & Security

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

### Economic, Social & Environmental Responsibility

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

### Leading & Listening

- Deliver sustainable governance through transparent and robust policy and processes

### Budget/Financial Implications

It is proposed \$30,000 of the Grants and Donations 2016/17 budget be used for the Stage 1 of the first round of the project to fund:

- hackathon consultancy costs for development, delivery, mentoring (\$20,000)
- catering, promotion, advertising for participants (\$5,000)
- videos, evaluation, positive PR opportunities (\$5,000)

Therefore the remainder of the first round costs of \$145,000 are proposed to come out of the 2017/18 Grants and Donations budget.

Total costs for each round of four stages will include:

CoCre8 Project		Hosted by	Cost to City of Cockburn	Community input
Stage 1	Hackathon	Consultants	\$20,000 consultant fee \$10,000 promotion and use of technology	Attendance
Stage 2	Participatory Budgeting	City of Cockburn	Nil	Voting
Stage 3	Crowdfunding	Consultants	\$20,000 consultant fee (accelerator, crowdfunding) \$15,000 admin (evaluation, videos) \$10,000 contingency (follow up support, mentoring)	Matching funds and in-kind support
Stage 4	Crowdmatched funding allocations	City of Cockburn	Up to \$100,000 grant allocation, matched on a dollar for dollar basis	\$100,000 matching funds
Total project budget per round (one round per year)			\$175,000	\$100,000 plus significant community outcomes

		and benefits
The program will be reviewed after the first round/year, and, if successful, will run for up to three years.		

### **Legal Implications**

Nil

### **Community Consultation**

The proposed model will provide increased community engagement through community participation in the hackathon, voting, crowdfunding and project delivery stages.

### **Risk Management Implications**

The City will work in partnership with the community members to identify each proposal's details and requirements. The City will also provide advice on technical requirements, how risks could be managed, identify operational costs, and any legal issues with the proposed projects. Subject to the development of a policy and guidelines, it is likely that the projects that demonstrate benefit to the community, are deemed safe, sustainable, and are lawful will then be approved to proceed to voting and further stages.

As the program is developed further with the consultants, risks and mitigation strategies will be explored and incorporated into the model prior to the hackathon, in particular, in relation to IP and ownership of ideas.

It is proposed that up to four solid projects are run in the first round/year, and thoroughly evaluated for success before future rounds are run, to minimise risks to the City's reputation and relationship with the community should the program or projects be unsuccessful.

The guidelines will also need to include how to ensure a level playing field, so that there is equity of access to funds by diverse groups and that projects are spread across the District.

### **Attachment(s)**

1. CoCre8 Report
2. Impact Seed Community Innovation Summary

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

N/A

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





Nil

**10.2 (MINUTE NO 108) (GAD 19/4/2017) - LITTLE GREEN STEPS WA PROPOSAL FOR PARTNERING WITH LOCAL GOVERNMENT TO PROMOTE EDUCATION FOR SUSTAINABILITY IN THE EARLY YEARS (162/002) (V HARTILL, C DUNN) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) enters into a renewed two-year partnership agreement with Little Green Steps WA, to support early childhood services with Education for Sustainability in accordance with the proposal attached to the agenda, and
- (2) allocates \$25,000 from the 2016/17 Grants and Donations budget for this purpose.

**COMMITTEE RECOMMENDATION**

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

**CARRIED 6/0**

**COUNCIL DECISION**

**Background**

Little Green Steps WA (LGSWA) is an initiative of the Australian Association for Environmental Education (AAEE) WA Chapter. LGSWA is a not-for-profit program that supports early childhood services across Western Australia with Education for Sustainability (EfS).

After successfully piloting LGS in Western Australia in July 2012, AAEEWA began a year-long partnership with the City of Cockburn to begin the implementation phase of the LGSWA program in February



2014. Following successful evaluation of the deliverables of this project, in April 2015, the Grants and Donations Committee received a two-year partnership agreement proposal from LGSWA, which was approved by Council in May 2015.

The current two-year agreement expires at the end of the 2016/17 financial year, so AAEEWA is inviting the City of Cockburn to continue the partnership for a further two years to consolidate the investment in its early childhood and wider community through supporting sustainability education and actions that have environmental, social and economic benefits in the short and longer term.

### **Submission**

The proposal submitted by LGSWA is attached to the agenda.

### **Report**

Sustainability is important for everyone in the community. Since 2014, the early years curriculum has recognised its significance, making it mandatory for sustainability to be included in early childhood services (ages 0-8) across Australia. This includes services such as child care centres, kindergartens, day care and family day care. LGSWA supports local governments within the Perth Metro area to complement and extend their capacity to engage and to influence sustainable outcomes in their early years settings.

Since developing this program in Western Australia six years ago, LGSWA has successfully worked with over 200 services, from Esperance to Port Hedland. Within the Perth Metro area, LGSWA support local governments by embedding the program within local government areas. Their local government model is designed to provide education and promote sustainability in early years settings, and to assist councils with supporting this sector effectively. By building the links between councils and their early years services, it enables important local government messages to be reinforced to the sector and achieve key sustainability objectives.

Embedding sustainable practices is now part of the national Early Years Learning Framework (EYLF), the National Quality Standards (NQS) and the Western Australian Curriculum (WA Curriculum). Across Australia, early childhood education and care providers are being assessed against these requirements.

Through workshops, information and connecting educators with education providers and the resources that are available within their local councils and elsewhere, LGSWA provides support to those working in the early years sector. Where gaps are identified, LGSWA



also works with organisations and existing programs to assist in creating suitable resources.

AAEEWA is offering the City of Cockburn a renewed two-year LGSWA partnership, staffed for the equivalent of one day (7.5 hours) per week over the term of the agreement, including appropriate leave entitlements.

The program proposes to deliver the following:

Year One:

- Continue to establish, build and support relationships with early childhood services, focussing particularly on those that have not yet accessed resources or been involved in LGSWA activities.
- Provide greater sustainability support and recognition to existing early years services in Cockburn participating in sustainability by the provision of four service visits per year.
- Provide two half day “Day-to-Day Sustainability” workshops tailored to the knowledge base and capacity of early childhood educators and early years services.
- Initiate Workshop Phase 2 by providing two “Education for Sustainability” workshops themed in response to 2016 feedback and tailored to the knowledge base and capacity of early childhood educators and early years services.
- Work with existing “Purely Early Years” networks to create and develop a Cockburn Sustainable Schools model network through organising and facilitating up to two meetings initially.
- Continue to promote City initiatives and sustainability opportunities and feature Cockburn early childhood services’ sustainability successes in the quarterly LGSWA newsletter, other communications with services and elsewhere.
- Attend one local community event to promote early childhood sustainability, the LGSWA program and the City’s support of sustainability through the program.
- Prepare a local newspaper article or similar media release.

Year Two:

- Provide one half day “Day-to-Day Sustainability” workshop and three workshops themed in response to Year One feedback and appropriate to the knowledge base and capacity of early childhood educators and early years services.
- Support the Cockburn Sustainable Schools Network through organising and facilitating four meetings (one per school term).
- Promote the City’s grants and sustainability efforts in the quarterly LGSWA newsletter.
- Create a Cockburn Early Childhood Sustainability Directory to connect early years educators with providers.



- Prepare and promote a number of themed sustainability action planners for early years use.
- Send out survey evaluations and collate report.

LGSWA is supported by the City's Environmental Services and Community Development departments.

The work of LGSWA greatly assists Environmental Services (and Children's Services) to carry out Education for Sustainability (EfS) work within the Cockburn community. LGSWA has helped to fill a gap in EfS opportunities for Early Years Services providers in Cockburn and greater WA. This sustainability focussed support to Early Learning Service (especially the workshops delivered) would otherwise not take place in Cockburn with the existing capacity.

LGSWA also has partnership agreements with the City of Armadale and City of Canning.

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

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

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

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

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

#### **Leading & Listening**

- Deliver sustainable governance through transparent and robust policy and processes

### **Budget/Financial Implications**

The cost of this program is \$25,000 plus GST per year. The renewed partnership program proposes to commence in July 2017 ending 30 June 2019. Payments are to be made in two equal annual instalments before the beginning of July each year, to be drawn from the 2016/17 and 2017/18 Grants and Donations budgets.

### **Legal Implications**

N/A

### **Community Consultation**



An Evaluation Summary of the Little Green Steps WA and City of Cockburn previous two-year partnership is attached to their proposal. This includes feedback from 81 City of Cockburn Early Years Services participants that have attended LGSWA workshops, as well as those that have utilised LGSWA support.

LGS WA is supported by the City's Environmental Services and Community Development departments.

### **Risk Management Implications**

The proposal is considered to have low associated risks, as follows:

- Service delivery involves presenting workshops and facilitating meetings for small/medium sized participant groups.
- No loss to reputation of City given LGSWA's affiliation with recognised professional organisation AAEEWA (Australian Association for Environmental Education – WA Chapter).
- Financial risks low due to proven success of program delivery over past three years of partnership.

### **Attachment(s)**

1. Little Green Steps WA Program in the City of Cockburn – Business Case (includes evaluation of previous partnership outcomes).
2. Little Green Steps WA Newsletter Summer 2017.

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

LGSWA has been advised that they will be notified of the outcome of their submission following the 11 May 2017 Council Meeting.

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

Nil

## **10.3 (MINUTE NO 109) (GAD 19/4/2017) - SPONSORSHIP BENEFITS CHECKLIST FOR SPONSORSHIP APPLICATIONS (162/003) (M BOLLAND) (ATTACH)**

### **RECOMMENDATION**

That Council adopts the proposed Sponsorship Benefits Checklist, as attached to the agenda, to be completed by sponsorship applicants to assist in assessment and prioritising of applications for sponsorship funding.



**COMMITTEE RECOMMENDATION**

MOVED Mayor L Howlett SECONDED Cllr P Eva that the recommendation be adopted.

**CARRIED 6/0**

**COUNCIL DECISION**

**Background**

Every year, the City of Cockburn receives numerous proposals and requests for sponsorship support from community groups, organisations, commercial enterprises and individuals for a wide range of projects, activities and events.

Sponsorship is an arrangement where the City of Cockburn makes a financial contribution to a group, organisation or individual for a specific purpose, project, activity or event and, in return, the City receives public recognition for its contribution. Sponsorship creates mutually beneficial partnerships between the City and the community; it is both an opportunity to add value to the community and an investment in recognition opportunities that will advance the long-term interests of the City of Cockburn and the recipient.

The Sponsorship Guidelines and Application Forms (for groups and individuals) were developed to:

- Assist organisations to maximise their development, potential and benefits to the Cockburn and wider community.
- Provide a fair, comprehensive, accessible, streamlined and selective application process where applicants must address relevant criteria and outline appropriate elements of recognition and how these will be achieved in return for sponsorship support.
- Provide a clear and consistent direction for the assessment of sponsorship applications to ensure an equitable allocation of sponsorship funding.

However, in assessing sponsorship applications in recent rounds, and in seeking feedback from the City's Corporate Communications, Marketing and Events staff, it became evident that it was difficult to



compare, prioritise and recommend levels of funding for applications because the proposals and sponsorship offerings were so different, and lacking in some cases.

It was proposed that a sponsorship matrix or checklist be developed for sponsorship applicants to complete along with their application, which will become a useful tool for the assessors to assist in the assessment and evaluation of sponsorship benefits to the City, and the applicants in addressing their sponsorship acquittal requirements.

### **Submission**

N/A

### **Report**

The City's Grants and Research staff met with the Corporate Communications, Marketing and Events staff and discussed the difficulties associated with assessing sponsorship applications received by the City that aren't fully developed, or aren't clear proposals, or don't offer defined levels or categories of sponsorship, regarding promotion and acknowledgment of the City's support, or branding benefits.

Consideration was given to a sponsorship matrix, proposing that the City set a framework with pre-defined levels of sponsorship (Platinum, Gold, Silver etc.) and provide examples to applicants about the particular funding amounts and proposed sponsorship benefits associated with each level, however it was not deemed suitable, as:

- It does not cater for the variety of applications the City receives from professional event organisers through to small community groups and individuals, therefore would not be a fair comparison, and doesn't allow for 'charitable or goodwill' sponsorship.
- It doesn't allow for flexibility or creativity in what the applicant could potentially offer to the City, and the potential combinations of benefits are limitless.
- Some applicants already have pre-defined categories and packages of benefits, and imposing a different (City-defined) category on them could make it more difficult for the applicant to manage.

Therefore, the officers instead prepared a Sponsorship Benefits Checklist for applicants to complete and lodge with their sponsorship application so that it is clear what is being offered, and when, and for how long, so a more informed recommendation about the sponsorship benefits and value of the proposals can be made. The Checklist allows the applicant to consider offerings such as advertising, media coverage, logo inclusion on event or organisation signage, opportunities to display City signage at events, logo inclusion and



sponsor recognition on advertising and promotional material e.g. flyers, posters, programs, website, social media, public announcement acknowledgements, opportunities for speeches, or City presence or representation at events, or community passes, tickets or incentives.

Along with some suggestions, the Checklist will also alert them to the fact that they have to provide the City with post-event or activity figures/data in their Sponsorship Acquittal Report so officers can also evaluate the success of the event in terms meeting the sponsorship objectives.

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

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

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

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

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

#### **Leading & Listening**

- Deliver sustainable governance through transparent and robust policy and processes

### **Budget/Financial Implications**

\$93,300 of the Grants and Donations budget is proposed for Sponsorship in 2016/17.

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Risk Management Implications**

The Council allocates a significant amount of money to support individuals and groups through a range of funding programs. There are clear guidelines and criteria established to ensure that Council's intent for the allocation of funds are met. To ensure the integrity of the process there is an acquittal process for individuals and groups to ensure funds are used for the purpose they have been allocated.





The reputation of the City of Cockburn could be seriously compromised should funds allocated to individuals or groups who did not meet the criteria and guidelines and or did not use the funds for the purposes they were provided. Adherence to these requirements is essential.

### **Attachment(s)**

1. Sponsorship Benefits Checklist for Applicants

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

N/A

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

Nil

### **DECLARATION OF INTEREST**

Mayor Logan Howlett declared an impartiality interest in relation to Item 10.4 - Request for a donation by South West Metropolitan Partnership Forum. The nature of the interest being that he is a member of the South Lake Primary School Board, which is mentioned in the request and the report.

Clr Philip Eva declared an impartiality interest in relation to Item 10.4 - Request for a donation by Friends of the Community. The nature of the interest being that he is a financial member.

### **10.4 (MINUTE NO 110) (GAD 19/4/2017) - GRANTS AND DONATIONS COMMITTEE RECOMMENDED ALLOCATIONS 2016/17 (162/003) (R AVARD) (ATTACH)**

#### **RECOMMENDATION**

That Council adopts the revised grants, donations and sponsorship allocations for 2016/17 as attached to the agenda.

#### **COMMITTEE RECOMMENDATION**

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

**CARRIED 6/0**



**COUNCIL DECISION**

**Background**

Council approved a budget for Grants and Donations for 2016/17 of \$1,300,000. The Grants and Donations Committee is empowered to recommend to Council how these funds are to be distributed.

At its meeting of 21 July 2016, the Committee recommended a range of allocations of grants, donations and sponsorship, which were duly adopted by Council on 11 August 2016.

Following the September 2016 round of grants, donations and sponsorship funding opportunities, the Committee, at its meeting of 25 October 2016, recommended a revised range of allocations which were duly adopted by Council on 10 November 2016.

The March funding round was advertised to close on 31 March 2017. In this round, Grants, Donations and Sponsorship (Group) applicants were invited for the first time to try the new SmartyGrants online application system. 17 applications were received through this system, and user feedback collected at the time of the application submission was positive.

A total of 27 applications were received, including 15 applications for Community Grants, which will be reviewed under delegated authority of the Manager of Recreation and Community Safety. The Committee is to consider the remaining eight applications for Donations and four applications for Sponsorship, as well as revised allocations for the 2016/17 grants, donations and sponsorship budget.

**Submission**

N/A

**Report**

In the Summary of Grants, Donations and Sponsorship Recommended Allocations Budget 2016/17, attached to the agenda, there are the following items for the Committee to consider:



- 7 adjustments and 2 new proposed committed/contractual donations
- 8 applications for donations
- 4 applications for sponsorship, and
- 2 proposed adjustments to grant funding allocations, and 1 proposed change to a grant program.

The proposed adjustments and applications for donations and sponsorship are described in brief below.

### COMMITTED AND CONTRACTUAL

As can be seen in the attachment, a number of donations are deemed to be committed by legal agreements, such as leases, or by Council decision.

There are seven adjustments and two proposed new commitments highlighted:

#### Adjustments

- Indian Ocean Fireworks Australia Day

As Council decided not to proceed with the Indian Ocean Fireworks on Australia Day, this annual donation allocation has been reduced from \$25,000 to \$0.

- Aboriginal Community Consultation - Australia Day Events

Allocation of \$10,000 towards Aboriginal Reference Group and Aboriginal Community consultation recommendations for future Australia Day events in accordance with the Council decision on 9 March 2017.

- Nyungar Cultural Activities - Australia Day Citizenship Ceremony

Allocation of \$2,000 towards additional Nyungar cultural activities at the Australia Day Citizenship Ceremony in 2018, in accordance with the Council decision on 9 March 2017.

- SmartyGrants Online Grants Management System

An increase in allocation from \$10,000 to \$11,364 following the initial trial round to increase the subscription level to allow for this online grants management system to be rolled out to the City's other major grants programs.



- Jandakot Jets Junior Football Club - Atwell Reserve Lighting Project

Reduction in allocation from \$50,000 to \$46,490 actual expenditure following successful CSRFF grant and Club contribution.

- Southern Lions Rugby Union Football Club - Success Regional Sporting Facility Lighting Project

Reduction in allocation from \$21,667 to \$0 as Club was unsuccessful in gaining CSRFF funding.

- Save Beelihar Wetlands Legal Fees

As to Council Decision on 8 September 2016, this donation allocation was to assist with legal action in relation to proposed Roe 8 Extension, subject to gaining leave to appeal to the High Court, however this was not granted, therefore allocation has been reduced to from \$25,000 to \$0.

#### Proposed new commitments

- CoCre8 Program Development

This proposal is addressed in Agenda Item 10.1.

- Little Green Steps WA Partnership Agreement

This proposal is addressed in Agenda Item 10.2.

**The total proposed for committed/contractual donations for 2016/17 is \$510,000.**

#### GRANTS

As can be seen in the budget attachment, there are a number of grant programs for which there are established criteria and processes in place.

There are two proposed adjustments to grant allocations for the 2016/17 financial year, as follows:

- Increase Cultural Grants Program from \$20,000 to \$30,000
- Increase Grants to Schools as to DA ACS7 from \$6,000 to \$8,000

These grant programs have experienced increased applications this financial year so it is recommended to increase the allocations to cover the additional applicants for the remainder of the financial year.



There is one change requested to a grant program eligibility requirement, as follows:

- Environmental Education Initiatives Program

This program currently only caters for primary schools, so it has been requested to change the guidelines and criteria to make it available to the five secondary schools in Cockburn as well. The allocation however remains the same.

This is the request and justification from the City's Environmental Education Officers:

*There are many opportunities for children of primary school age to engage in environmental education programs, for example, Turtle Watch excursions, Schools World Environment Day festival, various holiday programs, but less so for those of high school age.*

*Increasing funding constraints for all schools, including secondary, limits hands-on environmental education activities made possible through incursions and excursions delivered by professional Education for Sustainability (EfS) educators.*

*Therefore we considered it reasonable to extend this opportunity to the five secondary schools in Cockburn in addition to the existing offer for primary schools.*

*Secondary schools may not opt to apply for a grant, but we feel the opportunity should be available to them.*

*Secondary schools would receive a maximum grant of \$1000+GST as do Primary Schools.*

**The total proposed for grant programs for 2016/17 is \$495,200.**

**DONATIONS**

**The proposed total for donations for 2016/17 is \$201,500.**

Following are the latest round of application summaries for consideration.

**Applicant:                    Hamilton Hill YouthCARE Council**

**Requested:                    \$9,000**

**Recommended:            \$9,000**



The Hamilton Hill YouthCARE Council supports a full time chaplain at Hamilton Hill Senior High School.

The YouthCARE mission is to provide pastoral care, and provide personal and professional development to staff and volunteers.

Each year, YouthCARE helps thousands of students, staff and family members in Western Australian public school communities by providing an essential social, emotional and mental health support service. Chaplains are there to listen, and provide a supportive place to talk. They offer confidential, non-judgmental pastoral care and values education based on respect, compassion and service. Chaplains are trained in pastoral care, with ongoing training opportunities provided to specialise in critical incidences, community members living in isolation and mental health initiatives.

The wider Cockburn area is affected by the health and function of its schools. As such this donation can assist the aim of chaplaincy, which is to support young people and their communities who may be facing challenging personal and social issues. The chaplains listen, understand and refer to extra help, as appropriate.

The City has provided annual donations for this program for a number of years:

October 2006	\$9,000
March 2008	\$9,000
March 2009	\$9,000
March 2010	\$9,000
March 2011	\$9,000
March 2012	\$9,000
March 2013	\$9,000
March 2014	\$9,000
March 2015	\$9,000
March 2016	\$9,000

Hamilton Hill YouthCARE Council has requested a donation of \$9,000 to assist with their aim to serve the school community and provide positive benefits for the whole community. It is recommended to support this application, however, it is noted that Hamilton Hill Senior High school is closing at the end of 2017.

**Applicant: South West Metropolitan Partnership Forum**

**Requested: \$20,000**

**Recommended: \$0**



South West Metropolitan Partnership Forum (SWMPF) is a membership based organisation, with members from non-government organisations, state, local and commonwealth government agencies, business, philanthropic, and community members. It was established in 2013 to trial collaborative and innovative approaches to respond to complex social issues in three local government areas of Cockburn, Fremantle and Melville. Established through a Social Innovation Grant from the Department of Local Government and Communities, this funding for operations will cease on 31 July 2017.

The SWMPF works on a collective impact model to address complex social issues and foster systemic change to overcome barriers for effective service delivery to vulnerable members of our community. The SWMPF has been undertaking four projects to test the effectiveness of collaborative working, including:

- Regional collaboration on a common social issue - vulnerable and at risk 8-13 year olds (including South Lake Primary School).
- A collaborative place-based intervention in a community 'hotspot' (Davis Park).
- The development of improved tools for social planning, including a service directory on the My Community Directory platform.
- Coordination of services for individuals with complex needs through the development of a set of online resources.

With ongoing funding the SWMPF will build on the place-based and common social issues programmes. Part of this process will involve the scaling up of projects into additional geographical areas within the primary regions of Cockburn, Fremantle and Melville. For example:

- The common social issue programme will look to expand its reach from primary schools to high schools, to improve attendance and address barriers to transition to high school (including South Lake Primary School and Lakeland Senior High School).
- The place-based intervention will focus on the Beaconsfield redevelopment plan, and ensuring strong community engagement is achieved to reduce stress on Davis Park social housing residents.
- Coordination of wrap-around services will focus on the organisation of bi-annual capacity building and networking events for inter-agency groups.
- The Social Planning group will focus on supporting the production of Vital Signs reports, (accessible reports on significant social and economic trends to tell the story of how communities are faring in key quality of life areas) in each of the three LGA's, and the continued maintenance and support of the Service Delivery.

The City has not provided previous funding to the SWMPF, though provides ongoing in-kind support through its Community Development



services staff, including representation in the Leadership Group and Steering Committee.

With the City of Melville and City of Fremantle both confirming they are not providing operational funding to this organisation, it is not recommended to support this donation request.

**Applicant:                      Second Harvest Inc.**

**Requested:                      \$25,000**

**Recommended:                \$18,000**

The objective of Second Harvest is to relieve hardship in the community, which is achieved by:

- Emergency food relief to families and individuals in the Cockburn area and dispensing mother and baby hampers to Fiona Stanley Hospital.
- Community food centre providing low cost food, free fruit, bread and vegetables, tea and coffee, lunch on Fridays.
- Opportunity shop with low priced clothing, furniture, shoes, bric-a-brac and homewares.
- Opportunity for volunteers to engage and assist with others in their community.
- Work for the Dole, Community Youth Programmes and Advocacy.
- Support and connecting with other not-for-profit groups in Cockburn.

Second Harvest continues its history of working to provide assistance in the Cockburn community to families and individuals via affiliated low cost food centres, its new Community Centre, partnering with Fiona Stanley social work department and emergency food relief.

Second Harvest maintains a small warehouse in Cockburn Central and distributes low cost food to its community food centres including a centre in Hamilton Hill. The food items are primarily general grocery and dairy lines, frozen goods and other household commodities.

Emergency Relief (ER) is a vetted process whereby individuals and families experiencing financial hardship are provided with food hampers to feed themselves for 3-4 days with basic nutritious food lines. In further support of its emergency relief strategy Second Harvest now provides support to victims and families of domestic violence with clothing, footwear and bedding. This comes through its Op Shop and any revenue raised is channelled directly back into ER.

The Community Centre was open in support of these programs but also as a place to provide a safe, non-threatening environment for people to connect with others and also an avenue for volunteering. As volunteers





are becoming harder to engage Second Harvest partners with Work for the Dole agencies and has assisted individuals in returning to paid employment.

In the last 7 months, Second Harvest, in conjunction with the City of Cockburn, opened its Community Centre 3 days per week. ER is dispensed from this facility as well as providing opportunities to purchase low cost food and grocery lines. They also offer free fruit, vegetables and bread via association with Coles and the Second Bite program. In order to provide a feeling of community spirit Second Harvest offers patrons free tea and coffee in the courtyard, a free sausage sizzle to shoppers on a Friday and the opportunity to purchase cheap clothing from our Op Shop.

In the past 4 months, Second Harvest has assisted 891 people through its ER program, provided 45 mother and baby hampers to Fiona Stanley Hospital, and assisted an additional 300 people in its low cost food centre. This has been via 187 individual hampers, 88 medium family size hampers and 63 large family hampers.

Second Harvest has received the following funding from the City to assist with their ongoing costs:

March 2012	\$8,850 (Community Grant for fridge and freezer)
March 2013	\$10,000 (Donation)
March 2014	\$12,000 (Donation)
March 2015	\$14,000 (Donation)
March 2016	\$16,000 (Donation)

Second Harvest is also supported through Lotterywest grants, and partnerships with ATCO Gas, Serco, Fiona Stanley Hospital, King Edward Hospital, Coogee Deli, FinanceCorp and Mooba.

It is recommended to support this application for \$18,000.

**Applicant: Port Community High School**

**Requested: \$20,000**

**Recommended: \$15,000**

Port School is an independent school that provides a wrap-around service for disengaged and at risk youth between the ages of 12 and 20. Out of 100 students, 35 have diagnosed mental health concerns, and the student intake is mainly through referrals from schools, Juvenile Justice, and Child Protection and Family Services. The school serves students that have not been able to achieve success in



mainstream schooling, including some students that have very specific needs and are severely disadvantaged.

The students at Port are successful because the school operates in very different ways to most schools, offering:

- small class sizes
- proven and tested quality of education
- hands-on learning
- personalised and flexible learning groups
- excursions and variety
- an extensive team sport programme to help retain older students, build self-esteem and to develop a sense of community
- young parenting and early learning facilities
- very active school based trainee programme
- total support

Port is also an RTO which offers students appropriate courses and access to school based traineeships.

The core subject areas are Numeracy, Literacy and Health and Wellbeing and the classes are based on ability rather than age. Option classes are woodwork, art, healthy eating and physical education.

The school has four arms:

1. Main School Campus
2. Bus Programme
3. Outreach Programme
4. Young Parent and Early Learning Centre.

This is the third year the school has employed their chaplain full-time rather than an arrangement with YouthCARE. This arrangement means that the chaplain can put more time and energy into the highly successful and dynamic team sport and community service programme, which takes at-risk youth and gives them the skills to coach and mentor upper primary students from surrounding schools. Also, having the chaplain's time freed from some of the other pastoral care duties allows him the time to coordinate an extension programme for older students to do certified coaching and umpiring courses and for these students to be placed at local primary schools to help with their team sport programme. Thus, this extra day allows Port students to be more involved in community service through a volunteer programme.

The school has previously received the following donations:

September 2010	\$9,000
September 2011	\$15,000
September 2012	\$15,000
March 2014	\$15,000
March 2015	\$15,000



March 2016            \$15,000

Community Grants:

September 2014    \$15,000

The application is supported by the WA Police Youth Policing Operations.

The chaplain has been a huge asset to Port School and continued support from the City through a donation for the specialised sports chaplaincy program helps the school to deliver a service to a section of the community that is in dire need.

It is recommended to support the program with a donation of \$15,000 to continue to support extra chaplaincy hours so the school community has access to a full-time chaplain, however the request for an additional \$5,000 is not supported as it has not been justified in the application.

**Applicant:                    Business Foundations Inc.**

**Requested:                    \$10,000**

**Recommended:                \$10,000**

Business Foundations Inc. is a not-for-profit provider of enterprise and business development services to owners of small businesses in Cockburn. Their services benefit the local community and economy through employment creation, economic development and generation of financial activity. Clients range from people wanting to start a small business to existing small to medium sized businesses wanting to grow. The services are provided for free or low cost and they include one-to-one advisory sessions, small business mentoring and small group training.

Business Foundations provides an important service to people wanting to start in business or become self-employed and to existing business owners that require professional business management know-how.

As the downturn in the Western Australian economy continues, more people will find that self-employment is the only way to generate an income and this will increase demand for their services. Also, existing business people will be facing challenging economic conditions and will require better management skills and professional management support to assist in making the right decisions to ensure survival.

Business Foundations have been providing services for over 25 years and continue to innovate, providing new services every year, including



training seminars with a focus on online marketing, specific supports for home based businesses and enterprise development for youth.

Business Foundations focus on those who are unemployed and underemployed to start and run their own business through the provision of programs and services that support both personal and business growth. They help to maintain and grow economic activity through the delivery of professional advice, the creation of linkages to government programs and through business development training.

So far this financial year, Business Foundations has advised they:

- aided over 53 businesses in the Cockburn area through the provision of training or advisory services
- helped over 35 new businesses start-up in the Cockburn area, representing approximately \$1.9 million in new economic activity
- helped create an estimated 40 new full time jobs

In 2015, Business Foundations advised that they assisted over 100 existing businesses and 25 new businesses to start with an economic impact of approximately \$6.25 million, and in 2014 figures were 81 existing businesses, 10 new businesses, and \$2.2 million of economic value.

The organisation has received funding from the City in previous years, as follows:

October 2007	\$10,000
March 2009	\$10,000
March 2010	\$10,000
March 2011	\$10,000
March 2012	\$10,000
March 2013	\$10,000
March 2014	\$10,000
March 2015	\$10,000
March 2016	\$10,000

Business Foundations is supported by major State and Federal Government funding bodies, receiving \$277,800 from the Small Business Development Corporation, \$206,000 from AusIndustry's Australian Small Business Advisory Services (ASBAS) program, and \$150,000 from New Enterprise Incentive Scheme.

Business Foundations utilises the support from the City of Cockburn to ensure that the one to one advisory service is provided to the residents of Cockburn. The funding allows a staff member of Business Foundations to maintain a presence at Melville Cockburn Chamber of Commerce events promoting the services available to Cockburn business people. The funding also allows for delivery of workshops



within the City to focus the services on the Cockburn community. It is recommended to support this application for \$10,000.

**Applicant: Friends of the Community**

Requested: \$2,000

Recommended: \$2,000

Friends of the Community are a not-for-profit group made up entirely of volunteers, of which there are currently 40 registered. The group has a small food van which sells sandwiches, tea and coffee, ice creams and cool drinks; however their main income comes from running sausage sizzles. They also have some equipment and resources available to community groups for hire, and they manage the community trailer for the City of Cockburn. The group's profits and fundraising are all returned to the community through youth, aged, disabled and disadvantaged applications for funds.

Friends of the Community have previously received the following community grants (for specific projects) and donations from the City:

March 2007	\$4,000 (Community Grant)
March 2010	\$1,799 (Community Grant)
September 2011	\$1,300 (Community Grant)
March 2013	\$2,160 (Donation)
March 2014	\$2,000 (Donation)
March 2015	\$5,500 (Community Grant)

The residents associations support the group, and often draw on them for event food services and hire of equipment, including Harvest Lakes Residents Association, Hamilton Hill Community Group, Yangebup Progress Association and Beeliar Soccer Club.

This round the group has requested a donation of \$2,000 towards operating and admin costs so as to allow them to provide the maximum amount of their fundraising back to the community. It is recommended to support this application.

**Applicant: South Lake Ottey Family and Neighbourhood Centre**

Requested: \$10,000

Recommended: \$10,000

The South Lake Ottey Family and Neighbourhood Centre provide diverse programs, activities and community development projects in the community in collaboration with solid partnerships and networks. The



Centre works closely with the City of Cockburn, St. John of God, South Metro Public Health, Black Swan, Uniting Care West, Ruah, Linkwest and local disability services.

The Centre is available to individuals and families in Cockburn and surrounds, offering support and activities in response to demonstrated community needs. The Centre aims to provide an integrated service and is seen as a 'one stop shop' by centre users and external stakeholders. In responding to needs, the Centre sees 'the whole person' and seeks to provide a mix of formal and informal programs and interactions. These are offered in a friendly environment where people feel they belong.

The centre is well known and has a strong presence in the community, and has been operating for over 25 years. Activities include outreach to at-risk groups in the community, playgroups, community support and advocacy, emergency relief, health and wellbeing and exercise groups and classes, adult learning, community garden, weekly community lunches, weekly homework support group for children at South Lake Primary School. The centre places a high priority on accessibility and inclusion in all activities. A high proportion of Aboriginal families attend, and there is diversity of cultural backgrounds in community members that attend.

The community benefits as well as contributes to the work of the centre through the programs and activities that are offered throughout the year, which are well promoted through the Ottey Newsletter and program. There are regular workshops, activities, playgroups, community garden activities, outreach support and intervention, Street Doctor, Moorditj Djena podiatry/diabetes education, and psychologist/counselling services. Programs are developed and offered through a community development approach in response to community needs and feedback. Hundreds of people throughout the year attend and benefit through developing social, emotional and health skills, adult educations, art therapy group, weekly Indigenous art workshops, yoga, mindfulness, mental health group, working with the financial counsellor and receiving emergency relief.

The centre has previously received a number of donations for operating costs and community grants for specific projects from the City:

Donations:	
March 2007	\$5,000
March 2008	\$5,000
March 2009	\$5,000
March 2010	\$5,000
March 2011	\$5,000
March 2012	\$10,000



March 2013	\$7,000
March 2014	\$10,000
March 2015	\$10,000
March 2016	\$10,000

Community Grants:

October 2001	\$1,000
March 2003	\$1,000
March 2008	\$1,500
September 2009	\$1,260

This year, the group has requested a donation of \$10,000 towards general operating costs. This group is well supported by operating grants from Department for Communities and Lotterywest. It is recommended to support this application for \$10,000.

**Applicant:                    Black Swan Health Limited**

**Requested:                    \$15,000**

**Recommended:              \$15,000**

Black Swan Health's primary objective is to achieve the best possible primary health, mental health and social welfare outcomes for the community as a whole, and for individuals who require care and support. This is achieved by delivering services including, but not limited to:

- Freo Street Doctor (11 locations)
- Partners in Recovery
- headspace services
- headspace Youth Early Psychosis Program
- Access to Allied Psychological Services
- Diabetes Programs
- Multidisciplinary chronic conditions self-management programs; and
- National Disability Insurance Scheme supports

This application for funding is specifically for a donation to assist with the costs of operating the Freo Street Doctor service in Cockburn.

Freo Street Doctor is a free, visible, easily accessible, culturally appropriate and non-judgmental, accredited, mobile medical service. The service provides treatment to disadvantaged, marginalised and at-risk populations; including young people, Indigenous Australians, people with diagnosed and undiagnosed mental illness, homeless people, people with little or no income, and drug users.



Freo Street Doctor provides a full suite of general practice medical services delivered from a purpose-fitted vehicle. All medical services provided at mainstream practices are available to Street Doctor patients.

Each clinic is staffed by a GP, Registered Nurse and Outreach Worker. While the GP and Nurse focus on the primary health and mental health issues of patients, the Outreach Worker provides education regarding other supports and services available, including housing and employment, taking a holistic approach. Services are delivered at the same time, and location each week, on a no-appointment required basis.

Patients attend Freo Street Doctor because of accessibility, availability, bulk-billing of all patients, cultural appropriateness and flexibility. The Freo Street Doctor patient cohort does not readily engage with mainstream services and experience many barriers in accessing medical care. This service removes those barriers, enabling people to address their health issues and improve their lives.

Complementing high quality primary health care is outreach activity connecting individuals with other services and supports that address issues experienced by patients with complex needs and multiple health issues. The service aims to empower and educate patients to make informed decisions about their care and personal health choices. The service advocates for patients who would often not be heard or assisted in the community.

Freo Street Doctor delivers eight regular clinics each week, including the Ottey Family and Neighbourhood Centre and Jean Willis Centre.

Between July and December 2016 Freo Street Doctor ran 45 clinics for City of Cockburn residents, which were attended by 312 people.

- 87% of patients self-identified as Aboriginal or Torres Strait Islander people
- 38% of patients were aged between 45 and 64 years of age
- 9% of patents were aged under 15 years
- 28% of patients were referred for additional health services
- 97% of patients indicated that Freo Street Doctor is their regular GP

Freo Street Doctor also participates in community events such as the Cockburn Spring Fair and Coogee Beach Festival, often providing blood pressure and blood glucose testing.

Freo Street Doctor is advised by a Consortium of partner agencies that work with people that use the Street Doctor services and understand the unique requirements of this group. The purpose of this Consortium





is to ensure ongoing improvement of service provision to better meet the needs of the clients through systemic change, advocacy and research. The Consortium has been operational since October 2014 and includes Cockburn Integrated Health, SMYL Community Services, St Patricks Community Centre, Ruah Homeless Services, Fremantle Women's Health Centre, Fremantle Hospital Mental Health Services, Nyongar Outreach and Silver Chain.

Freo Street Doctor receives monetary and non-monetary donations in the form of medical and general supplies from individuals and community groups, which assists in reducing overall costs. Monetary donations assist in purchasing important non-budgeted items to assist clients in significant need and disadvantage, such as patient taxi-vouchers, sleeping swags, and toiletries.

The City has not previously provided funding to this organisation, and it is recommended to support this application, with a condition that they meet with the City's Manager Community Development to discuss future plans and working with the City of Cockburn.

#### SPONSORSHIP

**The proposed total for sponsorship for 2016/17 is \$93,300.**

Following are the latest round of proposal summaries.

**Applicant: Harry Perkins Institute of Medical Research**

**Proposal: MACA Ride to Conquer Cancer  
'Official Lunch Stop Sponsor'**

**Requested: \$20,000**

**Recommended: \$5,000**

The MACA Ride to Conquer Cancer is a two-day cycling fundraising event for the registered charity Harry Perkins Institute of Medical Research. To be held on 21-22 October 2017, the 200-kilometre Perth event that runs from South Perth to Mandurah includes a lunchtime 'pit stop' at Coogee Beach Reserve.

In the last five years, the Ride has raised over \$23 million for cancer research here in WA and it is the biggest source of income for the institute and allows research projects to continue and grow. This is the 6th annual event in Perth; however the event has been running internationally for over 10 years.



Organisers plan to raise in excess of \$4 million this year between participant fundraising (participants must each raise \$2,500) and through corporate sponsorship and donations. Additionally, organisers hope to create awareness of the benefits of being active and how it can lower risk of certain cancers. Throughout the event guest speakers talk about the risks associated with cancers and how to reduce their risk.

The applicant advises that in return for sponsorship, branding benefits and opportunities include:

- Logo on event website with link to City's website
- Logo on Thank You banner at Start/Finish and Camp
- Logo on Crew t-shirts
- Branded rest stop
- Logo on email stationary
- Mentioned by MC at Camp Show
- A chance to align with a cancer charity and show support of a necessary fundraising event
- Members of council are welcome to spectate. Members of the council will run the rest stop and make it City of Cockburn specific (branded, activations, etc.)
- Signage such as 'Welcome to Lunch brought to you by the City Of Cockburn'

It is expected 1,100 participants and 500 spectators will be at the Lunch pit stop.

For the amount of sponsorship funding requested, it is not believed that equivalent benefits have been offered. Last year, the City accepted the 'Official' sponsorship (\$5,000) category, for which the branding benefits included logo on sponsors' page of event website; logo on selected event signage and other communications; and logo on back of crew and volunteer captain shirts. It is therefore recommended to support this application for \$5,000, which is also in line with the recommended allocation to the Cancer Council WA/Relay for Life South Metro application further on in this report.

**Applicant: Melville Cockburn Chamber of Commerce**

**Proposal: Official Sponsor**

**Requested: \$20,000**

**Recommended: \$20,000 (inclusive of the value of the rental premises, and subject to conditions)**

The Melville Cockburn Chamber of Commerce (MCCC) is an incorporated, not-for-profit organisation that seeks to promote the interests of businesses in the City of Melville and the City of Cockburn.



Established in 1984, the MCCC is a proactive organisation that strives for excellence in the provision of services to its constituents and in its engagement with the business community from the Melville and Cockburn districts. The purpose of the MCCC is to provide opportunities to business through networking, workshops, events, so as to provide a resource and a platform for local businesses to build relationships that will be mutually beneficial and to encourage and foster business growth and development.

The City has funded MCCC for many years to assist with the cost of delivering information and networking events to the City of Cockburn's business community. Previous funding includes:

October 2006	\$20,000
October 2007	\$20,000
September 2008	\$20,000
September 2009	\$20,000
August 2010	\$10,000 (interim funding)
March 2011	\$20,000
March 2012	\$20,000
March 2013	\$20,000
March 2014	\$20,000
March 2015	\$20,000
March 2016	\$20,000

The MCCC has applied for \$20,000 for Official Sponsorship in 2017-18 to provide 12 to 16 large scale business networking events (including monthly events) with at least half of all events conducted in the City of Cockburn.

The Business After Hours networking events take place monthly, attracting between 50- 80 business members and sponsors in City of Cockburn and City of Melville.

The MCCC plans to:

- provide 10 to 12 Business After hours networking functions
- present the 2017 Business Breakfast Series (one per quarter), with the penultimate event of the MCCC calendar 'Your Business Our Future Business Forum'. May 2017
- co-host with Fremantle Football Club (Dockers) business event, a site inspection of the new facilities for local business
- co-host 3 events with Murdoch University Young Professional '18 - 35' with Keynote speakers
- Get Connected Expo with City of Cockburn
- work with the City of Cockburn management, Elected members and staff to build strong relationships that will support all parties.



The applicant advises that it will promote and publicise the City of Cockburn's sponsorship support through:

- public verbal acknowledgement at all events by President of MCCC
- public acknowledgement of Mayor and councillors as major sponsors at all events
- publicise on the MCCC website the City of Cockburn as a major sponsor
- publicise, support and promote current events through "What's happening in the City of Cockburn" MCCC newsletter "Shoutout" (distributed to 1,100 businesses) with links to events/promotions
- recently appointed Business Development Manager to promote and publicise City of Cockburn support for MCCC to local business.
- public announcement through the MCCC database to 1100 businesses of the City's commitment as a major sponsor for 2017 - 2018

Branding benefits include:

- City of Cockburn logo in Partnership position on MCCC website with a link to CoC website
- City of Cockburn logo in Partnership position on MCCC mailouts/ newsletter
- City of Cockburn logo MCCC staff email signatures
- City of Cockburn logo displayed on MCCC website
- City of Cockburn logo MCCC staff Business Cards
- City of Cockburn logo on the front door of MCCC office door entry
- City of Cockburn logo positioned on MCCC ads in Community Newspapers
- City of Cockburn Logo in partnership position on powerpoint presentation
- acknowledgement at all events by President of MCCC
- City of Cockburn logo on all promotional material flyers / programs/ tags/ banners

Other benefits include:

- opportunity for Mayor of Cockburn to cut the ribbon at business openings
- opportunity for Mayor to speak at key events
- a platform to send out information to local businesses through fortnightly e-newsletter "Shoutout"
- opportunity to showcase and provide practical support to local businesses
- 4 x complimentary tickets to all events for officials
- extended invitation to councillors to attend events
- opportunity to add any promotional flyers/brochures at all events



Other sponsors include the City of Melville (requested sponsorship for 2017-18 is yet to be confirmed) Murdoch, Bendigo, Fremantle Port, Atwork, Telstra Success, National Storage, Landcorp Elders, Community newspapers.

This sponsorship arrangement has been somewhat problematic over the years, including in the last year, where the City's Community Development officers advised that they did not get any support from the MCCC for their last Get Connected Expo. And, to date, the MCCC has not met its acquittal responsibilities for the 2016 Sponsorship of \$20,000.

In 2015, the Sponsorship arrangement was for MCCC's office accommodation (24.3m<sup>2</sup>) rent at the Cockburn Health and Community facility and outgoings be deducted from the approved sponsorship, however they managed to secure this in addition to the sponsorship funds.

It is recommended that the 2017 Sponsorship request be approved, conditional on the following:

- Receipt of a detailed acquittal report addressing the 2016 sponsorship conditions of funding that is to the satisfaction of the Manager of Recreation and Community Safety.
- The value for the rent and outgoings of MCCC's office accommodation (24.3m<sup>2</sup>) at the Cockburn Health and Community facility be determined and paid by the MCCC out of the sponsorship funds. The value of the tenancy is calculated at \$175/m<sup>2</sup> (the current rate for not-for-profit tenants in the complex) for a total of \$4,250 (inclusive of outgoings).
- Commitment to provide 12 to 16 large scale business networking events with at least half of all events conducted in the City of Cockburn.
- Commitment to assist Community Development staff with the Get Connected Expo in 2017.

**Applicant: Western Australia Figure Skating Club**

**Proposal: Western Australia Figure Skating Development Camp and Winter Spectacular Performance**

**Requested: \$4,800**

**Recommended: \$4,800**

The Western Australia Figure Skating Club (WAFSC) was founded in January 2014 by a group of dedicated skaters and parents wishing to guide and promote the sport in Western Australia. Situated at Cockburn Ice Arena in Bibra Lake, the Club's objective is to provide participants



with varied opportunities to reach their full potential within a non-discriminatory, supportive environment. With a total of 69 members, made up of 62 skaters and 7 supporters, the Club fosters an atmosphere of friendship, support and sportsmanship. All members are encouraged to participate in the Club's direction.

The club hosts two competitions annually as well as training workshops, and a development camp supported by Cockburn Ice Arena and the Western Australian Ice Skating Association, for which an experienced coach or high-level figure skater is engaged (usually from overseas or interstate). Skaters from all skill levels are encouraged to participate. In addition, the club endeavours to provide, social, training and fundraising activities, encouraging team spirit and fostering a sportsmanlike culture.

In July, 2016, WAFSC ran a five-day workshop for figure skaters at Cockburn Ice Arena, sponsored by the City of Cockburn. This workshop included all aspects of fitness training, technique, program design and choreography. The coach/facilitator was the American skater Jeremy Abbott, a four-time U.S. national champion and Olympic bronze medallist. Securing Jeremy Abbott was a phenomenal coup for the Club and substantially increased the profile of figure skating in WA. In addition to the training camp, Jeremy and the local skaters gave a public performance that was well-attended and promoted by several media outlets, including the ABC720 Breakfast Program.

Due to the success of the 2016 event, WAFSC will be conducting a similar event in June 2017. They have again secured Jeremy Abbott as coach, but on this occasion, have added a second coach, Yuka Sato. Yuka is equally lauded in skating. She was the 1994 World champion, the 1990 World Junior champion and the 1993 & 1994 Japanese national champion. She placed 7th at the 1992 Winter Olympics and 5th at the 1994 Winter Olympics. At present she is Jeremy Abbott's coach. During the camp both Jeremy and Yuka will coach and both will perform at the Winter Spectacular.

The development camp will be open to skaters of all levels and will be of 4 days duration (3rd-6th June). The skaters will be split into smaller groups and given tuition by Jeremy Abbott and Yuka Sato, as well as additional 'off-ice' training by specialist coaches. It is anticipated 50 skaters will participate in the development camp.

The Winter Spectacular will be an ice skating showcase on 3rd June at Cockburn Ice Arena, featuring Jeremy Abbott, Yuka Sato and local skaters. This will be a high-level performance with full lighting and music. Local skaters have already been selected and are preparing their routines. This will be open to the public and will be promoted widely. It is anticipated it will attract a broad audience of approximately



200-300 people, which will both raise awareness of the sport and benefit Cockburn Ice Arena by attracting new participants and customers to this local business.

The event is being promoted via the WAFSC website and through social media and will also be advertised in local newspapers. As with last year, WAFSC will be looking to promote the event on radio and will hopefully again be featured on the ABC. Preliminary promotion for the Winter Spectacular can be viewed on the WAFSC website and has already been viewed over 1700 times.

The City of Cockburn's sponsorship will be acknowledged throughout by the inclusion of the City logo in all advertising of the event and signage at the Cockburn Ice Arena. The City's support will be acknowledged throughout the Winter Spectacular and WAFSC will be creating a banner specifically for the event that displays the City of Cockburn logo prominently. During media interviews (as in the 2016 ABC interview) the City will be acknowledged.

Promotion of the event has already commenced and if the application is successful the City logo will be added to existing materials, for example on the WAFSC website (<https://wafsc.org/>).

As with last year's event, the City will be offered tickets to the Winter Spectacular, and WAFSC would provide opportunities to present a speech at the Winter Spectacular and allow the distribution of City of Cockburn publications to the attendees at the show.

Letters of support are provided by the Western Australian Ice Skating Association and Cockburn Ice Arena.

Last year, the WAFSC requested \$3,000, which was approved. It is recommended to support this application for \$4,800 as requested.

**Applicant:                      Cancer Council WA**

**Proposal:                      Relay for Life South Metro**

**Requested:                      \$5,000 'Diamond Sponsorship'**

**Recommended:                      \$5,000**

Relay for Life is a community event designed to help bring together families who have dealt with a loved one being diagnosed with cancer. It is a volunteer-driven, 24-hour fundraising event Participants form a relay team of 10-15 people, with an aim of having at least one member on the relay track at all times throughout the 24-hour event. Participants and visitors experience a carnival-style atmosphere, complete with live



entertainment, fancy dress, kids' activities, camping out, breakfast and spot prizes. It is a unifying community initiative with a common goal to raise funds for cancer research.

In 2016, \$3,500 of in-kind support was provided in the form of waiving the normal fees for the use of the Success Regional Sporting Facility, which was used for regular committee meetings, a quiz night, team meetings, and the event itself.

This year, the event and organisation will again take place at the Success Regional Sporting Facility. The applicant has requested \$3,500 in-kind support for use of the facility as above, and \$1,500 financial support to establish the logistics of the event, and offset running costs including entertainment with the provided funds.

It is anticipated there will be 500 participants, including approximately 100 cancer survivors and carers, 50 entertainers, and 100 volunteers.

Organisers will promote and publicise the sponsorship:

- by distributing event pamphlets to the local community
- through the event facebook page and Relay for Life event page
- through local and state media services
- through word of mouth of participants

Branding benefits include:

- naming rights for 5 laps of the event
- full page ad in the official Relay for Life program
- logo placement at the event
- advertising in the Relay for Life newsletter
- mentioning support via the facebook page

Other benefits include:

- a reduced entry fee for council members
- opportunity to speak
- opportunity to distribute publications, if desired.

It is recommended to support this application for \$3,500 in-kind value for venue hire and \$1,500 financial contribution.

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

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

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





**Economic, Social & Environmental Responsibility**

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

**Leading & Listening**

- Deliver sustainable governance through transparent and robust policy and processes

**Budget/Financial Implications**

Council approved a budget for Grants and Donations for 2016/17 of \$1,300,000. Following is a summary of the proposed grants, donations and sponsorship allocations.

Summary of Proposed Allocations

Committed/Contractual Donations	\$510,000
Specific Grant Programs	\$495,200
Donations	\$201,500
Sponsorship	\$93,300
<b>Total</b>	<b>\$1,300,000</b>
Total Funds Available	\$1,300,000
<u>Less Total of Proposed Allocations</u>	<u>\$1,300,000</u>
Balance	\$0

**Legal Implications**

N/A

**Community Consultation**

In the lead up to the March 2017 round, grants, donations and sponsorship funding opportunities were promoted through the local media and Council networks. The promotional campaign has comprised:

- Three advertisements running fortnightly in the Cockburn Gazette City on 21 February, 7 March, and 21 March 2017.
- City of Cockburn Facebook promotional posts and feature stories on 9 March and 14 March 2017.
- Advertisement in the February 2017 Edition of the Cockburn Soundings.
- Promotion to community groups through the Community Development Service Unit email networks, contacts and community group meetings.



- Additional advertising through Community Development promotional channels:
  - Community Development Calendar distributed to all NFP groups in Cockburn.
  - Cockburn Community Group ENews February and March 2017 editions.
- Closing dates advertised in the 2017 City of Cockburn Calendar.
- Information available on the City of Cockburn website.
- Reminder email sent to previous and regular applicants, and people who made enquiries during the application period.

### **Risk Management Implications**

The Council allocates a significant amount of money to support individuals and groups through a range of funding programs. There are clear guidelines and criteria established to ensure that Council's intent for the allocation of funds are met. To ensure the integrity of the process there is an acquittal process for individuals and groups to ensure funds are used for the purpose they have been allocated.

The reputation of the City of Cockburn could be seriously compromised should funds allocated to individuals or groups who did not meet the criteria and guidelines and or did not use the funds for the purposes they were provided. Adherence to these requirements is essential.

### **Attachment(s)**

1. Revised Grants, Donations and Sponsorship Recommended Allocations Budget 2016/17.

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

Applicants have been advised that they will be notified of the outcome of their applications following the 11 May 2017 Council Meeting.

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

Nil

## **11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

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

Nil



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

Nil

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

Nil

**15. CONFIDENTIAL BUSINESS**

Nil

**16. (GAD 19/4/2017) - CLOSURE OF MEETING**

7:35pm



## GRANTS, DONATIONS &amp; SPONSORSHIP COMMITTEE RECOMMENDED ALLOCATIONS BUDGET 2016/2017

Activity OP 315 Natural Acc 6810	Description	Allocated 2016/2017	Actual as at April 2017	Proposed Adjustments 2016/2017	Comments
<b>Donations</b>					
<b>Committed/Contractual</b>					
9109	Indian Ocean Fireworks Australia Day	25,000	0	0	Annual donation towards the Indian Ocean Fireworks on Australia Day (Co-ownership with City of Fremantle for 3 years as to proposed Sponsorship Agreement)
New	Aboriginal Community Consultation - Australia Day Events	0	0	10,000	Towards Aboriginal Reference Group and Aboriginal Community consultation for future Australia Day events, as to Council Decision 9 March 2017
New	Nyungar Cultural Activities - Australia Day Citizenship Ceremony	0	0	2,000	Towards additional Nyungar cultural activities at the Australia Day Citizenship Ceremony in 2018, as to Council Decision 9 March 2017
9239	Native ARC	89,065	89,065	89,065	Donation to support the annual administration costs of Native ARC (plus CPI 1.3%) as to Council Decision 14 August 2014
9310	Cockburn Wetlands Education Centre	89,065	89,065	89,065	Donation to support the annual administration costs of the Cockburn Wetlands Education Centre (plus CPI 1.3%) as to Council Decision 14 August 2014
9317	Pineview Preschool Maintenance Contribution	7,717	7,717	7,717	Annual contribution for maintenance of grounds and building (plus CPI 1.3%)
9322	South Lake Leisure Fee Subsidy	110,000	98,906	110,000	Subsidised fees for South Lake Dolphins Swimming Club
9398	Cockburn Senior Citizens Building Donation	9,470	9,470	9,470	Assists with maintenance costs as per lease agreement (plus CPI 1.3%)
9559	Cockburn Cricket Club Insurance	1,500	1,500	1,500	Commitment included in the lease agreement (flat fee)
9574	Spearwood Dalmatinac Club - Rates Reimbursement	11,621	11,621	11,621	Reimbursement of 50% of the annual rates payable by Spearwood Dalmatinac Club for 41 Azelia Road, Spearwood as to Council Decision on 14 May 2009
7813	Mayors for Peace Membership	24	24	24	Annual Membership Fee for Mayors for Peace, as to Council Decision 12 November 2015
9511	Fremantle Dockers AFL Women's Team 2017	25,000	25,000	25,000	Sponsorship Proposal from Fremantle Football Club to sponsor Fremantle Dockers AFL Women's Team 2017
8861	SmartyGrants Online Grants Management System	10,000	6,818	11,364	Subscription to SmartyGrants online grants management system for government and non-profit grantmakers
8862	Jandakot Jets Junior Football Club - Atwell Reserve Lighting Project	50,000	46,490	46,490	Request for \$50,000 plus GST (one-third of cost of \$150,000) for Jandakot Jets Junior Football Club - Atwell Reserve Lighting Project; with donation contingent on \$50,000 Club contribution and \$50,000 successful CSRFF grant
N/A	Southern Lions Rugby Union Football Club - Success Regional Sporting Facility Lighting Project	21,667	0	0	Request for \$21,667 plus GST (one-third of cost of \$65,000) for Southern Lions Rugby Union Football Club - Success Regional Sporting Facility Lighting Project; with donation contingent on \$21,667 Club contribution and \$21,666 successful CSRFF grant
N/A	Save Beelihar Wetlands Legal Fees	25,000	0	0	Donation to assist with legal action in relation to proposed Roe 8 Extension, subject to gaining leave to appeal to the High Court, as to Council Decision 8 September 2016
New	CoCre8 Program Development	0	0	0	Development and Promotion of CoCre8 - Community Innovation, Participatory Budgeting and Crowdfunding model
8243	Little Green Steps WA Partnership Agreement	25,000	0	25,000	Two-year partnership agreement with LGS WA, to promote Education for Sustainability in the Early Years for 2017 and 2018
	Future Allocations	19,871	134,324	71,684	
	<b>Committed/Contractual Sub Total</b>	<b>520,000</b>	<b>520,000</b>	<b>510,000</b>	
<b>Donations to Organisations</b>					
9196	Donations to Organisations	77,500	77,500	0	Remainder of Donations funding
9196	Citizens Advice Bureau of WA	5,000	5,000	5,000	Request for \$10,000 Donation to assist with operating costs for information, referral and low-cost legal advice service
9196	St Vincent de Paul Society Yangebup Conference	5,000	5,000	5,000	Request for \$5,000 Donation towards their ongoing costs and assisting people in need
9196	Cockburn Volunteer Sea Search & Rescue	8,500	8,500	8,500	Request for \$9,000 Donation towards operating costs to provide a 24 /7 radio coverage and sea search and rescue service
9196	Assisting Your Life to Achieve (AYLA)	5,000	5,000	5,000	Request for \$10,000 Donation to provide emergency relief services and community support pathways
9196	Constable Care Child Safety Foundation	12,000	12,000	12,000	Request for \$12,000 Donation towards operating costs to deliver personal safety and crime prevention programs through theatre-in-education to children in Cockburn
9196	Cockburn Community and Cultural Council	9,000	9,000	9,000	Request for \$9,000 Donation towards their general operating costs
9196	Returned and Services League - City of Cockburn	10,000	10,000	10,000	Request for \$10,000 Donation towards their activities, operating costs and commemorative services
9196	Meerilinga Young Children's Services	10,000	10,000	10,000	Request for \$10,000 Donation towards operations to assist accessibility, support and engagement of community in programs and services
9196	Cockburn Toy Library	6,000	6,000	6,000	Request for \$6,000 Donation towards their rental expenses
9196	Yangebup Family Centre	12,000	12,000	12,000	Request for \$12,000 Donation towards operating three creche sessions a week to support crafternoons, PlayClub and community parenting workshops
9196	Cockburn Central YouthCARE Council	20,000	20,000	20,000	Request for \$26,600 Donation towards chaplaincy service at Lakeland Senior High School and Atwell College
9196	The Bump WA	20,000	20,000	20,000	Request for \$20,000 Donation to assist with costs to deliver the 'Bump to Bubs' for prenatal parents and the 'Beyond Bumps' program for postnatal parents
New	Hamilton Hill YouthCARE Council (Chaplaincy)			9,000	Request for \$9,000 Donation to assist with the costs of a full-time chaplain at Hamilton Hill Senior High School
New	South West Metropolitan Partnership Forum			0	Request for \$20,000 Donations towards operating costs for collaboration and coordination of services to address complex social issues
New	Second Harvest			18,000	Request for \$25,000 Donation towards operating costs and providing emergency relief food hampers and community food centre in Cockburn
New	Port Community High School (Chaplaincy)			15,000	Request for \$20,000 Donation to assist with the costs of a full-time chaplain at the school
New	Business Foundations			10,000	Request for \$10,000 Donation towards operating costs to provide assistance to businesses in Cockburn
New	Friends of the Community			2,000	Request for \$2,000 Donation to assist with operating costs
New	South Lake Ottey Family and Neighbourhood Centre			10,000	Request for \$10,000 Donation towards operating costs for the centre
New	Black Swan Health Limited			15,000	Request for \$15,000 Donation towards operating costs of the Freo Street Doctor service in Cockburn
	<b>Donations to Organisations Sub Total</b>	<b>200,000</b>	<b>200,000</b>	<b>201,500</b>	
<b>Sponsorships</b>					
9197	Sponsorships	41,500	42,290	0	Remainder of Sponsorship funding
9197	Individual Sponsorships	5,000	4,210	5,000	Formal Sponsorship program for individuals as per DA ACS2
9197	Melville Cockburn Chamber of Commerce	20,000	20,000	20,000	Sponsorship for 2015-16, paid out of the 2016-17 budget
9197	Amalfi Publishing	7,000	7,000	7,000	Request for \$7,000 Sponsorship as to First Horse Re-enactment Race Proposal on 2 October 2016 at CY O'Connor Beach
9197	Cockburn Masters Swimming Club	12,000	12,000	12,000	Request for \$12,500 Sponsorship for 21st Jetty to Jetty Swim at Coogee Beach on 12 March 2017
9197	Southern Lions Rugby Union Football Club	10,000	10,000	10,000	Request for \$15,000 Sponsorship for the 2017 City of Cockburn 7's Rugby Invitation Tournament at Success Regional Sporting Facility on 11 February 2017
9197	Cockburn Ice Arena	4,500	4,500	4,500	Request for \$7,466 Sponsorship to purchase a custom-built on-ice skate chair (\$4,500), a hoist and two slings (\$2,966)
New	Harry Perkins Institute of Medical Research/MACA Ride			5,000	Request for \$20,000 Sponsorship of the MACA Ride to Conquer Cancer two-day cycling fundraising event in 2017
New	Melville Cockburn Chamber of Commerce (MCCC)			20,000	Request for \$20,000 Partnership Sponsorship for 2017-18
New	Western Australia Figure Skating Club			4,800	Request for \$4,800 Sponsorship of four day development camp and Winter Spectacular showcase performance in June 2017
New	Cancer Council/Relay for Life South Metro			5,000	Request for \$1,500 Financial Sponsorship and \$3,500 In-kind Sponsorship (venue hire of Success Regional Sporting Facility) for Relay for Life South Metro in 2017
	<b>Sponsorships Sub Total</b>	<b>100,000</b>	<b>100,000</b>	<b>93,300</b>	

Activity OP 315 Natural Acc 6810	Description	Allocated 2016/2017	Actual as at April 2017	Proposed Adjustments 2016/2017	Comments
	<b>Grants</b>				
8040	Landowner Biodiversity Conservation Program	35,000	33,861	35,000	Financial and natural resource management training support program for Cockburn landowners to conserve the natural bushland and wetland areas on their property
9004	Emergency Disaster Fund	30,000	5,000	30,000	For one-off emergency and disaster situations as to DA ACS13 (revised as per Council Decision 10 February 2011)
9015	Youth Academic Grants	500	0	500	Assists young people to attend academic programs as per DA ACS11
9031	Junior Sports Travel Assistance Program	50,000	44,400	50,000	Assists young people in Cockburn representing WA or Australia in interstate or international team or individual sports by providing assistance for travel to competitions
9240	Sustainability Grants Program	40,000	0	40,000	Grants program established in accordance with Council Decision on 13 May 2010
9241	Len Packham Hall Subsidy (Burdia)	1,000	102	1,000	Subsidy program that will allow indigenous and multicultural Cockburn families to access funds to assist with hall hire costs for hosting funerals, memorials and cultural events
9312	Community Grants Program	100,000	18,111	100,000	Formal grant process for local organisations as per DA ACS2
9314	Provide Bins Sporting Events	1,000	0	1,000	Provide bins to schools for sports carnivals
9327	Community Associations Hall Hire Subsidy	3,000	2,010	3,000	Assists community groups to conduct monthly meetings and events
9329	<b>Cultural Grants Program</b>	<b>20,000</b>	<b>12,742</b>	<b>30,000</b>	<b>Provide small grants to cultural and artistic groups</b>
9331	Bus Hire Subsidy	1,500	378	1,500	Provides a small allocation towards the bus hire for community organisations
9335	Grants General Welfare	6,000	1,322	6,000	Miscellaneous requests for small donations as per DA LGACS2
9341	Community Group Newsletter Subsidy	8,000	1,154	8,000	Assists community groups to disseminate information
9373	Small Events Sponsorship Program	15,000	0	15,000	Small Events Sponsorship Program for events for community organisations
9396	U Fund	1,000	150	1,000	Small grants for youth for cultural/arts initiatives and events
9399	Youth Arts Scholarships	5,000	1,900	5,000	Assist young people to travel in order to participate in performing/arts events and also for further study
9475	Alcoa Cockburn Community Projects Fund	10,000	2,640	10,000	A partnership fund with Alcoa delivering community-driven projects (allocation doesn't include Alcoa funds, only CoC funds)
9490	<b>Environmental Education Initiatives Program</b>	<b>20,000</b>	<b>1,000</b>	<b>20,000</b>	<b>Support for Environmental Services to assist schools to facilitate environmental education</b>
9517	Cockburn Community Group Volunteer Insurance	10,000	9,334	10,000	Cockburn Community Group Insurance Program
9535	Council Match Staff Donation	4,000	692	4,000	Council to match staff fundraising effort
9596	SLLC Subsidy for Emergency Services Volunteers	500	0	500	South Lake Leisure Centre gym subsidy for Jandakot BFB, South Coogee BFB and SES volunteers
9649	Safety House/Walk to School Program	1,000	0	1,000	Support to schools for safety programs for children getting to school and to attend Safety House shows in Safety House month
9673	Sport and Recreation Club Grants	40,000	16,097	40,000	Grants matched by local sporting clubs for minor capital works on Council owned facilities and sporting equipment
9674	<b>Grants to Schools</b>	<b>6,000</b>	<b>6,855</b>	<b>8,000</b>	<b>For small donations to schools for minor items as per DA ACS7</b>
9688	Security Subsidy for Seniors	30,000	18,991	30,000	Subsidy program for security devices for seniors
9495	Donation and Grants General Account	41,500	0	44,700	Remainder of grant allocations
	<b>Grants Programs Sub Total</b>	<b>480,000</b>	<b>176,739</b>	<b>495,200</b>	
	<b>Totals</b>	<b>1,300,000</b>	<b>996,739</b>	<b>1,300,000</b>	
	<b>Budget</b>	<b>1,300,000</b>		<b>1,300,000</b>	
	<b>Balance</b>	<b>0</b>		<b>0</b>	

**From:** [Mayor - Logan K Howlett](#)  
**To:** [Don Green](#)  
**Subject:** FW: Roe 8 Rehabilitation Works  
**Date:** Tuesday, 18 April 2017 4:15:25 PM  
**Attachments:** [image8994b9.PNG](#)  
[image292582.PNG](#)  
[image2dd19d.PNG](#)  
[image9b999e.PNG](#)  
[imageedcc59.PNG](#)  
[imaged5d53e.PNG](#)

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Hello Don  
As discussed.  
Kind regards  
Logan

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	<p><b>Logan K Howlett, JP</b> Mayor 9 Coleville Crescent, Spearwood WA 6163 PO Box 1215, Bibra Lake DC WA 6965 P 08 9411 3420 (direct) M 0407 337 650 <a href="mailto:Lkhowlett@cockburn.wa.gov.au">Lkhowlett@cockburn.wa.gov.au</a> <a href="http://cockburn.wa.gov.au">cockburn.wa.gov.au</a></p>	
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**From:** Mayor - Logan K Howlett  
**Sent:** Tuesday, 18 April 2017 2:25 PM  
**To:** 'bicton@mp.wa.gov.au'  
**Subject:** RE: Roe 8 Rehabilitation Works

Good Afternoon Kerry

Confirming my acceptance to join the Working Group and noting that I will be in attendance at the first meeting on 20 April 2017.

Kind regards  
Logan

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**From:** Bicton [<mailto:Bicton@mp.wa.gov.au>]  
**Sent:** Thursday, 13 April 2017 1:10 PM  
**To:** Mayor - Logan K Howlett  
**Subject:** Roe 8 Rehabilitation Works  
**Re: Roe 8 Rehabilitation Works**

Following the decision of the Labor Government to not proceed with the construction of Roe 8, the project site will be rehabilitated through a package of works that will aim to restore the natural and built environment. To guide the rehabilitation programme, the Government intends to form a Working Group to provide key stakeholders with the opportunity to work collaboratively with Main Roads and help to inform the decisions of the State Government. It is intended that the Working Group will provide a conduit for two-way communication and stakeholder input. The remit of the Working Group will be bounded by the footprint of Roe 8 (between the Kwinana Freeway and Stock Road) and initially focus on:

1. identifying priority tasks to be undertaken pre-Winter 2017;
2. reviewing the draft Revegetation Strategy;
3. planning for a community based planting event for 2017; and
4. planning for the revegetation programme for 2018 onwards.

The Working Group may, in the future, evolve in its membership and focus to address broader

issues such as the Cockburn Community Wildlife Corridor Association (CCWC) visionary plan, partnership legacy projects and/or future land use. However, this should be considered as an ultimate aspiration and not the immediate priority of the present Working Group.

As a key stakeholder who has shown an active interest in the Roe 8 Project, you are invited to join the Working Group.

Given the priority of the task to be undertaken, it is anticipated that the Working Group will initially convene at fortnightly intervals, extending to monthly meetings once the strategy is agreed and activity commences on-site. The first meeting is proposed for **Thursday, 20 April 2017** at the Bicton Electorate Office, Suite 12/135 Riseley Street Booragoon commencing at 10am. Draft terms of reference for the Working Group are below for your consideration and will be tabled at the inaugural meeting for members' endorsement.

We ask you to register your willingness to participate in the Working Group and confirm your availability to attend the first meeting by contacting Kerry Banting on email at [bicton@mp.wa.gov.au](mailto:bicton@mp.wa.gov.au) or by telephone on 9316 0666. We look forward to working with you to progress this important initiative, which will deliver positive social and environmental outcomes for the local community.

Yours sincerely

Lisa O'Malley, MLA

Chairperson Roe 8 Working Group

Member for Bicton

#### **TERMS OF REFERENCE (DRAFT)**

##### **objectives and charter**

A Working Group will be formed to involve key stakeholders in the rehabilitation of the Roe 8 project site between the Kwinana Freeway and Stock Road.

##### **role of the WORKING group**

The Working Group will:

- provide a conduit for two-way communication and stakeholder input
- collaboratively review the draft Roe 8 Revegetation Strategy
- communicate matters to, and from, their respective groups / organisations
- provide on-site observation of the annual compliance audits
- review of the annual compliance report prior to submission to regulators
- agree on community based events in line with the Revegetation Strategy.

The Working Group will be a recommending body whose outcomes will be recorded to help inform decisions made by Main Roads and the State Government as the present owners of the reserve on which the activities will be carried out.

It is anticipated that the focus of the Working Group will initially be:

- identifying priority tasks to be undertaken pre-Winter 2017
- reviewing the draft Revegetation Strategy
- planning for a community based event(s) for 2017
- planning for the revegetation programme for 2018 onwards.

The remit of the Working Group will be bounded by the footprint of the Roe 8 project scope between the Kwinana Freeway and Stock Road, acknowledging that there are some zones within this area that will be excluded from public involvement due to occupational health and safety risks.

Discussions regarding the ultimate use and classification of the road reservation will be excluded from the role of the Working Group as this falls outside of the current remit and requires consideration by the State Government.

##### **working group Composition**

The Working Group will be chaired by Ms Lisa O'Malley, Member for Bicton.

Participants in the Working Group may include:

- relevant Government departments / authorities (as owners / managers of the reserve)
- regulators
- community based stakeholder groups
- traditional owners
- the Alliance (as the contractors responsible to undertake the works)
- Members of Parliament.

The membership of the Working Group may evolve over time to include other organisations / entities as required in order to fulfil the objectives of the charter. Members may be added through consensus of the Working Group with endorsement recorded in the meeting minutes. At the request and consensus of the Working Group technical officers / experts may be invited to attend the meetings to provide advice or opinion to aid discussion.

#### **tenure and meeting arrangements**

Meetings of the Working Group are proposed to commence in April 2017 with the scheduling of future meetings to be agreed as part of the first agenda. As a guide it is anticipated, given the priority of the task to be undertaken, that meetings will initially be held at a fortnightly interval, extending to monthly once the strategy is agreed and activity on-site commences.

Working Group members representing stakeholder groups that hold structured meetings are asked to fulfil a liaison, reporting and communication role with the groups they represent.

Working Group members unable to attend a meeting will be provided with a meeting summary.

Proxies will be accepted for community group representatives. The Working Group secretary is to be advised of the nominated proxy prior to the meeting. Members views represent their personal position /commitment only and are not representative of the Working Group or binding on the Alliance or the State Government. Members may transmit information that has been publicly released by Main Roads and/or the Alliance, but are not authorised to comment publicly on behalf of the Working Group without prior consent.

The Alliance will provide appropriate and reasonable support with resources and information as required to administer the Working Group.

#### **AGENDA AND MINUTES**

The agenda and meeting documents will be circulated electronically five working days prior to the meeting, wherever possible.

Minutes will be taken and circulated to all members within five working days of the meeting.





City of Cockburn  
**CORPORATE BUSINESS PLAN**  
**2016/17 – 2019/20**



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## EXECUTIVE SUMMARY

The Corporate Business Plan 2016/17 – 2019/20 maps the City's key priorities, projects, services and actions over the next four years. It provides the detail for the first years of the Strategic Community Plan 2016 – 2026 as well as detailing business as usual service delivery. It is developed on a four yearly cycle and reviewed annually to prioritise or re-prioritise projects and services. It links annual operations to the Strategic Community Plan and informs the annual budget process.

This plan identifies several significant emerging issues around State Government Planning policy including planning control and the balancing of urban infill with the expansion of the urban zone. Ensuring urban infill is supported by high quality public spaces, civic spaces and street environments is a theme throughout the updated Strategic Community Plan. Capacity issues are emerging mainly through our ability to fund infrastructure and deliver services with changes to funding. Waste management was identified in our last Corporate Business Plan and continues to be a challenge for both municipal and commercial waste. Technology, particularly the current NBN rollout has emerged as an issue in our community.

Most importantly, this plan outlines our key priorities and what we need to achieve in each of five themes:

<b>City Growth</b>	planning for the population growth of our City and maintaining our strong financial position
<b>Moving Around</b>	facilitating safe, efficient, connected and sustainable movement around the City
<b>Community, Lifestyle &amp; Security</b>	providing safe, attractive, healthy programs and infrastructure for a diverse range of activity and people
<b>Economic, Social &amp; Environmental Responsibility</b>	enabling a sustainable future economically, socially and environmentally including business activity, job opportunities and sustainable use of resources
<b>Leading &amp; Listening</b>	continuing to be accountable to our community and engaging through multiple effective communication channels

The plan concludes with lists of the relevant documents and factors taken into account in drafting the plan. It also describes the reporting mechanisms for this plan.

## INTRODUCTION



The purpose of the Corporate Business Plan 2016/17 – 2019/20 is to map out the City's key priorities, projects and actions over the next four years. It provides the detail for the first years of the Strategic Community Plan 2016 – 2026. A major review of the Corporate Business Plan is held each four years and follows the revision of the Strategic Community Plan once the community consultation stage is completed. Progress on the Corporate Business Plan is reported in the Annual Report with regular updates to the community via our website, Cockburn Soundings and social media.

In this plan, we see two significant areas of business change for the City. Firstly, the City assumes responsibility for management of the Port Coogee Marina on 24 July 2016. This includes the mooring pens, jetties, boardwalks, fuel facilities, marina services building, breakwaters, sea walls and the general waterway. Marina management is a completely new business for the City but is supported with a comprehensive business plan and new revenue streams which will support the ongoing development of this important community facility.

Secondly, early 2017 the City will see the opening of Cockburn ARC, its regional leisure facility. Whilst the City has operated the South Lake Leisure Centre for many years, the new centre will be much larger offering an eight

lane 25 metre indoor heated pool, a 52 metre outdoor heated pool, specialties pools - hot water, learn to swim and interactive water facilities including three world class water slides, hot and cold spas, sauna and steam room. Multiple change facilities will cater to families; schools/groups and people with a disability. We've planned a six court multi-sport indoor sports stadium, fully equipped gym and separate studios for fitness, mind and body; and cycling. There will be a retail outlet, child care, dedicated birthday party room, indoor play centre, meeting / function rooms and a café.

As the City grows, road infrastructure continues to be a major cost. The current Asset Management Plan for Road Infrastructure has calculations for road maintenance based on a conservative road life. The road maintenance modelling is currently under review and a condition audit of the City's roads is also to be conducted during the life of this plan.

I hope you find this plan informative as we look forward to working with the community over the next four years and beyond.

A handwritten signature in black ink, appearing to read 'Stephen Cain'. The signature is stylized and written in a cursive-like font.

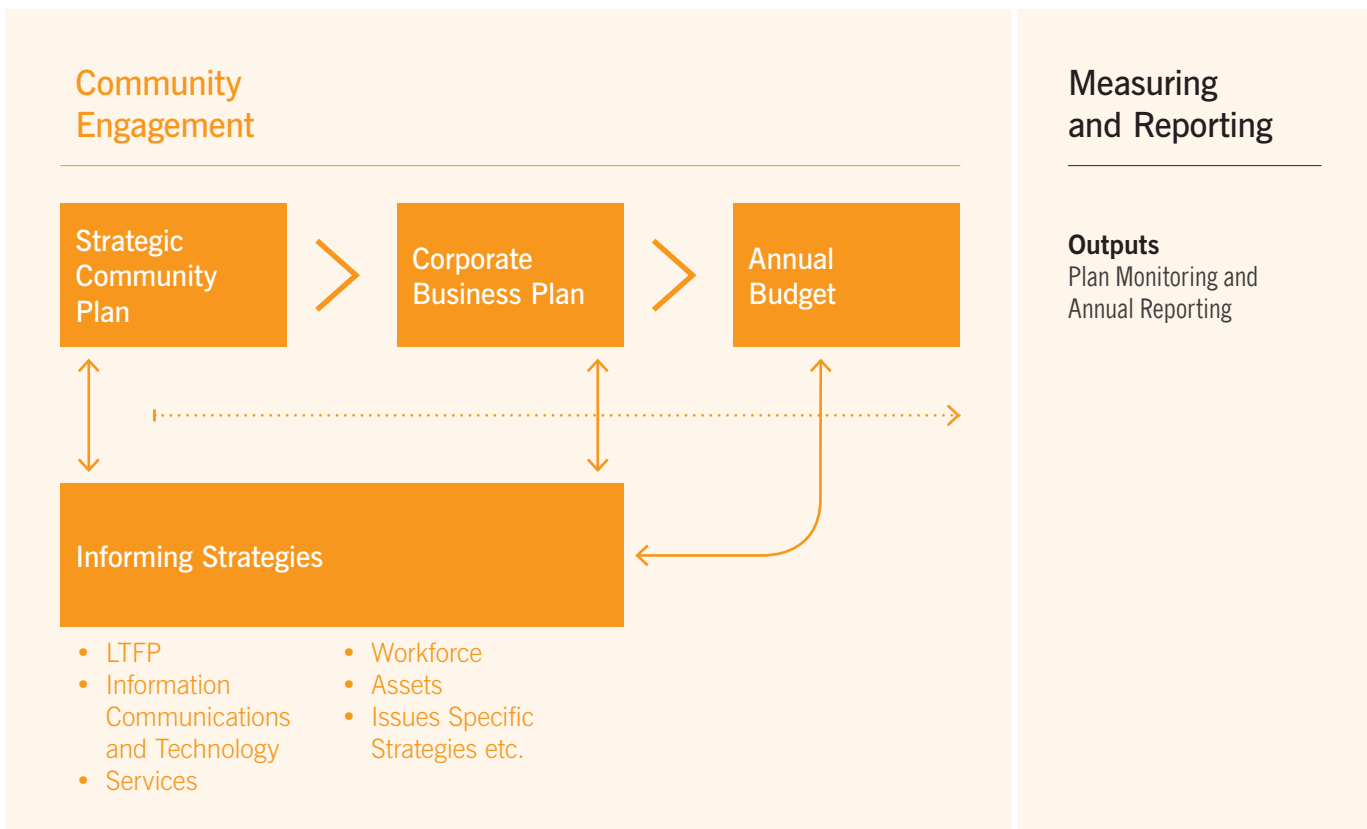
Stephen Cain  
Chief Executive Officer



# PLANNING FRAMEWORK

The City uses an Integrated Planning Framework developed by the Department of Local Government. The following diagram illustrates the model.

## Elements of Integrated Planning and Reporting Framework



A **Long Term Financial Plan** is a ten year plan developed alongside the Strategic Community Plan that identifies the resources required to deliver long term objectives. It includes long term financial projections based on our Asset Management Plans; Workforce Plan; Major Project Plans; our Revenue Strategy; and specific, subsidiary strategies.

The **Corporate Business Plan** is developed on a four yearly cycle and reviewed annually to prioritise or re-prioritise projects and services. It links annual operations to the Strategic Community Plan and informs the annual budget process. The annual budget details the revenue and expenditure estimates for activity scheduled for the relevant financial year. The annual perspective is summarised in an Annual Business Plan which provides a broad operational plan on which the City’s Business Units base their detailed operational plans.

## Informing Strategies linked to the five themes of the Strategic Community Plan



# EMERGING ISSUES

## State Government – Planning

The State Government’s planning document “Directions 2031 and Beyond” continues to act as a guiding framework for local government to plan for a more consolidated Perth metropolitan area. Its aim is to drive the use of land and infrastructure in an efficient way by balancing expansion of the urban zone with urban infill projects to accommodate a city of 3.5 million by 2056. Land supply is controlled by state government and this document introduces activity centres, transit oriented development and key targets for the number of dwellings to be provided. The implementation of this document and its associated legislation and strategies can be a challenge for the City as significant control over planning has been removed from local government over the past few years and existing residents do not always embrace the urban expansion management objectives of Directions 2031, particularly in regard to urban infill.

Issues for the City are the protection of greenspace; need for an urban density strategy that balances liveability; importance of transport corridors for freight and industry; improved public transport and changing urban form – more density.

## Capacity – Infrastructure Funding and Delivery of Services

The City must balance the growing demand for an increased range of services with the requirement to maintain its long term financial sustainability. This includes maintaining cash reserves for significant infrastructure projects so that loan borrowing is minimised. To maintain current service levels and increase the scope of services to the community, the City must optimise its funding sources including rates, fees and charges levied for specific services;

funding grants from State and Federal sources; and interest on investments. Over the last two years, the City, like other local governments, has lost some control over its income as the Federal and State Government have frozen some grants (such as the Financial Assistance Grants) and redirected 50% of all building permit application fees away from the City, remitted to the Building Commission. Rate Capping is being considered by both major political parties which would reduce the capacity of the City to deliver capital projects and municipal services.

With the shifting of costs from state to local government, loss of control over income and rising community expectations, capacity to deliver will continue to be a challenge that all local governments face.

The City needs to look for greater income for self-sufficiency; financial partnership opportunities to develop projects; benchmarking of services for performance and cost; and use of technology to provide value for money.

## Waste Management

### Municipal Waste

Whilst the City operates the Henderson Resource Recovery Park and is a member of the South Metropolitan Regional Council (SMRC) which operates the Regional Resource Recovery Facility; longer term options for waste management need to be sought and assessed. Depending on the technology used, options to produce energy from waste require an input stream which might come from a City owned Materials Recovery Facility (MRF). Steel, organics, timber, paper, plastic and inert materials such as bricks, sand and rubble, could be extracted to provide saleable raw materials for other processes. Other energy technology solutions require a non-sorted waste stream for thermal energy recovery.





### Commercial Waste

On current tonnage rates the City's landfill site (within the overall recovery park) has an operating life to 2038. This would be extended if less volume goes into the landfill which happens if resources can be recovered and sold. This site also offers a service to other local governments, private and public organisations and individuals, thus providing a significant revenue stream to fund municipal activity. This makes the Henderson facility important from both a waste management and income management perspective.

Waste recovery technologies are capital intensive and require partners to minimise risk. Processing costs are reduced through source separation so more emphasis is required on this.

### Technology

The rate of innovation and cost of new technology is a challenge for local governments. Sometimes it is the means to providing current or increased levels of service but often brings with it a significant increase in the resources required, including hardware and workforce numbers with high skill requirements. The demand for public WiFi is an example of the

growing aspiration for access to technology. The lack of access to broadband in some areas of the City causes significant issues for some parts of our community and will require significant advocacy in regard to the NBN rollout.

The main issue for the City is improved advocacy to overcome areas with technology shortfalls. More innovation from the ERP (Enterprise Resource Planning) provider is also required to hasten technology improvement.

### Changing Climate

A drying climate; increasing temperatures; and projected sea level rise present challenges in managing bushland and coastal reserves. Water restrictions, bushfires and coastal erosion and inundation arising from sea level rise and storms, will inevitably lead to a loss of reserve land, ecosystem diversity and infrastructure. The City also has a role in mitigation by reducing its reliance on fossil fuels to play its part in global emission reduction.

The City needs to maintain its action toward sustainability and plan to reduce the impact of a changing climate.

## KEY PRIORITIES – ACHIEVING SUCCESS IN OUR FIVE THEMES

The outcomes of the community engagement that have informed the Strategic Community Plan 2016 – 2026 and thus this plan, clearly show that we need to prioritise our efforts in the following areas:

### Moving Around the City

We will work on managing traffic congestion and supporting alternative means of transport. A more robust transport network could include the development of cycle ways, better promotion of alternative transport paths and lobbying for improved public transport.

### Environmental Responsibility

The community has clearly stated that they want more tree coverage in the City. This includes our streetscape, public open space and private property. There is also much support for preserving as much of our natural environment as possible and carefully managing our beautiful natural assets such as the coastal area, banksia woodlands and the wetlands.

### Security

We will maintain our work on providing a safe and secure environment. Specifically this may include focussing on the safety of built infrastructure and maintaining a security patrol service, while ensuring effective coordination with the State Government services that are responsible for law and order.

### Business as Usual

Much of the activity stemming from the Strategic Community Plan is business as usual. The City's normal business operations are conducted through an organisational structure of Service Units, Business Units and Divisions. Key services and activities are included and listed in the tables following. The information includes the Business or Service

Unit which has lead responsibility for an activity or function. However, sometimes the activities are delivered across multiple teams. If such activities require an increase in staffing resources, such as volume driven services (bin pick ups), this is noted in the Staffing Forecast section of the Workforce Plan. Funds for the delivery of services and for any new minor projects are detailed during annual budget preparation. Major projects and overall costs are included in the Long Term Financial Plan.

### Key Projects

In contrast to normal functional operations, key projects are often delivered by cross functional project teams so individual Business and Service Units are not specified in the Key Projects tables. The lead Business or Service unit will be the one that lists the project in our Annual Business Plans and has responsibility for requesting the resources required. Indicative estimates are included in this document whilst more accurate estimates are provided in each annual budget.

There are also tables to summarise the main new projects we are planning to achieve. Sometimes this is to take on a new function such as marina management in FY 16/17 and others are significant projects where we plan to improve our service.

Two maps which are updated annually are included to graphically present the planned:

1. Community & Civic Infrastructure 2016 – 2026
2. Regional & Major Roadworks 2016 – 2030

Figures and dates in these maps are estimates for planned work.



## KEY OBJECTIVE 1: CITY GROWTH

Plan for population growth of our City and maintaining our strong financial position.

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1.1	Ensure planning facilitates a desirable living environment and meets growth targets
1.2	Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types
1.3	Ensure growing high density living is balanced with the provision of open space and social spaces
1.4	Ensure a variation in housing density and housing type is available to residents
1.5	Maintain service levels across all programs and areas

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## KEY OBJECTIVE 1: CITY GROWTH

### Key Business as Usual Services and Activities

Business or Service Unit	Services and Activities delivered on an ongoing basis	Related Objectives
Strategic Planning	Prepare structure plans, amendments to the Local Planning Scheme, formulate strategies and adopt policies which provide guidance and direction for the growth of the City	1.1 1.2 1.3 1.4 1.5
Building Services	Ensure that buildings and structures within the City provide acceptable levels of public safety and comply with all relevant building legislation, codes, standards and regulations	1.1 1.5
Statutory Planning	Regulate development and subdivision within the City to ensure the protection of appropriate levels of amenity and to protect the public interest	1.1 1.2 1.3 1.4 1.5
Parks Development	Cash In-Lieu Strategy – provides a co-ordinated approach to the expenditure of funds for public open space (Planning and Development Act 2005)	1.3
Infrastructure Services	In liaison with Community, Recreation and Community Services, plan and deliver new and refurbished buildings and facilities	1.5
Engineering Services	Ensure the drainage structure throughout the City caters for new development and revitalisation	1.2 1.3 1.5

### Key Projects and Resource estimates

Project/Activity	2016/17	2017/18	2018/19	2019/20	Related Objectives
Revitalisation Strategies: Phoenix Central Hamilton Hill Coolbellup The Lakes	\$8.2 mill	\$4 mill	\$4 mill	\$4 mill	1.2 1.3 1.4 4.4
Drainage and Sumps Work	\$1.18 mill	\$1.3 mill	\$1.34 mill	\$1.38 mill	1.1

### Key New Services and Proposed Activities

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Strategic Planning	Finalise a model to report on achievements within each Revitalisation Strategy and ensure clear transition to the operational Business Units of the City to achieve implementation	✓	✓	✓	✓	1.2
Strategic Planning	Finalise the Lakes Revitalisation Strategy and ensure clear transition to the operational Business Units of the City to achieve implementation	✓				1.2

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Strategic Planning	Review and update the Land Management Strategy inclusive of the Naval Base Reserve Management Plan 2014	✓				1.1 1.3 1.4
Strategic Planning	Review and update the Local Commercial and Activity Centres Strategy 2011		✓			1.1 1.3
Strategic Planning	Review and update the Housing Affordability and Diversity Strategy 2013			✓		1.1 1.2 1.3 1.4
Strategic Planning	Prepare the new Local Planning Strategy and Scheme for the District	✓	✓	✓	✓	1.1 1.3 1.3
Strategic Planning	Finalise the Yangebup Revitalisation Strategy and ensure clear transition to the operational Business Units of the City to achieve implementation			✓		1.2
Strategic Planning	Finalise and implement the Phoenix Activity Centre Plan in conjunction with relevant Business Units	✓	✓	✓	✓	1.1 4.1 4.2
Strategic Planning	Implement the Cockburn Central Activity Centre Plan in conjunction with relevant Business Units	✓	✓	✓	✓	1.1 4.1 4.2
Statutory Planning and Building Services	Upgrade or replace the Planning and Building online application lodgement, tracking and approval delivery system to provide an efficient, integrated, paperless solution	✓	✓			1.1 1.5
Parks Management	Review and implement a Cash in Lieu Plan 2017-2019 for Public Open Space	✓	✓	✓	✓	1.2 1.3 3.2 3.3 3.4 4.3 4.5
Infrastructure Services	Review and update the Asset Management Strategy 2008 in conjunction with Finance to ensure asset management principles are agreed across the organisation	✓				1.1
Engineering Services	Review and update the Drainage Management and Maintenance Strategy 2008 - 2013 in conjunction with Finance to ensure drainage management principles are agreed across the organisation		✓			1.1 1.2 1.3

## KEY OBJECTIVE 2: MOVING AROUND

Facilitate safe, efficient, connected and sustainable movement around the City

2.1	Reduce traffic congestion, particularly around Cockburn Central and other activity centres
2.2	Identify gaps and take action toward extending the coverage of the cycle way, footpath and trails network
2.3	Improve connectivity of transport infrastructure
2.4	Continue advocacy for a better solution to regional freight movement
2.5	Improve parking facilities, especially close to public transport links and the Cockburn town centre
2.6	Advocate for improvements to public transport, especially bus transport





## KEY OBJECTIVE 2: MOVING AROUND

### Key Business as Usual Services and Activities

Business or Service Unit	Services and Activities delivered on an ongoing basis	Related Objectives
Road Design	Design roads, drains, paths, cycle ways and associated infrastructure	2.1 2.3
Road Construction	Construct and maintain roads, drains, paths, cycle ways and associated infrastructure	2.1 2.3
Road Planning and Development	Ensure development occurs in accordance with relevant Australian Standards and Council conditions and specifications	2.1 2.3
Transport and Traffic Services	Ensure planning and development of the transport network within the City meets community and industry needs while minimising environmental impact.	2.1 2.2 2.3 2.4 2.5 2.6

### Key Projects and Resource estimates

Project/Activity	2016/17	2017/18	2018/19	2019/20	Related Objectives
Road Projects 2017 – 2026 (includes new, resurfacing and traffic management) *will be advised once road maintenance modelling revised and Asset Management Plan updated)	\$10.8 mill	*	*	*	2.1 2.3
New and refurbished Footpaths	\$1 mill	\$0.72 mill	\$0.74 mill	\$0.75 mill	2.1 2.2 2.3
Bicycle Network 2017 – 2026 \$7.66 mill	\$0.19 mill	\$0.75 mill	\$0.75 mill	\$0.75 mill	2.1 2.2 2.3

## Key New Services and Proposed Activities

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Executive	Advocate for a better solution to regional freight movement	✓	✓	✓	✓	2.4
Executive	Advocate for improvements to public transport	✓	✓	✓	✓	2.5 2.6
Engineering Services	Review and update the Integrated Transport Plan, incorporating the Road Safety Strategy and Travel Smart Plan			✓		2.1 2.2 2.3 2.4 2.5 2.6
Engineering Services	In conjunction with Environmental Management, review and integrate the Footpath Plan and Trails Master Plan	✓				2.1 2.2 2.3 3.3
Engineering Services	Review current parking approaches and create the City wide Parking Strategy.	✓	✓			2.1 2.2 2.3 2.4 2.5 2.6
Engineering Services	Review and update the City's District Traffic Study 2013		✓			2.1 2.2 2.3 2.4 2.5 2.6

## KEY OBJECTIVE 3: COMMUNITY, LIFESTYLE AND SECURITY

Provide safe, attractive, healthy programs and infrastructure for a diverse range of activity and people

3.1	Provide residents with a range of high quality, accessible programs and services
3.2	Provide for community facilities and infrastructure in a planned and sustainable manner
3.3	Provide safe places and activities for residents and visitors to relax and socialise
3.4	Create and maintain recreational, social and sports facilities and regional open space
3.5	Advocate for improvements to information technology infrastructure such as the NBN rollout
3.6	Foster a greater sense of community identity by developing Cockburn Central as our regional centre whilst ensuring that there are sufficient local facilities across our community
3.7	Apply for areas to be included in funding to replace aging infrastructure under the State Underground Power Program - Major Residential Projects



## KEY OBJECTIVE 3: COMMUNITY, LIFESTYLE AND SECURITY

### Key Business as Usual Services and Activities

Business or Service Unit	Services and Activities delivered on an ongoing basis	Related Objectives
Health Promotion	Provide services and programs to encourage people to adopt healthy lifestyles	3.1
Engineering Services	Manage and maintain all the City's road network, footpaths and relevant work in new residential and industrial development	3.2
Infrastructure Services	In liaison with Community, Recreation and Community Services, plan and deliver new and refurbished buildings and facilities.	3.2
Assets Services	Management of City assets through Asset Management Plans including condition assessment and review of service levels for Road Infrastructure; Drainage; Buildings; Fleet and Plant; Parks and Environment; and Footpaths	3.2 3.3 3.4
Facilities and Plant	Manage and maintain all Council owned buildings and structures, fleet and plant	3.2 3.3 3.4
Events, Arts, Culture and Heritage Services	Provide community events and work to preserve and promote the City's heritage particularly the Azelia Ley Museum and the history of the district	3.1 3.2 3.3 3.4 4.7
Library Services	Provide a Public Library and Information Service across three sites – Spearwood, Success and Coolbellup as well as mobile services for housebound customers	3.1 3.2 3.3
Ranger Services	Work to increase understanding and compliance to relevant state and local government local laws to improve safety and amenity to the City's residents, businesses and visitors. A range of education; prevention and mitigation; and enforcement strategies are used	3.3
Community Safety & Security Service	Continue to provide and review best practice mobile security patrolling methods and CCTV cameras and network, to further improve security and response to the City's residents, businesses and visitors	3.3
Community Safety Service - Emergency Services	Provide support and response to emergencies as requested by the relevant authority and work closely with all key stakeholders in ensuring that Emergency Awareness, Preparedness and education is being provided to the City's residents, businesses and visitors	3.3
Recreation Services	Provide a range of sport, recreation and leisure opportunities. They offer a bookings service and work on facility development	3.2
Club Development	Support to clubs through hosting events and creating new initiatives	3.1
Leisure Centre – South Lake Leisure Centre	Offer a variety of leisure services including indoor and outdoor pools, a gym, other fitness facilities and a crèche. It will close around the same time the new leisure centre is opened.	3.1 3.2 3.3
Leisure Centre – Cockburn ARC	The planned opening of the new leisure centre is early 2017. This will be a much larger centre offering a greater range of leisure services including indoor and outdoor pools, water slides, a gym, other fitness facilities and a crèche.	3.1 3.2 3.3

Business or Service Unit	Services and Activities delivered on an ongoing basis	Related Objectives
Community Development	Provides capacity building and community engagement to strengthen and support community groups within the City including residents associations	3.1 3.6 4.1
Volunteer Resource Centre	Provides capacity building and support to volunteer groups within the City	3.1 3.6 4.1
Childcare Services	Family Day Care and In-Home Care Services are supported by the training and development of educators in early education and quality childcare.	3.1 3.2 3.3 3.6
Family Services including Children's Development	Support services and programs aimed at providing and developing increased support, activity and wellbeing of individuals and families. Some programs are funded by external grants.	3.1 3.2 3.3 3.6
Financial Counselling	A counselling and information service. The service delivery model is currently under review by the State Government so ongoing provision of this service is not able to be confirmed beyond 30 June 2017	3.1
Children's Development	Provides information, community development, programs and events which respond to the needs of families with children up to the age of 12	3.1 3.2 3.6 4.1
Aboriginal Community Development	Provides information, events, community development, liaison, and activities which respond to the needs of Aboriginal community groups and families	3.1 3.2 3.6 4.1 4.7
Disability Access and Inclusion	Provides information, raises awareness around access and inclusion and supports projects, activities and events that enhance participation for people with a disability	3.1 3.2 3.6 4.1
Cockburn Community Care	Provides Home Services (HACC), Group Social Support, Centre Based Day-care, a Carer Support Service, Home Care Packages, Kwobarup Aboriginal Program and MyWay/NDIS disability support programs	3.1 3.2 3.3 3.6
Seniors Service	Operate the Cockburn Seniors Centre which provides facilities, meals, activities and events for those over 50 years. The interim Community Men's Shed is also supported through this Service.	3.1 3.2 3.3 3.4 3.6
Youth Services	Operate a dedicated Youth Centre, Youth activities, community development, programs, training and support for young people aged 10 to 24 years	3.1 3.2 3.3 3.4 3.6 4.1

## KEY OBJECTIVE 3: COMMUNITY, LIFESTYLE AND SECURITY



### Key Projects and Resource estimates

Key projects are detailed separately in the Community, Sport & Recreation Facilities Strategic Plan 2016 – 2019. It is currently at draft stage and does contain details of the planned facilities.

### Key Projects and Resource estimates

Project/Activity	2016/17	2017/18	2018/19	2019/20	Related Objectives
Community, Sport & Recreation Facilities Strategic Plan 2016 – 2019 - currently at draft stage – will contain details	✓	✓	✓	✓	3.2 3.3 3.4 3.6
CCTV installation at Cockburn ARC, Coogee Beach and Regional Playground and other areas to be determined	\$0.21 mill	✓	✓	✓	3.3



## Key New Services and Proposed Activities

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Executive	Advocate for improvements to communications infrastructure (NBN)	✓	✓	✓	✓	3.5
Engineering Services	Apply for areas to be included in funding for underground power	✓				3.7
Infrastructure Services	Marina Management. Management of the Port Coogee Marina will be taken on by the City from July 2016	✓	✓	✓	✓	3.2 3.3 3.4
Assets Services	Create an Asset Management Plan for Marine and coastal assets	✓				3.2 3.3
Assets Services	Create an Asset Management Plan for Cockburn ARC			✓		3.2 3.3
Recreation Services	Finalise and implement the Community, Sport and Recreation Facilities Plan	✓	✓	✓	✓	3.2 3.3 3.4 3.6
Recreation Services	Develop and implement the Coastal Activities Guide	✓	✓			3.1 3.2 3.3 3.4
Recreation Services	Complete Master planning and design process for Frankland Reserve		✓			3.2 3.3 3.4
Recreation Services	Develop Western Ward Suburbs Sports and Recreation Needs and Feasibility Study	✓				3.2 3.3 3.4
Ranger and Community Safety Services	Review and develop the City's Community Crime Prevention and CCTV Strategy Plan for 2016-2021. The plan incorporates set crime prevention and community safety strategies and initiatives including CCTV	✓				3.2 3.3
Ranger and Community Safety Services	Continue to implement CCTV infrastructure to key identified sites. Maintain and refurbish existing CCTV sites. Seek external funding where possible	✓	✓	✓	✓	3.2 3.3
Community Development	Finalise and implement the Community Development Strategic Plan	✓	✓	✓	✓	3.1 3.6 4.7

## KEY OBJECTIVE 3: COMMUNITY, LIFESTYLE AND SECURITY

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Childcare and Seniors	Finalise and implement the Age Friendly Strategic Plan 2016 – 2021	✓	✓	✓	✓	3.1 3.2 3.3 3.4 3.6
Family and Community Development	Finalise and implement the Child and Families Strategic Plan 2016 – 2021	✓	✓	✓	✓	3.1 3.2 3.3 3.4 3.6
Family and Community Development	Review and implement the Reconciliation Action Plan 2017 – 2020	✓	✓	✓	✓	3.1 3.2 3.3 3.4 3.6 4.1 4.7
Family and Community Development	Review and implement the Disability Access and Inclusion Plan 2017 – 2022		✓	✓	✓	3.1 3.2 3.3 3.4 3.6 4.1
Youth Services	Review and implement the Youth Services Strategic Plan 2017 – 2022	✓	✓	✓	✓	3.1 3.2 3.3 3.4 3.6
Events and Culture	Finalise and implement the Culture, Art, Heritage and Event Strategy 2016. Consider including a multicultural approach in a future version. Refer to the Local Government Inventory and Heritage List	✓			✓	3.1 3.2 3.3 3.4 3.6 4.7
Library Services	Review the Libraries Strategic Plan 2014 - 2019				✓	3.1 3.2 3.3 3.4 3.6
Library Services	Develop a feasibility study for a strategic partnership with the South West Metropolitan Library Group.		✓			3.2



## KEY OBJECTIVE 4: ECONOMIC, SOCIAL AND ENVIRONMENTAL RESPONSIBILITY

Enable a sustainable future economically, socially and environmentally including business activity, job opportunities and sustainable use of resources

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|-----|--|
| 4.1 | Create opportunities for community, business and industry to establish and thrive through planning, policy and community development                       |
| 4.2 | Increase local employment and career opportunities across a range of different employment areas through support for economic development                   |
| 4.3 | Sustainably manage our environment by protecting, managing and enhancing our unique natural resources and minimising risks to human health                 |
| 4.4 | Improve the appearance of streetscapes, especially with trees suitable for shade   |
| 4.5 | Improve water efficiency, energy efficiency and waste management within the City's buildings and facilities and more broadly in our community              |
| 4.6 | Further develop adaptation actions including planning; infrastructure and ecological management to reduce the adverse outcomes arising from climate change |
| 4.7 | Continue to recognise and celebrate the significance of cultural, social and built heritage including local indigenous and multicultural groups            |
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## KEY OBJECTIVE 4: ECONOMIC, SOCIAL AND ENVIRONMENTAL RESPONSIBILITY

### Key Business as Usual Services and Activities

Business or Service Unit	Services and Activities delivered on an ongoing basis	Related Objectives
Land Administration	Ensure the City's property interests and land portfolio are managed to maximise social, economic and environmental outcomes	4.1 4.2 4.3 4.6
Environmental Health	Protect the quality of the environment and improve and manage public health by implementing the City's Public Health Plan	4.3 4.6
Environmental Health	Maintain and improve wellbeing in the community by ensuring the standard of premises and activities complies with accepted public health standards and practices	4.3 4.6
Waste Disposal	Operate the Henderson Waste Recovery Park – recycling and landfill services	4.5
Waste Collection	Bin collection, verge collection and litter collection	4.5
Parks Management	Public Open Space Strategy - future provision, enhancement and management of open space	1.3 4.3 4.4 4.5 4.6
Parks Operations	Ground maintenance including landscaping and mowing for parks, ovals, playgrounds, streetscapes and verges	4.3 4.4 4.6
Parks Operations	Street Tree Management – assessment, monitoring and management of street trees	4.4 4.6
Parks Operations	Irrigation Maintenance – water management through irrigation planning and maintenance	4.3 4.5 4.6
Park Development	Landscape design, development and construction of infrastructure and equipment	4.3 4.4 4.6
Park Development	Shade Sail Strategy – implementation of shade sails and trees around playgrounds	4.3 4.6
Park Development	Bibra Lake Management Plan – construction of parks infrastructure around the Bibra Lake area	4.3 4.6
Environmental Operations	Natural Area Management - environment operations through rehabilitation, revegetation and maintenance of natural areas	4.3 4.6
Environmental Management	Community Events – delivering a program of events throughout the community including schools	4.3 4.5
Environmental Management	Sustainability – co-ordinating events and activities designed to educate and support the community toward sustainable living. This includes environmental awareness, emission reduction, using renewable energy and waste education	4.3 4.5 4.6
Environmental Management	Water Management – water management and education to reduce consumption and improve quality	4.5 4.6

## Key Projects and Resource estimates

Project/Activity	2016/17	2017/18	2018/19	2019/20	Related Objectives
Bibra Lake Management Plan 2016 – 2026	\$0.4 mill	\$1.5 mill	\$1 mill	\$1 mill	4.3
Aboriginal Cultural Centre (Part of BLMP)			\$0.15 mill	\$5 mill	4.1 4.2
Regional Adventure Playground (Part of BLMP)	\$3.6 mill				4.3
North Coogee Foreshore Management Plan	\$0.5 mill	\$0.5 mill			4.3
Coogee Beach Master Plan	\$0.5 mill	\$0.5 mill	\$0.5 mill	\$0.5 mill	4.3
Street tree Master Plan (Urban Forestry)	\$0.2 mill	\$0.2 mill	\$0.2 mill	\$0.2 mill	4.4
Wetlands Education Centre/ Native Arc				\$2.55 mill	4.3
Waste Management – third bin implementation	\$1 mill	\$1.5 mill	\$1 mill		4.5

## Key New Services and Proposed Activities

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Executive	Continue to address emerging issues and technologies in waste management	✓	✓	✓	✓	4.5 5.5
Executive	Continue regional collaboration on coastal issues through leadership of the Cockburn Sound Coastal Alliance	✓	✓	✓	✓	4.6 5.4
Strategic Planning	Review and update the Economic Development Directions Strategy 2014			✓		4.1 4.2
Environmental Health	Develop a contemporary Public Health Plan which includes relevant parts of the Mosquito Management Plan 2008, the Contaminated Sites Strategy 2008 and the Tobacco Action Plan 2008		✓			4.3
Infrastructure Services – Marina & Coastal Engineering Services	Develop and implement the City's Coastal Management & Adaptation Plan (in conjunction with Strategic Planning & Recreation Services)	✓	✓	✓	✓	4.6
Infrastructure Services	Plan and implement initiatives to reduce building and facility and plant non-renewable energy consumption and GHG emissions	✓	✓	✓	✓	4.5 4.6
Waste Management	Review and update the Waste Management and Education Strategic Plan 2013 - 2023			✓		4.5

## KEY OBJECTIVE 4: ECONOMIC, SOCIAL AND ENVIRONMENTAL RESPONSIBILITY

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Waste Management	Extend the implementation of a third household bin for the re-use of garden organics (GO) subject to Council decision		✓	✓	✓	4.5
Waste Management	Ensure greater recovery from bulk verge hard waste collections	✓	✓			4.5
Waste Management	Work toward the City of Cockburn becoming "Plastic Free"				✓	4.5
Waste Management	Ensure the City and its contractors utilise recycled inert road base material, where practical, for all path and road construction work	✓				4.5
Waste Management	Roll out Public Place Recycling Bin enclosures to all parks	✓	✓	✓	✓	4.5
Waste Management	Research and develop a position on hydrogen fuelled waste trucks				✓	4.5
Parks and Environment Management	Develop an Open Space Strategy which will include the consolidation / incorporation of the Public Open Space Strategy 2014 – 2024; Natural Areas Management Strategy 2012-2022; Davilak Archaeological Strategy 2014; the Playground Shade Sail Strategy and specific management plans		✓			3.2 3.3 3.4 4.3 4.4 4.5
Environment Management	Develop a Climate Change Strategy. Consolidate and /or incorporate the Greenhouse Gas Emission Reduction Strategy 2011 – 2020; Climate Change Adaptation Plan; Coastal Vulnerability Strategy; the Local Water Action Plan 2011 – 2017; and the Water Conservation Plan 2013		✓			4.3 4.4 4.5
Environment Management	Review and implement the Sustainability Strategy 2013 - 2017	✓	✓	✓	✓	4.3
Parks Management	Develop and implement an Urban Forestry Strategy	✓	✓	✓	✓	3.2 3.3 3.4 4.4
Environment Management	Commence planning of the Wetlands Precinct				✓	4.1 4.3



Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Parks Management	Implement Manning Park Master Plan	✓	✓	✓	✓	3.2 3.3 3.4 4.3 4.5
Parks and Environment Management	Coogee Beach Master Plan – incorporate the Coogee Beach Landscape master plan and continue implementation	✓	✓	✓	✓	3.2 3.3 3.4 4.3 4.5
Environment Management	Develop a Yangebup Lake Master Plan				✓	3.2 3.3 3.4 4.3 4.5
Parks and Environment Management	Implement Bibra Lake Master Plan including playground, toilets, revegetation, amenities and carpark improvements	✓	✓	✓	✓	3.2 3.3 3.4 4.3 4.5
Parks and Environment Management	Commence a feasibility study for a Golf Course			✓		3.2 3.3 3.4 4.1
Ranger and Community Safety Services	Review and develop the City's Bushfire Risk Management Plan		✓		✓	4.3 4.6
Ranger and Community Safety Services	Review and develop the City's Local Emergency Management arrangements including animal welfare plans and external funding options			✓		4.3 4.6
Procurement Services	Enable social procurement objectives with a focus on supporting indigenous, disability and local enterprises	✓	✓			4.1 4.2

## KEY OBJECTIVE 5: LEADING & LISTENING

Objective: Continue being accountable to our community and engaging with you through multiple effective communication channels

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5.1	Deliver sustainable governance through transparent and robust policy and processes
5.2	Ensure sound long term financial management and deliver value for money
5.3	Listen to and engage with our residents, business community and ratepayers with greater use of social media
5.4	Strengthen our regional collaboration to achieve sustainable economic outcomes and ensure advocacy for funding and promote a unified position on regional strategic projects
5.5	Provide for community and civic infrastructure in a planned and sustainable manner, including administration, operations and waste management
5.6	Attract, engage, develop and retain our employees in accordance with the Workforce Plan and the Long Term Financial Plan

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## KEY OBJECTIVE 5: LEADING & LISTENING

### Key Business as Usual Services and Activities

Business or Service Unit	Services and Activities delivered on an ongoing basis	Related Objectives
Executive	Continue regional collaboration through active participation in the South West Group and the National Growth Areas Alliance	5.4
Executive	Continue to engage with State and Federal Government Agencies in order to secure partnership funding arrangements	5.2 5.5
Strategy and Civic Support	Corporate planning and support for civic activities	5.1 5.3
Executive & Infrastructure Services	Continue regional collaboration on coastal issues with adjacent Councils, state government agencies and the community via the Cockburn Sound Coastal Alliance	5.4
Infrastructure Services	In liaison with Community, Recreation and Community Services plan and deliver new and refurbished buildings and facilities	5.5
Assets Services	Management of City assets through Asset Management Plans including condition rating and review of service levels for Road Infrastructure; Drainage; Buildings; Fleet and Plant; Parks and Environment; and Footpaths	5.5
Governance Services	Drives corporate risk management throughout the City to ensure that risks that could affect the achievement of the City's objectives are identified, analysed and managed in accordance with professionally recognised best practice standards	5.1
Governance Services	Coordinate and continuously improve governance activities to ensure compliance with legislative requirements and corporate guidelines	5.1
Governance Services	Implementation and ongoing management of a Business Continuity Management program that brings resilience for the organisation in ensuring the organisation is capable of delivering vital services during periods of business interruption	5.1
Corporate Communications	Delivering communication materials and services to ensure the community is engaged with and informed about services and programs. This includes marketing, media, public relations, customer service, graphic design and photography	5.3 5.4
Human Resources	Provide policy, programs and advice which shape the City's workforce to ensure it is capable of achieving business objectives now and in the future	5.1 5.2
Human Resources	Develop and implement an Enterprise Agreement for staff	5.1 5.2
Financial and Accounting Services	Provide financial planning and management reporting; budget variance analysis and accounting services. Ensure Council compliance with statutory financial reporting and audit requirements	5.1 5.2

Business or Service Unit	Services and Activities delivered on an ongoing basis	Related Objectives
Procurement Services	Facilitate efficient and cost effective procurement in a centre led procurement model; provide support services in competitive sourcing and contract management. Ensure organisational compliance with statutory and internal procurement requirements	5.1 5.2
Property, Rating and Revenue Services	Rates levying and rates collection services. Maintains the property database. Controls and delivers all revenue related services. Prepares the electoral roll for Council	5.1 5.2
Information & Communications Technology	Manage and maintain the City's internal information and communications technology	5.1 5.5
Business Systems	Support and develop the City's business systems to enhance the effectiveness and efficiency of Council's operations through the use of technology	5.1 5.2
Geographic Information Systems (GIS)	Deliver the support, maintenance and development of GIS systems and datasets which are tools to analyse, visualise and explore corporate location based information	5.1 5.3
Records Services	Provide technologically advanced records management services	5.1

### Key Projects and Resource Estimates

Project/Activity	2016/17	2017/18	2018/19	2019/20	Related Objectives
Operations Centre Upgrade Phases 1 & 2 *carried forward from 15/16	\$6 mill*	\$5mill			5.5
New staff – growth driven	\$1mill	\$1mill	\$1mill	\$1mill	5.1 5.2
Cockburn Connect South (CCS) Campaign	✓				5.4
Develop and implement a new Harbour Campaign	✓	✓	✓	✓	5.4

## KEY OBJECTIVE 5: LEADING & LISTENING

### Key New Services and Proposed Activities

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Executive	Implement the LGMA PWC LG Operational and Management Effectiveness Assessment (Benchmarking) Program	✓	✓	✓	✓	5.1 5.2
Executive	Develop and implement a new Key Performance Indicator (KPI) Reporting Framework to improve internal measurement of our business performance.	✓	✓			5.1 5.2
Strategy	Develop, implement and maintain a four year corporate planning cycle	✓	✓	✓	✓	5.1 5.3
Strategy	Consolidate the existing strategies and strategic documents into a cohesive framework of strategies and list of operational documents linked to the Strategic Themes and objectives	✓	✓	✓	✓	5.1 5.3
Governance	Finalise and implement the Strategic Risk Register	✓				5.1 5.2
Governance	Review and update the Risk Management Strategy		✓		✓	5.1 5.2
Governance	Implement the Risk Management and Safety Systems Software (RMSS)	✓				5.1 5.2
Governance	Review Council Business Papers Management System (Agendas & Minutes)		✓			5.1
Governance	Organisational Risk Management Maturity Review		✓			5.1
Rates & Revenue Services	Utilise emerging technology within the payments industry to streamline revenue collection and enhance customer convenience.	✓	✓	✓	✓	5.1
Procurement Services	Engage, enhance and execute the strategic procurement framework to optimise Value for Money (cost, quality, and sustainability) across the City's procurement expenditure	✓	✓	✓	✓	5.1
Corporate Communications	Review and update the Communications Strategy 2012 – 2017 to incorporate Brand, Digital Communication and Social Media		✓			5.1

Business or Service Unit	Services and Activities	2016/17	2017/18	2018/19	2019/20	Related Objectives
Human Resources	Implement the Workforce Plan 2017 – 2022	✓	✓	✓	✓	5.1 5.2 5.6
Human Resources	Transfer all employee records from paper to electronic	✓	✓			5.1
Information Services	Review and update the Information Services Strategic Plan 2016 - 2020	✓	✓	✓	✓	5.1 5.2 5.3 5.5
Information Services - Records Management	Review/Rebuild the Electronic Document & Records Management System (EDRMS)		✓			5.1 5.2 5.3 5.5
Information Services - Business Systems	Develop Smart Applications to improve accessibility to City programs and services		✓			5.1 5.2 5.3 5.5
Information Services - Business Systems	Work toward developing Business Intelligence Solutions	✓				5.1 5.2 5.3 5.5
Information Services - ICT and Business Systems	Prepare for transitioning to a Cloud environment for core services		✓	✓	✓	5.1 5.2 5.5

## RISK

Risk Management identifies and assesses threats and opportunities confronting the City's attempts to achieve its business objectives and defines effective response strategies. The City is progressing in implementing the Risk Program, ensuring that sound risk management practices and procedures are fully integrated into its strategic projects and operational processes as well as day to day business practices. The City has developed a Risk Management Framework to assist Council in achieving its goals and objectives, and continues to roll out the Risk Program in line with the Risk Management Strategy. Under the Framework the Council's Audit and Strategic Finance Committee has the responsibility for the systems and processes for risk management in line with the Local Government (Audit) Regulations 1996.

Risk management aims to maximise opportunities to deliver on City's strategic directions as well as ensuring that associated risks are managed and monitored. The ability of Council to influence, advocate and partner with others will be important to ultimately deliver on Council's strategic directions. Operational areas have risk registers which are reviewed annually to ensure that sound risk mitigation is in place.

## AUDIT

During the life of this Corporate Business Plan, the Office of the Auditor General will take over all financial auditing of local governments. The impacts and timing of this change are not known at this time.

## ANNUAL BUDGET

The City works with Operational, General Ledger and Capital Works Budgets. Budgets are prepared through January to May each year with three budget workshops held for Elected Members. The Annual Budget is based on a financial year and is passed at the June Special Council Meeting each year. The annual budget provides the funding for all activities, services and projects identified in the relevant Annual Business Plan.

## MEASUREMENT

### Taking the 'Pulse'

To monitor the community and business priorities, the City conducts annual surveys which reveal higher priorities, secondary priorities and lower priorities. It measures performance and when analysed and graphed, clearly shows where the City must focus its efforts.

In 2015, the survey questions covered 52 subject areas linked to all areas of the Strategic Community Plan, with multiple questions being asked in some subject areas.

The City intends to continue the perception survey method of measurement and will add new survey questions or topic areas each year as needed.

The full survey results are published to the community on the City's website and links to them are below. An excerpt of these results is also included in the City's Annual Report.

### **Community Perceptions Survey 2015**

» <http://bit.ly/22hQCGJ>

### **Business Perception Survey 2015**

» <http://bit.ly/1XDYK48>



The new services and activities; key projects; our business as usual activities; and major resource requirements are listed in the Corporate Business Plan and directly stem from the objectives stated in the Strategic Community Plan. From this an Annual Business Plan is derived which details by Service Unit, what is to be achieved each financial year. A mid-year and end of year report is made to Council on activities listed in the Annual Business Plan.

### **Other Measures**

#### **External and Internal Customer Satisfaction Surveys**

Each year, the City also measures customer service with a sample size for this survey of well over one thousand people. This identifies which services are doing very well and which need to improve. Areas which need to improve their customer service are then set targets to reach and given support to improve their service delivery.

#### **Key Performance Indicators**

The City has internal key performance indicators based on a balanced scorecard approach and has determined that a significant review is warranted. The Corporate Business Plan 2016/17 – 2019/20 identifies a key activity to develop and implement a new Key Performance Indicator Measurement Framework to improve internal measurement of our business performance. Individual Business Units also produce regular performance reports such as a suite of detailed finance reports monthly and a monthly Human Resources report.

#### **Benchmarking**

The City has also committed to be a Foundation Council in WA for the implementation of the Local Government Operational and Management Effectiveness Program. This is essentially a benchmarking program so that the City can measure itself with other Councils and continuously improve its performance.

#### **State of Sustainability Report**

The City has been a leader in sustainability and publishes an annual State of Sustainability Report. This measures progress through key areas of focus for the City: Governance, Environment, Society and Economy. This report is imbedded within the City's network of corporate planning documents to form an integrated reporting platform. Whilst a snapshot of this report is reproduced in the City's annual report, the link to the full report is below:

» <http://bit.ly/1WJUTCV>

#### **Annual Report**

At the end of each financial year, a comprehensive Annual Report is published and this describes our progress from the Annual Business Plan. A progress report is made each six months. The link to the Annual Report for the financial year 2014/15 is:

» <http://bit.ly/1XDYK48>

The reports listed above are placed on the City's website and made available in alternative formats upon request. For future editions of these reports please refer to our website at:

[www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au)

### **Other Measures**

Overall progress with the Corporate Business Plan will be reported to Council once per year and it is intended to publish a biannual summary of progress on the Strategic Community Plan. This will allow the community to see what projects and activities Council has undertaken that arose from its strategic plan.

# APPENDIX

## INFORMING STRATEGIES AND PLANS

### Integrated Planning Framework Strategic Documents

The following strategic documents, as required by the Integrated Planning Framework, were reviewed to inform this plan:

Long Term Financial Plan

Workforce Plan

Asset Management Plans:

- » Road Infrastructure
- » Drainage
- » Buildings
- » Fleet and Plant
- » Parks and Environment
- » Footpaths

### Other Strategic Documents

Revitalisation Strategies

Phoenix Central Revitalisation Strategy 2009

Hamilton Hill Revitalisation Strategy 2012

Coolbellup Revitalisation Strategy 2013

The Lakes Revitalisation Strategy 2016 (at draft stage)

Communications Strategy 2012 - 2017

Risk Management Strategy

Community, Sport & Recreation Facilities Strategic Plan 2016 - 2019 (at draft stage)

Local Planning Strategy

Housing Affordability and Diversity Strategy 2013

Land Management Strategy 2011 - 2016

Local Commercial and Activity Centres Strategy 2011

Cockburn Central Activity Centre Structure Plan 2015

Cockburn Coast District Structure Plan Part 1 2009 and Part 2 2012

Port Coogee Marina Structure Plan

Community Development Strategic Plan 2011 - 2014

Integrated Transport Plan

Age Friendly Strategic Plan 2009

Child and Families Strategic Plan 2016 - 2021

Youth Services Strategic Plan 2011 - 2016

Culture, Art, Heritage & Event Strategy 2015 (at draft stage)

Libraries Strategic Plan 2014 - 2019

Disability Access and Inclusion Plan 2012 - 2017

Reconciliation Action Plan 2013 - 2016

Economic Development Directions Strategy 2014

Community Safety & Crime Prevention Strategy

Public Health Plan 2013-2018

Public Open Space Strategy 2014 - 2024

Greenhouse Gas Emission Reduction Strategy 2011 – 2020

Urban Forestry Strategy (proposed)

Bushfire Risk Management Plan 2015 – 2020

Waste Management and Education Strategic Plan 2013 – 2023

## Operational Documents

Civic Infrastructure Plans:

- » Council Administration Building – current and future
- » Operations Centre
- » Port Coogee Marina
- » Waste Recovery Centre
- » Information Services – Public WiFi

Major Road Projects

Functional Road Hierarchy 2012 - 2017

Drainage Management and Maintenance Strategy 2013

Davilak Ruins Archaeological Management Strategy 2014

Local Government Inventory and Heritage List 2011

Bibra Lake Management Plan 2015

Coogee Beach Landscape Master Plan 2014

Coogee Beach Management Plan 2009

Eastern Reserves Management Plan

Manning Park Master Plan

Market Garden Swamp Management Plan 2009 - 2019

North Coogee Foreshore Management Plan 2009

Naval Base Reserve Management Plan 2014

Sustainability Action Plans

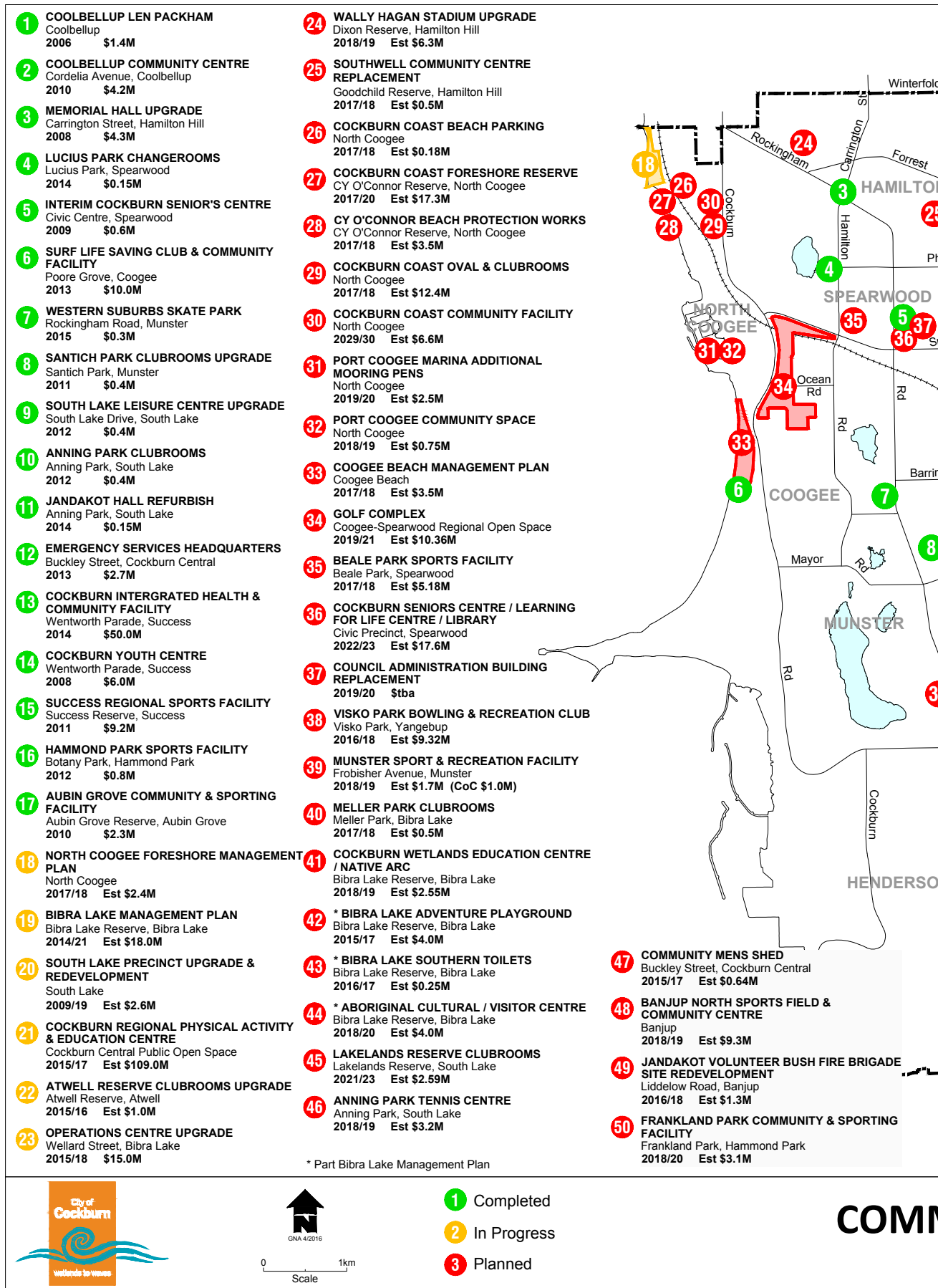
Strategic Risk Register (at draft stage)

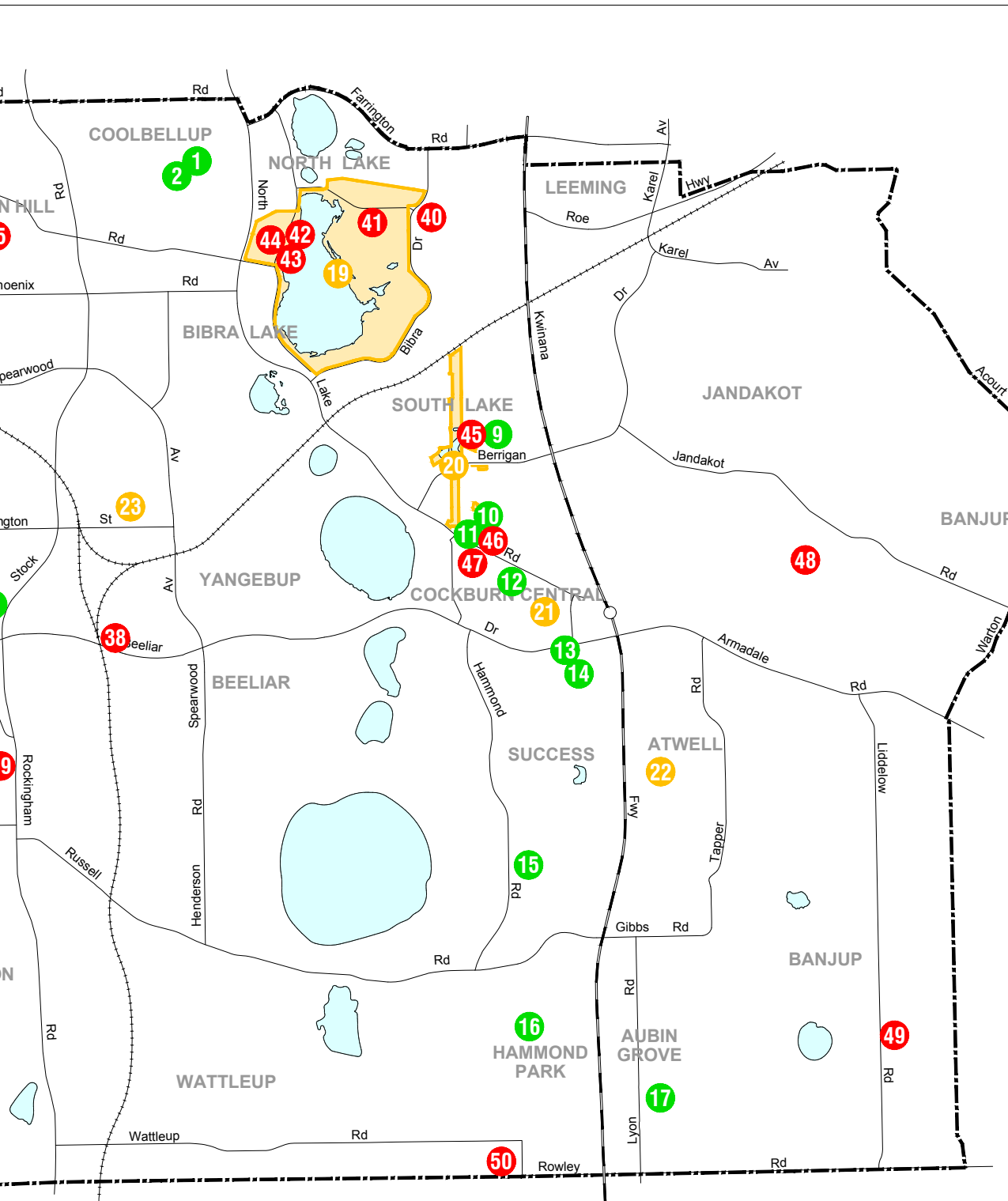
Corporate Governance Charter

Local Emergency Management Plans

Enterprise Agreement 2013 - 2016

# Map: Community & Civic Infrastructure 2016–2026

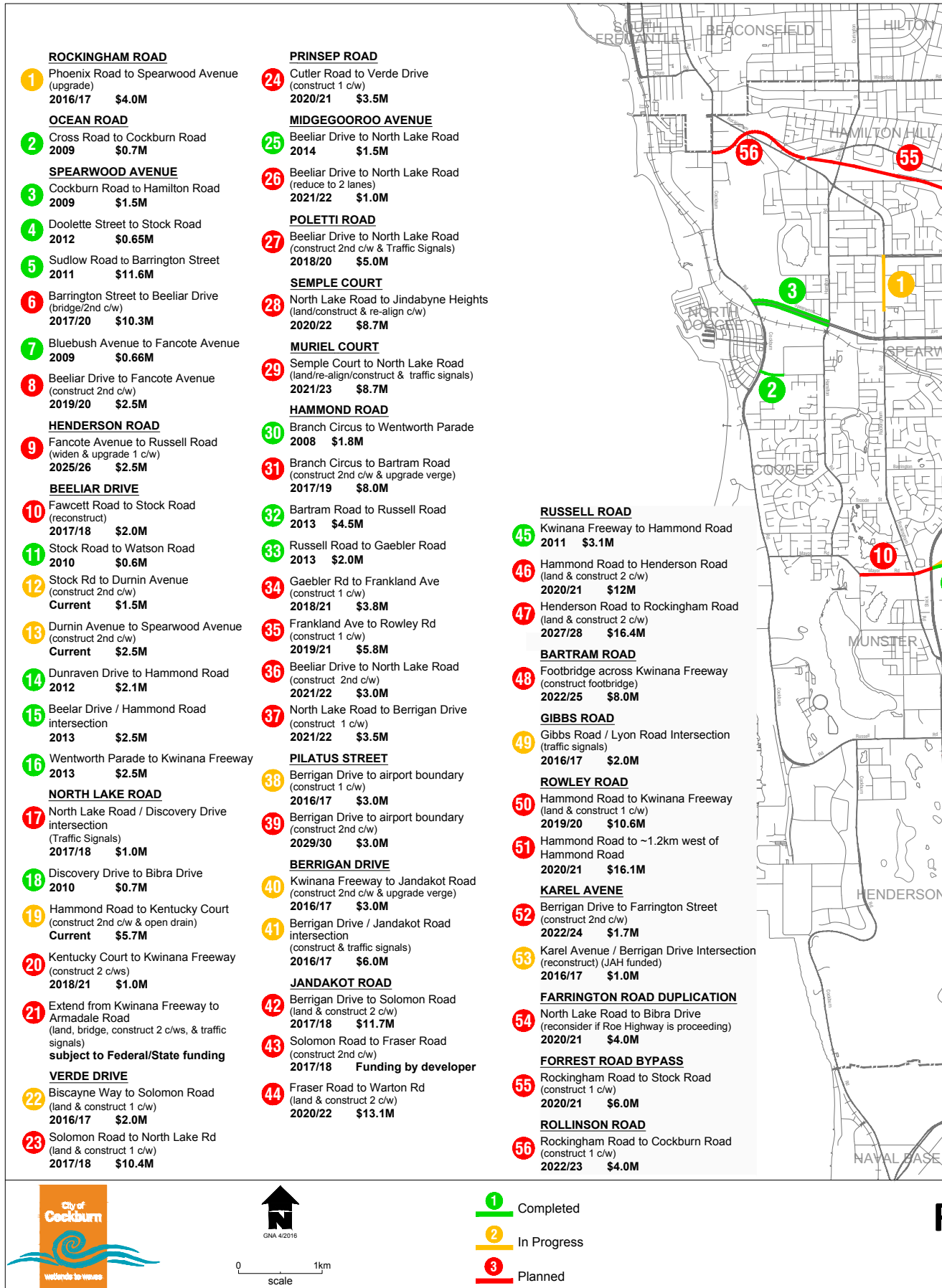


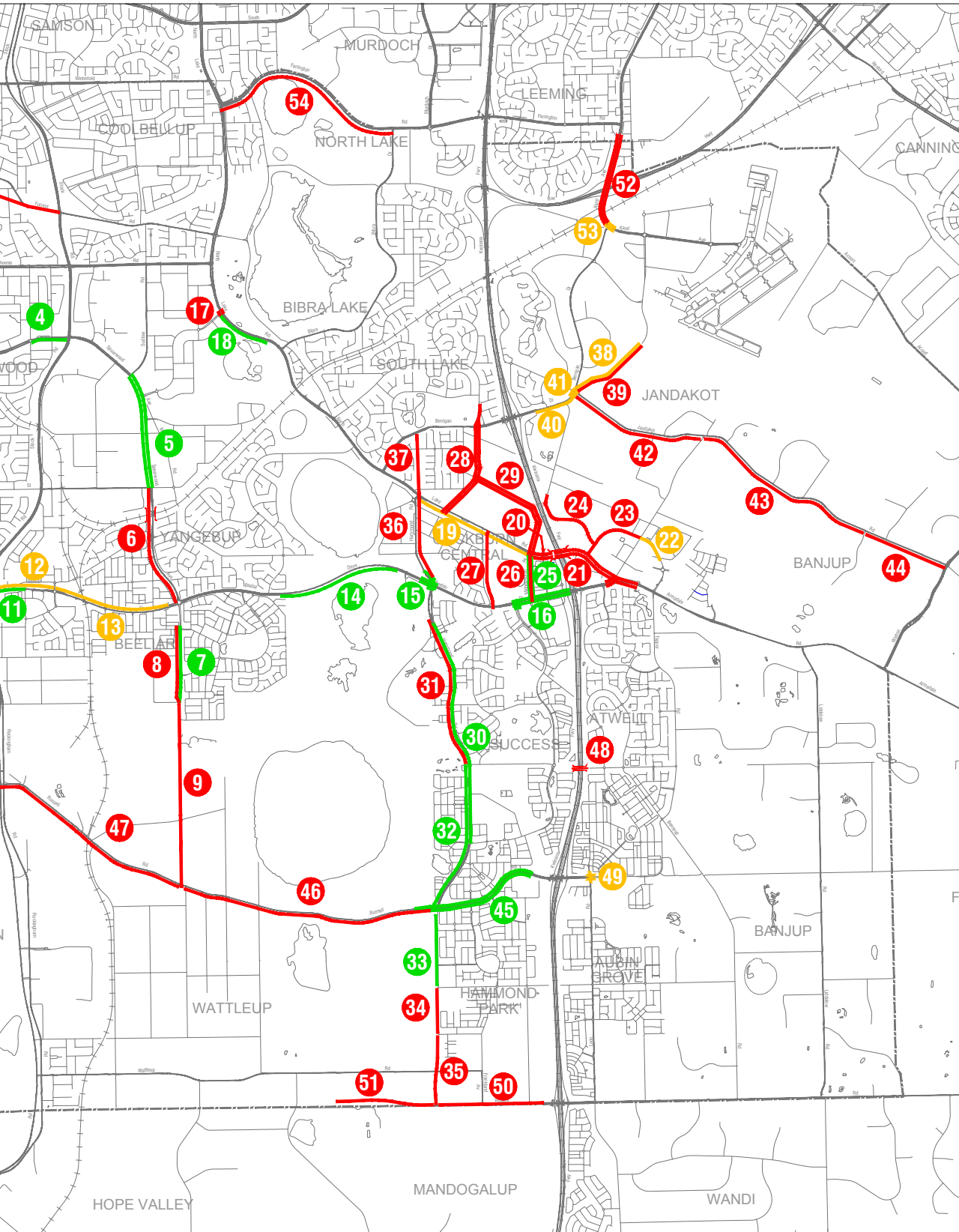


# COMMUNITY & CIVIC INFRASTRUCTURE 2016 - 2026

Version 6  
Updated: May 2016

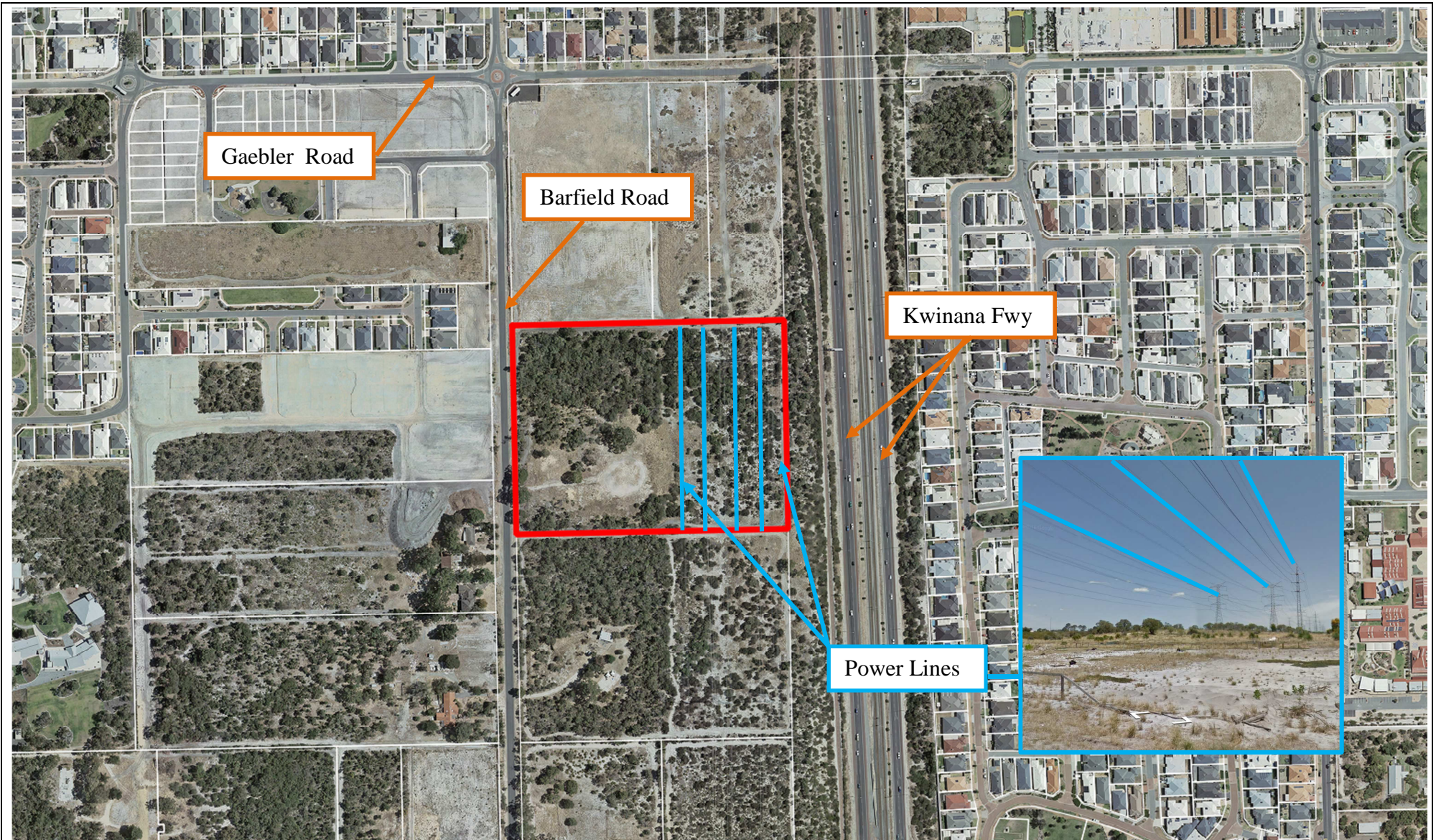
# Map: Regional & Major Roadworks 2016–2030





# REGIONAL & MAJOR ROADWORKS 2016 - 2030

Version 6  
Updated: May 2016



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

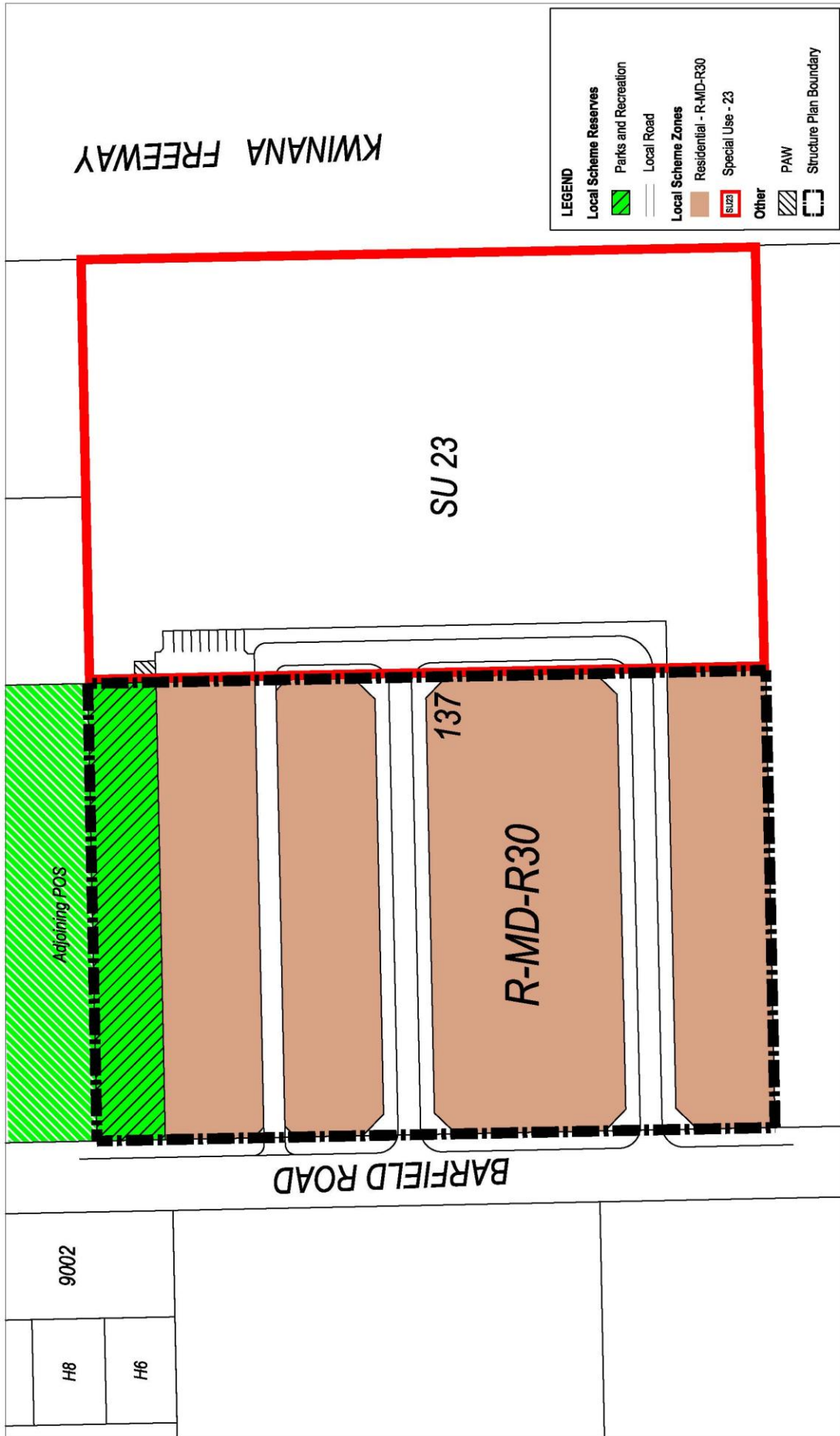
Attachment No. 1: Location Plan  
Lot 29 (No. 137) Barfield Road, Hammond Park

PRINTED ON:  
10/04/2017

SCALE = 1:5000

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.





www.masterplanwa.com

0m 25m 50m

date 05.05.16 | scale at A3 1:1000 | ref S589A STR 01 | revised 16.02.17

# 137 BARFIELD ROAD STRUCTURE PLAN

137 Barfield Road  
Hammond Park - City of Cockburn

DISCLAIMER: THIS SUBJECT TO APPLICATION. CONSTRUCTION DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FURTHER SURVEY ENGINEERING AND DETAIL DESIGN.



**SCHEDULE OF SUBMISSIONS**  
**PROPOSED STRUCTURE PLAN – LOT 29 (137) BARFIELD ROAD, HAMMOND PARK**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	WA Gas Networks (ATCO Australia) PO Box 3006 SUCCESS WA 6964	<p><b>SUPPORT</b></p> <p>ATCO Gas does not currently operate gas mains nor infrastructure within the adjacent road reserve of Barfield Road although a proposed design is lodged within our system.</p> <p>ATCO Gas does not have any objection to this proposal for Lot 29. ATCO Gas will not be lodging a submission to the City of Cockburn regarding this proposal.</p>	Noted.
2	Water Corporation PO Box 100 LEEDERVILLE WA 6902	<p><b>SUPPORT</b></p> <p>The Water Corporation has prepared conceptual water and wastewater planning, which provides a guide for the future servicing of the area. The developer's consulting engineers can adapt the Corporation's planning and stage the servicing of the subdivision and development of the land in consultation with the Corporation's Land Servicing Branch.</p> <p>The developers will need to fund the extension of reticulation-sized water mains and gravity sewers from the established network to the north and west. The servicing report accompanying the amendment request adequately reflects the Corporation's planning for this area.</p>	Noted. The applicant is aware of their obligations with respect to funding the extension of reticulation-sized water mains and gravity sewers from the established network to the north and west. The Applicant has been made aware of their obligations via this public schedule of submissions (which form as an attachment to Councils recommendation report).
3	Department of Environment Regulation Locked Bag 33, Cloisters Square PERTH WA 6850	<p><b>SUPPORT</b></p> <p>DER has no comment on this matter in reference to regulatory responsibilities under the Environmental Protection Act 1986 and the Contaminated Sites Act 2003.</p>	Noted.
4	Department of Water PO Box 332 MANDURAH WA 6210	<p><b>SUPPORT – subject to condition/(s)</b></p> <p>The Department of water provided two submissions, one directly to the applicant with respect to the LWMS (submission 2 of 2 below) and the second to the City of Cockburn (submission 1 of 2 below). These submissions are as follows:</p> <p><b><u>DoW SUBMISSION 1 OF 2:</u></b></p> <p>The Department of Water (DoW) has reviewed the proposal and has the following advice.</p> <p><b>Better Urban Water Management</b></p>	Noted. It is understood the DoW wrote to the applicants' sub-consultant (RPS) on 23 January 2017 requesting modifications to the LWMS. It is understood from the subsequent letter dated 13 March 2017 from the DoW to the City of Cockburn that the requested updates to the LWMS had not yet been received (at that date). Accordingly the City has conditioned the Council report to make

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Consistent with <i>Better Urban Water Management (BUWM) (WAPC, 2008)</i> and policy measures outlined in State Planning Policy 2.9: Water Resources, the proposed Local Structure Plan (LSP) should be supported by an approved Local Water Management Strategy (LWMS) prior to finalising and supporting the LSP.</p> <p>The DoW has reviewed Local Water Management Strategy Lot 29 Barfield Road, Hammond Park (RPS, 2016) and amendments are required. It is recommended that the LSP should not be finalised in the absence of a LWMS approved by the City of Cockburn and the Department, in accordance with BUWM. DoW is yet to receive an amended LWMS and the LSP does not contain a revised strategy.</p> <p><b><u>DoW SUBMISSION 2 OF 2:</u></b></p> <p>The Department of Water (DoW) has reviewed the LWMS and wishes to provide the following advice:</p> <p><b>Section 4.3 Irrigation of POS</b> Please identify and include the irrigation requirements for the site. Also, a water allocation either through an approved licence application or an agreement with the neighbouring development to share the infrastructure needs to be secured prior to the endorsement of the LWMS end the associated local structure plan.</p> <p><b>Section 5.3 Minor Drainage System</b> As the site experiences shallow depth to groundwater and is located near sensitive water resources, it is recommended that the drainage management incorporates vegetated systems to further treat stormwater prior to infiltration. Roadside rain gardens such as swales in the medium strip or tree pits should be incorporated into the design to treat the first 15mm of rainfall prior to infiltration by Stormtech cells and drainage pits. Also, there should be at least 0.5m separation distance between the base of the cells and maximum groundwater level (MGL) as well as gross pollutant traps installed prior to discharging any drainage to cells.</p> <p><b>Section 5A Major Drainage System</b> Please include a cross-section of the two infiltration areas (including the small northern infiltration area) illustrating the MGL, invert levels of the basins, top water levels for events reaching the basin, and any inlets/outlets including subsoils.</p> <p><b>Section 5.5 Water Quality Treatment</b> There does not appear to be any water quality treatment of stormwater prior to infiltration into Stormtech cells and drainage pits, or subsoil drainage into the POS Infiltration areas. Also, it is recommended that subsoils discharge into biofiltration areas for treatment of</p>	<p>recommendation to the WAPC that the DoW's requested modifications (to the LWMS) are made prior to the WAPCs approval of the Structure Plan.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>groundwater prior to filtration.</p> <p><b>Section 7.2 Post Development</b> It is recommended that water quality sampling is undertaken quarterly due to existing elevated levels of nutrients, shallow depth to groundwater and surrounding sensitive water resources (parts of the lot are located within the Jandakot Public Drinking Water Source Area). Also, groundwater levels should be monitored monthly throughout the year.</p> <p><b>Section 7.3 Post-development Monitoring Criteria</b> Post-development trigger values should be included within a table in the LWMS and can be amended with continued monitoring to inform the future urban water management plan (UWMP).</p> <p><b>Section 7 A Trigger Values and Contingency Plans</b> The sixth dot point on page 24 states that the contingency plan may include increased planting of nutrient stripping vegetation in Infiltration areas. However, It is unclear where these nutrient stripping areas are. Please include landscape concept plans that illustrate these bio-infiltration areas. These concept plans can be later finalised for the future UWMP.</p> <p><b>Figure 2 - Local Structure Plan</b> Please indicate on the plan where POS areas are to be located.</p> <p><b>Appendix 4 - Engineering Plans</b> On the 'Basin Cross Sections' figure, please include invert levels as described above at section 5.4. Also include a cross section of the small northern Infiltration area. Also, at the 'Proposed Road Cross Section' figure, include subsoil pipes.</p> <p>It is recommended that the LWMS is amended in accordance with the aforementioned comments and any advice from the City of Cockburn, and resubmitted to both agencies.</p>	
5	David Lewis 45 Conochie Crescent MANNING WA 6152	<p><b>SUPPORT</b></p> <p>I write to support the abovementioned Local Structure Plan (LSP).</p> <p>The proposed LSP attributes to housing choice diversity. I understand that the locality is mainly zoned for development, and that the development immediately north of this LSP area are all strata-titled and zoned R40 - R50. With R 30 zoned green title lots proposed by this LSP, buyers will have a different type of housing product to choose.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
6	Ana Brown-Bayliss 20 Rainsby Crescent ELLENBROOK WA 6069	<p><b>SUPPORT</b></p> <p>I write to support the abovementioned Local Structure Plan (LSP).</p> <p>The proposed LSP attributes to housing choice diversity. I understand that the locality is mainly zoned for development, and that the development immediately north of this LSP area are all strata-titled and zoned R40 - R50. With R 30 zoned green title lots proposed by this LSP, buyers will have a different type of housing product to choose.</p>	Noted.
7	Condor Nominees Unit 6, 101 Bindaring Parade CLAREMONT WA 6010	<p><b>SUPPORT</b></p> <p>I write to support the abovementioned Local Structure Plan, for the following reasons:</p> <ol style="list-style-type: none"> <li>1. It contributes to the successful delivery of dwelling targets outlined by high level strategic planning documents such as <i>Directions 2031</i>. <i>Directions 2031</i> sets a density target of 15 dwellings per gross hectore while the LSP proposes 21 dwellings per gross hectore;</li> <li>2. It promotes orderly and proper planning as it is highly consistent with existing planning framework including the <i>Southern Suburbs District Structure Plan</i>, as evidenced by the proposed medium density zoning and Public Open Space location;</li> <li>3. It adds to housing choice diversity. It is understood that the development immediately north of this LSP area are all strata-titled and zoned R40 - R50. With R 30 zoned green title lots proposed by this LSP, it is likely to attract a wider range of home buyers.</li> <li>4. It helps reduce bushfire risk. As shown on the <i>Bushfire Management Plan</i> attached to the LSP, the current bushfire risk is identified as "extreme" for the majority of the site. The LSP proposes to clear most of the site area and the post-development bushfire risk will be reduced significantly. This is a good outcome for the current and future residents.</li> <li>5. It promotes land use efficiency. Although within close proximity to the Freeway and public transport, the land has been left vacant for years, which is not only a waste of resources but also has the potential to pose a bushfire risk. Considering the surrounding land has mostly been cleared for development, the remnant vegetation within the LSP area is unlikely to be of any practical conservation value</li> </ol>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		and should be cleared.	
8	Symbolise Holdings Pty Ltd 1/10 Achievement Way WANGARA WA 6065	<p><b>SUPPORT</b></p> <p>As a landowner of 137 Barfield Road Hammond Park, I write to support the abovementioned Local Structure Plan, for the following reasons:</p> <ol style="list-style-type: none"> <li>1. It helps to deliver the dwelling supply targets outlined by high level strategic planning documents such as Directions 2031.</li> <li>2. It promotes orderly and proper planning as it is highly consistent with existing planning framework including the Southern Suburbs District Structure Plan, as evidenced by the proposed medium density zoning and Public Open Space location;</li> <li>3. It adds to housing choice diversity. It is understood that the development immediately north of this LSP area are all strata-titled and zoned R40 - R50. With R 30 zoned green title lots proposed by this LSP, it is likely to attract a wider range of home buyers.</li> <li>4. It helps reduce bushfire risk. As shown on the Bushfire Management Plan attached to the LSP, the current bushfire risk is identified as "extreme" for the majority of the site. The LSP proposes to clear most of the site area and the post-development bushfire risk will be reduced significantly. This is a good outcome for the current and future residents</li> </ol>	Noted.
9	Department of Transport GPO Box C102 PERTH WA 6839	<p><b>SUPPORT – subject to condition/(s)</b></p> <p>The subject site abuts Kwinana Freeway and Mandurah Rail Line to the east which are source of significant noise and vibration. Kwinana Freeway is a freight road in the Metropolitan Freight Network near this site and has been identified as a strategic freight road in the Perth Freight Transport Network Plan for Perth and Peel @3.5million.</p> <p>The Department of Transport (DoT) have reviewed the structure plan proposal and provides the following comments:</p> <ul style="list-style-type: none"> <li>• Neither the Structure Plan nor its Traffic Report clearly identify which of the development's four proposed internal roads are which (the Traffic Report refers to "Road 1", "Road 2" etc. but does not show these road numbers on any plan). In addition, written details of each road's pedestrian path width and configurations in the Traffic Report are incomplete, and as such, it is unclear if the road cross-section graphics provided are accurate. These problems need to be fixed to allow proper assessment of the structure plan.</li> </ul>	<p>Noted. With respect to dot points 1 and 2, these comments have been communicated to the Applicant (via email and CCd to the DoT staff). The applicant has been requested to make the recommended changes. The Council report has been conditioned accordingly and as such this issue will be communicated to the decision maker, the WAPC for their consideration. It is considered that dot points 1 and 2 are items appropriate to be conditioned.</p> <p>With respect to dot point 3 and 4 the City has provided the DoT with a copy of the Acoustic report (which was part of the appendix of the proposal). In addition the City provided DoT with the submission provided by MRWA.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<ul style="list-style-type: none"> <li>• A map of the proposed path network should be provided to allow easier assessment of the pedestrian and cycle path network. It is strongly recommended that the proposed path network include:               <ol style="list-style-type: none"> <li>a) Footpaths on both sides of all internal streets;</li> <li>b) A footpath along Barfield Road within the structure plan area;</li> <li>c) Facilities for crossing Barfield Road to serve trips on foot and by bike to the proposed schools and shopping centre to the west of the structure plan area (e.g., at the very least, a median refuge island);</li> <li>d) An asphalt or concrete connecting path across the Western Power easement, from the proposed development's easternmost (north-south aligned) street to the Principal Shared Path running alongside the Kwinana Freeway.</li> </ol> </li> <li>• The DoT has concerns regarding the impact of noise and vibration on the residents considering the close proximity of some of the site to the freight corridors. Therefore it is recommended that the proponent undertakes mitigation measures and notification on titles to make aware prospective buyers of the likely noise and vibration that will be occur in this location in accordance with SPP5.4, with the satisfaction of the City.</li> <li>• As the subject site abuts a Primary Regional Road and a Freight Road, the proponent must liaise with Main Roads and PTA in determining any transport issues that need to be resolved.</li> </ul> <p>In view of the above, the DoT recommends that the above comments be taken into consideration as part of the approval process.</p> <p>The DoT would like to be informed if any of the above conditions are not included as part of the approval process.</p>	<p>This is provided for under submission 10 (below). The City advised DoT staff that PTA did not make a submission with respect to the advertisement of this proposed Structure Plan. The Acoustic report is acceptable the MRWA and also the City of Cockburn. The Acoustic report provides details of a proposed 2.4 metre noise wall. The Acoustic report acknowledges the site levels at the later (subdivision / development stage) will be altered. As a result the report recommends that upon finalisation of ground levels and detailed housing design the noise impacts should be verified and the report amended accordingly at that time. This is considered acceptable to the City of Cockburn and is considered to be standard practice with applications of this nature.</p>
10	Main Roads WA PO Box 6202 EAST PERTH WA	<p><b>SUPPORT – subject to condition/(s)</b></p> <p>Main Roads has now had the opportunity to review the proposal and would like to note the</p>	Noted. The last paragraph of section 5

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	6892	<p>following in relation to Lloyd George Acoustics' noise report dated 1 December 2016.</p> <p>The report was based on preliminary layout and ground survey information, therefore predicted noise levels are tentative estimations. The report recommended that upon finalisation of ground levels and detailed housing design the noise impacts should be verified.</p> <p>Main Roads supports this recommendation and at that time requests further information be provided to demonstrate what actions the developer proposes to take to achieve the target noise level in at least one outdoor living area. This is consistent with Section 5.3.1 of State Planning Policy 5.4 <i>Road and Rail Transport Noise and Freight Considerations in Land Use Planning</i> (SPP 5.4) and according to Figure 5-1 of the report is not currently being achieved.</p> <p>The revised report is also required to address the following:</p> <ul style="list-style-type: none"> <li>• Contact Main Roads to obtain the most current 2031 estimates for future traffic data for Kwinana Freeway at the time of remodelling</li> <li>• Confirm that architectural treatment packages as described in Table 6.3 of SPP 5.4 Implementation Guidelines will be applied to both ground and first floors where appropriate.</li> </ul> <p>In summary, Main Roads has no objection to the proposed structure plan subject to the following condition being imposed:</p> <ol style="list-style-type: none"> <li>1. Lloyd George Acoustics' noise report dated 1 December 2016 is to be revised upon finalisation of ground levels and housing design to address all issues highlighted in Main Roads letter to City of Cockburn dated 27 March 2017.</li> </ol> <p>The report is required to be resubmitted to Main Roads for review and endorsement.</p> <p>Should Council disagree with or resolve not to include as part of its conditional approval the above condition would you please advise Main Roads.</p>	<p>“assessment &amp; conclusion” of the Acoustic Report specifies <i>“It should be noted that the assessment recommendations are based on preliminary finished lot levels and nominal building outlines. It is recommended that the conclusions herein be verified when finalised lot levels and detailed housing designs become available.”</i> It is understood MRWA has requested the Acoustic Report “is to be revised upon finalisation of ground levels and housing design to address all issues as highlighted by the MRWA letter”.</p> <p>On this basis the recommendation (with respect to this SP to the WAPC) includes reference to the Acoustic report requirements at the next stage of planning, the subdivision and/or development stage. At the next stages of Planning the current Acoustic report will be required to be amended accordingly. Alternatively a new separate Acoustic report will need to be provided, at that future stage, which complies with SPP 5.4 and incorporates the revised ground levels. This is in keeping with the submission as provided by MRWA.</p>
11	Department of Aboriginal Affairs PO Box 3153, East Perth, Western Australia 6892	<p><b>SUPPORT</b></p> <p>The Department of Aboriginal Affairs (DAA) advises there are no reported Aboriginal sites or Aboriginal heritage places within the areas of the proposed modification of the structure plan.</p> <p>The DAA recommends that developers take into consideration the DAA's Aboriginal Heritage Due Diligence Guidelines when planning specific developments associated with the Proposal. These have been developed to assist proponents to identify any risks to</p>	<p>Noted. The applicant has been made aware of DAAs comments with respect to this SP via this Schedule of Submissions. The applicant is aware of their responsibilities under the Aboriginal Heritage Act 1972 and also as prescribed within the guidelines.</p>



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Aboriginal heritage and to mitigate risk where heritage sites may be present. The guidelines are available at: <a href="http://www.daa.wa.gov.au/globalassets/pdf-files/ddg">http://www.daa.wa.gov.au/globalassets/pdf-files/ddg</a>.</p>	
12	<p>Department of Health PO Box 8172 Perth Business Centre Western Australia 6849</p>	<p><b>SUPPORT</b></p> <p>The DOH provides the following comment:</p> <p><b>1. Water Supply and Wastewater Disposal</b> The Structure plan is to require that all developments be required to connect to scheme water and reticulated sewerage as required by the Government Sewerage Policy - Perth Metropolitan Region.</p> <p><b>2. Public Health Impacts</b> DOH has a document on 'Evidence supporting the creation of environments that encourage healthy active living' which may assist you with planning elements related to this structure plan. A copy is attached or may be downloaded from: <a href="http://www.public.health.wa.gov.au/cproot/6111/2/140924_wahealth_evidence_statement_be_health.pdf">http://www.public.health.wa.gov.au/cproot/6111/2/140924_wahealth_evidence_statement_be_health.pdf</a></p> <p>There may be a concern about existing and potential agricultural activities on surrounding land and the possible resultant spray drift from chemical applications. The structure plan should incorporate the DOH's Guidelines for the Separation of Agricultural and Residential Land Use as a means to help avoid conflict and potential adverse health effects and nuisance impacts from chemical storage/use, dust and other rural pursuits. A copy is attached or it may be accessed from the WA Health website: <a href="http://ww2.health.wa.gov.au/Articles/FI/Guidelines-forseparationofagricultural-andresidential-land-uses">http://ww2.health.wa.gov.au/Articles/FI/Guidelines-forseparationofagricultural-andresidential-land-uses</a></p> <p>The City of Cockburn should also use this opportunity to minimise potential negative impacts of the increased density development such as noise, odour, light and other lifestyle activities and consider incorporation of additional sound proofing / insulation, double glazing on windows, or design aspects related to location of air conditioning units and other appropriate building/construction measures.</p>	<p>Noted. It is understood the developer will be connecting to scheme water and reticulated sewerage in accordance with the Government Sewerage Policy.</p> <p>The City is aware of the Department of Health's "<i>Evidence supporting the creation of environments that encourage healthy active living</i>" document. This is supported by the City of Cockburn.</p> <p>With regard to the DoH's comments regarding potential spray drift please note this locality does not currently include the operation of any rural activities (which might operate rural spraying machinery). The adjoining properties are zoned development under TPS No. 3 and are identified as residential under the Southern Suburbs District Structure Plan – Stage 3. The majority of these landholdings have been developed for residential purposes. The land to the south is not the subject of an approved or pending SP however the site currently does not operate any substantial rural activities which might result in spray drift/ issues. The majority of the vegetation surrounding the subject site is native vegetation as opposed to farming agriculture. On this basis the proposed SP is considered to be consistent with the advice of the DoH.</p>
13	<p>Western Power GPO Box L921, Perth WA 6829</p>	<p><b>SUPPORT – subject to condition/(s)</b></p> <p><b>Submission 1 of 2:</b></p>	<p>Noted. The structure plan proposes</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Following review of the structure plan for Lot 29 Barfield Road, Hammond Park Western Power requires the following additional provisions to be included with the Structure Plan for consideration at the subdivision and development stages:</p> <ol style="list-style-type: none"> <li>a. Provision of Section 70A Notifications on all proposed residential lots adjoining the existing Western Power registered easement prior to subdivision clearance advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded and expanded on a regular basis.</li> <li>b. As the structure plan includes Western Power transmission assets. It is recommended that all future subdivisions approved under the structure plan include the appropriate model subdivision condition(s) (<a href="http://www.planning.wa.gov.au/dop_pub_pdf/Model_Subdivision_Conditions_Schedule_May_2016.pdf">http://www.planning.wa.gov.au/dop_pub_pdf/Model_Subdivision_Conditions_Schedule_May_2016.pdf</a>):- <ol style="list-style-type: none"> <li>i. E5 where the subdivision design does not require relocation of the transmission assets, or</li> <li>ii. E5 &amp; E6 where the subdivision design requires removal and relocation of transmission assets, or</li> <li>iii. E6 where the subdivision design requires the removal of transmission assets</li> </ol> </li> <li>c. No development (including fill, fencing, storage or parking) will be permitted within Western Power line easements or restriction zones without the prior written approval of Western Power or the relevant power line operator. Note: Further information on easement and restriction zone standard conditions are available from Western Power: <a href="http://www.westernpower.com.au/networkprojects/Easements.html">http://www.westernpower.com.au/networkprojects/Easements.html</a>. Western Power will need to review, assess and provide prior written consent to any subdivision or development proposal within the registered easement, in accordance with standard easement conditions, including: <ul style="list-style-type: none"> <li>o Landscaping plans (including mature heights and location of species);</li> <li>o Ground level changes;</li> <li>o Permanent structures;</li> <li>o Drainage plans;</li> <li>o Conservation controls.</li> </ul> </li> <li>d. New subdivision and development proposals shall be designed to a standard that mitigates perceived amenity issues associated with Western Power infrastructure and include, inter alia: <ul style="list-style-type: none"> <li>o The orientation of buildings and windows to minimise visual impact;</li> <li>o Hard and soft landscaping designs within the development that provide an</li> </ul> </li> </ol>	<p>infrastructure adjacent to and beneath the 330kV above ground power lines. This includes a 2.4m high noise wall (adjacent to the easement), drainage beneath the power lines and a local road adjacent to the easement. These issues have the potential to have an impact on Western Powers infrastructure. As such the City wrote to Western Power and later sought confirmation to ensure compliance with their requirements. Western Power has explained to the City that the applicant needs to</p> <p>Provide an EPR (Earth Potential Rise) / LFI (Low Frequency Induction) report and clearance assessment to Western Power for assessment. Western Power has advised this requirement was communicated to the applicant prior to lodgement of the SP. Western Power advises in this regard, to date, this report has not been provided.</p> <p>On the above basis the Structure Plan assessment report has been (recommended) conditioned accordingly. This has since been forwarded to the WAPC for their consideration.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>effective visual buffer.</p> <ul style="list-style-type: none"> <li>○ Where development applications adjoin or affect Western Power interests they should be referred to this organisation for comment prior to approval by the City of Cockburn.</li> </ul> <p><b>Submission 2 of 2:</b></p> <p>Western Power's feedback to the proponent in October 2016 advised of the in-principle support to the structure plan subject to the EPR (Earth Potential Rise) / LFI (Low Frequency Induction) report and clearance assessment, this included a reference point to the online forms for engagement with our line relocations area. To date, this report has not been provided.</p> <p>I note that it is being arranged by the proponent as indicated in the attached correspondence.</p> <p>Western Power's support for the specific matters raised:</p> <ul style="list-style-type: none"> <li>- road adjacent to the 330 kV line;</li> <li>- construction of the 2.4m acoustic wall; and</li> <li>- proposed drainage beneath the powerlines,</li> </ul> <p>will be dependent upon the outcomes of the EPR / LFI report.</p> <p>The facts of the matter which require resolution:</p> <ul style="list-style-type: none"> <li>i. The EPR / LFI report has not been provided to satisfy Western Power that the works in proximity to its assets are appropriate. We note from the proponents correspondence that this is being arranged. Dave Lowry has committed to providing an expedient assessment (notwithstanding the proponent has been aware of this requirement since October 2016).</li> <li>ii. Whether the City of Cockburn is prepared to proceed with the structure plan or await the outcomes of the EPR / LFI report. As the agency responsible for assessment this is a decision the City will need to make based on all information provided, not just the comments of Western Power.</li> </ul>	
14	Department of Fire and Emergency Services 20 Southport Street	<p><b>SUPPORT</b></p> <p>Thank you for your referral. DFES acknowledges receipt of your referral and will</p>	Noted. No further submission was received

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	West Leederville WA 6007	endeavour to meet the response date requested, 28 March 2017.	by DFES subsequent to their initial correspondence.
15	Department of Parks and Wildlife Locked Bag 104, Bentley Delivery Centre, Western Australia 6983	<p><b>SUPPORT</b></p> <p>The Department of Parks and Wildlife provides the following comments.</p> <p>It is noted that the Structure Plan area (the western portion of Lot 29) contains approximately 1 hectare of black cockatoo foraging habitat in good or better condition.</p> <p>The development may result in the loss of habitat for Carnaby's black cockatoo and the forest red-tailed black cockatoo which are listed as "Endangered" and "Vulnerable" under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). The species are also listed as "Specially Protected" under the Western Australian Wildlife Conservation Act 1950.</p> <p>Proposals should be discussed with the Federal Department of Environment and Energy as there may be a requirement to refer the proposal under the EPBC Act.</p> <p>It is also Parks and Wildlife's expectation that the planning system will appropriately address environmental issues, including issues not specifically referred to in this advice.</p>	Noted. The applicant has been made aware of their obligations under the EPBC Act. In addition the City of Cockburn has recommended the Environmental Assessment Report is amended accordingly.

No. 1971 AUG 23 AM 9:11  
A432170

A 432170 E



EASEMENT IN GROSS

FEES (office use)	\$	¢
	8	-

Parties HUMES LIMITED and THE STATE  
ELECTRICITY COMMISSION OF  
WESTERN AUSTRALIA

Lodged by THE S.E.C. OF W.A.  
Address 132 MURRAY STREET, PERTH  
Phone No. 230141

Use this space for instructions if any documents are to issue to other than lodging party.

Titles, Crown Leases, Declarations, etc., lodged with this document. (To be filled in by person lodging.)

- |                     |                                |
|---------------------|--------------------------------|
| 1. <i>Dep. C.T.</i> | } Received items               |
| 2. <i>DUP. CASE</i> |                                |
| 3. ....             | } No's ..... <i>142</i>        |
| 4. ....             |                                |
| 5. ....             |                                |
| 6. ....             |                                |
|                     | Rec. Clerk. <i>[Signature]</i> |

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

New Titles to issue or Endorsing instruction.

EXAMINED. *4D 2/9*

*LT14*

Registered *23rd August 1971*  
at *9-11* o'clock and  
particulars entered in the Register Book.

Initials of Signing Officer.

*[Signature]*

*[Signature]*

REGISTRAR OF TITLES.

*DRAFTING*

property of the Grantor occasioned by the construction repair or maintenance of the electrical equipment PROVIDED THAT the Grantor presents a written claim therefor to the Commission within thirty days after the actual causing of such damage or loss.

5. THE Grantor shall -

- (i) maintain and keep the natural surface of the land at a level not in excess of the level thereof existing at the date of the execution of this easement;
- (ii) keep the land free from all structures buildings and improvements and any materials of whatsoever kind or nature except such structures buildings and improvements and materials as shall be first approved in writing by the Commission and then only in accordance with plans and specifications and upon the site or sites as shall be approved by the Commission.

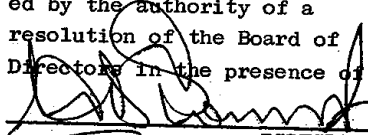
THIS DEED is made WITHOUT PREJUDICE to any right power or authority of the Commission or its successors transferees or assigns contained in the State Electricity Commission Act 1945 or any other acts which now or hereafter may confer any rights duties powers or authorities on the Commission or its successors transferees or assigns.

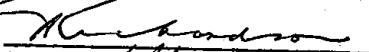
DATED this 17th day of August 1971.  
SCHEDULE

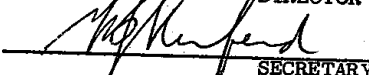
A plan of the land affected by the easement.

AS WITNESS the execution of these presents the day and year first hereinbefore written.

THE COMMON SEAL of HUMES )  
LIMITED was hereunto affix- )  
ed by the authority of a )  
resolution of the Board of )  
Directors in the presence of: )

  
DIRECTOR )

  
DIRECTOR )

  
SECRETARY )

THE COMMON SEAL of THE STATE )  
ELECTRICITY COMMISSION OF WEST- )  
ERN AUSTRALIA was hereunto af- )  
fixed by :- )

  
CHAIRMAN )

in the presence of :- )

  
SECRETARY. )

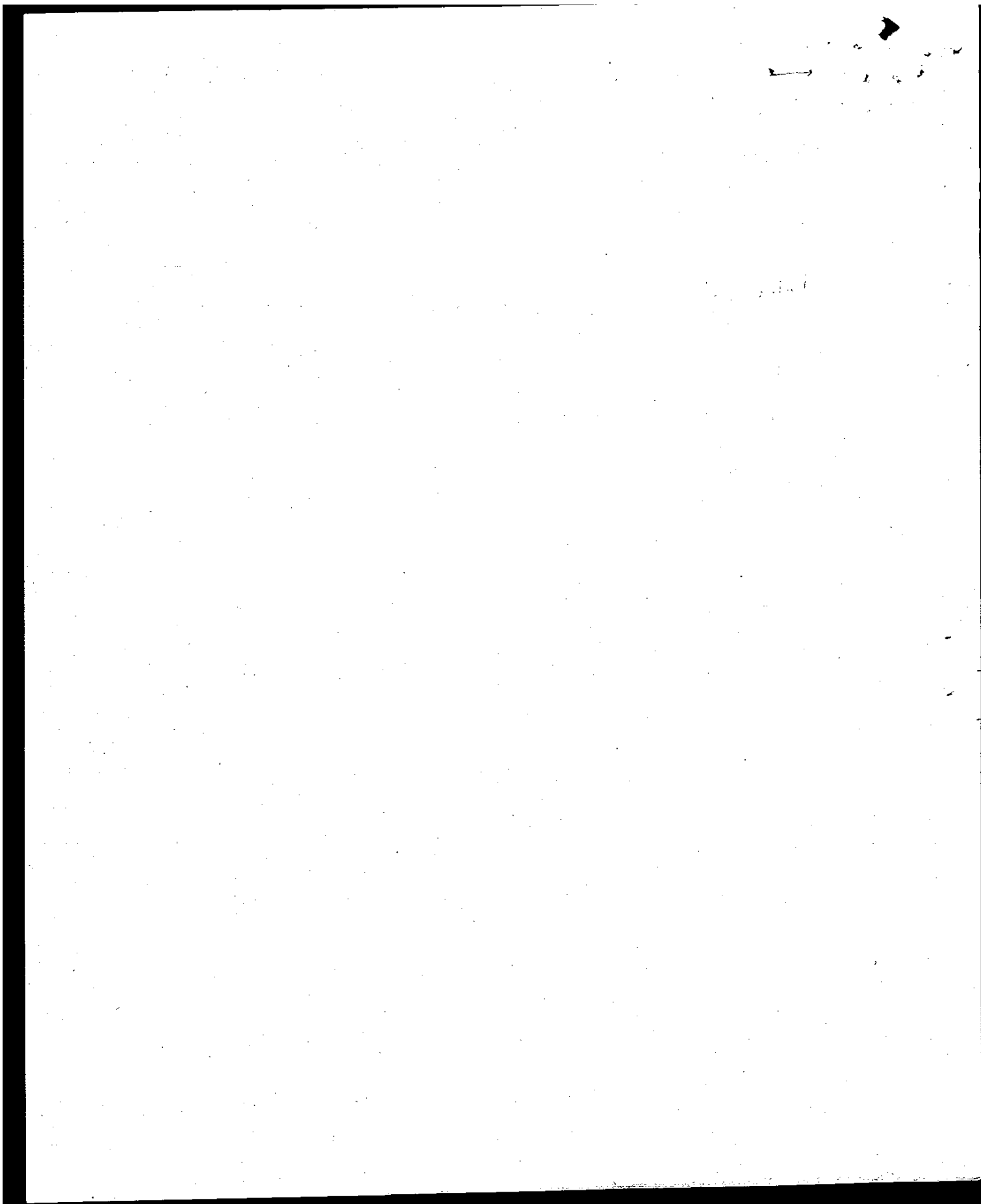
DOCUMENT No's. A 432170.....

In order for registration subject to the following:

*Copy of Executive Council Minute Paper No 1259 required.*

*W.Davis  
2/9/71*

FOR REGISTRATION





### Minute Paper for the Executive Council

I recommend His Excellency the Governor in Council be advised to

consent, pursuant to the provisions of Section 33A of the Public Works Act, 1902-1967, to the creation in favour of the State Electricity Commission of Western Australia of an easement without dominant tenement for the purpose of the erection, construction and maintenance of transmission lines over portion of the land hereinafter described.

L A N D

Portion of Jandakot Agricultural Area Lot 196 being part of the land on L.T.O. Plan 9781 and being part of the land in Certificate of Title Volume 1303 Folio 940

*We the undersigned certify that this is a true and correct copy of Executive Council Minute 1259*

*[Signature]*  
MINISTER FOR WORKS

*[Signature]*  
CLASSIFIED STATE CIVIL SERVANT  
PUBLIC WORKS DEPARTMENT, PERTH

*[Signature]*  
CLASSIFIED STATE CIVIL SERVANT  
PUBLIC WORKS DEPARTMENT, PERTH

Approved by His Excellency in Council and entered on the Minutes of the Executive Council accordingly.

*[Signature]*  
Clerk of the Council.

24462/4/59-10m-0

20 MAY 1969

On Back of 97 1303/940

SKETCH

Transfer A 432170 Grants to the State  
Electricity Commission of Western Australia  
The right to enter upon the portion of the  
within Land Coloured blue on the map in  
the margin hereof for the purpose of  
constructing and maintaining certain electrical  
equipment as set out in the said transfer.

WESTERN AUSTRALIAN STAMP DUTIES

Form B2.

Executed

(Section 119) Stamp Act 1921  
 17-AUG-71 180533

\$ . . . D NOPLST \$\*\*0.00

for COMMISSIONER OF STATE TAXATION

WESTERN AUSTRALIA.  
 Transfer of Land Act 1893 as amended

No. **A432170**

Blank Instrument Form (see footnote)

2. Insert type of document here. c. EASEMENT IN GROSS.....

WE, HUMES LIMITED formerly having its office at Upham Street Subiaco but now of 89 Salvado Road Subiaco in the State of Western Australia (hereinafter referred to as 'the Grantor' which expression where the context so admits shall include the Executors Administrators transferees and assigns of the Grantor) being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified IN CONSIDERATION of the sum of THREE THOUSAND SEVEN HUNDRED AND TWENTY SEVEN DOLLARS (\$3,727.00) paid to us by THE STATE ELECTRICITY COMMISSION OF WESTERN AUSTRALIA of 132 Murray Street Perth in the said State (hereinafter with its successors transferees and assigns referred to as 'the Commission') DO HEREBY TRANSFER AND GRANT unto the Commission the right and liberty for the Commission at all times hereafter and for the purposes hereinafter mentioned by its servants contractors workmen agents and all persons authorised by the Commission to go in and upon ALL THAT piece of land being :-

Portion of Jandakot Agricultural Area Lot 196  
 being part of the land on L.T.O. Plan 9781 and  
 being part of the land in Certificate of Title  
 Volume 1303 Folio 940

such land being more particularly described and coloured blue on the plan here-in (hereinafter referred to as 'the land') to clear the land and to construct alter remove and maintain in upon along and across the land in a proper manner towers poles wires and other necessary apparatus in connection with its transmission distribution and telephone lines for the purpose of transmitting and distributing power by electricity (hereinafter referred to as 'the electrical equipment') TOGETHER WITH the right at all times to enter upon the land for the purpose of inspecting the electrical equipment and making necessary repairs and alterations thereon and thereto.

NOW IT IS FURTHER AGREED as follows :-

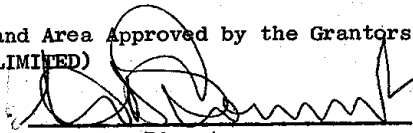
1. THE Commission shall have the right to cut away and keep clear of all electrical equipment all trees and remove such other obstructions which may in any way in the opinion of the Commission endanger the proper operation of the said electrical equipment.
2. THE Commission shall not be bound to fence the land or any part thereof.
3. THE Commission shall repair all damage caused by it or its servants contractors or agents to the fences and gates of the Grantor and the Grantor shall have the right and liberty to erect fences and gates along the boundaries of the land wherever it may reasonably require the same PROVIDED THAT such fences or gates shall not restrict the enjoyment by the Commission of the privileges as herein expressly granted or implied.
4. THE Commission shall be liable to the Grantor for all actual damage to or loss of cultivated crops or damages to or loss of stock improvements or

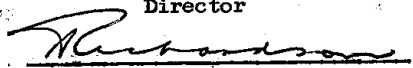
NOTE: This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style.





- SCHEDULE -

Sketch and Area Approved by the Grantors  
(HUMES LIMITED)

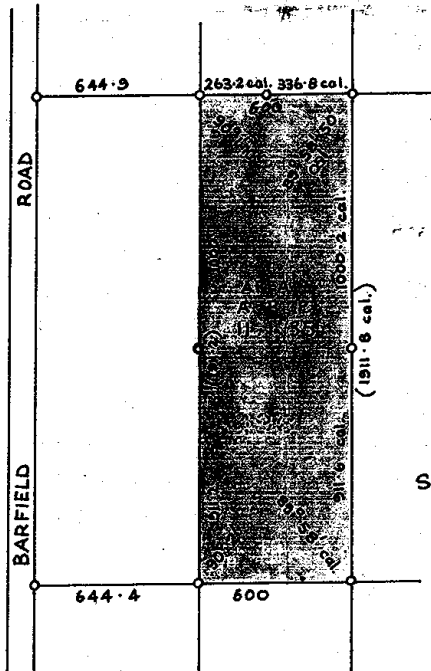
  
Director

  
Director

  
Secretary

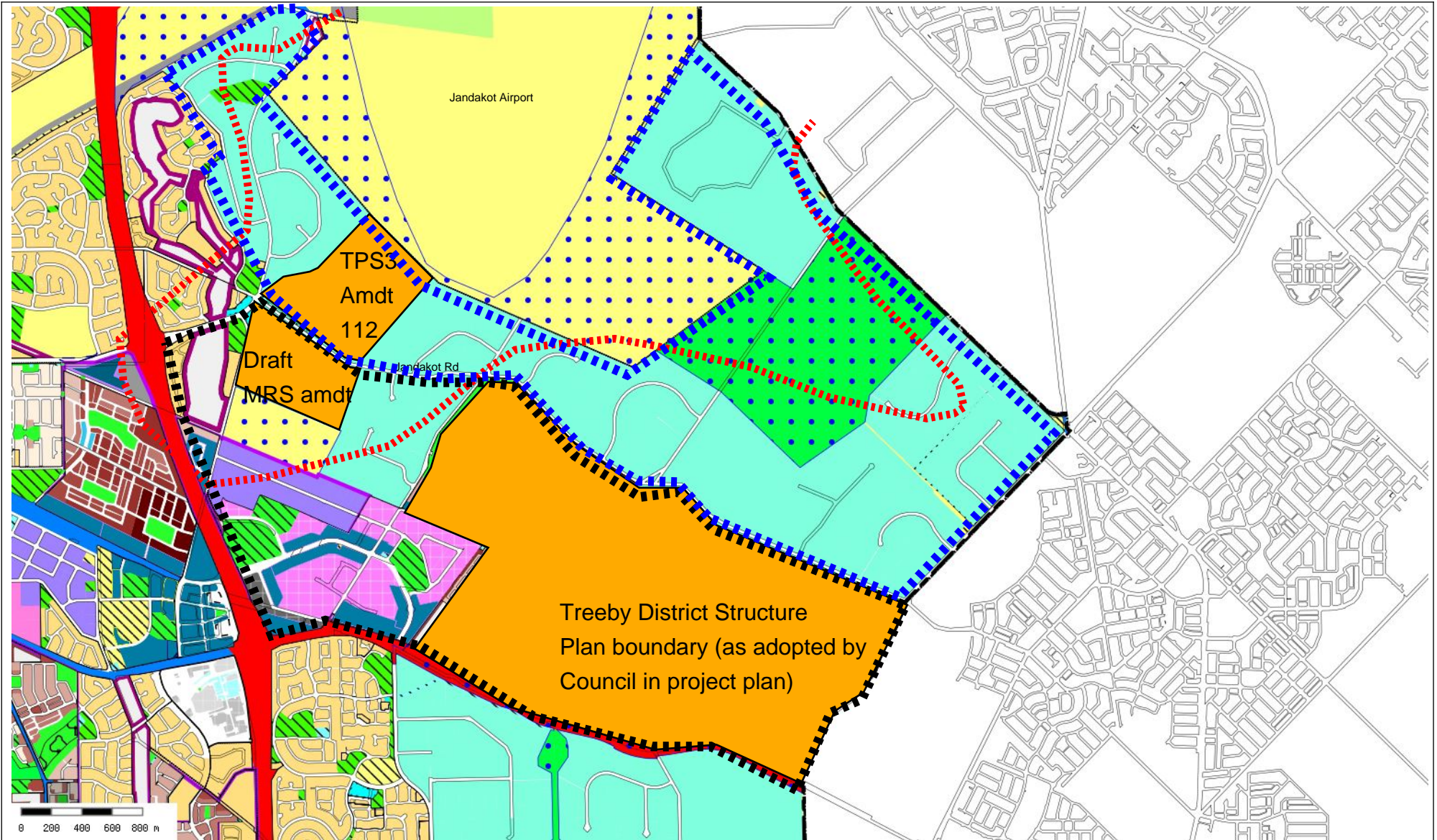
 Secretary,  
THE STATE ELECTRICITY COMMISSION  
OF WESTERN AUSTRALIA.

L.T.O. PLAN 9781



Scale: 1 inch = 6 chains

Creation of Easement approved - Executive Council Minute 1259, May 26th  
1971.



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

Locality Plan indicating proposals in Jandakot/Treeby

PRINTED ON:  
3/05/2017

SCALE = 1:35713

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.



----- ANEF contour 20-25  
 Proposals

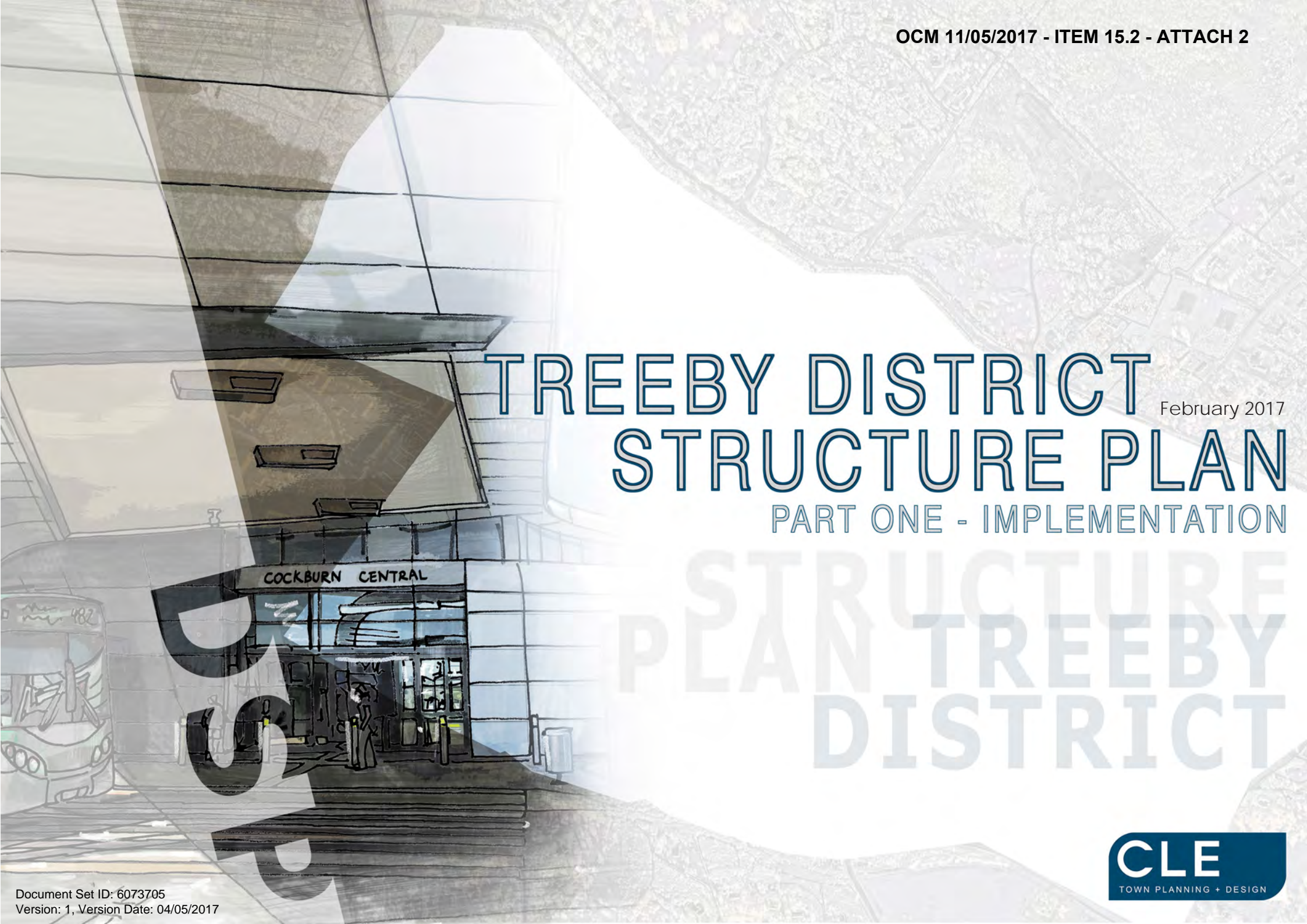
2 x Strategic precincts raised in Perth and Peel @3.5m submission by City of Cockburn  
 - - - - - South of Jandakot Road  
 - - - - - around Jandakot Airport

# TREEBY DISTRICT STRUCTURE PLAN

February 2017

## PART ONE - IMPLEMENTATION

STRUCTURE  
PLAN TREEBY  
DISTRICT



TREEBY DISTRICT STRUCTURE PLAN  
PART ONE - IMPLEMENTATION

Prepared by:



PO Box 796  
Subiaco WA 6904  
t: 9382 1233  
f: 9382 1127  
[www.cleplan.com.au](http://www.cleplan.com.au)

2310Rep137C  
February 2017

### 1.0 STRUCTURE PLAN AREA

This District Structure Plan applies to the area shown within the boundary on Plan A – Treeby (Banjup) District Structure Plan.

### 2.0 STRUCTURE PLAN CONTENT

This structure plan comprises:

- Part One – Implementation Section
- Part Two – Explanatory Section
- Appendices – Technical Reports.

Part One of the District Structure Plan comprises the structure plan map and planning provisions. Part Two of the District Structure Plan is the Explanatory Section which can be used to interpret and implement the requirements of Part One.

### 3.0 OPERATION

The District Structure Plan is a strategic planning document intended to guide and coordinate more detailed planning (including preparation of Local Structure Plans) for individual sites within the District Structure Plan area. The structure plan comes into effect on the date Council resolves it will become a guiding document for more detailed structure planning. Endorsement by the Western Australian Planning Commission (WAPC) under the provisions of the *Planning and Development (Local Planning Schemes) 2015 Schedule 2 – Deemed provisions* is not proposed although the District Structure Plan has been prepared with reference to WAPC policies and consultation with the Department of Planning.

### 4.0 REZONING, LOCAL STRUCTURE PLAN, SUBDIVISION AND DEVELOPMENT REQUIREMENTS

The land use arrangements, district level infrastructure and movement network illustrated in the District Structure Planning will inform the City's response to requests for rezoning and more detailed Local Structure Plans within the structure plan area. The layout illustrated within Plan A represents a high level structural response to key issues which may be subject to refinement at more detailed stages of planning.

Local Structure Plans prepared within the District Structure Plan area should:

- Generally conform with the layout illustrated within the District Structure Plan;
- Be accompanied by:
  - A Local Water Management Strategy consistent with any approved District Water Management Strategy;
  - An Environmental Assessment Report;
  - A Bushfire Hazard Assessment;
  - A Transport Noise Assessment; and
  - Other submission requirements consistent with the *Planning and Development (Local Planning Schemes) 2015 Schedule 2 – Deemed provisions*.

Subdivision and development will be determined in accordance with the applicable zoning, planning scheme provisions and, where applicable, approved Local Structure Plans and Local Development Plans.

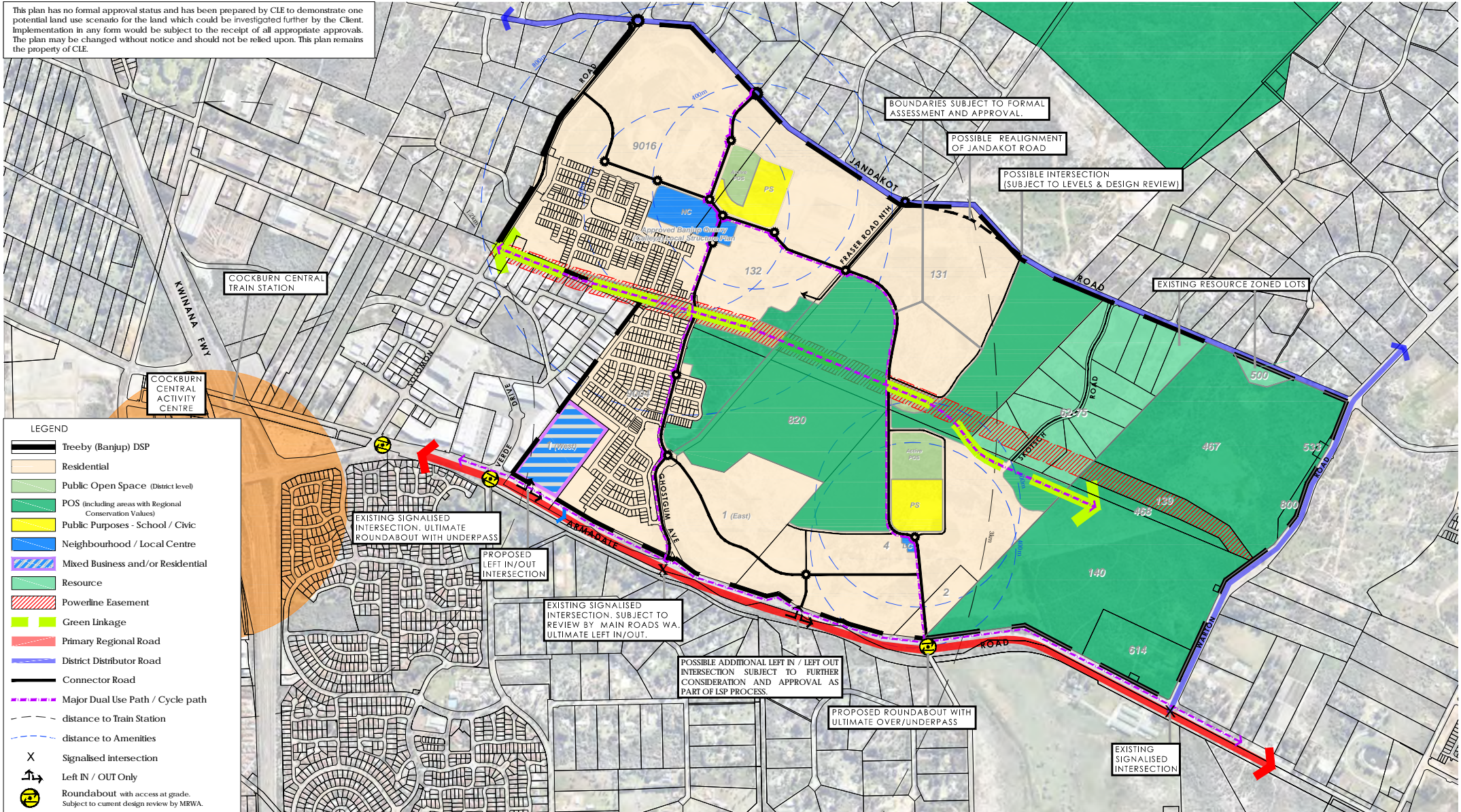


## 5.0 ADDITIONAL INFORMATION

All urban development within the District Structure Plan area is subject to Development Contribution Plan No. 13.

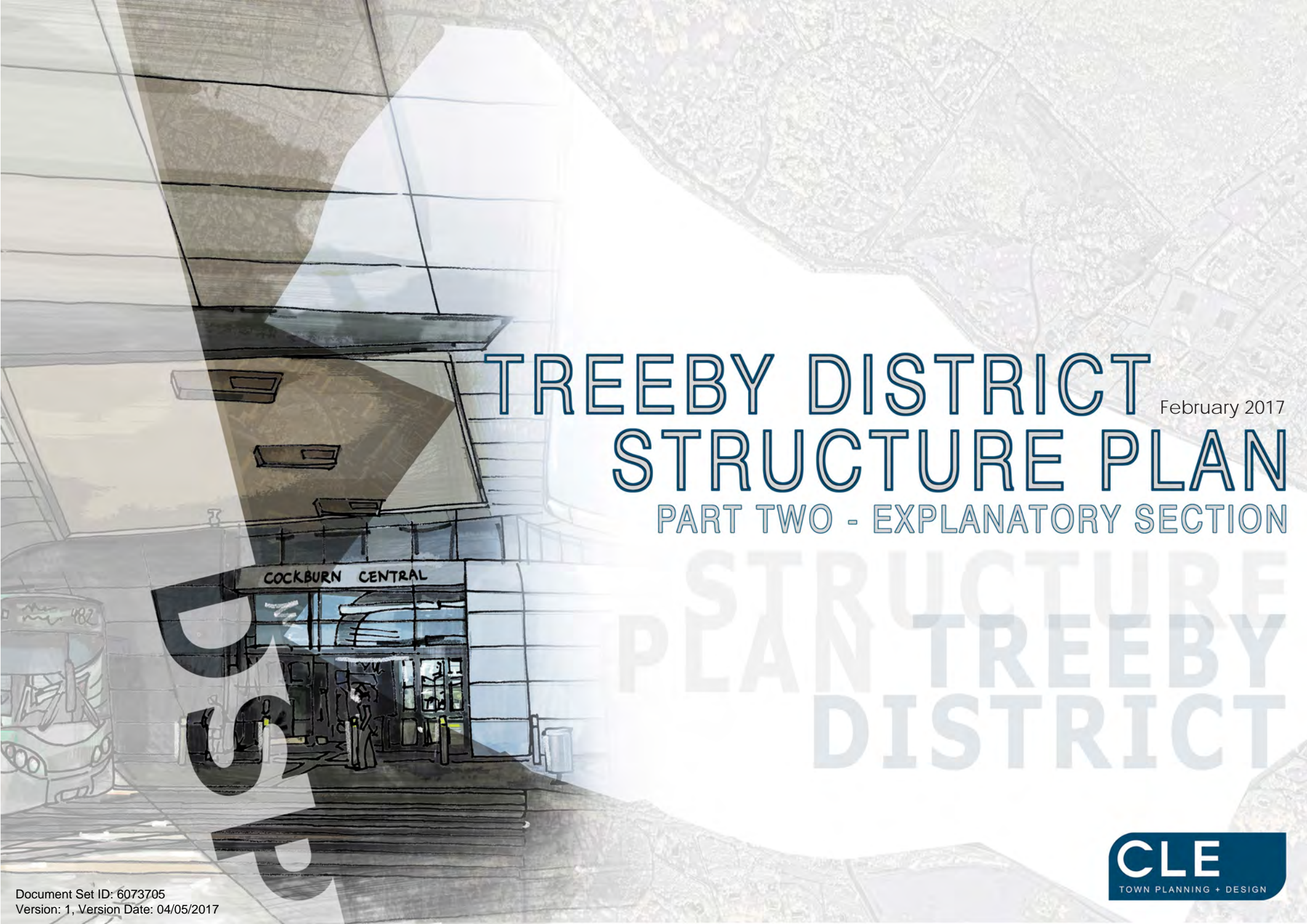
In addition, urban development sites abutting Jandakot Road shall be required to provide for the widening and upgrade of any directly abutting portion of Jandakot Road to a 2 lane divided urban standard road, with provision (widening and earthworks) for ultimate upgrade to a 4 lane divided urban standard road. These works and associated widening required shall be agreed via legal agreement entered into with the City of Cockburn prior to approval of a Local Structure Plan for the site if deemed necessary.

This plan has no formal approval status and has been prepared by CLE to demonstrate one potential land use scenario for the land which could be investigated further by the Client. Implementation in any form would be subject to the receipt of all appropriate approvals. The plan may be changed without notice and should not be relied upon. This plan remains the property of CLE.



**LEGEND**

- Treeby (Banjup) DSP
- Residential
- Public Open Space (District level)
- POS (including areas with Regional Conservation Values)
- Public Purposes - School / Civic
- Neighbourhood / Local Centre
- Mixed Business and/or Residential
- Resource
- Powerline Easement
- Green Linkage
- Primary Regional Road
- District Distributor Road
- Connector Road
- Major Dual Use Path / Cycle path
- distance to Train Station
- distance to Amenities
- Signalised intersection
- Left IN / OUT Only
- Roundabout with access at grade. Subject to current design review by MRWA.



# TREEBY DISTRICT

February 2017

# STRUCTURE PLAN

## PART TWO - EXPLANATORY SECTION

STRUCTURE  
PLAN TREEBY  
DISTRICT

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TREEBY DISTRICT STRUCTURE PLAN  
PART TWO - EXPLANATORY SECTION

Prepared by:



PO Box 796  
Subiaco WA 6904  
t: 9382 1233  
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[www.cleplan.com.au](http://www.cleplan.com.au)

2310Rep118C  
February 2017

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**DEVELOPER**

---

Perron Developments Pty Ltd

**PROJECT TEAM**

---

Town Planning - CLE Town Planning + Design

Environmental - 360 Environmental

Hydrology - JDA Consultant Hydrologists

Civil Engineering - Wood & Grieve Engineers

Traffic - Transcore

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- Figure 13: Proposed Pedestrian and Cyclist Network
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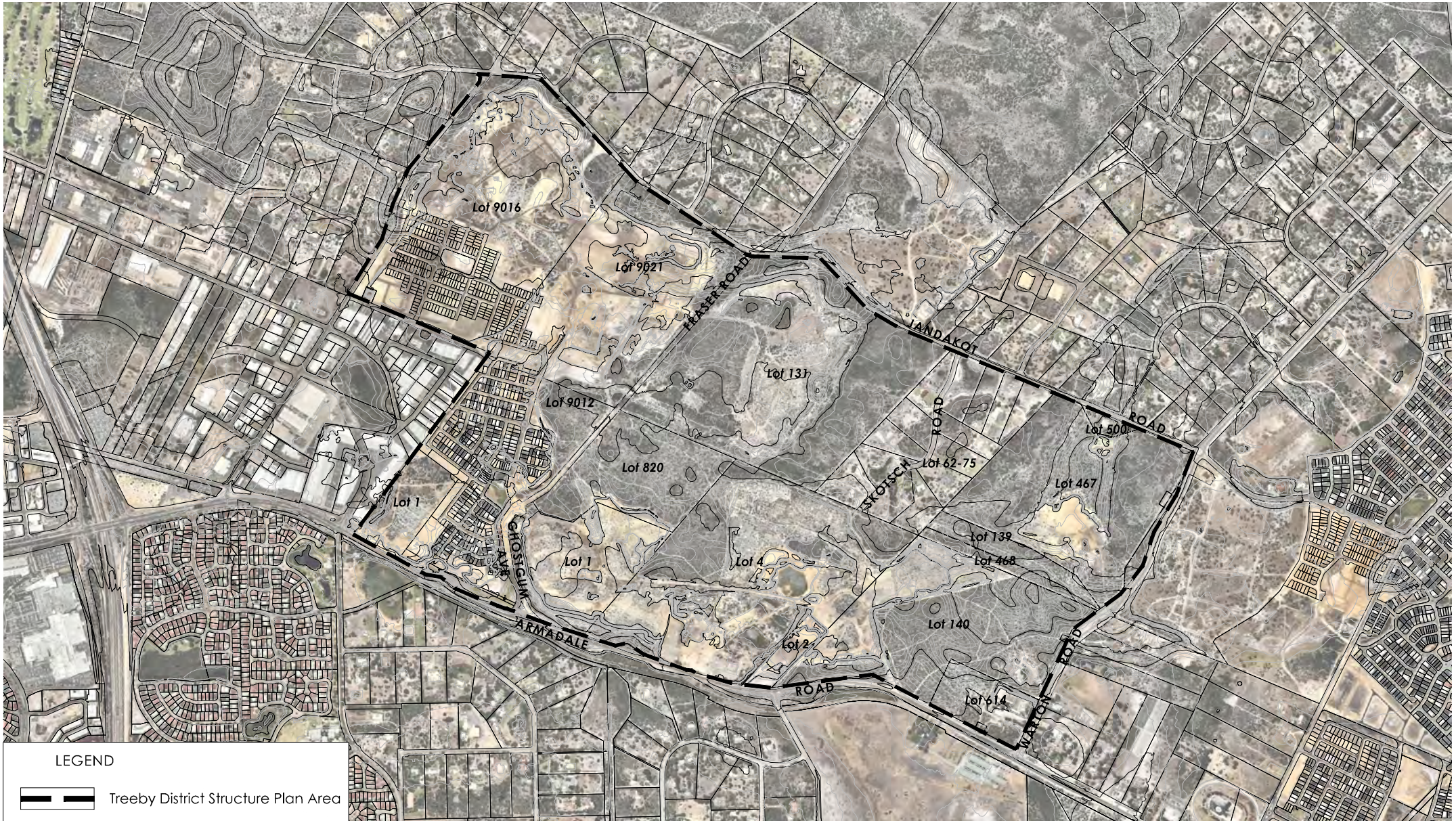
- Table 1: Primary Potential Development Sites
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# TREEBY DISTRICT STRUCTURE PLAN PART TWO - EXPLANATORY SECTION



## LEGEND

 Treeby District Structure Plan Area



## 1.0 PLANNING BACKGROUND

### 1.1 Introduction and Purpose

This District Structure Plan, hereinafter referred to as the Treeby District Structure Plan (TDSP) has been prepared at the request of the City of Cockburn in consultation with key stakeholders including relevant government agencies and major landholders. It is a strategic document to guide the City's decision making: it has not been prepared under Part 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and endorsement by the Western Australian Planning Commission is not proposed to be sought.

The TDSP applies to the area generally bounded by Jandakot Road to the north, Warton Road to the east, Armadale Road to the south and Solomon Road to the west. This area totals around 460ha (refer Figure 1 – Site Plan).

The primary objective of the TDSP is to provide a high level strategic spatial planning framework to coordinate the development of land and provision of district level services within the Banjup Urban Precinct. The TDSP identifies the basic physical arrangement of urban areas, the primary road network, neighbourhoods, schools, district open space, commercial centres, public transportation and other major infrastructure. The TDSP consolidates background information and provides broad direction to inform the preparation of Local Structure Plans as part of the more detailed planning process to follow.

The coordination of planning for the Banjup Urban Precinct (now defined as the Treeby DSP area) presents a valuable opportunity for the State to achieve many of its planning and land use objectives for Perth, and consolidation of urban development in the southern metropolitan corridor.

The lodgement of the TDSP aligns with the Project Plan released by the City of Cockburn in September 2015. The Project Plan provides a guide for the preparation of the TDSP which covers the following –

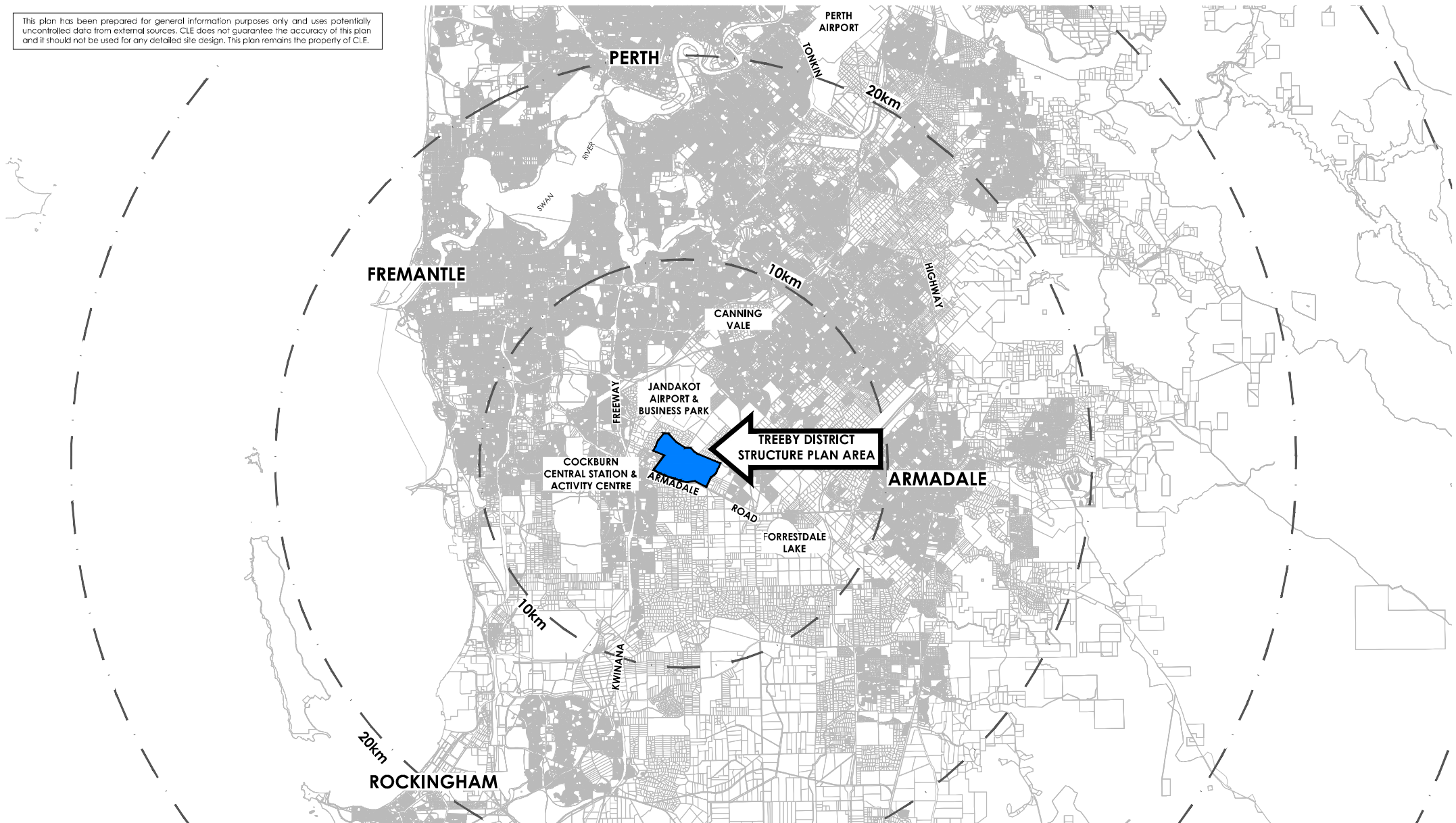
- Broad land-use arrangement, buffers and any relevant targets (eg. density targets);
- Coordination of major infrastructure including:
  - Schools;
  - District Water Management;
  - District Movement Networks;
  - Regional & District level Open Space / Conversation Areas;
  - District recreation facilities.
- Broad funding arrangements for improvements, potentially including the principles of a Development Contribution Plan (DCP).

The TDSP addresses and acknowledges all of the objectives of the City's Project Plan.

# TREEBY DISTRICT STRUCTURE PLAN

## PART TWO - EXPLANATORY SECTION

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.



## 1.2 Land Description

The following section provides a brief overview of the TDSP area, and examines its context with respect to location, land use and ownership.

### 1.2.1 Location

The TDSP applies to the area generally bounded by Jandakot Road to the north, Warton Road to the east, Armadale Road to the south and Solomon Road to the west within the City of Cockburn. It is located approximately 19km south of the Perth CBD, 1km east of Cockburn Central Railway Station and Activity Centre, and 13km west of the Armadale Shopping Centre (refer Figure 2 - Location Plan).

### 1.2.2 Area and land use

The TDSP covers an area of approximately 460ha. Existing land use within the TDSP includes residential, extractive industry, rural residential, rural and open space / conservation. This includes:

- 118.48ha of Regional Open Space reserved for Parks and Recreation owned by the State;
- The Calleya (Banjup Quarry) residential development estate which consists of around 145ha of land in the western portion of the TDSP, currently under development by Stockland;
- The currently vacant Lot 1 (west) Armadale Road, to the southwest of the Calleya development (8.09ha);

- Fourteen (14) Resource zoned existing rural residential homesites accessed via Skotsch Road totalling 29.83ha; and
- Four (4) consolidated vacant sites previously used for quarrying activities and now identified for development:

Table 1: Primary Potential Development Sites

Lot Details	Landowner	Area(ha)
Lot 1 (east) Ghostgum Avenue	Department of Housing	20.35
Lot 2 Armadale Road	Ronci, Palmerino	3.15
Lot 4 Armadale Road	Midland Brick Co Pty Ltd - under contract to Perron Developments P/L	58.77
Lot 131 Jandakot Road	Limebrook Holdings Pty Ltd. - subject to a JV arrangement with Perron Developments P/L	64.75

# TREEBY DISTRICT STRUCTURE PLAN

## PART TWO - EXPLANATORY SECTION

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### 1.2.3 Legal Description and Ownership

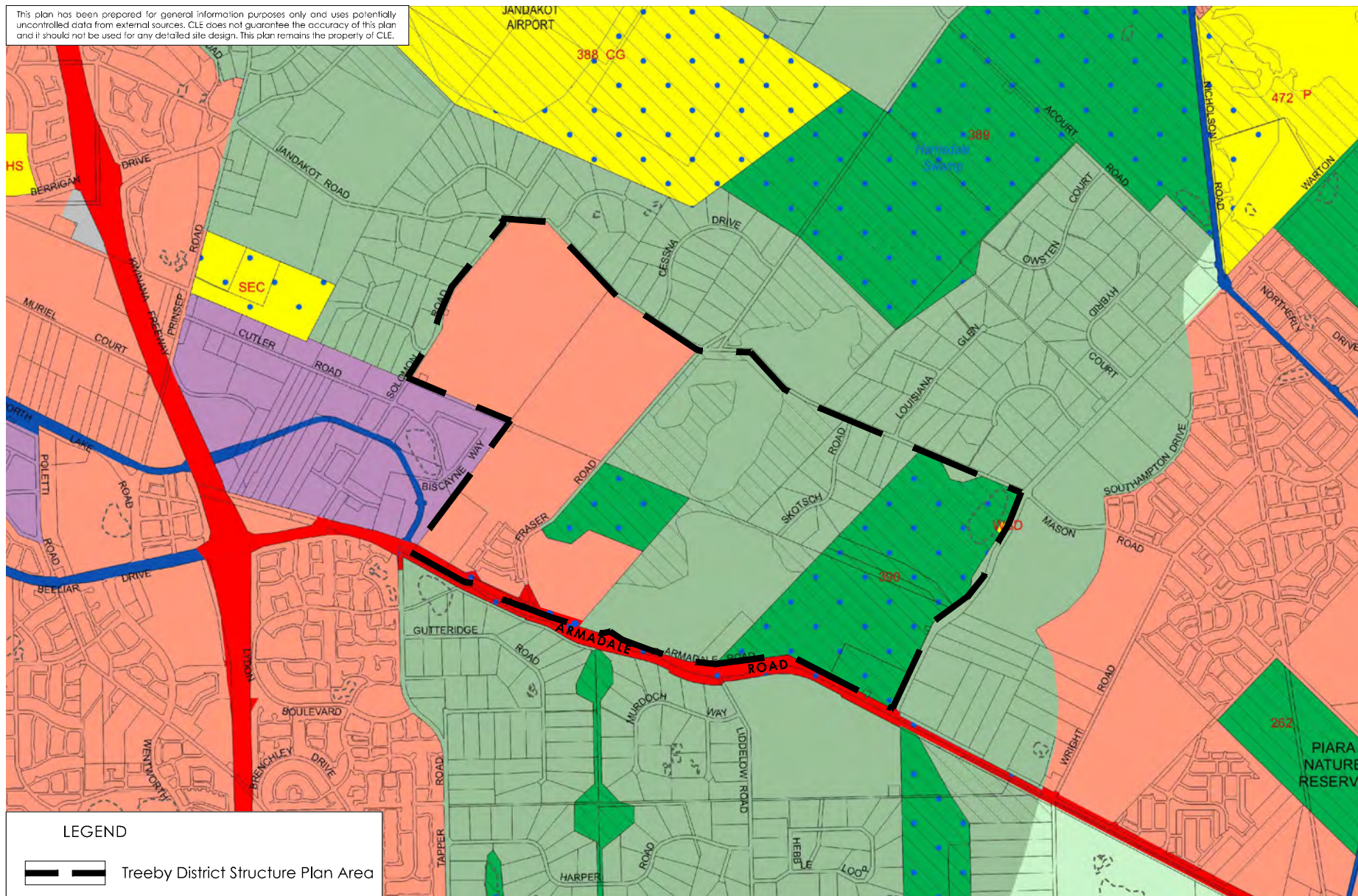
The following table provides a summary of the land ownership within the TDSP, excluding created single residential lots within Calleya. A Land Ownership Plan is provided at Figure 3.

**Table 2: Land Ownership**

Lot Number	Owner	Certificate Of Title	Area(ha)
1 (west)	Armadale Road Pty Ltd	1209-240	8.09
1 (east)	Housing Authority	2887-742	20.35
2	Ronci, Palmerino	1250-966	3.15
4	Midland Brick Co Pty Ltd	333-129A	58.77
131	Limebrook Holdings Pty Ltd	1524-135	64.75
62-75	Various Skotsch Road private landowners		29.83
500	Dougan, Kiara Helen & Law-David, Daniel John	1663-61	1.19
139	State of WA	LR3144-998	5.30
140	State of WA	LR3096-571	42.56
467	State of WA	LR3081-261	40.31
468	State of WA	LR3024-166	2.59
614	State of WA	LR3032-307	7.68
820	WA Planning Commission (State of WA)	2710-373	20.05
9012	Stockland WA Development Pty Ltd	2867-287	7.43
9021	Stockland WA Development Pty Ltd	2898-453	41.26
9016	Stockland WA Development Pty Ltd	2898-982	41.56

# TREEBY DISTRICT STRUCTURE PLAN PART TWO - EXPLANATORY SECTION

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- ### Legend
- Scheme boundary
  - Reserved lands**
    - Parks and recreation
    - Restricted public access
    - Railways
    - Port Installations
    - State forests
    - Civic and cultural
    - Waterways
    - Public purposes - denoted as follows:
      - Hospital
      - High school
      - Technical school
      - Car park
      - University
      - Commonwealth Government
      - State Energy Commission
      - Special uses
      - Water Authority of WA
      - Prison
  - Reserved roads**
    - Primary regional roads
    - Other regional roads
  - Zones**
    - Urban
    - Urban deferred
    - Central city area
    - Industrial
    - Special industrial
    - Rural
    - Rural - water protection
    - Private recreation
  - Notice of delegation**
    - (Site No) Bush forever area
  - Redevelopment schemes**
    - Redevelopment scheme/act area
  - Special control areas**
    - Water catchments
    - Environmental conditions

**LEGEND**  
 Treeby District Structure Plan Area



Source: WAPC\_MRS\_Map24\_25000\_F Forrestdale\_17.06.2016  
 2310-127-01 (07.07.2016), NTS



### 1.3 Planning Framework

#### 1.3.1 Zoning and Reservations

##### 1.3.1.1 Metropolitan Region Scheme

The TDSP area is subject to various zonings and reservations under the Metropolitan Region Scheme (MRS) including 'Urban', 'Rural', 'Rural-Water Protection', 'Parks and Recreation'. A 'Bush Forever' overlay associated with Bush Forever site 390 applies to many parts of the area containing remnant vegetation. The Parks and Recreation reserves are also subject to a Water Catchment Special Control Area. The table below provides details of the MRS zoning for key lots. A Metropolitan Region Scheme (MRS) zoning plan is also provided at Figure 4.

**Table 3: MRS Zoning (Summary)**

Lot Details	Metropolitan Region Scheme Zone / Reserve
Lots 1 (West), 9012, 9014, 9016, Lots 1 (east)	Urban
Lots 139, 140, 467, 468, 614, 820	Parks and Recreation, Water Catchment SCA, Bush Forever overlay
2, 500, 800 and Lots 62-78 Skotsch Road.	Rural – Water Protection.
Lot 4, 131	Rural – Water Protection, Bush Forever overlay (portions).

Lots 9012, 9014 and 9016 within the western portion of the TDSP are zoned 'Urban' under the MRS and are covered by the Banjup Quarry (Calleya) Local Structure Plan, facilitating urban development of this area. An MRS Amendment to rezone Lot 1 (east) to Urban has recently been gazetted, paving the way for a similar process and outcome for this site. A request to rezone Lots 2 and 4 to 'Urban' was also lodged with the WAPC in April 2014, however this request has been held pending further progression of the Perth and Peel @ 3.5 Million (planning) Frameworks currently being finalised.

The 98ha of Parks and Recreation reserve on the eastern portion of the area, and the centrally located 20ha reserve east of Fraser Road south (now Ghostgum Avenue) are covered by the MRS Bush Forever overlay associated with Bush Forever site 390. Site 390 also extends over portions of Lots 4 and 131 which are currently zoned as Rural Water-Protection. These areas of Bush Forever will be subject to review and refinement through the rezoning and local structure planning process. In total 172ha of land within the TDSP is currently shown as Bush Forever within the MRS.

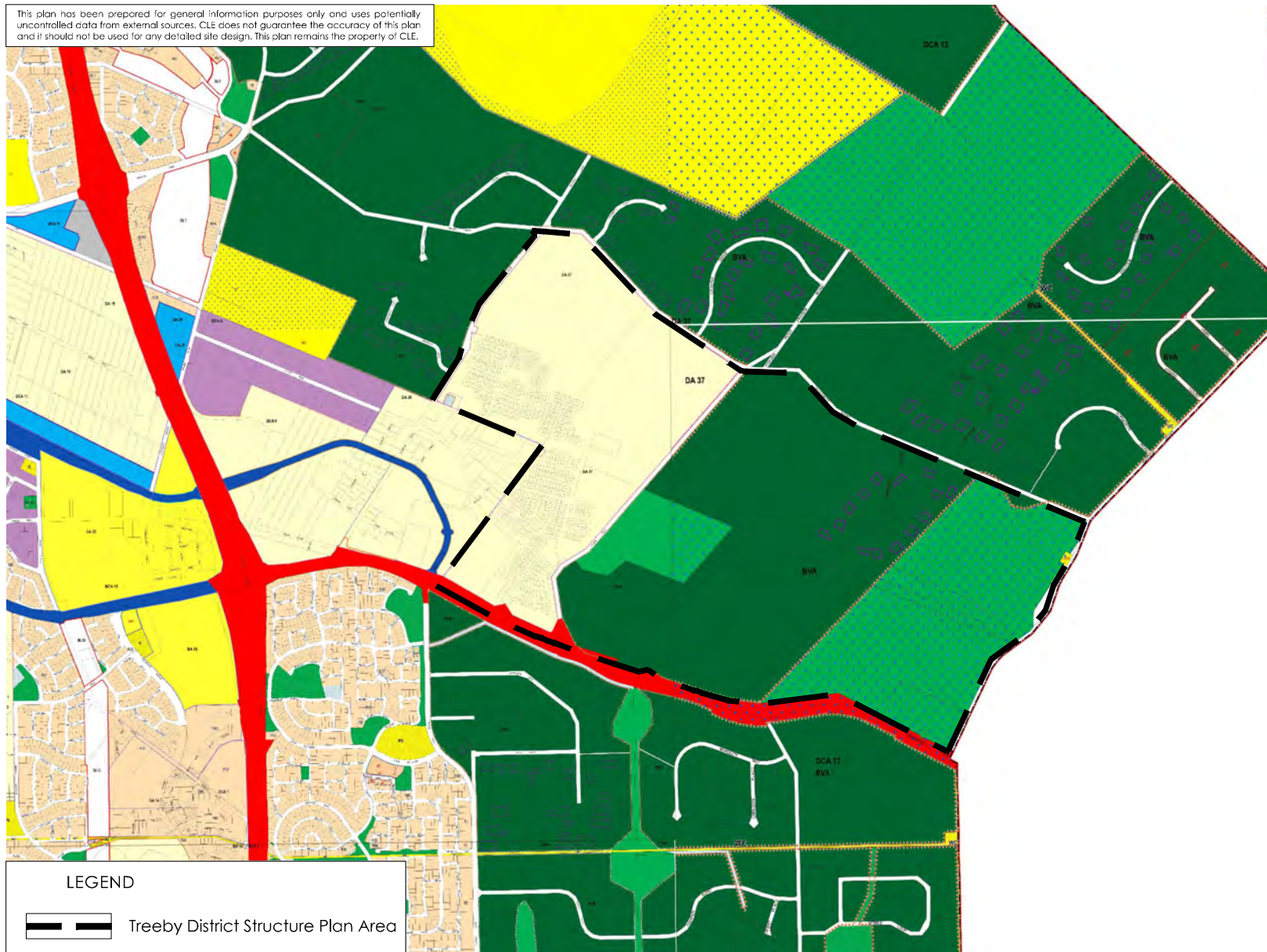
Small slivers of Primary Regional Roads reserve apply along the southern boundary of the DSP area providing for widening of Armadale Road.

The 'Rural - water protection' zone over the balance of the area reflects its historic use and the presence of the Jandakot water mound.

# TREEBY DISTRICT STRUCTURE PLAN

## PART TWO - EXPLANATORY SECTION

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**LEGEND**

**REGION SCHEME RESERVES (MRS)**

Orange	Civic and cultural	Yellow with dots	Public purposes - car park
Blue	Other regional roads	Yellow with horizontal lines	CP Public purposes - Commonwealth Government
Green	Parks and recreation	Yellow with vertical lines	HS Public purposes - high school
Green with dots	Parks and recreation restricted	Yellow with diagonal lines	H Public purposes - hospital
Green with diagonal lines	Port installations	Yellow with cross-hatch	P Public purposes - prison
Red	Primary regional roads	Yellow with wavy lines	SU Public purposes - special uses
Grey	Railways	Yellow with horizontal lines	SEC Public purposes - State Energy Commission
Yellow	Stille forests	Yellow with vertical lines	TS Public purposes - technical school
Light blue	Waterways	Yellow with diagonal lines	U Public purposes - university
Blue with dots	Water catchments	Yellow with cross-hatch	WSP Public purposes - Water Authority of WA

**LOCAL SCHEME RESERVES**  
(see scheme text for additional information)

Blue with dots	Lakes and drainage	Yellow with dots	GS Public purposes - Gas pipeline
Blue	Local road	Yellow with horizontal lines	OP Public purposes - Oil pipeline
Green	Parks and recreation	Yellow with vertical lines	P Public purposes - Police station
Yellow	C Public purposes - Civic	Yellow with diagonal lines	K Public purposes - Pre-school
Yellow with dots	AG Public purposes - Dept of	Yellow with cross-hatch	PS Public purposes - Primary school
Yellow with horizontal lines	PS Public purposes - Fire station	Yellow with vertical lines	WC Public purposes - Water Corporation
Yellow with vertical lines		Yellow with diagonal lines	WP Public purposes - Western Power

**LOCAL SCHEME ZONES**  
(see scheme text for additional information)

Yellow	Development	Pink	Mixed use
Blue	District centre	Yellow	Regional centre
Purple	Industry	Orange	Residential
Purple with dots	Light and service industry	Green	Resource
Orange	Local centre	Light green	Rural
Blue	Mixed business	Light blue	Rural living
		Red	Special use

**OTHER CATEGORIES**  
(see scheme text for additional information)

Black dashed line	Scheme boundary
Red dashed line	Local Government boundary
Black solid line	Hope Valley - Watteup Redevelopment Area
Black solid line	R20 R Codes
Red dashed line	A1 - Additional uses
Red dashed line	R1 - Restricted uses
Red solid line	SU1 Special use area
Blue dashed line	Peel-Harvey coastal plain catchment area
Blue dashed line	Building envelope
Blue dashed line	BVA Bushfire vulnerability areas
Blue dashed line	DA1 Development area
Blue dashed line	Development contribution area
Blue dashed line	JA Jandakot airport
Blue dashed line	Heritage place
Blue dashed line	No zone
Blue dashed line	Waterbodies

**LEGEND**

Black dashed line	Treeby District Structure Plan Area
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1.3.1.2 Local Planning Scheme

The City of Cockburn Town Planning Scheme No. 3 (TPS 3) zoning applicable to the TDSP area is shown at Figure 5 (Local Scheme Zoning). Table 4 below also provides summary details of the local planning schemes zones applicable to key lots within the TDSP.

**Table 4: Local Scheme Zoning (Summary)**

Lot Details	Local Planning Scheme Zone
Lots 1 (west), 9012, 9014, 9016	Development
Lots 139, 140, 467, 468, 614, 820	Parks and Recreation
Lots 1 (east), 2, 131, 500, 800, 4 and 62-78 Skotsch Road	Resource

The Development zone, generally reflecting areas zoned Urban under the MRS, provides for adoption and application of local structure plans to guide subsequent subdivision and development (as is occurring over the Calleya estate). The Resource zone reflects the water protection provisions of the current MRS zoning applicable over non reserved sites and caters for larger lot (Rural Residential style) development. This would require amendment (following MRS rezoning) to facilitate urban development.

City of Cockburn Development Contribution Plan No. 13

Schedule 12 of TPS3 specifies infrastructure and community items that are required to be funded through development contribution plans. The TDSP is within Development Contribution Area No. 13 (DCP 13). DCP 13 includes regional, sub-regional and local infrastructure items that have been determined as necessary to support the community within its boundaries, with allocation of a proportion of the cost of these items levied upon new lots created in the area.

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## 1.3.2 Planning Strategies and Sub-Regional Structure Plan

### 1.3.2.1 State Planning Strategy 2050

The State Planning Strategy (SPS) provides the basis for the long-term State and regional land use planning within Western Australia. It sets out the key principles, strategies and actions relating to the environment, community, economy, infrastructure and regional development which should guide the creation of State Planning Policy, Regional Strategies/ Frameworks and all future planning decisions.

The SPS identifies planning considerations and approaches that directly relate to the formulation of Cockburn Central Activity Centre Plan and set the agenda for more compact urban development in close proximity to public transport nodes as well as regeneration projects throughout Perth, those being:

- Place based approaches – That plan for the local economy, enhance and protect the identity of places, and provide for diverse, accessible and liveable communities.
- Affordable living – Identifying opportunities for housing diversity, infill development opportunities in appropriate locations and sustainable developments.
- Health and wellbeing – Identifying opportunities for the built environment to encourage the wellbeing of communities such as through the design of environments, streets and open spaces that people want to be active within.
- Land availability – Providing diverse and affordable housing outcomes.

Expansion of the Cockburn Central catchment to accommodate additional masterplanned communities on disused ex-quarry sites directly aligns with many of the objectives of the Strategy.

### 1.3.2.2 Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon

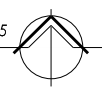
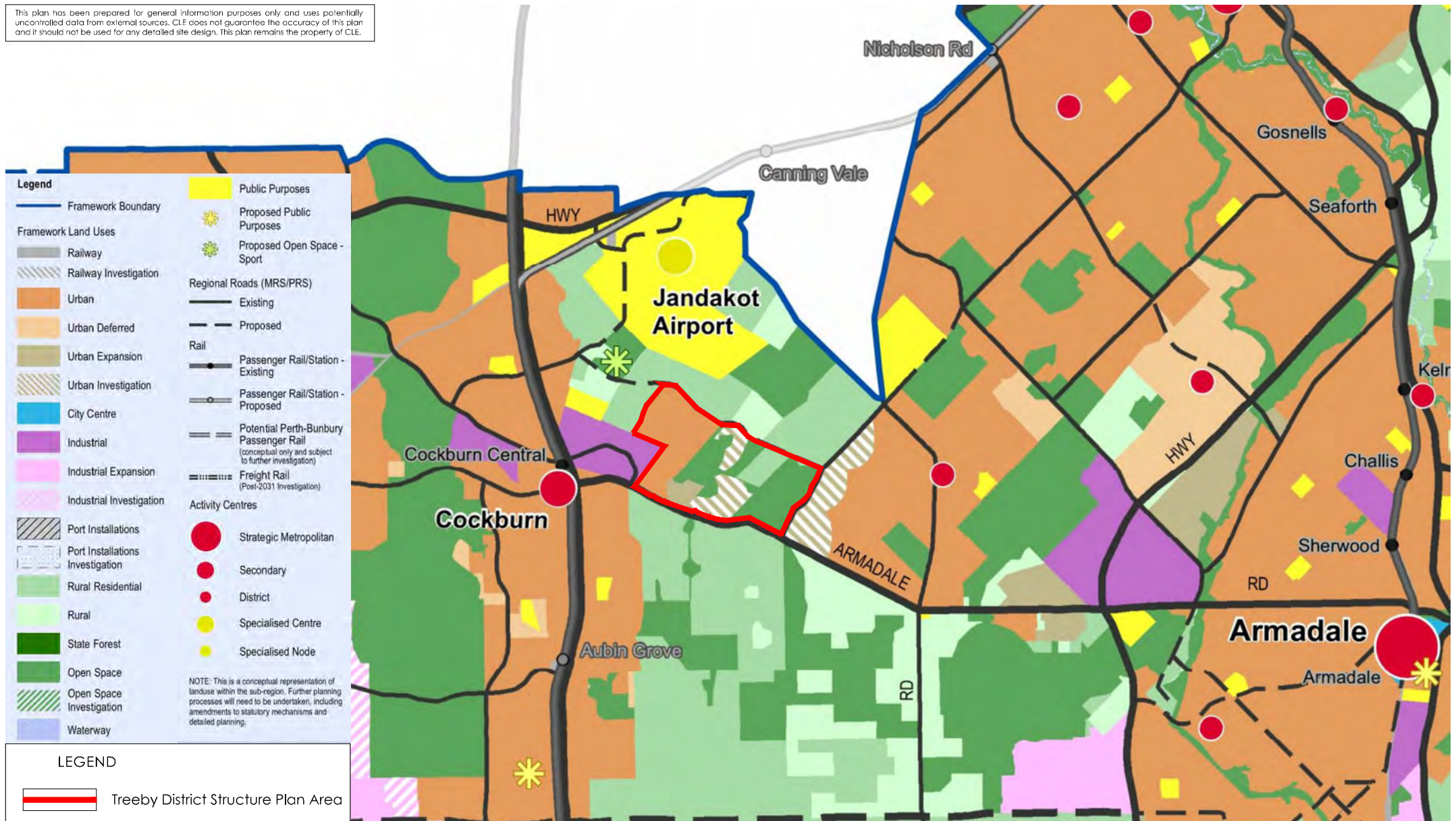
‘Directions 2031 and Beyond’ provides a high level spatial framework and strategic plan for the metropolitan Perth and Peel region. It has a 20 year horizon within which time it anticipates how the projected growth and development of Perth can be best accommodated. Amongst other things, it anticipates the need for an additional 328,000 dwellings to accommodate the growing population, with half of these sought as infill development to limit the expanding urban footprint, service extension and vegetation clearing on the fringes of the city.

Directions 2031 seeks a 50% improvement on current infill residential development trends of 30 and 35%; and has set a target of 47 per cent or 154,000 of the required 328,000 dwellings as infill development. This translates to 11,100 as part of infill / redevelopment opportunities within the City of Cockburn.

Directions 2031 also promotes a 50 per cent increase in the current average residential density 10 dwellings per gross urban zoned hectare; and, has set a target of 15 dwellings per gross urban zoned hectare of land in new development areas. This translates to 18,280 new dwellings as part of Greenfield development opportunities within the City of Cockburn.

# TREEBY DISTRICT STRUCTURE PLAN PART TWO - EXPLANATORY SECTION

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Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon was adopted by the WAPC in August 2010 and is the current spatial planning framework document for Perth and Peel, guiding the planning vision and direction to 2031 and beyond.

The reuse of ex-quarry sites within Banjup within an established residential area in close proximity to existing infrastructure, transport and services aligns strongly with the strategy.

#### 1.3.2.3 Draft Perth and Peel @ 3.5 Million

Draft Perth and Peel @ 3.5 million seeks to build on and extend Directions 2031 in providing an overarching strategic planning framework for the metropolitan Perth and Peel regions, considering an increased population projection of 3.5 million by 2050. The documents include Central, North-West, and North-East and South Metropolitan Peel subregional frameworks (discussed below) which provide spatial guidance on where development should occur over the next 35 to 40 years. The document continues to promote more efficient use (and reuse) of land and infrastructure, and maintains a target of 47% of new lots by infill. It anticipates the need for 800,000 new dwellings to accommodate an additional 1.5 million people within the region by 2050, of which 380,000 are sought in strategic infill positions. Additional residential development within the DSP area would contribute to these targets, whilst protection of significant remnant vegetation and wetland areas responds to environmental objectives.

#### 1.3.2.4 Draft South Metropolitan Peel Sub Regional Framework

The Draft South Metropolitan Peel Sub Regional Framework (the Framework) is one of three frameworks prepared for the outer sub regions of Perth and Peel, which along with the Central

Sub-Regional Planning Framework established a long term integrated framework for land use and infrastructure provision as a component of the Perth and Peel @ 3.5 Million strategy.

The framework identified the need to accommodate more than 1.26 million people in the south metropolitan region by 2050 and identifies both the locations within which new development is to occur, and an indication of anticipated staging and sequencing of urbanisation to inform public investment in regional, community, service and service infrastructure.

The Planning Framework endeavours to facilitate the more consolidated urban form promoted by Directions 2031 and Perth and Peel @ 3.5 Million by limiting the identification of new Greenfield areas to where they provide a logical extension to the urban form, and placing a greater emphasis on urban infill and increased residential density.






The Framework satisfies the density objectives of Draft Perth and Peel @ 3.5 with a target of 30,119 dwellings to be provided in the City of Cockburn, of which 14,678 dwellings are to be via infill development opportunities and 15,441 via Greenfield development. This mix of infill and Greenfield development will contribute an estimated additional population of 66,957 people in the City of Cockburn.


The Framework identifies the larger site areas unaffected by Bush Forever site 390 within the BDSP as Urban and Urban Investigation area (refer Figure 6), with the staging and sequencing of land development being in the short term (2015 - 2021) and medium term (2015 - 2031) (refer Figure 7). The TDSP is consistent with this, albeit seeking a minor refinement to the basic boundaries illustrated in the Framework on the basis of the more detailed site analysis undertaken as part of the DSP exercise.

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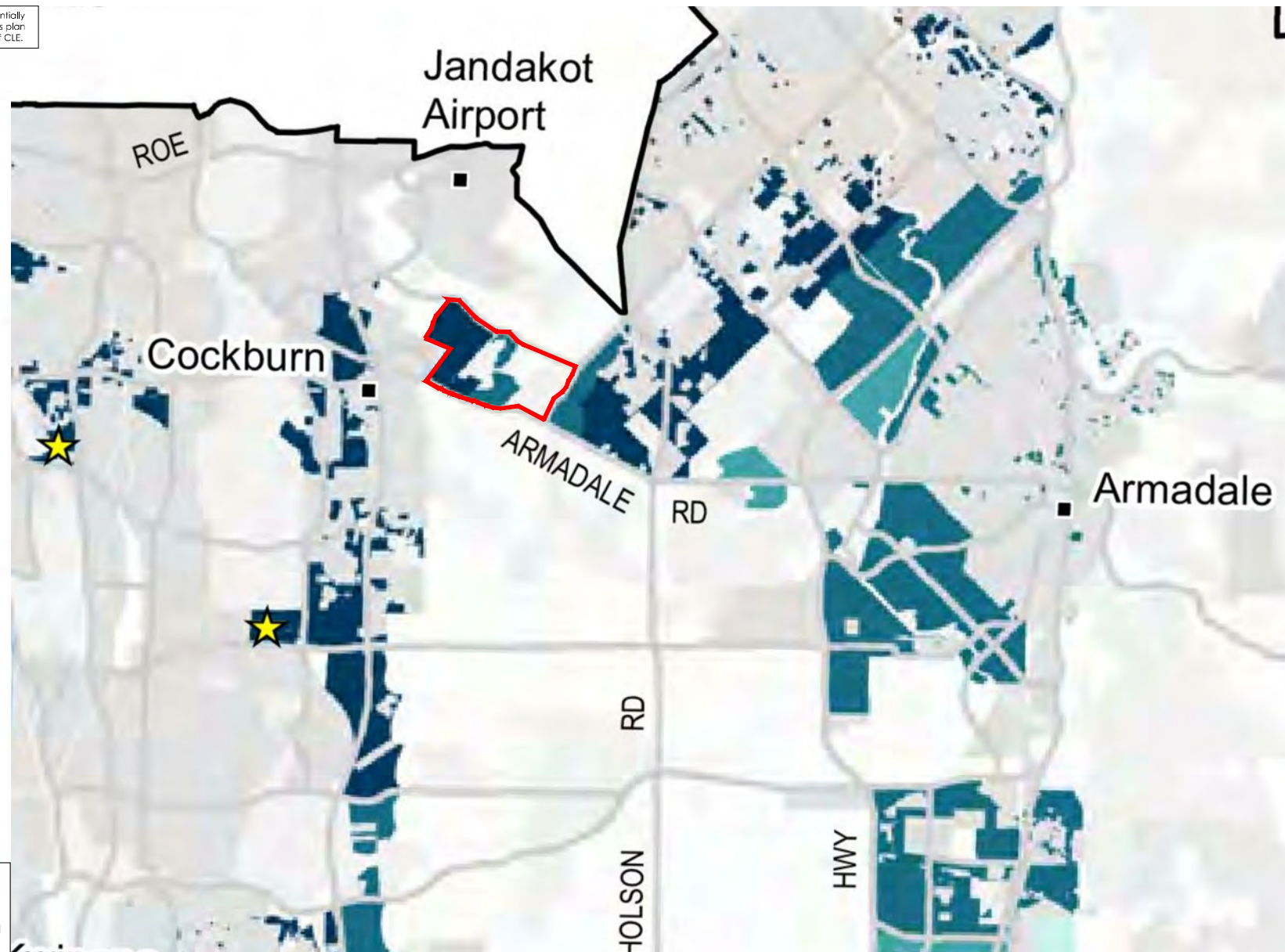
**Legend**

**Staging**

-  Short Term (2015-2021)
-  Short-Medium Term (2015-2031)
-  Medium Term (2022-2031)
-  Medium-Long Term (2022+)
-  Long Term (Beyond 2031)

 Subject to the finalisation of Kwinana Industrial (including Air Quality) Buffer

LEGEND  
 Treeby District Structure Plan Area



DRAFT SOUTH METROPOLITAN PEEL SUB-REGIONAL FRAMEWORK  
- URBAN STAGING



### 1.3.2.5 City of Cockburn Planning Strategy

The City of Cockburn's Local Planning Strategy sets out long term planning direction and provides the rationale for the zones and other provisions of the City of Cockburn Town Planning Scheme No.3. The Local Planning Strategy outlines the general aims and intentions for future long-term growth and change within the City of Cockburn. The Strategy includes a comprehensive list of strategies and actions to guide the development of regional and local communities, with the following particularly relevant to the TDSP:

#### *Transport*

- Maximise development near public transport routes
- Minimise trip lengths in order to maximise local convenience and minimise the environmental impacts of private car users.
- Encourage cycling by defining and implementing cycle networks and promoting the provision of end-of-trip facilities.

#### *Open Space*

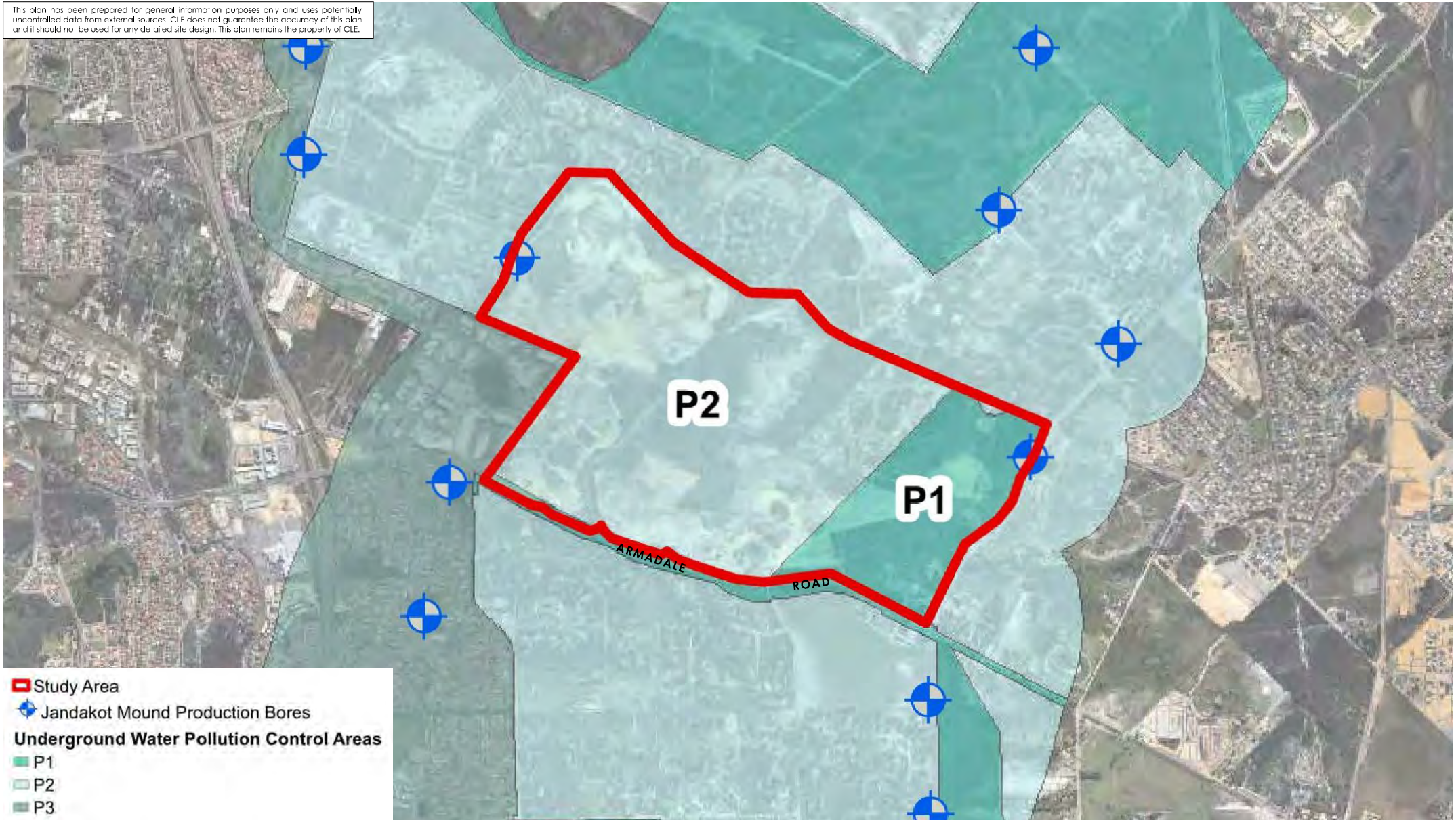
- Maintain the amount of local open space per capita
- Improve the quality, amenity and accessibility of local and regional open space.

### Heritage

- Enhance local identity and character by preserving buildings and places with historic, architectural, scientific or scenic value. (and by deduction, encouraging development in those locations without such attributes).

The TDSP either directly contributes to these directions, or provides a framework by which they can be pursued in more detailed planning processes to follow.

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### 1.3.3 Planning Policies

#### 1.3.3.1 SPP 2.3 Jandakot Groundwater Protection

The Jandakot Groundwater Protection policy aims to prevent, control and manage development and land use changes in the Jandakot Groundwater Protection Policy Area to limit impacts on groundwater. It works in concert with the Jandakot Underground Pollution Control Area (UWPCA) (declared under the *Sewerage and Drainage Act 1909*), and seeks to give statutory effect to, and implement the *Jandakot Land Use and Water Strategy*, and the *Jandakot Groundwater Protection Area Drinking Water Source Protection Review*. These documents allocate management priority designations 1-3 to land within the Policy Area and, amongst other things, outline the framework for assessing development within its boundaries. Priority 1 (risk prevention) applies to state owned Parks and Recreation Reserves, Priority 2 (risk minimisation) to privately owned rural areas and Priority 3 (risk management) to urban areas – refer Figure 8 Underground Water Pollution Control Areas.

Further urbanisation within the DSP area will require recategorisation of some existing Priority 2 areas to Priority 3. A revision to SPP 2.3 advertised for public comment outlines the circumstances under which this will be contemplated, as follows:

- Large land holdings that were previously cleared and disturbed;
- Land directly adjacent to already developed areas;
- Land identified as appropriate for more intensive development through strategic planning instruments such as regional or sub-regional structure plans;

- Where appropriate risk mitigation measures are available; and
- Where net long term public benefit is demonstrated.

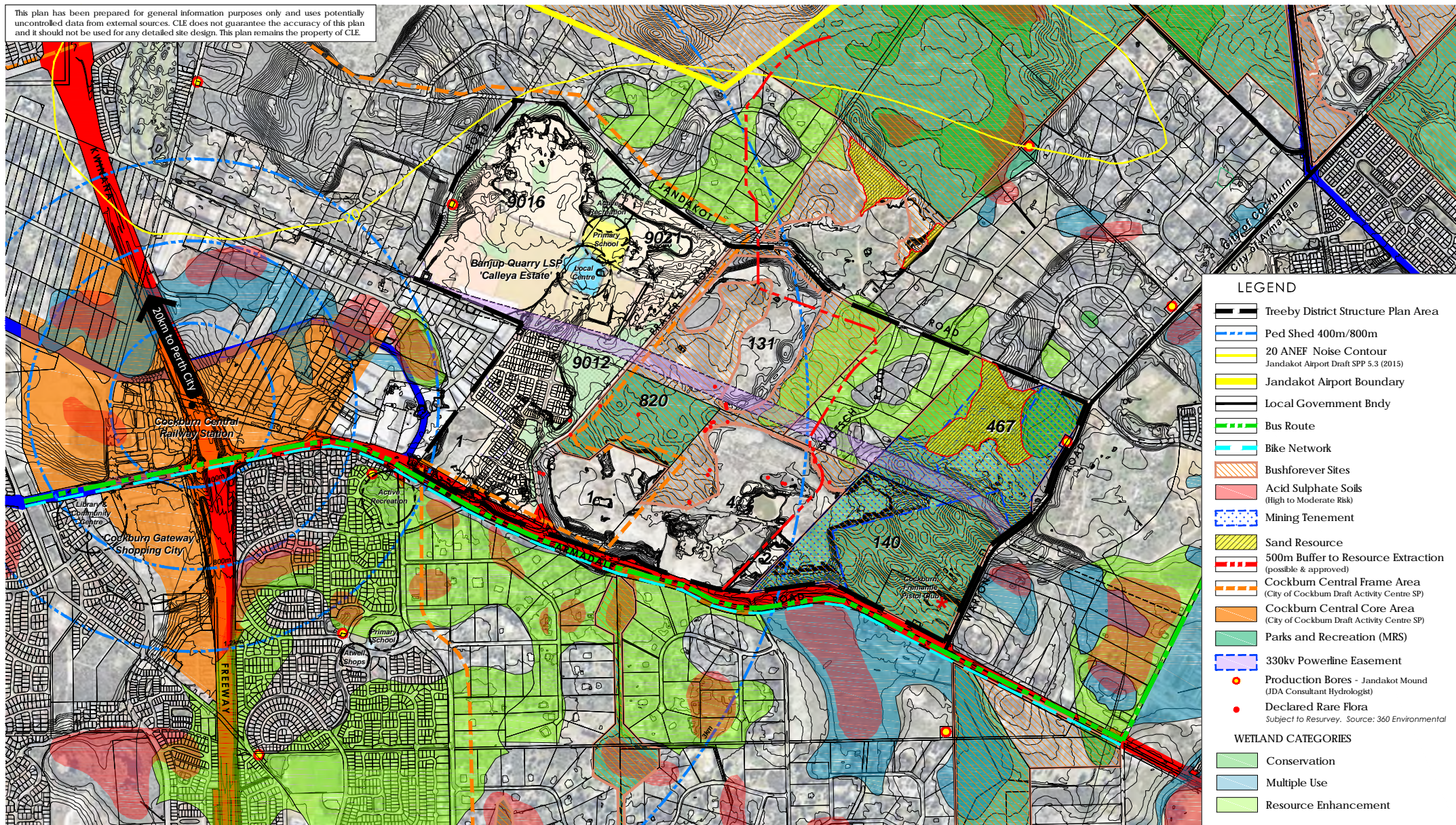
Recent advice from the Department of Water has indicated that should the WAPC determine through a strategic planning process (i.e. South Metropolitan Peel Sub Regional Planning Framework) that development in this location is warranted taking into account social, environmental and economic factors, the Department will re-classify rezoned areas to P3, which is compatible with urban development.

#### 1.3.3.2 SPP 2.8 Bushland Policy for the Perth Metropolitan Region

SPP 2.8 – *Bushland Policy for the Perth Metropolitan Region* seeks to provide a policy and implementation framework to ensure bushland protection and management in the Perth region. It identifies bushland areas, and specifies the policy approach to their management based on categorisation. Bush Forever site 390 within the DSP area (illustrated on Figure 4 – Metropolitan Region Scheme plan) is classified as ‘BFA – Urban, industrial or resource development’ under SPP 2.8, essentially on the basis of its status under private ownership and its prior land use. The Policy consequently requires consideration of impacts on the bushland in the future planning of the site, and promotes negotiation of the conservation of all or part of the site as part of the process. The proposed retention and management of the majority (95%) of the Bush Forever site proposed by the DSP achieves alignment with the key precepts of the policy. More detailed negotiation on the areas to be retained versus removed, and any applicable off-sets package will occur through the rezoning and local structure planning stages.

# TREEBY DISTRICT STRUCTURE PLAN PART TWO - EXPLANATORY SECTION

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- LEGEND**
- Treeby District Structure Plan Area
  - Ped Shed 400m/800m
  - 20 ANEF Noise Contour Jandakot Airport Draft SPP 5.3 (2015)
  - Jandakot Airport Boundary
  - Local Government Bndy
  - Bus Route
  - Bike Network
  - Bushforever Sites
  - Acid Sulphate Soils (High to Moderate Risk)
  - Mining Tenement
  - Sand Resource
  - 500m Buffer to Resource Extraction (possible & approved)
  - Cockburn Central Frame Area (City of Cockburn Draft Activity Centre SP)
  - Cockburn Central Core Area (City of Cockburn Draft Activity Centre SP)
  - Parks and Recreation (MRS)
  - 330kv Powerline Easement
  - Production Bores - Jandakot Mound (IDA Consultant Hydrologist)
  - Declared Rare Flora (Subject to Resurvey. Source: 360 Environmental)
- WETLAND CATEGORIES**
- Conservation
  - Multiple Use
  - Resource Enhancement



1.3.3.3 SPP 4.2 Activity centres for Perth and Peel

SPP 4.2 Activity Centres for Perth and Peel identifies the broad requirements for the planning and development of new activity centres and the renewal of existing centres in Perth and Peel. A primary objective of the policy is to increase the density and diversity of housing within and around activity centres to the improve land use efficiency, residential amenity and access to services, housing variety and centre vitality. The Cockburn Central Secondary Centre is located approximately 1km west of the DSP boundary. Development of the DSP area will increase the population catchment east of the activity centre, contributing the Policy objectives. Provision for smaller more local services within the DSP area is also accommodated within the TDSP, consistent with the recommendations of the policy.

1.3.3.4 SPP 5.3 Jandakot Airport Vicinity

SPP 5.3 Jandakot Airport Vicinity applies to land in the vicinity of Jandakot airport, which is, or may in the future, be affected by aircraft noise. The objectives of the policy are to:

- Protect Jandakot Airport from encroachment by incompatible land use and development, so as to provide for its ongoing, safe and efficient operation; and
- Minimize the impact of airport operations on existing and future communities with particular reference to aircraft noise.

The Policy describes two areas to which the policy applies. Firstly a Core Area defined by the 20ANEF contour and a Frame Area defined by the area between the 20ANEF contour and Roe Highway, Ranford Road, Warton Road, Armadale Road and Kwinana Freeway.

The TDSP is wholly located outside the 20ANEF contour, with the policy consequently containing no constraints to development within it. Notwithstanding, the City expects that memorials be placed on all new residential lots within the policy area identifying the existing of the airport and associated noise to ensure understanding of this by future lot purchasers.

The location of the TDSP area in relation to the airport and 20ANEF contour is illustrated in the Opportunities and Constraints Plan provided at Figure 9.

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1.3.3.5 SPP 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning

SPP 5.4 addresses how amenity impacts, specifically transport noise, associated with high volume roads, rail lines and freight routes should be addressed through the planning system. The policy provisions are applicable to development along both Armadale Road and Jandakot Road because of the expectation that traffic volumes along these roads will exceed 20,000 vehicles per day within 20 years. Armadale Road is also designated a primary freight route which also triggers application of the policy. The policy seeks to ensure that transport noise impacts on sensitive land uses (including residential development) is kept within targets for both night and day time, through the appropriate design of development. This will require assessment of anticipated transport noise reaching sensitive land uses and submission of mitigation measures to achieve the noise targets specified by the Policy as a component of local structure planning for each development site abutting either road. Typical mitigation measures include use of noise walls or bunds to screen noise reaching development sites, and application of 'Quiet House Design' requirements on dwellings requiring this to meet the specified threshold. It is understood from discussions with the City of Cockburn that conflicts can occur between the construction standards application for Quiet House Design Package B and BAL19+ construction standards and therefore it is preferable to avoid an overlap between these where possible.

In addition to SPP 5.4, consideration should be given to other potential noise sources (including the Jandakot airport and nearby

land uses including the Jandakot Pistol Club) in the local structure planning of the area to ensure that noise impacts experienced within residential areas are reduced and that conflicts between the new residences and existing operations are minimised through appropriate separation, treatment and / notification on title.

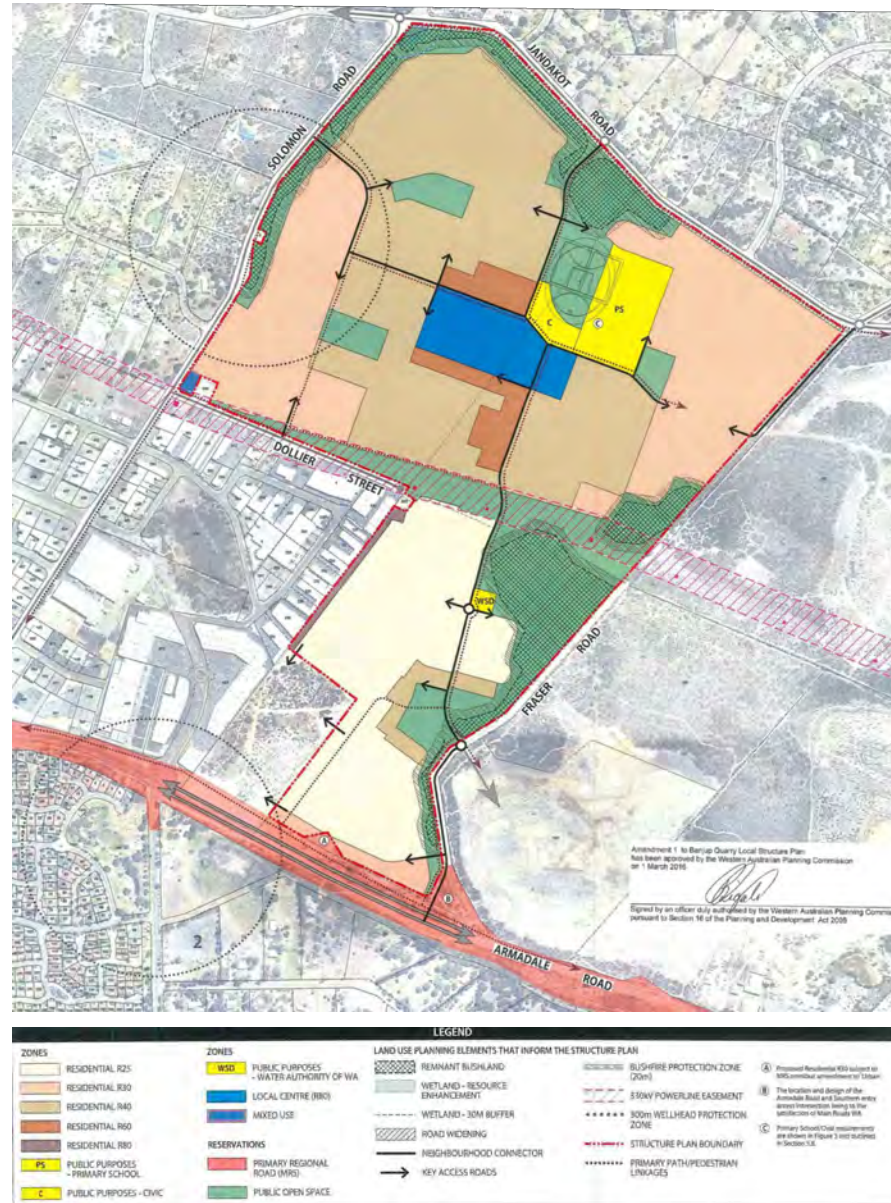
1.3.3.6 SPP 2.4 Basic Raw Materials

This policy sets out matters which are required to be taken into account when considering zoning, subdivision and development applications for extractive industries or on land identified as containing a strategic resource. The key objectives of this policy are to:

- Identify the location and extent of known basic raw material resources;
- Protect Priority Resource Locations, Key Extraction Areas and Extraction Areas from being developed for incompatible land uses which could limit future exploitation;
- Ensure that the use and development of land for the extraction of basic raw materials does not adversely affect the environment or amenity in the locality of the operation during or after extraction; and
- Provide a consistent planning approval process for extractive industry proposals including the early consideration of sequential land uses.

# TREEBY DISTRICT STRUCTURE PLAN PART TWO - EXPLANATORY SECTION

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The DSP features several sites previously used for extractive industry (primarily sand quarrying) including Calleya, Lots 1 (east), 4, 131, and 140. A live mining tenement also exists over portion of Lots 140, 139, 468 and 467 however it is uncertain whether further clearing will be permitted within this reserve to enable extraction of the remaining sand resource. Redevelopment and / or rehabilitation of sites following the completion of resource extraction as proposed within the DSP consistent with the policy. Maintenance of a temporary buffer to the live tenement and associated weighbridge in the west of the DSP area may be required along the eastern boundary of lots 2 and 4 should further mining be approved within tenement however the impacted area is small and will only be a consideration for a limited period pending completion of sand extraction. Similarly a buffer to approved sand extraction on Lot 130 north of Jandakot Road may impact on the northern portion of Lot 131 but is expected to be shortlived and can therefore be easily addressed through staging, in the event that it has not concluded at the point that development of this site commences.

#### 1.3.3.7 Local Planning Policies

In addition to the state and regional planning policies in operation, the City has a number of local planning policies relevant to the planning of the DSP area. These include (but are not limited to):

- LPP 1.12 Noise Attenuation
- LPP 5.1 Public Open Space
- LPP 5.2 Incorporating Natural Areas in Public Open Space

- LPP 5.3 Control Measures for Protecting Water Resources in Receiving Environments
- LPP 5.4 Location of High Voltage Overhead Power Lines and Microwave Towers
- LPP 5.6 Vehicle Access
- LPP 5.7 Uniform Fencing
- LPP 5.15 Access Street – Road Reserve & Pavement Standards

These do not pose a conflict with the DSP but will require consideration in the more detailed design and implementation planning processes to follow.

#### 1.3.4 Other Approvals and Decisions

##### 1.3.4.1 Banjup Quarry Local Structure Plan

Lots 9012, 9014, 9015 and the newly created residential lots west of Fraser Road south (now Ghostgum Avenue) form part of the 144ha Banjup Quarry structure plan area, being developed by Stockland as the Calleya Estate. The area was rezoned from 'Rural-Water Protection' to 'Urban' under MRS Amendment 1221/41 in November 2012 following which it was rezoned for development under the City's Local Planning Scheme.

The Banjup Quarry Local Structure Plan was formally adopted by the City of Cockburn in May 2013, and endorsed by the Western Australian Planning Commission (WAPC) (subject to conditions) on the 22<sup>nd</sup> October 2013. An amended version of the Plan approved in 2015.

The LSP provided for a 1.46ha Neighbourhood Activity Centre (NAC) incorporating a Mixed Use and Commercial (Shop/Retail) development, Public Purpose site (Primary School with co-located community land uses) and can support in excess of 2000 dwellings at 15 dwellings per gross hectare, with 1990 dwellings representing the estimate stated in current version of the LSP.

The first subdivision application (WAPC 148012) was approved by the WAPC on the 22<sup>nd</sup> October 2013, comprising 460 residential lots within the southern precinct of the LSP area, much of which has now been developed.

A second subdivision application (WAPC 149633) was approved by the WAPC on 8 August 2014, comprising approximately 1300 lots in the northern precinct (north of the Western Power easement) and inclusive of Primary School, Civic, Local Centre and Light Industry zoned sites.

Staged development of the estate is anticipated to continue over coming 5-7 years (dependent of rate of sales) to completion.

#### 1.3.4.2 MRS Amendment 1289/57 – Lot 1 (east) Armadale Road to 'Urban'

Amendment 1289/57 to the Metropolitan Region Scheme rezoned Lot 1 (east) Ghostgum Avenue / Armadale Road from Rural to Urban and reserved the abutting Lot 820 to the north for Parks and Recreation. This was gazetted on 20 May 2016. Rezoning under the local planning scheme and formal submission of a local structure plan will be required prior to development of this site for urban (residential) purposes.

In considering the Amendment, the EPA noted the existence of flora and vegetation on Lot 1 requiring consideration in the structure planning and subdivision of the site. It recommended that fringing remnant vegetation be retained and that textual provisions be included in the Planning Scheme to this effect. The EPA also suggested that the interface with Bush Forever site 390 to the north be suitably treated to minimise adverse impacts from development, and that the protection afforded to the population of *Calandenia huegelii* on-site under both the *Environmental Protection and Biodiversity Conservation Act 1999* and the *Wildlife Conservation Act 1950* as an endangered species be noted, and that protection be incorporated into subsequent site planning processes. It is noted that while the EPA are suggesting additional scheme provisions, this amendment is yet to be formally considered by the WAPC and the Minister for Planning. The City of Cockburn has not supported the inclusion of specific scheme text as requested, as the matters can be appropriately dealt with via the structure planning process.

## 2.0 EXISTING ENVIRONMENT: SITE CONDITIONS AND CONSTRAINTS

An Environmental Assessment Report (EAR) has been prepared by 360 Environmental, refer Appendix 1. The report identifies key environmental issues relevant to the TDSP, provides the key findings of environmental assessments that relate to the TDSP, and recommends appropriate management responses to facilitate and guide future development and local structure planning within the TDSP. The EAR concludes that none of the key environmental issues identified on the site pose a significant constraint to implementation of the TDSP and that the overall environmental outcomes achieved are positive.

### 2.1 Biodiversity and Natural Area Assets

#### 2.1.1 Remnant Vegetation

Much of the DSP area has been cleared as a result of previous land uses and mining activities. The majority of vegetation remaining falls within Bush Forever Site 390. In accordance with State Planning Policy 2.8 (SPP 2.8), the Bush Forever Site 390 falls under the 'Bush Forever Area (BFA) – Urban, Industrial and Resource Development' site implementation category. SPP 2.8 recognises that regionally significant bushland in this category is constrained by existing commitments, approvals and policies. Therefore, development proposals should seek to achieve a reasonable balance between conservation and development or resource extraction through a negotiated outcome which has regard for the specific conservation values involved.

A total of 176ha of open space incorporating environmental values (including 94% of the portion of Bush Forever site 390 within the DSP area) is proposed for retention under the DSP. An area of approximately 10.5ha of Bush Forever within Lot 131 is proposed for residential development. Of this area, 4.2ha (40%) comprises of vegetation that is mapped as 'Completely Degraded' or previously cleared as a result of past sand quarrying activities and poorly rehabilitated. Further assessment of this component of the plan will occur through the subsequent rezoning and local structure planning processes, in accordance with SPP 2.8 which specifies the impact assessment process to be followed. Offsets for the removal of the better quality vegetation may be required and will be negotiated through the statutory approval process.

#### 2.1.2 Conservation Significant Flora

*Caladenia huegelii*, a conservation significant flora species (better known as a spider orchid), has been identified within the TDSP. *Caladenia huegelii* is classified as Threatened in accordance with the *Wildlife Conservation Act 1950* (WC Act) and *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The population of *Caladenia huegelii* is mainly known to occur within Bush Forever 390 and all *Caladenia huegelii* within Bush Forever 390 are proposed to be retained. Two isolated occurrences located outside the Bush Forever area within Lot 4 will be proposed for relocation.

### 2.1.3 Conservation Significant Fauna

The TDSP has been assessed as containing suitable habitat for conservation significant fauna including the Carnaby's, Baudin's and Forest Red-tailed Black Cockatoos. Retention of the majority of existing remnant vegetation within the structure plan area limits impact on these species.

The proposal to develop Lot 4 of the TDSP has been referred to the Federal Department of Environment under the *EPBC Act 1999*. The referral attracted a "not a controlled action" level of assessment, meaning that it is considered not to significantly impact on matters of national environmental significance including listed black cockatoos.

## **2.2 Landform and Soils**

The Department of Agriculture and Food Western Australia (DAFWA) has mapped the entire site as forming part of the Bassendean System (DAFWA 2012). The Bassendean System is described as occurring on the Swan Coastal Plain from Busselton to Jurien and consists of sand dunes and sand plains with pale deep sand, semi-wet and wet soil.

### 2.2.1 Acid Sulphate Soils

Acid Sulphate Soil (ASS) mapping undertaken by the DER indicates that the site is within an area mapped as being of "moderate to low risk of ASS". Areas mapped as being of "high moderate risk of ASS" occurs approximately 50m south of the site. Further assessment and management of this will form a routine

component of the detailed planning and development phases in the event of disturbing activities such as earthworking being proposed within this area.

## **2.3 Groundwater and Surface Water**

The TDSP falls within the Jandakot Underground Water Pollution Control Area (JUWPCA). The western portion of the TDSP (the Calleya Estate) was originally classified as Priority 2 (P2) area. The Department of Water (DoW) endorsed the area to be reclassified to Priority 3 (P3) for urban development following its rezoning as it was concluded that the drinking water resource risk could be adequately managed through application of best practice water management, and the WAPC had determined that the benefits of urbanisation in this location warrant this. A similar position has been taken in relation to Lot 1 (east) during the rezoning process for this site. The balance of the privately owned TDSP area is classified as P2 with the eastern (reserved) portion of the site classified as Priority 1 (P1) under the JUWPCA. Rezoning and urbanisation within the Priority 2 area will necessitate demonstration of adequate risk management and public benefit against the criteria listed in the revised SPP 2.3, and through District and Local Water Management Strategies. This issue is further addressed within the Strategic District Water Management Strategy prepared for the precinct, discussed in section 3.6 below.

Surface water is present within several excavated depressions across the mined portions of the DSP area which will require recontouring and / or management as part of redevelopment.

The mapped Resource Enhancement wetland within Lot 131 is proposed for retention within a public reserve, and will be subject to an appropriate management strategy.

## 2.4 Bushfire Hazard

SPP 3.7 Planning in Bushfire Prone Areas seeks to apply risk-based land use planning and development controls to ensure that bushfire hazards are considered in planning decisions, to preserve life and reduce the impact of bushfire on property and infrastructure. The Policy is to be read in conjunction with the Deemed provisions of the *Planning and Development (Local Planning Scheme) Amendment Regulation 2015*, the supporting *Guidelines for Planning in Bushfire Prone Areas*, and *Australian Standard 3959: Construction of Buildings in Bushfire Prone Areas*.

Areas of the DSP are mapped as Bushfire Prone and so will require detailed Bushfire Hazard Assessment and application of Bushfire Management Plans to address bushfire risk. Likely measures include provision of hazard separation through the placement of roads and / or managed local open space abutting areas of retained vegetation, and application of BAL construction standard requirements to lots in closest proximity to areas of retained vegetation. This approach has been successfully applied within Calleya. Detailed assessment will be required as a routine component of the preparation of local structure plans.

## 2.5 Heritage

The Department of Aboriginal Affairs (DAA) Aboriginal Heritage Information System (AHIS) indicates the location of three 'Other Heritage Places' and no 'Registered Sites' with the TDSP. The three 'Other Heritage Places' are defined below –

- Banjup Calsil – Place ID. 3301 associated with artefacts/scatter. The status of the place is 'Stored Data/Not a Site', which means it has been assessed as not meeting Section 5 of the *Aboriginal Heritage Act 1972*.
- Readymix Sandpit 1 – Place ID. 4108 associated with artefacts/scatter. The status of the place is 'Lodged Site', which means it has not been determined whether or not it meets Section 5 of the *Aboriginal Heritage Act 1972*.
- Camp Site – Place ID. 18752 associated with artefacts/scatter. The status of the place is 'Lodged Site', which means it has not been determined whether or not it meets Section 5 of the *Aboriginal Heritage Act 1972*.

The location of these places is shown in Figure 12 of the Environmental Assessment Report. The latter two places are located within Calleya and in the very south-west corner of the DSP area (potentially outside its actual boundaries), respectively. The Calsil site impacts a substantial portion of the regional reserve in the east of the DSP area and portion of Lots 2, 4 and the Skotsch Road estate.

The closest 'Registered Site' is Kraemer Reserve (Place ID. 21811), which is approximately 1.1km to the south of the Study Area. The site is registered due to its mythological significance.

Obligations precluding interference with registered sites without prior clearance, and disturbance of any artefacts discovered exist under the Aboriginal Heritage Act which will need to be observed in any development within the DSP.

## 2.6 Context Analysis and Opportunities and Constraints

An Opportunities and Constraints Plan has been prepared illustrating the context and the site and its key opportunities and constraints (refer Figure 9). This illustrates the strategic location of the site from an urban infill potential and the availability of goods, services, transport and urban infrastructure already in place. It also identifies a number of constraints to which the DSP and subsequent local structure plans must respond. Items illustrated on the plan include:

- The area's exceptional access to employment opportunities, retail and services, both within the immediate area, and accessible via the Perth-Mandurah Rail Line nearby;
- Its proximity to the Cockburn Central railway station providing direct access to the Perth CBD, Mandurah, and other stops along the line (including Murdoch providing a regional hospital and university facility);
- The surrounding road network and cycle network;
- Existing cadastral boundaries, illustrating areas in consolidated ownership versus those previously developed;
- Existing planning for the Calleya Estate;
- Areas of regional reserve, and Bush Forever sites;

- Surveyed Declared Rare Flora (surveyed locations subject to confirmation);
- Areas cleared for sand mining versus areas of remnant vegetation;
- Mapped wetland areas;
- The location of ground water extraction bores;
- The boundaries of the Jandakot Airport and associated ANEAF noise contours;
- The absence of buffers associated with kennel zones to the north east affecting the area;
- Mapped sand resources;
- The 330kv powerline easement running east west through the DSP area;
- Walking and cycling catchments to Cockburn Central railway station and activity centre.

The TDSP provides a design response to these considerations as detailed in section 3.0 below.



### 3.0 DISTRICT STRUCTURE PLAN

The District Structure Plan has been drafted to respond to the key opportunities and constraints presented by the precinct and provide a broad framework for future land use planning and infrastructure provision. It seeks to optimise the reuse of consolidated sites which have previously been cleared for sand mining given the strategic location of the precinct, whilst preserving areas of significance, and recognising existing uses and approvals. It provides for:

- The continued development of the Banjup Quarry / Calleya estate in accordance with the approved Local Structure Plan;
- The development of Lot 1 (west) Armadale Road for either Service Commercial and/or Residential purposes, in accordance with an approved Local Structure Plan (to be prepared);
- The development of Lot 1 (east), 4, 2 and 131 for urban residential purposes in accordance with approved Local Structure Plans (to be prepared following or concurrent with rezoning);
- The retention of Lot 500 and the Skotsch Road precinct for Rural Residential purposes;
- Retention of Lots 467, 139, 468, 140, 614 and 820 for Regional Open Space;
- Retention of additional areas (totalling 58 ha to create a total of approximately 177ha) of open space incorporating environmental values and vegetation retention;
- Restriction of access from Armadale Road to approved access points into Lot 1 (west) (Left in Left out), Ghostgum Avenue / Calleya (full movement but ultimately subject to restriction to Left in Left out) and Lots 2 and 4 (full movement at extension of Liddelow Road). Potential for an additional Left in Left out into Lot 4 to relieve pressure on the full movement intersections has also been recommended by Transcore to improve traffic flow and load share however the impact of this intersection on the function of Armadale Road has been flagged by MRWA as of concern and so it is subject to further investigation and approval during the local structure planning phase;
- Extension of internal north south road linkages through Calleya (as approved) and through Lots 4 and 131 to Fraser Road to provide for through connection between Armadale Road and Jandakot Road;
- Extension of internal east-west linkages to facilitate internal movement within the DSP area, and access to local services and amenities;
- Upgrade of Jandakot Road to a two lane divided urban road with ultimate provision for upgrading to a four lane road;
- Provision of two centrally located Primary Schools (within Calleya and Lot 4);
- Provision of a Neighbourhood (within Calleya) and a Local (within Lot 4) Activity Centre to cater for provision of local services to supplement those available within Cockburn Central and the broader district.

Development in accordance with the DSP is estimated to yield approximately 3500-3800 dwellings (including the 1990-2350 estimated to be created/potentially created within the approved Calleya area). In the event that portion or all of Lot 1 (west) is developed for Residential instead of Service Commercial purposes, this might yield a further 100 commercial lots (approximately) or a higher number of retirement dwellings.

### 3.1 Land Use

The Structure Plan provides a general indication of land use designation and arrangements. However, refinements to the details of boundary alignment and layout may occur as part of the more detailed site planning occurs.

The basic land use areas indicated on the DSP are as follows:

**Table 5 – Land Use Schedule (Plan 2310-122D-01)**

	Sub Total (ha)	Total (ha)
Total DSP Area		458ha
<b>Non Residential Land Uses</b>		
Mixed Business (assume 100% Urban-zoned portion of Lot 1 west)	7.03	
Neighbourhood & Local Centres	4.57	
Primary School & Community Purpose	8.20	
Non Residential Land Use Total		19.61
Rural Residential		31.02
<b>Open Space with Conservation Values</b>		
Existing Parks & Recreation Reserve	118.48	
Additional Open Space incorporating Conservation Values	58.75	
Open Space with Conservation Values Sub Total		177.23
<b>Gross Residential Area</b>		230.30

\* All areas approximate only.

\* Areas of open space credited under WAPC policy (including potential areas with conservation value) to be determined through Local Structure Plan and subdivision processes.

### 3.1.1 Residential Densities and Yield Projections

The Calleya LSP estimates a total residential lot yield of 1,990 with ultimate planned potential up to 2,350 to provide an upper range catering for growth over time. These yields are provided via a range of residential densities including 'traditional' R20/25 single residential lots with a proportion of smaller R30, R40 and a smaller component of R60 lots within strategic locations.

Extension of these principles and the Perth and Peel @ 3.5 Million target of 15 dwellings per hectare to Lots 1 (east), Lots 4 and 2 and the portion of Lot 131 identified for urban investigation will generate approximately 1,500 additional lots. Lot 1 (West) might provide a further 100 lots (approximately) if fully developed for traditional residential purposes.

Density allocation within development sites should follow the principles of Liveable Neighbourhoods (as illustrated at Calleya) with a base providing for traditional single residential lots with higher density lots concentrated around local amenities, open space and transport routes. Further detail on density codings will be provided through local structure plans prepared for each site.

### 3.1.2 Non-Residential Land Uses/Facilities

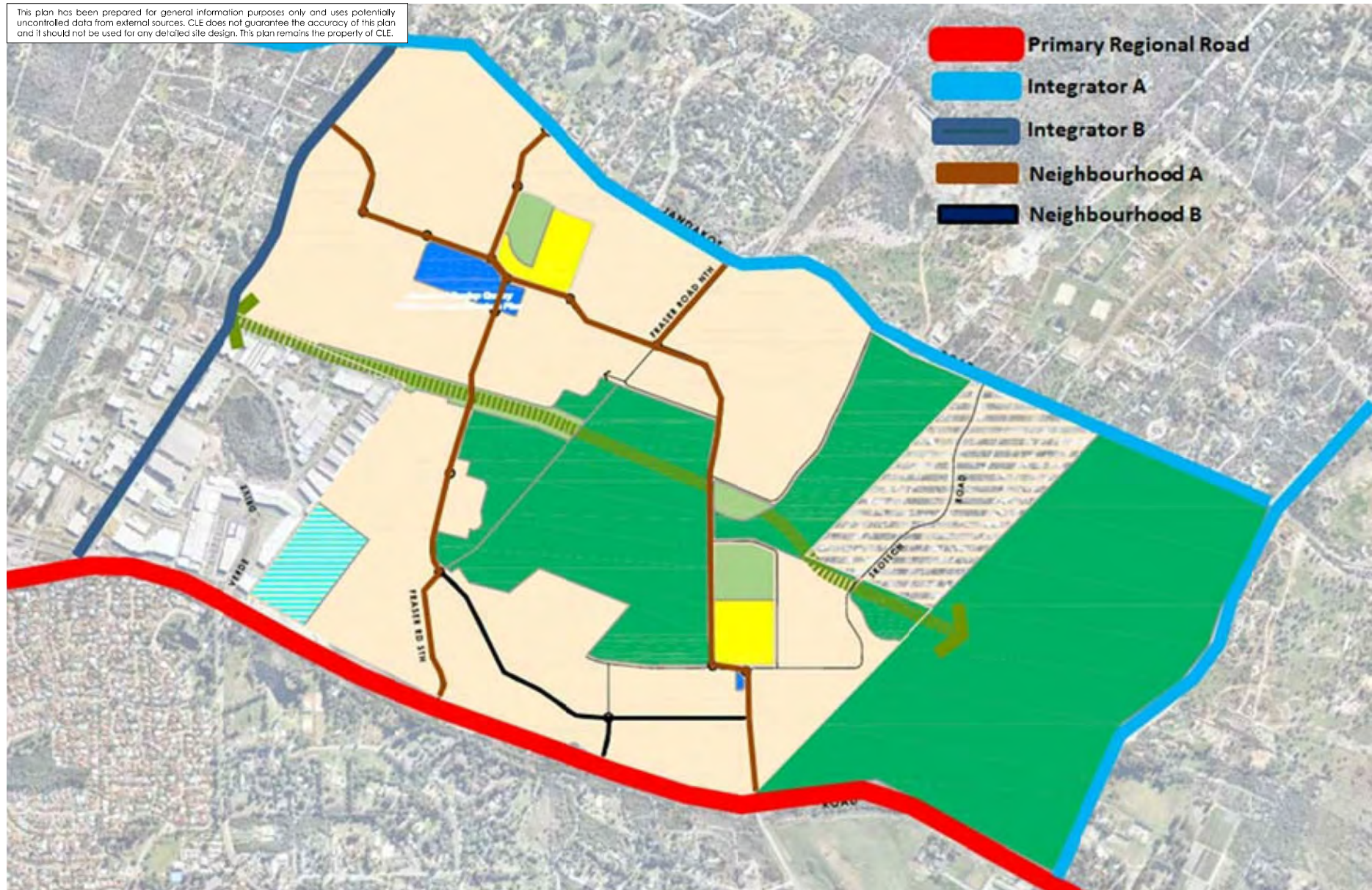
The site is exceptionally well located in relation to access to employment opportunities, retail and services. Cockburn Central, a strategic metropolitan centre, is located within 1.5km-3km from the DSP whilst the rail line provides direct connection to the Perth CBD 20km to the north. Jandakot Business Park and other district business and industrial areas nearby provide further opportunities.

To supplement these, the DSP provides for a Neighbourhood Centre within Calleya and a small Local Centre within Lot 4 to provide for a range of daily needs within walking distance of most urban areas of the DSP. Uses accommodated within these centres might include a deli, cafe, medical services, childcare and / or local offices, depending on market demand. The Neighbourhood Centre might also incorporate a small supermarket and specialty shops.

The Calleya Neighbourhood Centre incorporates provision for a community centre to be developed in conjunction with the local school and active recreation facilities, consolidating this as a focus for community interaction. Collocation of the school with the local centre is also proposed on Lot 4 to facilitate multi-purpose trip, manage traffic and access, and provide a concentration of activity within a central point within the precinct. The shared use oval abutting the Lot 4 primary school has also be notionally sized to accommodate a senior sized oval, should there be unmet demand for this (as has been the case elsewhere within the region).

Lot 1 (west) abuts service commercial (showroom type) development to the west, and residential to the east and north. As such, this site has the opportunity to accommodate either land use or a combination of the two (subject to appropriate planning and interface treatment). Any residential component would be required to integrate with Calleya, and access provision has been incorporated in the Calleya LSP to facilitate this. The City has indicated that non residential uses would be expected to restrict access and egress to Armadale Road (and / or integration with development to the west if this can be negotiated). The details

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**PROPOSED ROAD HIERARCHY (INTERIM)**

Figure 11



of land use mix, access and layout for this site will be determined through the subsequent LSP. Given its location, either land use option integrates with the DSP, and its size limits the impact on either land use scenario on the overall outcome.

### 3.2 Public Open Space and Recreation

The DSP illustrates the existing network of state owned regional reserves supplemented by additional areas (approximately 58ha) of open space incorporating environmental values. These areas incorporate the majority of Bush Forever site 390 and an area of contiguous conservation within Lot 9012. These areas, ultimately forming part of a district parkland, total 177ha. Whilst much of this area is proposed for retention for environmental reasons, it includes parts with an existing or potential recreation function, including cleared areas previously subject to sandmining. There is also the opportunity to integrate the park with the 330kv Western Power Easement running east-west through the precinct to provide not only a 'green linkage' through the area, but also a potential recreation linkage. Preparation of a masterplan over the park could assist in achieving a well thought out and integrated management arrangement which maximises both conservation, recreational and aesthetic benefits, and creates a focus for the district.

Two active recreation areas are identified on the DSP to provide for playing fields abutting schools. The precise sizing and location of these will be subject to detailed planning in conjunction with the City, but both cater for multiple sporting uses including potential senior sized football oval. The City has indicated the need for clubrooms (change rooms, toilets and the like) to service these.

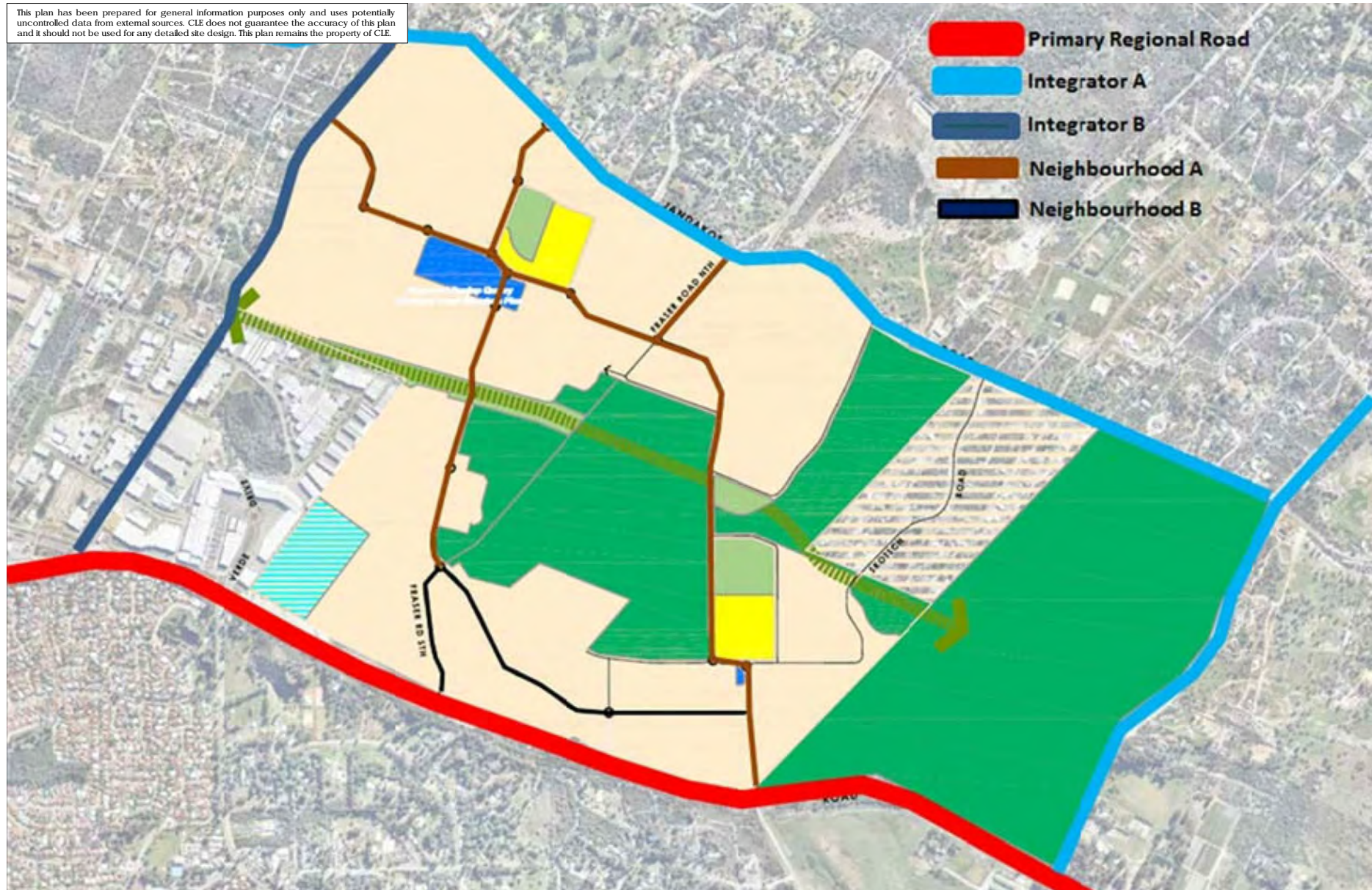
Local open space areas are not illustrated on the DSP (being a detailed design item) however provision for these will be required in addition to those areas identified on the DSP in accordance with Liveable Neighbourhoods policy. These will need to be placed to ensure accessibility to local residents, and provision of a range of functions accommodating different recreational and social needs. Management considerations will also inform detailed open space planning and treatment in the detailed design processes to follow.

### 3.3 Education Facilities

Provision for two primary school sites, one within Calleya and one in the east of the DSP within Lot 4 is made within the DSP to accommodate projected population. This rate of provision is consistent with Liveable Neighbourhoods and the advice of the Department of Education based on the estimated lot yield. The eastern (Lot 4) school site is shown at 4ha at the request of the Department of Education catering for the higher end of the yield range and some incremental growth. The Department of Education has advised that no high school is required for the site with demand to be met by existing and planned high schools within the locality including Lakelands, Atwell and Harrisdale.

Tertiary education facilities are provided at a range of locations accessible from the DSP area including at Murdoch, Bentley, Crawley, Armadale, Mandurah, Fremantle, Perth CBD and within private facilities within nearby business parks.

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### 3.4 Employment

The DSP area has excellent access to a range of employment opportunities provided at:

- Cockburn Central (1.5-3km from DSP);
- Jandakot Business Park (2.5km from DSP);
- Perth CBD (20km from DSP on train line);
- Canning Vale industrial area (6km from DSP);
- Armadale centre (10km from DSP); and
- Bentley Business Park (15km from DSP).

Employment opportunities within the DSP will include those available at the two local primary schools, within the Neighbourhood and Local centres, within the community facility, and within home based businesses.

### 3.5 Movement Networks

The Precinct is bounded by an established (and largely higher order) road network, with the local network being extended through the Calleya development providing for internal movement. Extension of this to integrate with additional development sites, and optimise access to services and amenities is relatively simple, though access to Armadale Road and Jandakot Road is restricted due to projected volumes, existing access points and topography, making interconnection of the internal network particularly critical. Transcore traffic engineers have provided input into the preparation of the DSP and prepared the appended Transport Assessment (refer Appendix 2) confirming the suitability of the structure proposed in the DSP. The following section outlines the key elements of the Transport Assessment including details of

the existing and proposed road networks and road hierarchy classifications. The section also provides an overview of public transport, cyclist and pedestrian network provision within the TDSP area.

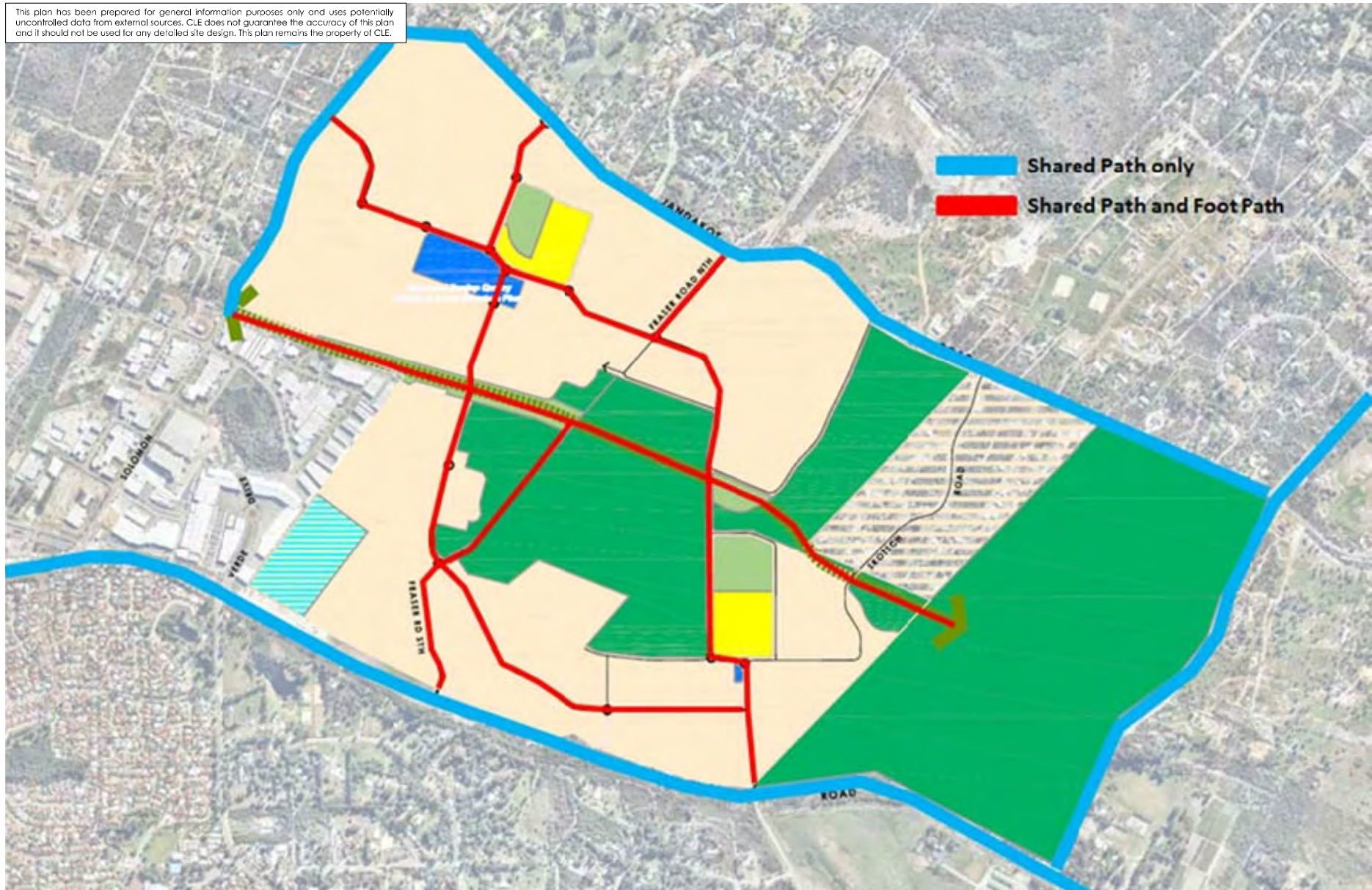
#### 3.5.1 Ultimate Road Network

The proposed road network for Banjup provides sufficient and logical connectivity through Primary Regional, Integrator and Neighbourhood Connector Roads, compatible with sub-regional planning outcomes including the existing and potential future network changes. The proposed internal road network (shown in Figure 11) of the TDSP reflects local structure planning within the Calleya Estate and facilitates good traffic circulation throughout the balance of the TDSP, and appropriate connectivity to the surrounding regional roads including Armadale Road and Jandakot Road. A revision of this to reflect longer term upgrading plans for Armadale Road is shown in Figure 12.

The Transport Assessment notes that:

- Armadale Road is a Primary Distributor and is proposed to be upgraded to dual carriageway in the vicinity of the DSP in the short-medium term, and 6 lanes in the long term, at which point the projected traffic volume is expected to be over 50,000vpd. The proposed internal road network includes three connections with Armadale Road, including:
  - One full movement intersection (at Liddelow Road);
  - The existing Ghostgum Avenue intersection (ultimately requiring modification to Left in Left out upon construction of the Armadale Road deviation); and
  - A Left in Left out intersection to Lot 1 (west)

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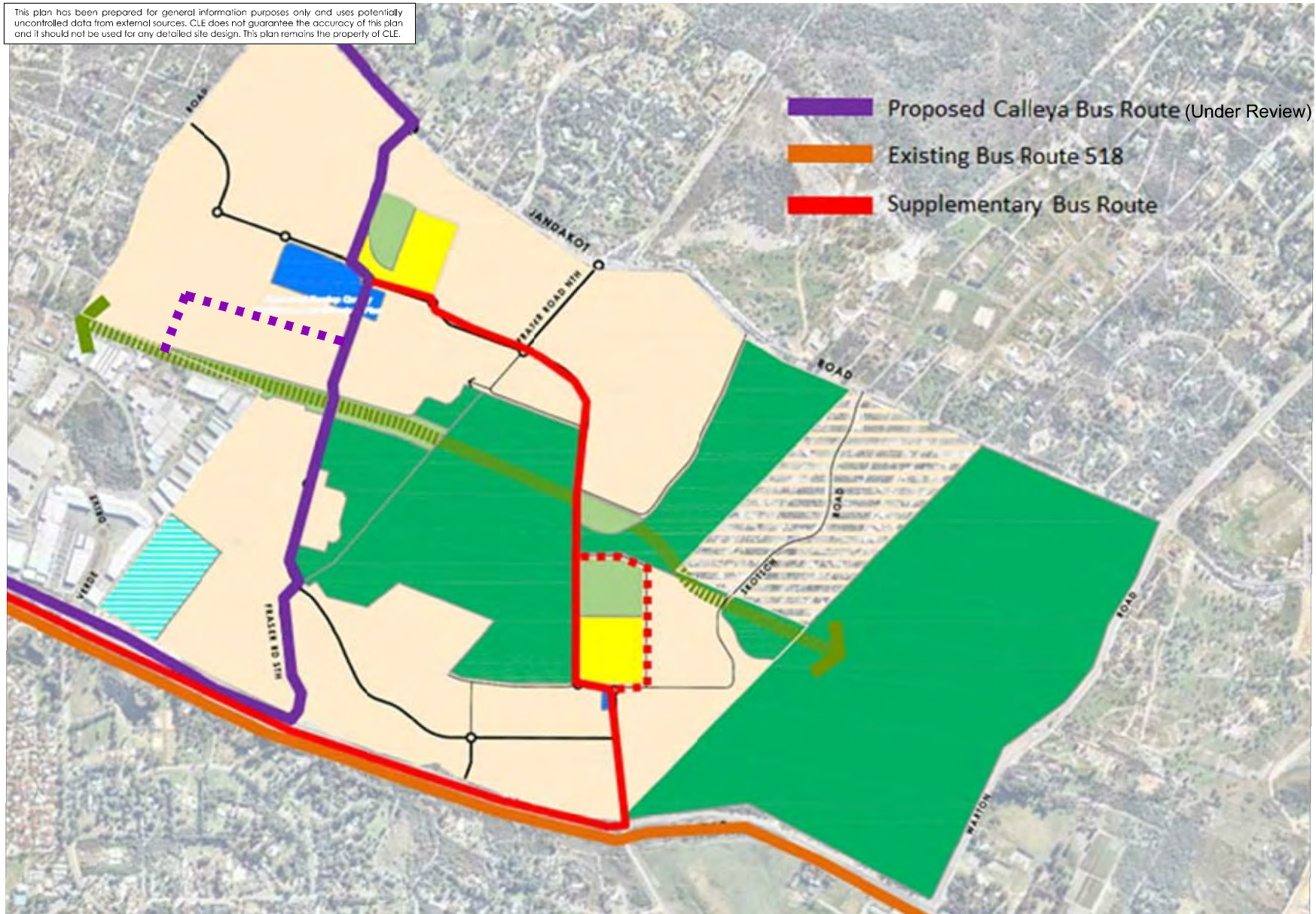
A further Left in Left out only intersection was proposed between Liddelow Road and Ghostgum Avenue to improve connectivity and permeability of the DSP areas and to relieve pressure on the 4-way intersection/s, however this will only proceed if MRWA concern with it can be resolved.

- Jandakot Road forms the northern boundary of the DSP area and is classified as an Integrator A road requiring dual carriageway standard with a predicted traffic volume of 20,000-30,000vpd. The ultimate road design will include two traffic lanes in both directions and a 6m median. This upgrade will require land resumption to accommodate the widening. The internal road network includes four connections to Jandakot Road including roundabout intersections at Solomon Road, the north-south Neighbourhood Connector A road through Calleya, and Fraser Road, and a priority T-intersection at Skotsch Road.
- Warton Road is a north-south District Distributor A road of dual carriageway standard, connecting Jandakot Road with Armadale Road along the eastern boundary of the DSP area. The Jandakot Road intersection is currently controlled with a roundabout whilst the Armadale Road intersection is signalised. Warton Road experiences traffic volumes of approximately 18,600 vpd.
- Solomon Road is a north-south Integrator B road, running between Armadale Road and Jandakot Road on the western edge of the DSP area. It will carry a projected traffic volume of approximately 12,000vpd. Two priority controlled T-intersections are proposed to connect the DSP area with Solomon Road, at Dollier Road and the east-west Calleya Estate Neighbourhood Connector A road.
- A Planning Control Area has been issued by the WAPC for the future upgrade and deviation of Armadale Road west of the DSP area. The upgrade would involve modification to the alignment of Armadale Road including trenching portions of the road to improve through movement capacity and reduce traffic congestion in and around the Cockburn Central activity centre and Station precinct. Regardless of whether these additions to the regional road network eventuate, this proposal can connect into the current network configuration.
- The DSP proposes a permeable network of north-south and east-west Neighbourhood Connector roads providing good access to the Calleya Neighbourhood Centre, two primary schools and residential areas. The roads provide efficient connectivity to the surrounding arterial road network of Armadale Road, Jandakot Road and Solomon Road.

Neighbourhood Connectors within the eastern portion of the DSP area (Calleya Estate) are classified as Neighbourhood Connector A roads, and have been established as part of Local Structure Plan associated with this site. The eastern portion of the TDSP area includes a north-south Neighbourhood Connector A road through lots 4 and 131, providing a connection between Jandakot Road, Armadale Road and linking into the Calleya Estate. The proposed east-west road between lots 4 and 1 (east), and the Left in Left out access point to Armadale Road are classified as Neighbourhood Connector B roads.

Traffic volumes on Neighbourhood Connector roads are predicted to be less than 5,000vpd; therefore no restrictions to direct lot access are required for lots within the DSP area.

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### 3.5.2 Pedestrian and Cycle Network

The TDSP proposes a pedestrian and cycle network that will provide excellent accessibility and permeability for residents within the DSP area, connecting the area to neighbouring precincts and strategic locations. On average, the walking / cycling distance between the DSP area and the Cockburn Central Station/ Activity Centre will be 2 to 3km. The DSP includes a network of shared paths and footpaths on all Neighbourhood Connector A roads and the east -west neighbourhood Connector B road proposed through lots 4 and 1 (east) refer Figure 13. Shared or dedicated cycle and foot paths are also proposed on the existing arterial road network, including Armadale Road, Solomon Road and Jandakot Road, and potentially through the parkland and Western Power easement running east-west through the site (subject to open space masterplan).

### 3.5.3 Public Transport

Public transport provision for the Banjup DSP area is anticipated to include the following:

- Continuation of route 518 along Armadale Road between Murdoch and Piara Waters;
- A proposed route through the Calleya Estate between Jandakot Road and Armadale Road servicing the Calleya Neighbourhood Centre and primary school. This route is likely to ultimately connect Banjup with the Cockburn and Murdoch Stations. The precise route is currently under review given MRWA plans restrict access from Armadale

Road, with several options being considered.

- A possible supplementary bus service between the Calleya Neighbourhood Centre and the eastern residential area and primary school, providing access to Cockburn Central (refer Figure 14). The WAPC Transport Assessment Guidelines for Developments (2006) suggest that it is desirable for at least 90% of dwellings to be within 400m of a bus route. The provision of the secondary bus route in the east of the DSP area would satisfy this objective.
- Possible future bus rapid transit route between Armadale and Cockburn Central on Armadale Road, proposed as part of the Public Transport Plan for Perth in 2031.

Access to the Cockburn Central Railway Station can be enhanced through extension of an east-west cycle / pedestrian link through the DSP area and connection to Dollier and Solomon Roads to the station.

## 3.6 Water Management

The TDSP is located within the Jandakot Underground Water Pollution Control Area (UWPCA) and incorporates Priority 1 and 2 areas. This makes consideration of groundwater impacts a critical consideration in any land use planning for the future of the site, and one which has been very carefully assessed in the formulation of this proposal. A Strategic District Water Management Strategy has been prepared by JDA Hydrologists for the TDSP (refer Appendix 3) to provide direction on appropriate management of water and groundwater, in particular, to inform more detailed site strategies required to support individual rezoning and local structure plan proposals.

The SDWMS investigations conclude that the extensive work undertaken in relation to site conditions, hydrogeology and groundwater management for the Calleya and Lot 4 rezoning proposals is pertinent to abutting sites (which exhibit similar attributes), with the conclusion that groundwater impacts can be appropriately managed through best practice management practices similarly extended.

Initiatives recommended to be applied to limit potential groundwater impact associated with urban development, include:

- Extension of deep sewer to all lots;
- Application of water sensitive urban design principles including at-source stormwater infiltration, rain gardens and water harvesting;
- Appropriate road design and treatments to minimise the risk of high speed car collision (which may result in oil or petrol spillage);
- Provision of lot types which maximise land use efficiency and reduce excessive garden area (and hence fertiliser and pesticide use);
- Encouragement of home purchasers to use native plants for landscaping (which will also reduce fertiliser and pesticide use);
- Use of promotional information to land purchasers aimed at raising awareness of water issues; and,
- An on-going monitoring programme.

Exclusion of higher risk land uses (such as service stations) is also proposed.

The analysis concludes that reclassification of the land within the TDSP from a P2 to P3 water protection zone classification (with retention of P1 or P2 in areas of retained bushland), can be supported against the criteria listed within the revised SPP 2.3, subject to implementation of appropriate Local Water Management Strategies and Urban Water Management Plans consistent with the direction set within the SDWMS.

### 3.7 Service Infrastructure

Wood and Grieve Engineers have reviewed service capability within the area and prepared the appended Engineering Infrastructure Report for TDSP, refer Appendix 4. This concludes that the DSP area can be serviced by the construction, upgrade and / or extension of regional service infrastructure to the site, with details as follows.

#### 3.7.1 Sewer

Water Corporation has commenced conceptual wastewater supply planning for the DSP area. Approval of MRS amendments within the DSP area will trigger review of the Water Corporation formal sewer planning scheme and detailed network design.

Wastewater disposal will be achieved via a network of gravity fed reticulation sewers, gravitating to two Waste Water Pumping Stations (WWPS). One station has been constructed within the Calleya Estate which discharges to existing infrastructure west of the DSP area. The balance of the DSP area discharges to a

proposed type 40 WWPS within Lot 4, which will discharge to the existing Calleya estate WWPS.

A site of approximately 1000m<sup>2</sup> is required centrally within lot 4 to accommodate an additional pumping station, which will be determined through local structure planning. Design of local structure plan development concepts will have a layout sympathetic to the landform and will provide direct links through the development to the WWPS to minimise sewer length and depth.

### 3.7.2 Water Supply

The Water Corporation has commenced conceptual water supply planning for the DSP area, as an extension to the Thompson Lake Gravity Supply Scheme. This indicates provision of a water main extension from the existing DN760 main crossing Liddelow Road south of Armadale Road. Provision of a potable water supply to individual lots would be achieved through the construction of a network of smaller DN100 to DN250 pipes throughout the internal road network.

Approval of the MRS amendment will provide the catalyst for more detailed planning for water supply over the site.

### 3.7.3 Power

Power supply can be achieved via expansion and/ or upgrade to the existing Western Power network in the Vicinity of the DSP area. 22kv power lines are currently installed within the Armadale Road and Jandakot Road reserves and high voltage underground

power has been installed within the Calleya estate.

It is anticipated that the existing Armadale Road and Jandakot Road overhead power lines will be replaced with underground cables as part of the development. An underground network will be provided throughout the DSP area providing low voltage connections to each lot.

### 3.7.4 Telecommunications

National Broadband Network (NBN) has been installed within the Calleya estate. It is expected that this would be extended through the DSP area (in a common trench with underground power) as a component of urban development, and would be progressively constructed with fibre distribution hubs located throughout the site as required.

### 3.7.5 Gas

The DSP can be serviced by ATCO Gas's DN300 high-pressure steel gas main located in the Armadale Road reserve. It is anticipated that ATCO Gas will service the development with reticulation of natural gas within a common trench with water reticulation. A pressure reducing valve will also be required to reduce operating pressures to that suitable for residential reticulation.

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#### 4.0 IMPLEMENTATION

The TDSP provides a broad overarching framework to coordinate more detailed local structure planning required of individual development sites following their rezoning. It also outlines the basic principles upon which such rezonings may be based.

Implementation of the TDSP will primarily occur through the rezoning of identified development sites under the MRS and TPS3, and subsequent local structure planning which would refine and build upon the basic structure and principles outlined in this document. It is anticipated that individual LSPs would be required for Lots 1 (west), 1 (east), 4, 2 and 131 with Lots 4 and 2 expected to combine. These LSPs would provide more detailed analysis and justification for the layouts proposed in accordance with the WAPC's Structure Planning Framework.

Preparation of an overarching Masterplan for the interconnected regional open space area may also be desirable and could form a component of an offset package for removal of a portion of remnant vegetation in the north of Lot 131. Individual open space management plans are routinely required as a condition of subdivision approval for individual sites however the Masterplan would provide a framework for a more integrated and strategic approach to management, given the scale of the open space area and the multiple functions and conditions it currently contains.

The sites are already subject to Development Contribution Plan No. 13 which provides for per lot contributions towards regional, district and local community infrastructure. Rezoning

of additional sites within the TDSP area would trigger a review of the DCP to factor in the additional lots over which DCP items costs would be allocated. Inclusion of limited additional items (namely an additional district recreational facilities required to support the active open space shown on Lot 4) into a new DCP or through private arrangement may be appropriate, and upgrading obligations associated with the portion of Jandakot Road abutting urban areas will also require agreement.



**Harry Waring Marsupial Reserve**

**Wattleup Road**



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

**Attachment 1: Location Plan  
Proposed Structure Plan over;  
Lots 107 and 108 Wattleup Road, Hammond Park**

PRINTED ON:  
18/04/2017

SCALE = 1:5000

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.



HARRY WARING  
MARSUPIAL RESERVE

**LEGEND**

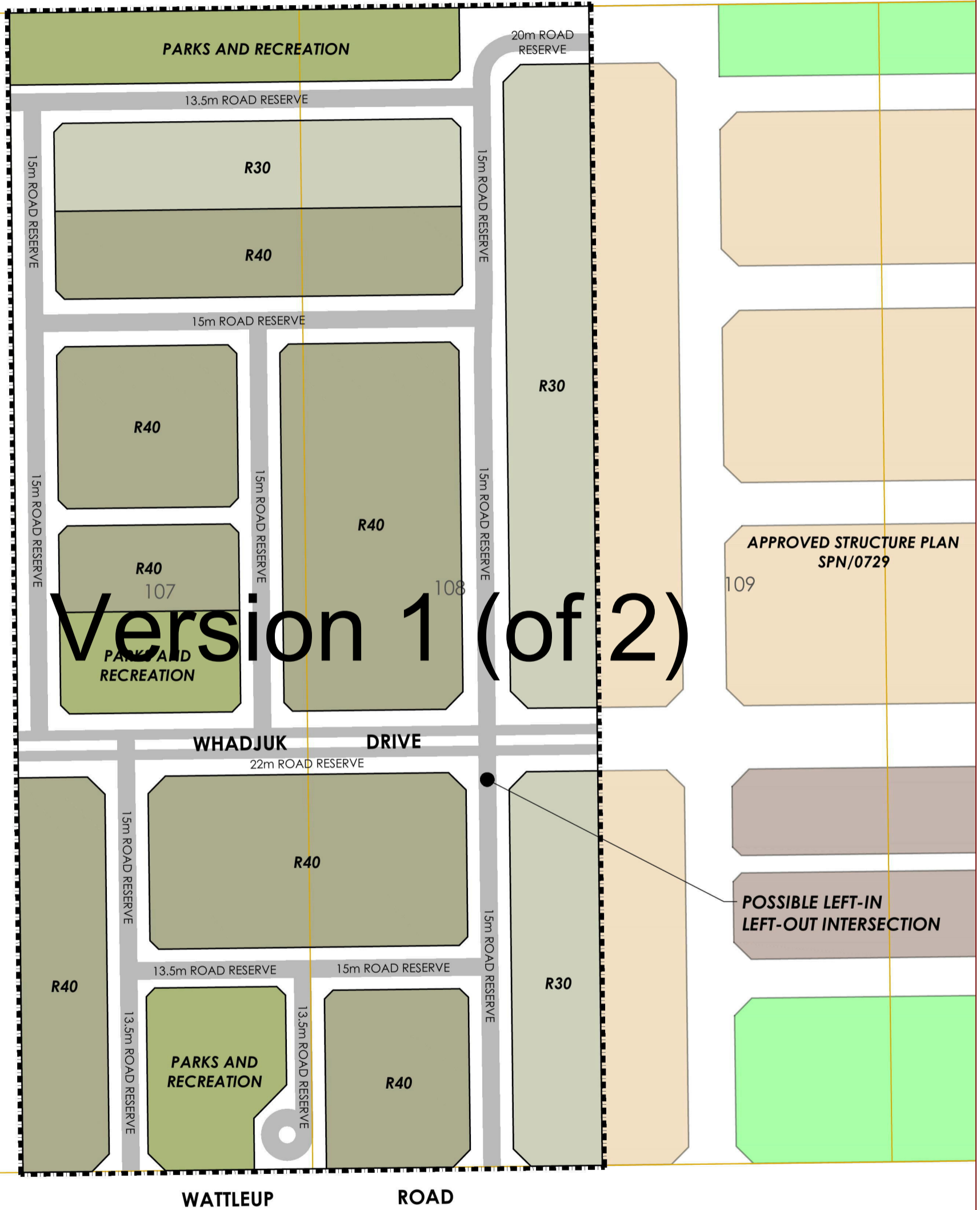
STRUCTURE PLAN AREA

**ZONES & RESERVES**

RESIDENTIAL R30

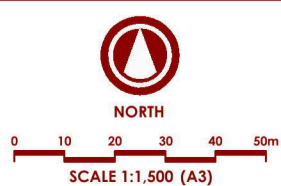
RESIDENTIAL R40

PARKS AND RECREATION



Version 1 (of 2)






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**PLAN 1: QUENDA ESTATE LOCAL STRUCTURE PLAN**  
**LOTS 107 & 108 WATTLEUP ROAD**  
**HAMMOND PARK**  
**CITY OF COCKBURN**

**HARRY WARING  
MARSUPIAL RESERVE**

**LEGEND**

-  STRUCTURE PLAN AREA
- ZONES**
-  RESIDENTIAL R30
-  RESIDENTIAL R40
- LOCAL SCHEME RESERVES**
-  PARKS AND RECREATION
-  PS PUBLIC USE (PRIMARY SCHOOL)

INDICATIVE FUTURE  
SUBDIVISION LAYOUT  
BY OTHERS

76

107  
**Version 2 (of 2)**  
108

APPROVED STRUCTURE PLAN  
SPN/0729

109

POSSIBLE LEFT-IN  
LEFT-OUT INTERSECTION

**WHADJUK DRIVE**

22m ROAD RESERVE

**WATTLEUP ROAD**

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

NOTE: THIS PREFERRED PLAN HAS BEEN SUBMITTED FOR THE PURPOSES OF ADVERTISING. THE STRUCTURE PLAN REPORT MAY BE UPDATED IN THE FUTURE TO REFLECT ANY CHANGES SHOWN ON THIS PLAN.



**PLAN 1: QUENDA ESTATE LOCAL STRUCTURE PLAN**

**LOTS 107 & 108 WATTLEUP ROAD**

**HAMMOND PARK**

**CITY OF COCKBURN**

**SCHEDULE OF SUBMISSIONS**  
**PROPOSED STRUCTURE PLAN – LOTS 107 & 108 WATTLEUP ROAD, HAMMOND PARK**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	WA Gas Networks (ATCO Australia) PO Box 3006 SUCCESS WA 6964	<p><b>SUPPORT</b></p> <p>ATCO Gas does not currently operate gas mains nor infrastructure within the adjacent road reserve of Wattleup Road.</p> <p>ATCO Gas does not have any objection to the proposal after considering the advertised Structure Plan and maps.</p>	Noted.
2	Department of Transport GPO Box C102 PERTH WA 6839	<p><b>SUPPORT</b></p> <p>Please be advised that the DoT has no comments to make for this proposal.</p> <p>The DoT advises that the Council visit the access strategy for the overall area in consideration to future developments north and south of Wattleup Road as part of the approvals for this LSP.</p>	Noted. The access arrangements as provided by the proposed Structure Plan generally conform to Councils Adopted Southern Suburbs District Structure Plan Stage 3.
3	Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p><b>SUPPORT</b></p> <p>The abovementioned Local Structure Plan is not in the vicinity of a transport corridor and has a low residential zoning. Therefore, Main Roads has no comment.</p> <p>However, Main Roads would like to provide the following comments:</p> <p>As mentioned in the Transport Impact Assessment dated 16 November 2016 prepared by Cardno (WA) Pty Ltd, Main Roads advised the applicant that due to the current considerable percentage of heavy vehicles on Wattleup Road, an acoustic noise assessment should be undertaken and recommended mitigation measures implemented. Until the ultimate construction of Rowley Road, Wattleup Road will be used as freight route.</p>	<p>Noted. Pursuant to Clause 5.2.2 of the WAPC's SPP 5.4 (<i>State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning</i>) the subject site does not meet the locational criteria with regards to being in proximity to a "Major Road". It is noted however 5.2.2 expresses the following:</p> <p style="text-align: center;"><i>"...In exceptional circumstances it may be applied to roads that do not meet the definition of a major road, at the discretion of the WAPC or local government. Exceptional circumstances would apply if, in the opinion of the WAPC or local government, the outcome of the road project could result in a significant noise impact on people."</i></p> <p>In this respect please note the WAPC nor the City of Cockburn requested the requirement for any of the</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			Structure Plans along Wattleup Road to be accompanied by an Acoustic Report (as per SPP 5.4). It is noted also that the ultimate east west road connection to service heavy trucks is via the future Rowley Road (over 300m away). In this instance it is not considered appropriate to mitigate the proposed residential dwellings on the basis the noise/ road in question is not the ultimate road, the ultimate (future) "Major Road" is over 300m south of the subject site and nor does SPP 5.4 require the need for an acoustic report.
4	Department of Education 151 Royal Street EAST PERTH WA 6004	<p><b>OBJECTION – to the proposed configuration of the School site as per plan 2 of 2 of Attachment 2.</b></p> <p>The Department has reviewed the proposed Quenda Estate Local Structure Plan and wishes to make the following comments;</p> <ul style="list-style-type: none"> <li>• The location of the primary school site has been located over Lots 107 and 108 as per the indication shown on the initial Southern Suburbs District Structure Plan (SSDSP).</li> <li>• Analysis of the Local Structure Plan once site dimensions have been calculated indicates that the depth of the primary school site has been reduced.</li> <li>• Initially the 4 hectare primary school site was identified over part of Lots 76, 107 and 108. The Department calculates that the width of the site is now approximately 128 metres, as opposed to initially being 175 metres, and therefore needs to be 312 metres in length to accommodate the 4 ha site. This would now mean that the primary school site would not only now fully encroach across Lot 76 but also extend into a fourth property, Lot 75, for the additional 0.9 ha of land to meet the 4 ha requirement.</li> <li>• A developer is currently seeking Structure Plan approval for the Hammond Grove West Structure Plan, which includes Lot 75. There is no allowance in this Structure Plan for any portion of the proposed primary school.</li> <li>• In the SSDSP the school site indicated a width of approximately 175 metres. As indicated WAPC Policy DC 2.4 3.4.4 confirms that "all school sites should be regular in shape and preferably rectangular. In no instance should the length of the site exceed twice the width".</li> <li>• Should the proposed configuration be accepted the Department would find it difficult to fit a junior oval on the site in a north-south alignment. The dimensions of the oval are 118 m x 84m, which</li> </ul>	Noted. Council is in agreement with the submission as provided by the DoE. Accordingly Council has recommended to the WAPC that the Structure Plan is amended to provide for the full sized school on the lots as indicated on the Southern Suburbs District Structure Plan. This modification is considered to be substantial and therefore it is recommended the future revised Structure Plan is advertised/ re-advertised for comment. This risk was communicated to the applicant by City officers prior to the mandatory advertisement of the Structure Plan. It is understood this recommendation will address the concerns as provided by the DoE.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>would leave a 5m over run at each end and the requirement for high fencing to stop the ball entering the road reserves north and south of the school.</p> <p>Based upon the comments shown above the Department objects to the configuration of the school site shown in the proposed structure plan.</p>	
5	Bush Forever Locked Bag 2506 PERTH WA 6001	<p><b>SUPPORT</b></p> <p>Thank you for forwarding the above correspondence to the Bush Forever Policy Team for review.</p> <p>As the proposal will be submitted to the WAPC for determination in the future, Bush Forever will be considered as part of the merits assessment.</p>	Noted.
6	Department of Water PO Box 332 MANDURAH WA 6210	<p><b>OBJECTION – recommending modification</b></p> <p>The Department of Water (DoW) has reviewed the application and provides the following advice.</p> <p><b><u>DoW SUBMISSION 1 OF 2:</u></b></p> <p><b>LWMS</b>  <b>Urban Water Management</b>            Consistent with <i>Better Urban Water Management</i> (BUWM) (WAPC, 2008) and policy measures outlined in <i>State Planning Policy 2. 9, Water Resources</i>, the proposed Structure Plan should be supported by a Local Water Management Strategy (LWMS) prior to final approval of the Structure Plan.</p> <p>The LWMS should demonstrate how the subject area will address water use and stormwater management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources.</p> <p>The DoW reviewed the supporting document, Lots 107 &amp; 108 Wattleup Road, Hammond Park - <i>Local Water Management Strategy</i> (DEC, January 2017) and it was deemed unsatisfactory to the DoW. Please find attached DoW correspondence regarding review of the LWMS. The DoW cannot support the structure plan until the Department is satisfied with the LWMS. Accordingly, the proposed structure plan should not be finalised prior to the endorsement of a satisfactory LWMS by the Dow and the City of Cockburn in accordance with BUWM (WAPC, 2008).</p>	<p>Noted. The comments as provided by DoW are agreed to by the Officers at the City of Cockburn. Accordingly the recommendation has been drafted to include the requested modifications as provided by DoW as provided in submission number 6.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p><b><u>DoW SUBMISSION 2 OF 2:</u></b></p> <p><b>Section 4.4: Groundwater Aspects</b></p> <ul style="list-style-type: none"> <li>Generally 18 months of groundwater monitoring, including a minimum of two winters, is required to inform a LWMS and to provide baselines for groundwater levels and quality. In addition, the Groundwater Atlas may not provide the accuracy necessary to inform design of stormwater infrastructure. To determine the on-site maximum groundwater level (MGL) the LWMS should reference monitoring either from adjacent developments or the nearby long-term DoW monitoring bore JM37.</li> </ul> <p><b>Section 5.3.3: Irrigation</b></p> <ul style="list-style-type: none"> <li>Approval of a LWMS is reliant on a site having a confirmed non-potable water source sufficient for POS irrigation requirements, or there being substantial groundwater allocation available. This LWMS must confirm that adequate groundwater is currently available for the proposed POS, through the lodgement (or approval) of a groundwater licence application under the Rights in Water Irrigation Act.</li> </ul> <p><b>Section 6.3: 1 in 1 year ARI event</b></p> <ul style="list-style-type: none"> <li>The LWMS proposes directing a significant portion of the 1:1 year ARI runoff (1 Exceedance per Year or 1 EY) into underground storage chambers in the public open space (POS). This design offers no form of water quality treatment. 1 EY runoff should be treated at source as high in the catchment as possible through tree pits, raingardens or swales. End of pipe 1 EY runoff should undergo quality treatment through biofiltration.</li> </ul> <p><b>Section 7.1: Groundwater Level Management</b></p> <ul style="list-style-type: none"> <li>Section refers to development levels of 9.5 m AHO and groundwater levels of 3 m AHO. Please clarify.</li> </ul> <p><b>Section 8: Next Stage</b></p> <ul style="list-style-type: none"> <li>No on-site groundwater quality monitoring has been conducted despite the historical presence of a market garden over part of the site. The LWMS should indicate whether the groundwater is suitable for the intended purposes.</li> </ul> <p><b>Appendix D: Landscape Concept Plans</b></p> <ul style="list-style-type: none"> <li>Landscape Concept Plans indicate that the 1 :1 year ARI runoff</li> </ul>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>will be contained within the two basin areas. Section 6.3.4: Detention Basins also indicates 1 :1 year ARI runoff will be contained within the two basin areas. Please clarify.</p> <p>It is recommended that the LWMS be revised incorporating the above points and any others recommended by the City of Cockburn. In the revised LWMS please identify where and how comments have been addressed.</p>	
7	<p>Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983</p>	<p><b>SUPPORT - subject to conditions</b></p> <p>Lots 107 and 108 abut Harry Waring Marsupial Reserve (CR 29241) which is also known as Bush Forever Site No. 392 Harry Waring Marsupial Reserve, Wattleup and forms part of Beeliar Regional Park. The subject land is within the Southern Suburbs District Structure Plan – Stage 3 (DSP) which was adopted by the City of Cockburn on 13 September 2012.</p> <p>The department (as the former Department of Environment and Conservation) provided advice to the City in a letter dated 24 July 2012 in relation to the DSP. The relevant aspects of the department's earlier advice and additional comments are outlined below.</p> <p><b>Native Vegetation and Flora</b></p> <p>The information provided in the Local Structure Plan Report shows that a flora and vegetation survey was conducted on 28 September 2016 (Emerge Associates 2016). Prior to the survey, the Declared Rare Flora species <i>Caladenia huegelii</i>, <i>Drakaea elastica</i>, <i>Drakaea micrantha</i> and several priority flora species were identified as having the potential to occur within the site. Targeted searches for suitable habitat were undertaken though none was found to be present (page 23). Although <i>Drakaea elastica</i> is best surveyed from July to August when the glossy green leaves are most visible, it would appear that suitable habitat for this orchid was not found on site.</p> <p>One native plant community, BaBm, was identified within the site. BaBm is described as "Low woodland of occasional <i>Eucalyptus marginata</i> trees over scattered <i>Allocasuarina fraseriana</i> over <i>Banksia attenuata</i> and <i>Banksia menziesii</i>...." (see page 17 for the full description).</p> <p><b>Fauna</b></p> <p>The proponent has submitted a Fauna Assessment of Lots 107 &amp; 108 Wattleup Road prepared by Greg Harewood. The level 1 fauna</p>	<p>Noted. The recommendation seeks to include reference to the need for the applicant to obtain the Department of Parks and Wildlife's approval prior to any relocation of fauna (where practical).</p> <p>The comments with respect to the EPBC Act are noted. The applicant is aware of their obligation with respect to a referral to the Commonwealth government. From the City's legislative standpoint with respect to native vegetation, is noted the residential land clearing is somewhat implied by approval of the SSDSP. The proposed Structure Plan (excluding the primary school site) generally complies with the SSDSP. Any possibility of retention of native trees within the POS will be conditioned by the City (and potentially DPaW) at subdivision stage. This has been recommended to the WAPC under the Council recommendation/ report.</p> <p>With regards to the interface issue between the POS and Harry Waring Marsupial Reserve Council Officers met with DPaW officers in relation to DPaW's concerns on 10 April 2017 at the subject site. Following this on-site meeting Council and DPaW sought clarification with respect to the adjacent development at the eastern Lot 1, 111 and 810 Wattleup Road, Hammond Park. This site is currently under construction as a result of the subdivision works approval. The applicant clarified the area of land in between the POS and the Harry Waring Marsupial Reserve will be embellished with timber mulch. This is understood to be to the satisfaction of DPaW. With respect to the subject lots at 107 and 108 these lots are</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>reconnaissance survey, which is considered adequate for the location, included targeted assessment of black cockatoo habitat in accordance with the Commonwealth referral guidelines. Page i summarises that fauna habitat values of the remaining native vegetation would appear to be relatively good despite some disturbance. The report concludes that with respect to vertebrate fauna in general, no substantial impacts are anticipated as a consequence of development at the site (page 29).</p> <p>The Environmental Assessment and Management Strategy (Emerge 2016) states that a Fauna Relocation Management Plan may be required to support future subdivision and development, based on model subdivision condition EN1 (WAPC 2016) and the expectations of the City of Cockburn (page 35). Regardless of whether a relocation plan is prepared, the proponent will need to seek the appropriate approvals from the Department of Parks and Wildlife to relocate fauna, where practicable, prior to and during subdivision – inclusive of southern brown bandicoot. Relocation effort should be supported by monitoring of animals to gauge its success.</p> <p><b>Matters of National Environmental Significance</b>  The Spring Flora and Vegetation Survey (Emerge 2016) determined that the remnant vegetation within four quadrats across Lots 107 and 108 was linked to Floristic Community Type (FCT) 28 Spearwood Banksia attenuata or Banksia attenuata – Eucalyptus woodlands. FCT 28 is a subtype of the recently listed Threatened Ecological Community (TEC) “Banksia Woodlands of the Swan Coastal Plain” and a component of the “Banksia Dominated Woodlands of the Swan Coastal Plain” Priority 3 listed ecological community in Western Australia. This ecological community was listed as Endangered under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) on 16 September 2016. Based on the relevant criteria - condition thresholds, minimum patch size and context, Emerge concluded approximately 3.32 ha of the Banksia woodland TEC is present within the site.</p> <p>Parks and Wildlife is aware that the proposed residential development of Lot 107 Wattleup Road has been referred to the Commonwealth Department of the Environment and Energy (DEE). The proposed action will impact approximately 2.6 ha of Banksia woodland that is representative of the listed TEC and potential Carnaby’s black cockatoo foraging habitat.</p> <p>The developer of Lot 108 Wattleup Road should also contact the DEE to</p>	<p>far steeper (in need of retaining walls) than that of the Lot 1, 111 and 810. Accordingly Council’s recommendation/ Report makes mention of the requirement for the future interface to be to the satisfaction of the City of Cockburn and also DPaW.</p> <p>With respect to the Primary School, please note the City and DoE support the need for the School and accordingly the second version of the Structure Plan Map includes a School. This site is however undersized and accordingly the SP is recommended to be amended and re-advertised.</p> <p>The comments with respect to Fire Management are noted and supported.</p> <p>The comments with respect to the Beeliar Regional Park Boundary are noted and supported.</p> <p>The comments with respect to Weed and Disease control are noted and supported and have been included into the recommendation of Council to the WAPC.</p> <p>The comments with respect to the DoER are noted and supported.</p> <p>The comments with respect to the Green Growth Plan are noted. The City is unaware that the Green Growth Plan has been finalised. Notwithstanding the SP is generally consistent with the City’s SSDSP which was previously supported by the WAPC and advertised for public comment. In this respect the WAPC (the decision maker) will consider this component in respect to their future determination of the proposed Structure Plan.</p>



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>determine what responsibilities it has under the EPBC Act.</p> <p>It is acknowledged that there are large remnants of native vegetation in the local area; however, the cumulative impacts from the reduction of Carnaby's foraging habitat on the Swan Coastal Plain has resulted in vegetation that provides a food source for Carnaby's black cockatoo being considered as significant habitat. Planning for the area should firstly make provision to retain as much of the cockatoo habitat as possible, as the continual net loss of significant habitat will result in additional pressure on the current population of Carnaby's black cockatoo. Prior to the City making a determination on the proposed structure plan, it would be appropriate for DEE to have assessed the fauna habitat and Threatened Ecological Community values across the two lots in order to provide direction regarding possible biodiversity conservation initiatives.</p> <p><b>Public Open Space</b></p> <p>In consideration of the flora and fauna discussion above, Parks and Wildlife recommends areas of high conservation value, such as native vegetation in very good or good condition, which contain conservation significant flora species, and comprise significant fauna habitat, be retained and incorporated into future development as public open space (POS) reserved for Conservation and Passive Recreation.</p> <p>Parks and Wildlife notes that page 35 of the Environmental Assessment and Management Strategy (Emerge 2016), Section 4.3.2 states "POS within the northern portion of the Structure Plan has been located within an area containing remnant vegetation to facilitate retention where possible." The department recommends retention of the vegetation within the northern portion of the Structure Plan, including vegetation that is mapped as "Very Good" in Figure 4 (Emerge 2016). This has been achieved in what was formerly Lot 110, just to the east of Lot 108 and it would assist in reducing impacts from edge effects (e.g. weed incursion).</p> <p>Parks and Wildlife raises concern regarding the future management of the interface between the POS and Harry Waring Marsupial Reserve due to substantial difference in levels. The Local Water Management Strategy includes a drawing of the Northern POS &amp; Basin 2 in which a 1.2 m balustrade is shown to be installed on top of a retaining wall. There is then a gap of 2 m to a conservation fence on the reserve boundary before another 2.5 m gap to the vermin proof fence. The department would expect to be included in further discussions relating to the design</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>of the interface prior to subdivision, as indicated in Section 4.2.3 (page 34) of the Environmental Assessment and Management Strategy (Emerge 2016).</p> <p><b>Drainage</b> In planning for future subdivision, drainage design should aim to maintain natural drainage processes (where possible). The department notes that a Local Water Management Strategy (LWMS) has been prepared for the subject land. Parks and Wildlife supports the preparation and implementation of an Urban Water Management Plan to the satisfaction of the Department of Water, as a condition of any future subdivision.</p> <p><b>Pedestrian and Cyclist Networks</b> The District Structure Plan (DSP) shows a dual use path running along the southern edge of the primary school site within structure plan area. Parks and Wildlife notes that a primary school is no longer proposed however the provision of cycle lanes and footpaths either side of Whadjuk Drive as stated in Section 3.4.5.3 (page 21) of the Local Structure Plan Report is supported.</p> <p><b>Fire Management</b> All necessary fire management requirements should be provided for within the structure plan area, in accordance with the provisions of State Planning Policy 3.7 Planning in Bushfire Prone Areas and any other relevant policies. The department does not support the clearing of native vegetation in conservation areas outside the site boundary for fire management purposes and reiterates its position that all provisions for fire management must be met within the structure plan area.</p> <p>Parks and Wildlife notes that a Bushfire Management Plan (BMP) has been prepared by Bushfire Safety Consulting Pty Ltd and Emerge Associates (2016). For development within 100 m of classified vegetation, the BMP specifies a Bushfire Attack Level (BAL) assessment be completed as part of subdivision.</p> <p>The BMP assessment of vegetation class should reflect current site conditions and not take into account vegetation clearing that is proposed in adjacent properties. Only Scenario 2 (Figure 1) shows the current conditions where classified vegetation remains on three sides of the subject area, within 100 m of the site.</p> <p><b>Beeliar Regional Park Boundary</b></p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Should development be approved, there is to be no vegetation, earth spoil or any other debris disposed of within the boundary of the regional park. Batters will not be accommodated into Harry Waring Marsupial Reserve.</p> <p><b>Weed and Disease Control</b> To protect the conservation values of the adjacent Harry Waring Marsupial Reserve the proponent should ensure that flora species known to be invasive or environmentally damaging are not used in any landscaping to prevent them spreading into the adjoining park. It is also important that any soil imported during development is free of Phytophthora dieback and weed seed.</p> <p><b>Department of Environment Regulation</b> Due to previous and current potentially contaminating land uses within Lot 108 (i.e. horticultural activities) there is considerable potential for widespread soil and/or groundwater contamination. The proponent is advised to liaise with the Department of Environmental Regulation (DER) in relation to contaminated soil and groundwater issues that may be associated with historical land uses.</p> <p><b>Green Growth Plan</b> Parks and Wildlife notes that the proposed structure plan appears to be inconsistent with the draft Perth and Peel Green Growth Plan for 3.5 million that was released for public comment in 2016. Part of the proposal overlaps with a broad conservation commitment area and requires further review; this may include consideration of overall avoidance targets needing to be met under the draft commitments (e.g. Carnaby's cockatoo habitat).</p>	
8	Roberts Day PO BOX 7348, Cloisters Square PERTH WA 6850	<p><b>OBJECTION</b></p> <p>This submission has been prepared on behalf of;</p> <ul style="list-style-type: none"> <li>• Wattleup Road Development Company (Lot 9002, 9003 + 809 Wattleup Rd.</li> <li>• QUBE Hammond South Development (Lot 111, 1 + 810 Wattleup Rd.)</li> <li>• QUBE Hammond West Development (Lots 71, 74- 75 + 305 Wattleup Rd.)</li> </ul> <p>Roberts Day has undertaken a review of the proposed structure plan for Lot 107 &amp; 108 Wattleup Road as it pertains to the adjacent landholdings owned by the above company's, and any potential impacts.</p>	<p>Noted. In accordance with Regulation 16 (1) (a) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> "a structure plan must be prepared in a manner and form approved by the Commission". This refers only to the format of the proposed Structure Plan and not it's content.</p> <p>The City of Cockburn indicated to the applicant upon lodgement that the City was not satisfied with version 1 of the Structure Plan map (see Attachment 1). The City also met with the applicant and also the DoE at the DoE</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>As a result of our review we have identified a number of issues that determinately impact on adjacent landholdings as detailed below. We therefore do not support the LSP for lots 107 &amp; 108 in its current form.</p> <p><b>LSP Design</b>  The proposed LSP design does not achieve integration with QUBE's Council endorsed LSP design for Lots 71, 74-75 &amp; 305 to the West. In accordance with previous liaison with Burgess Design Group the "Whadjuk Drive" road reserve is correctly aligned. However, the two east-west sub divisional roads located north of the proposed primary school site are not aligned and result in off-set four-way intersections. These east-west roads are not aligning as a direct result of Lot 107 + 108 not fully accommodating their portion of the proposed primary school site as depicted on the endorsed Southern Suburbs District Structure Plan (SSDSP). The proposed primary school site as depicted on the Lot 107 + 108 LSP has been narrowed in width (north/south) which results in the total 4.0 ha site area extending west into QUBE's Lot 75. (Refer attached plan).</p> <p>The LSP design for Lots 107 + 108 cannot be endorsed in its current form. Both the primary school site and associated sub-divisional roads can be re-designed and link into the adjacent road alignments, and thereby accord with the Council endorsed planning undertaken for QUBE's landholding to the West. We therefore object to the current LSP design until such time as the design for Lots 107 + 108 is re-designed to accord with the SSDSP and the endorsed design for QUBE's land.</p> <p>We also object to a Local Structure Plan being advertised when the actual design/plan do not accord with the associated report and technical appendices. From our perspective, the LSP should never have been granted consent to advertise in this form.</p> <p><b>Primary School Relocation:</b>  The proposed structure plan needs to retain the allocation of a primary school as required under the "Southern Suburbs District Structure Plan" (SSDSP). The LSP report proposes the relocation of the primary school south of Wattleup Rd, notwithstanding the advertised local structure plan depicting a primary school site. Our clients previously acquired land south of Wattleup Rd for residential/urban development and therefore do not support any relocation of the primary school onto their landholding. The land south of Wattleup Road is still zoned "urban" under the Metropolitan Region Scheme.</p>	<p>offices to discuss the City's requirements. As a result of the above the applicant later amended the SP map during the advertising process. This was following the comments provided by Roberts Day. The City and also the DoE are not satisfied still with the revised SP map. The primary school is undersized and accordingly it is not supported.</p> <p>Based on the above, Councils recommendation/ Repot is considered to be in keeping with the objection. Should the SP map be modified as per the recommendation of Council the revised map should meet the request of this objection.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>The rationale detailed in the LSP report for relocating the primary school does not represent orderly and proper planning.</p> <ul style="list-style-type: none"> <li>• The catchment for the proposed primary school on lots 107 &amp; 108 is subject to the density of residential development to be developed on the adjoining landholdings and Cabinets future decision on the Western Trade Coast Protection Area Bill 2015. Based upon the current market demand for smaller /compact lots in response to affordability, resident population numbers will increase. The final number of dwellings + resultant population will only be known once the adjoining landholdings are developed.</li> <li>• The final catchment for the next primary school to the south (Mandogalup - City of Kwinana) is also subject to the resolution of the Western Trade Coast Protection Area Bill 2015 and the density of residential development to be developed.</li> <li>• The final catchment for both primary schools and the ultimate density of development (number of dwellings) will not be known for a number of years. Orderly and proper planning dictates the proposed primary school be retained in the location as designated in the endorsed strategic plan being Lots 76, 107, &amp; 108 (i.e. Southern Suburbs District Structure Plan). Once the Department of Education has clarity regarding the extent of the respective primary school catchments and number of dwellings, a decision can be made regarding the need for a primary school on Lots 76, 107 and 108 and not before.</li> <li>• Any relocation of the primary school does not resolve the issue of the future need for the school, it simply seeks to transfer the matter to another landowner which does not accord with the strategic planning for the locality or orderly and proper planning and may well represent a poor location for the school in terms of the wider catchment. (The Department of Education can provide a more detailed response in relation to their catchment planning).</li> </ul> <p><b>Design/Construction Level 5</b>  Preliminary feedback from the project engineers (Cossill + Webley) is the design levels provided by the engineers for lots 107 + 108 are different to ours. In terms of timing and approvals the QUBE landholding will achieve LSP +subdivision approval prior to lots 107 + 108. On this basis the design and construction levels for lots 107 + 108 will need to be compatible with what will be constructed on the QUBE landholding. Further details will be forwarded once they become available from the engineers.</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p><b>Summary</b></p> <p>We strongly object to the current LSP design for Lot 107 + 108 given it;</p> <ul style="list-style-type: none"> <li>• Does not conform to the endorsed SSDSP</li> <li>• Proposes the creation of a primary school site (4ha) which encroaches into QUBE's Lot 75. The proposed LSP therefore does not accord with the Council endorsed LSP for lots 71, 74- 75 + 305 Wattleup Road.</li> <li>• Proposes the creation of road alignments that do not align with east-west sub divisional roads as contained in the Council endorsed LSP for Lots 71, 74-75 + 305 Wattleup Road.</li> <li>• Seeks to relocate the proposed primary school site onto another landowner's property which is contrary to orderly and proper planning, the SSDSP and current catchment planning undertaken by the Department of Education.</li> </ul> <p>We believe the only way to resolve the above issue is for a redesign of the Lot 107 + 108 LSP.</p>	
9	<p>Department of Environment Regulation          Locked Bag 33, Cloisters Square          PERTH WA 6850</p>	<p><b>SUPPORT</b></p> <p>The site is zoned 'urban' under the Metropolitan Region Scheme (MRS) and 'Development' under the City of Cockburn Town Planning Scheme NO.3 (Scheme).</p> <p>Lot 107 is currently vacant. Lot 108 accommodates a single dwelling, together with a number of outbuildings (sheds, water tanks and agricultural structure) and has historically been used as an orchard and more recently as a sprouting facility.</p> <p>The site has not been reported to DER as a known or suspected contaminated site under s11 of the Contaminated Sites Act 2003, and DER holds no information on the site. However, DER notes that orchards are a land use that have the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (DER, 2014).</p> <p>DER expects that the Western Australian Planning Commission (WAPC) will request advice from DER when a subdivision application is submitted for the proposed development. Based on the available information, DER will recommend that contamination condition EN9 and advice ENa2 should be applied to the approval, as published in 'Model Subdivision Conditions Schedule'</p>	Noted.

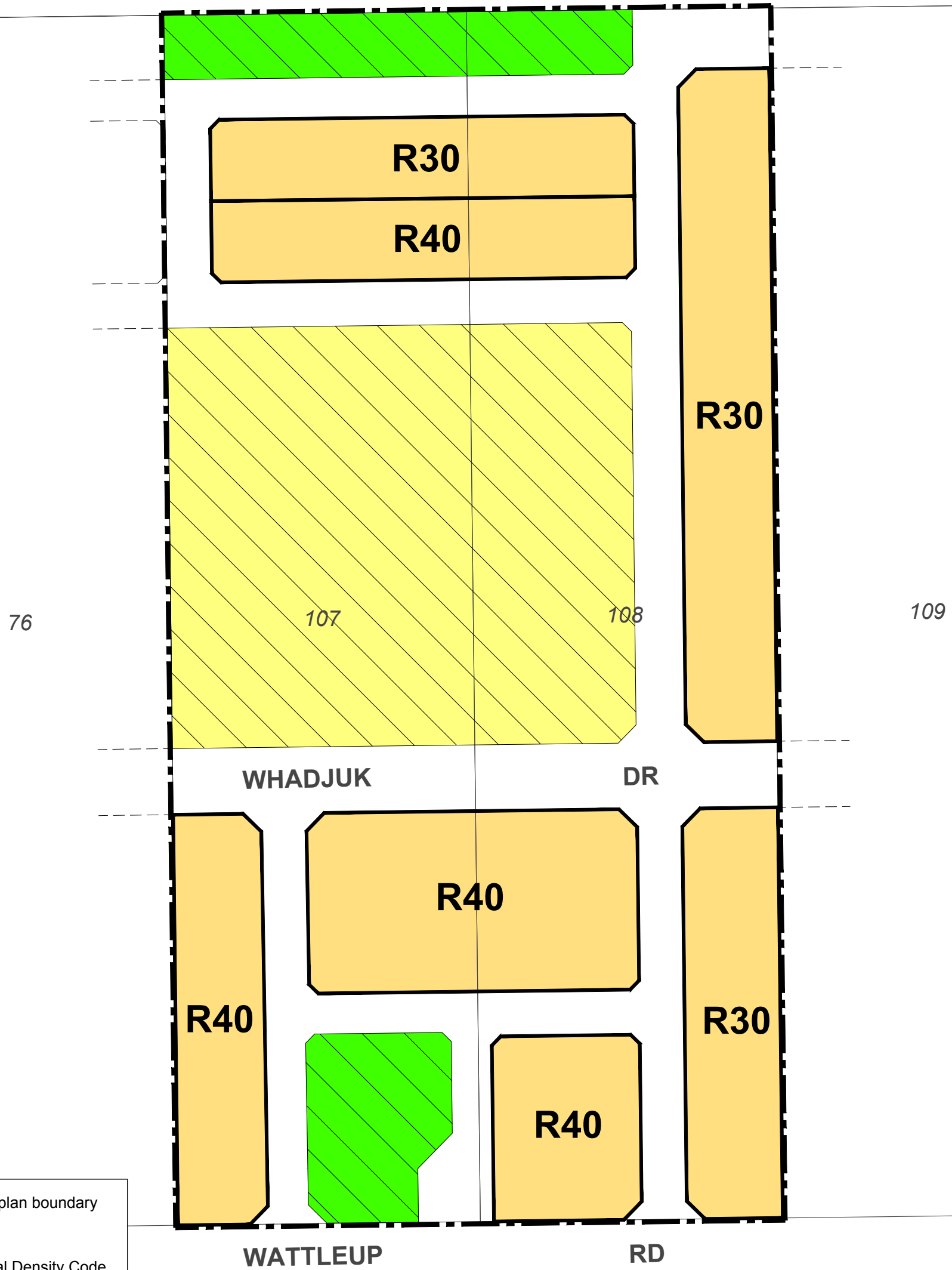
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>(Department of Planning and WAPC, October 2012).</p> <p>As potential contamination issues can be addressed at the subdivision stage of the development, DER advises that it has no objection to the Structure Plan Proposal for Lot 107 and 108 Wattelup Road, Hammond Park.</p>	
10	<p>Department of Health PO Box 8172, Perth Business Centre PERTH WA 6849</p>	<p><b>SUPPORT</b></p> <p>The DOH provides the following comment:</p> <p><b>1. Water Supply and Wastewater Disposal</b></p> <p>The Structure plan is to require that all developments be required to connect to scheme water and reticulated sewerage as required by the Government Sewerage Policy - Perth Metropolitan Region.</p> <p><b>2. Public Health Impacts</b></p> <p>DOH has a document on 'Evidence supporting the creation of environments that encourage healthy active living' which may assist you with planning elements related to this structure plan. A copy is attached or may be downloaded from:  <a href="http://www.public.health.wa.gov.au/cproot/6111/2/140924_wahealth_evidence_statement_be_health.pdf">http://www.public.health.wa.gov.au/cproot/6111/2/140924_wahealth_evidence_statement_be_health.pdf</a></p> <p>There may be a concern about existing and potential agricultural activities on surrounding land and the possible resultant spray drift from chemical applications.</p> <p>The structure plan should incorporate the DOH's Guidelines for the Separation of Agricultural and Residential Land Use as a means to help avoid conflict and potential adverse health effects and nuisance impacts from chemical storage / use, dust and other rural pursuits. A copy is attached or it may be accessed from the Public Health website:  <a href="http://ww2.health.wa.gov.au/Articles/F_J/Guidelines-for-separation-of-agricultural-and-residential-land-uses">http://ww2.health.wa.gov.au/Articles/F_J/Guidelines-for-separation-of-agricultural-and-residential-land-uses</a></p> <p>The DOH is aware of amenity issues and health impacts in this area including residents' complaints regarding odours and dusts from nearby industrial activities.</p> <p>The prevailing winds may increase levels of dusts which may adversely affect residents, and increase health complaints in susceptible school-aged children and workers.</p>	<p>Noted. The surrounding landholdings are currently subject to separate structure plans for residential development. On this basis spray drift and other such conflicting land use issues are not considered to be relevant to the proposed Structure Plan at this point in time.</p> <p>The DoH's comments in relation to school siting are supported by the City. Unfortunately with respect to dust from Alcoa, this is not something the SP can condition as the WAPC SPP's do not mandate any such requirements. It is noted the subject site falls outside of the buffer. It is expected future residents will need to consider and implement site specific tailor made solutions.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>The City of Cockburn should use this opportunity to minimise potential negative impacts of the increased density development such as noise, odour, light and other lifestyle activities and consider incorporation of additional sound proofing / insulation, double glazing on windows, or design aspects related to location of air conditioning units and other appropriate building / construction measures.</p> <p><i>Specific School Siting Considerations</i></p> <p>a) Co-Location and Shared Use: Consider making it feasible for students and the larger community to share resources (e.g., libraries, gymnasiums, parks, fields) by locating facilities near each other and, where desired, through joint use agreements spelling out how use and responsibility will be shared. Ensure that the school location and layout support walkability and diversity.</p> <p>b) Environmental Health Impacts: Take all environmental health impacts of proposed sites into account (through a health risk assessment or another methodical analysis of health impacts), including the location's supportiveness and safety for physical activity; air pollution and asthma levels; past or present contamination of site or nearby areas; and nearby sources of pollution or contaminants, such as highways, industrial facilities, or spray drift from pesticide / herbicide applications and potential conflicting land use such as for fast food locations.</p> <p>c) Safe Infrastructure for Walking, Bicycling, and Public Transportation in School Vicinity: Improve the safety and convenience of travel by foot, bike, and public transportation near schools and on school property by providing safe infrastructure. Ensure that site design safely accommodates students arriving and departing by all modes of transportation, including walking, bicycling, public transportation, school bus, and private vehicles: prioritize safe access for children who are bicycling or walking (including those walking after drop-offs from cars or buses). Consider facility and transportation equity for students and families with disabilities.</p>	
11	Department of Fire and Emergency Services 20 Southport Street, West Leederville WA 6007	<p><b>SUPPORT</b></p> <p>DFES acknowledges receipt of your referral and will endeavour to meet the response date requested, 28 March 2017. (No further comment was provided by DFES).</p>	Noted.
12	Department of Aboriginal Affairs	<p><b>SUPPORT</b></p>	



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	PO Box 3153, East Perth Western Australia, 6892.	<p>The Department of Aboriginal Affairs (DAA) advises there are no reported Aboriginal sites or Aboriginal heritage places within the areas of the proposed modification of the structure plan.</p> <p>The DAA recommends that developers take into consideration the DAA's Aboriginal Heritage Due Diligence Guidelines when planning specific developments associated with the Proposal. These have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The guidelines are available at: <a href="http://www.daa.wa.gov.au/globalassets/pdf-files/ddg">http://www.daa.wa.gov.au/globalassets/pdf-files/ddg</a>.</p>	Noted.

300  
A R29241  
HARRY WARING MARSUPIAL RESERVE



--- Structure plan boundary

**GENERAL**

**R20** Residential Density Code

**LOCAL RESERVES**

Parks & Recreation

Public Purposes

**ZONES**

Residential



City of  
Cockburn  
wetlands to waves



GNA 4/2017

0 20m  
Scale

**ALTERNATIVE STRUCTURE PLAN**

LOTS 107 & 108 WATTLEUP ROAD,  
HAMMOND PARK



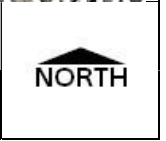
**City of Cockburn**  
G.I.S Services Department

**MAP SHOWING PORTION OF RESERVE 45308  
REQUIRED FOR ROAD DEDICATION**

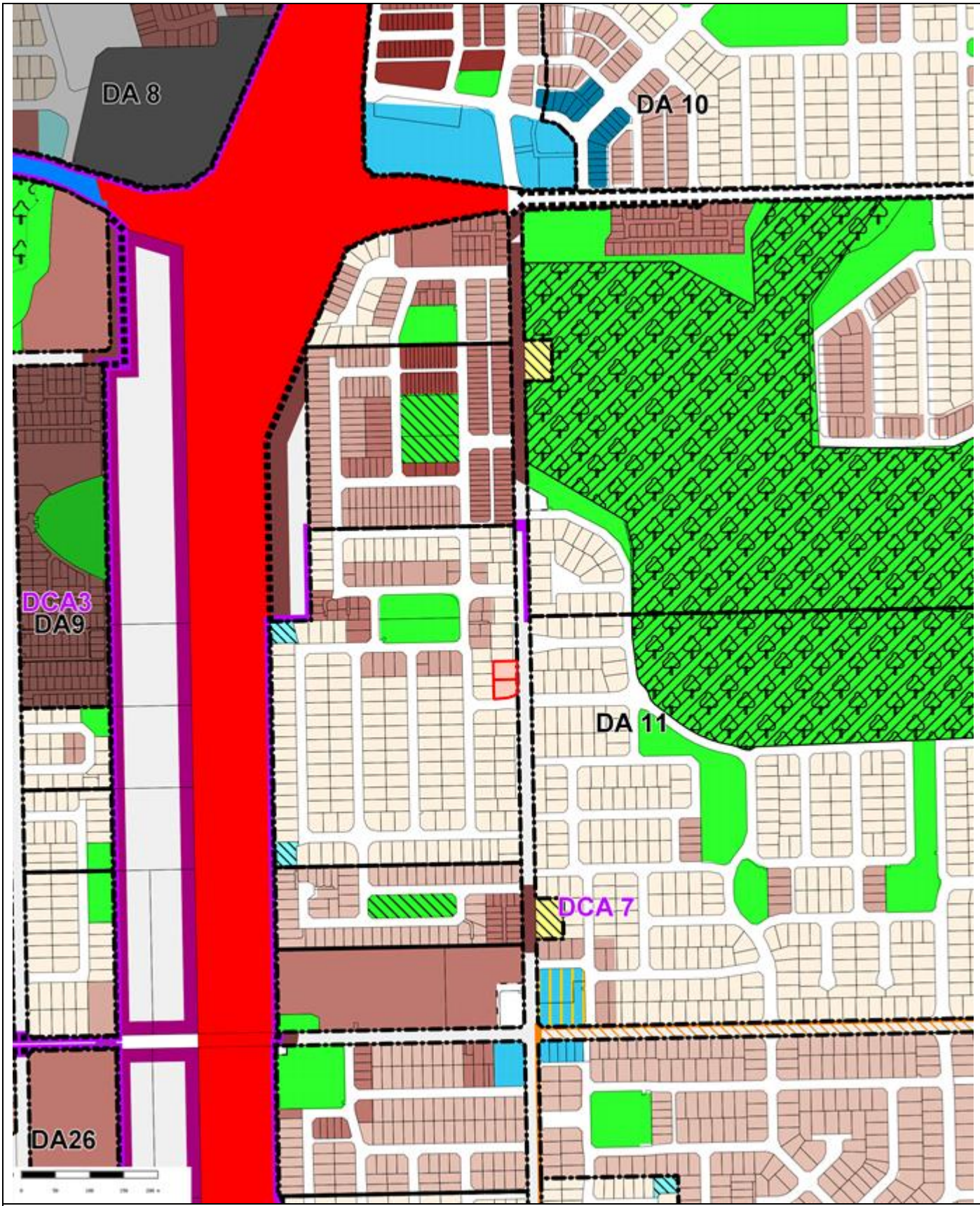
PRINTED ON:  
2/05/2017

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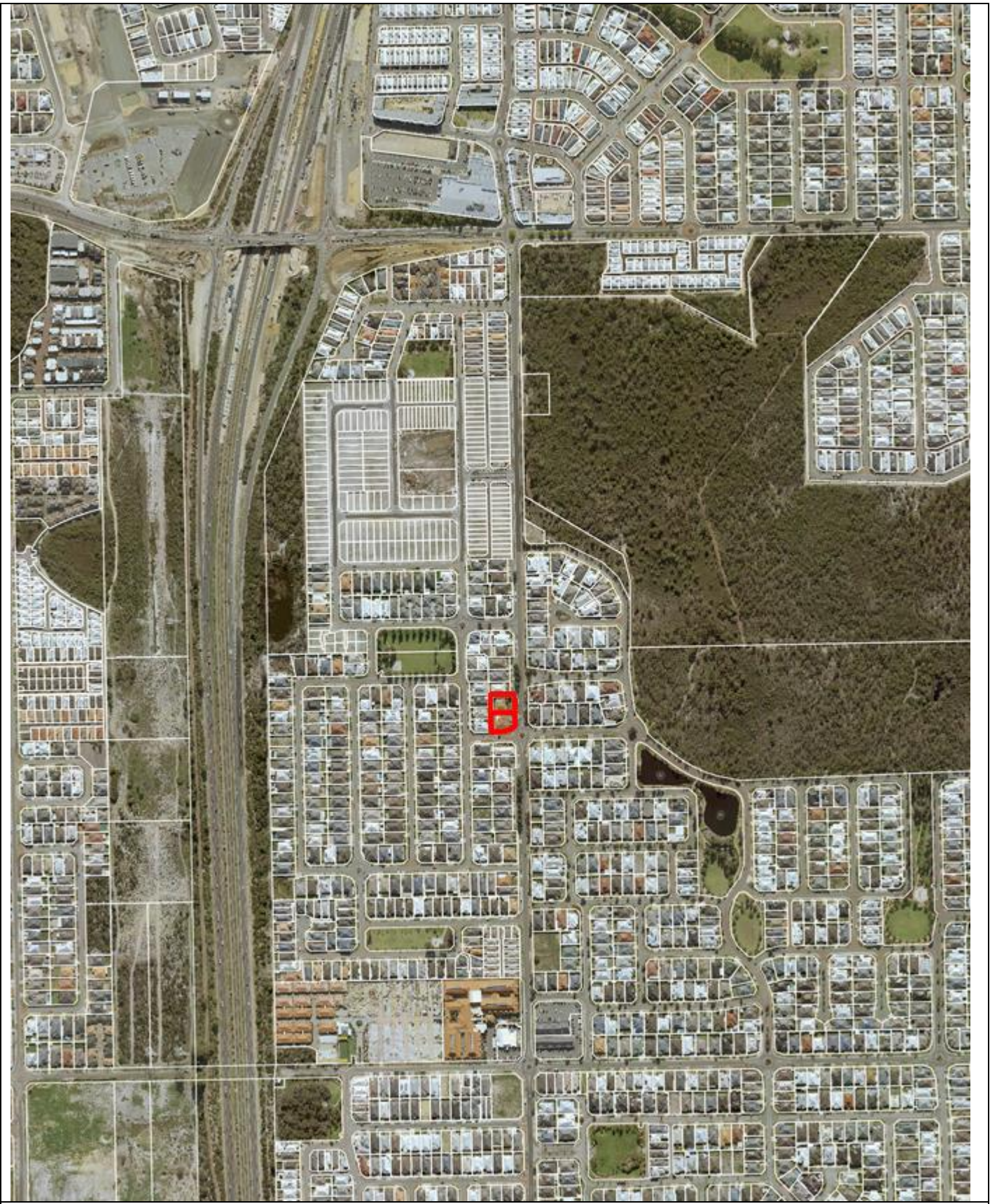
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Location Plan



Local Planning Scheme No .3 - Structure Plans



Aerial Photo (June 2016)

**GENERAL NOTES**

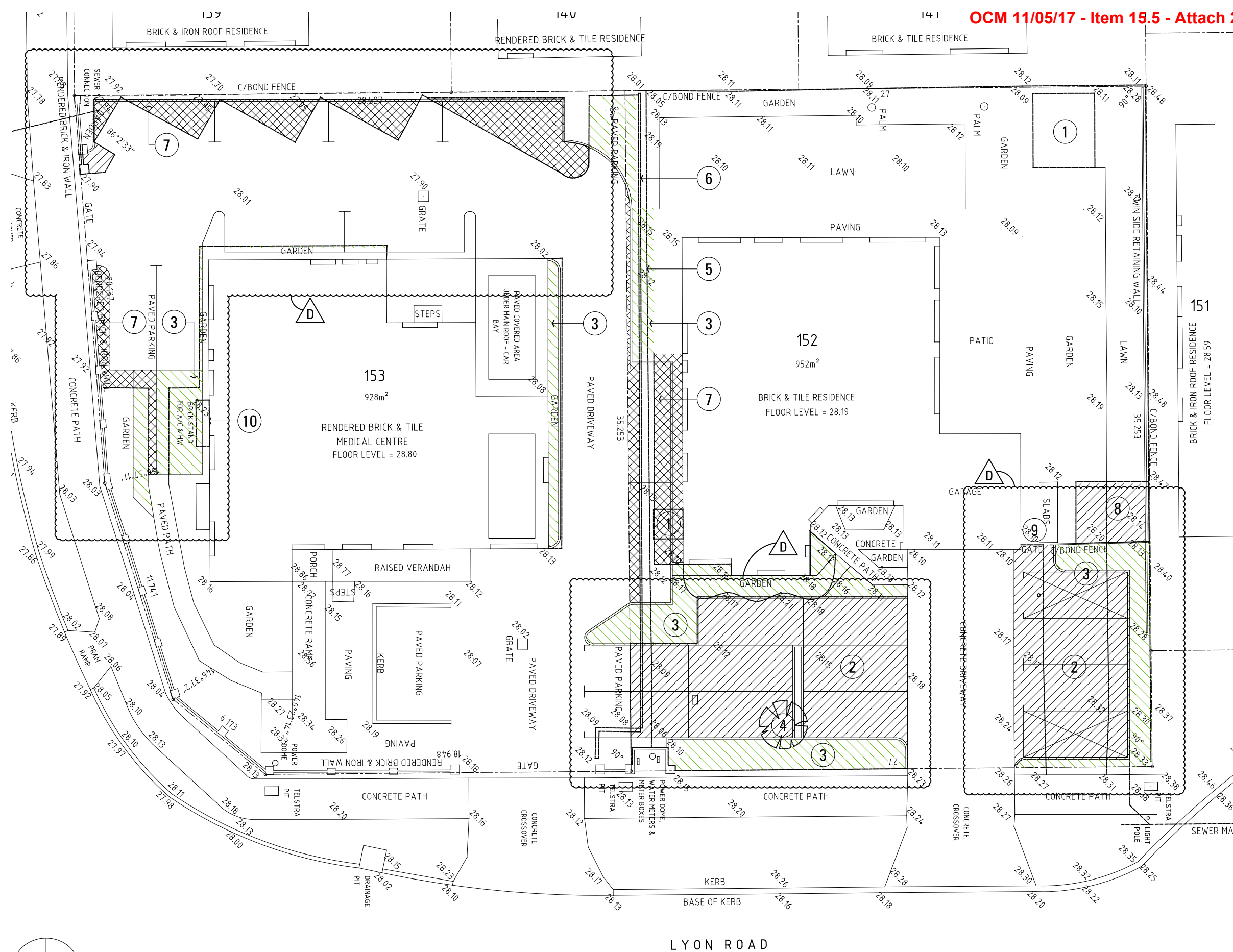
1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.

**GENERAL DEMOLITION NOTES**

1. FOR EXTENT OF FLOOR AND FINISHES TO BE REMOVED - COORD. W/ OWNER & NEW WORKS DWGS.
2. FOR EXTENT OF CEILING AND FINISHES TO BE REMOVED - COORD. W/ OWNER & NEW WORKS DWGS.

**KEYED SITE DEMOLITION NOTES**

1. EXIST. SHED & FLOOR TO BE REMOVED, RETAINED AND RELOCATED. COORDINATE NEW LOCATION WITH OWNER
2. EXTENT OF EXIST. GROUND SURFACE TO BE CLEARED FOR NEW PAVED CARPARK BAYS HATCHED. COORDINATE WITH PROPOSAL DRAWINGS.
3. EXTENT OF EXIST. GROUND SURFACE TO BE CLEARED FOR NEW LANDSCAPING - SOFTSCAPE AND HARDSCAPE. COORDINATE WITH LANDSCAPE DRAWINGS
4. EXIST. TREE TO BE REMOVED, RETAINED AND RELOCATED. COORDINATE NEW LOCATION WITH OWNER.
5. EXIST. COLORBOND FENCE & FOOTING TO BE REMOVED
6. EXIST. LIMESTONE KERB TO BE REMOVED
7. EXTENT OF EXIST. PAVING TO BE ADJUSTED FOR NEW CARPARK BAYS HATCHED. COORDINATE WITH PROPOSAL DRAWINGS.
8. EXTENT OF EXIST. GROUND SURFACE TO BE CLEARED FOR NEW BIN STORAGE ENCLOSURE HATCHED. COORDINATE WITH PROPOSAL DRAWINGS.
9. REMOVE EXISTING GATE. REPLACE WITH DOUBLE GATES AS SHOWN IN PROPOSED DRAWINGS
10. EXIST. A/C AND HOT WATER UNIT ON BRICK STAND TO BE RELOCATED AS SHOWN



**01 SITE DEMOLITION PLAN**  
SCALE 1:200

**YONG HUR ARCHITECT**  
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REV	DATE	DESCRIPTION	DWN
D	23.11.2016	REVISED AS CLOUDED - PLANNING APPLICATION	YH
C	30.08.2016	PLANNING APPLICATION	YH
B	08.08.2016	REVISED AS SHOWN	YH
A	27.07.2016	ISSUED FOR COMMENT	YH

**PROJECT TITLE / CLIENT**  
PROPOSED DAY CARE CENTRE  
LOT 152 LYON RD, AUBIN GROVE

**DRAWING TITLE**  
SITE DEMOLITION PLAN

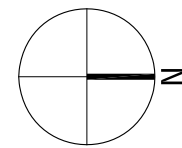
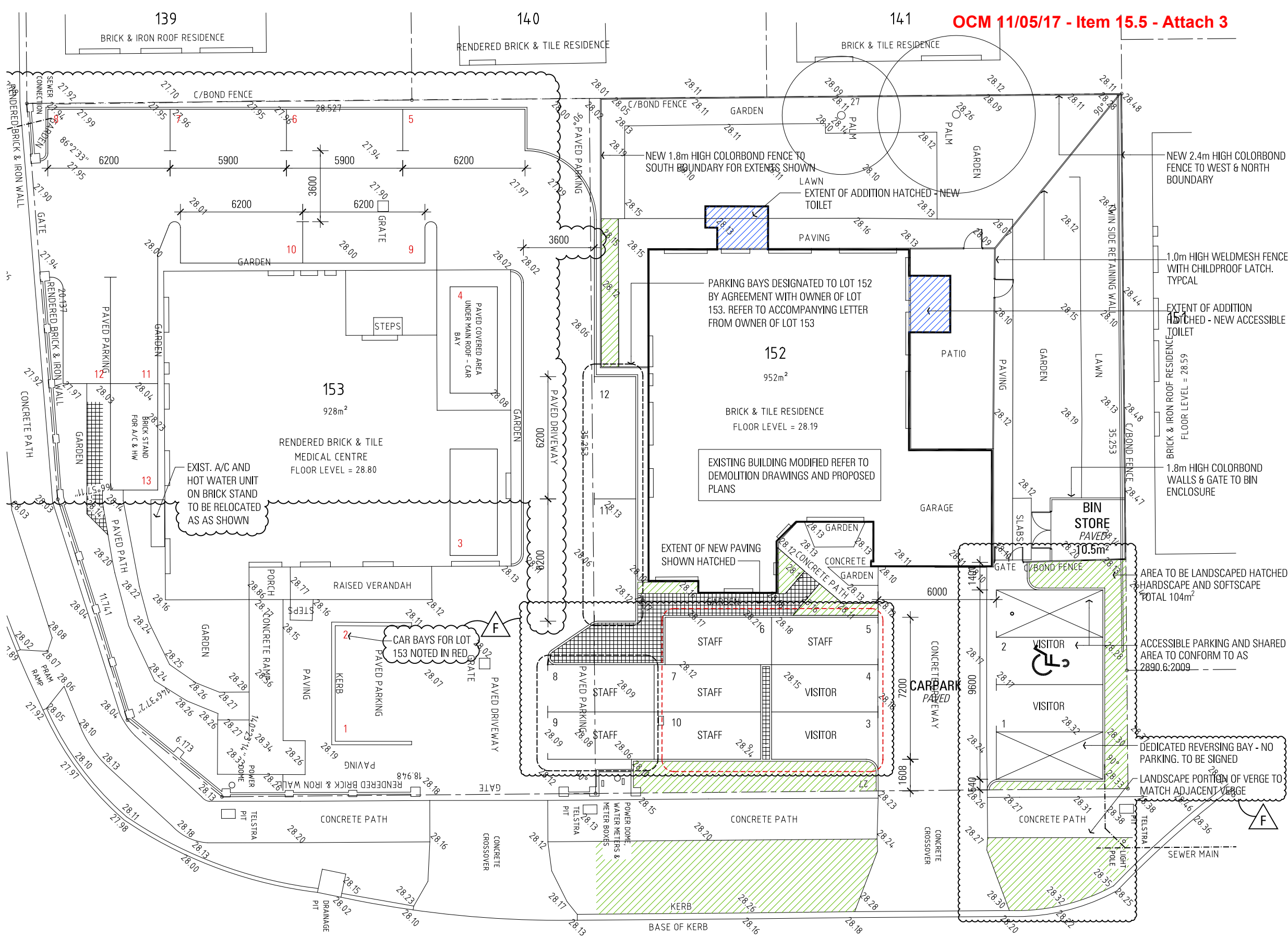
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				<b>A1.01</b>	<b>D</b>

**GENERAL NOTES**

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**PLANNING NOTES/ INFORMATION**

CURRENT SITE USE: RESIDENTIAL  
 PROPOSED USE: CHILD CARE CENTRE  
 NUMBER OF CHILDREN CARED FOR IN CHILD CARE CENTRE: 40  
 APPLICABLE CITY OF COCKBURN PLANNING POLICY: LPP 3.1  
 SITE AREA: 952 m<sup>2</sup> (48 m<sup>2</sup> BELOW MINIMUM REQUIREMENT UNDER LPP 3.1; 4.8% VARIANCE)  
 SITE FRONTAGE: 27m  
 BUILDING FOOTPRINT: 246 m<sup>2</sup>  
 SITE COVERAGE: 25.8%  
 SITE LANDSCAPE FRONTAGE: THE VERGE IS BEING USE TO FORM PART OF THE SITE LANDSCAPING REQUIRED.  
 SITE LANDSCAPE AREA: 100m<sup>2</sup>  
 LANDSCAPE SITE COVERAGE: 10.5%  
 STAFF CAR PARKING: 8 BAYS FOR 8 STAFF PROVIDED. 6 BAYS ARE IN TANDEM ARRANGEMENT  
 OTHER CAR PARKING: 4 BAYS TO SUIT 40 CHILDREN  
 TOTAL CAR PARKING BAYS PROVIDED: 12 BAYS  
 BIN STORAGE AREA: 10.5m<sup>2</sup> (3.0m x 3.5m)



**01 SITE PLAN**  
SCALE 1:200

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REV	DATE	DESCRIPTION	DWN
F	23.11.2016	REVISED AS CLOUDED - PLANNING APPLICATION	YH
E	05.10.2016	CITY OF COCKBURN REQUEST	YH
D	30.08.2016	PLANNING APPLICATION	YH
C	30.08.2016	PLANNING APPLICATION	YH
B	08.08.2016	REVISIONS AS SHOWN	YH
A	27.07.2016	ISSUED FOR COMMENTS	YH

**PROJECT TITLE / CLIENT**  
**PROPOSED DAYCARE CENTRE**  
 LOT 152 LYON RD, AUBIN GROVE

**DRAWING TITLE**  
**SITE PLAN**

DRAWN	OS	DATE	DWG No.
CHECKED	(YH)	24.11.2016	A1.04
		SCALE 1:200	F
		CAD FILE 4 - site rev f.dwg	

**GENERAL NOTES**

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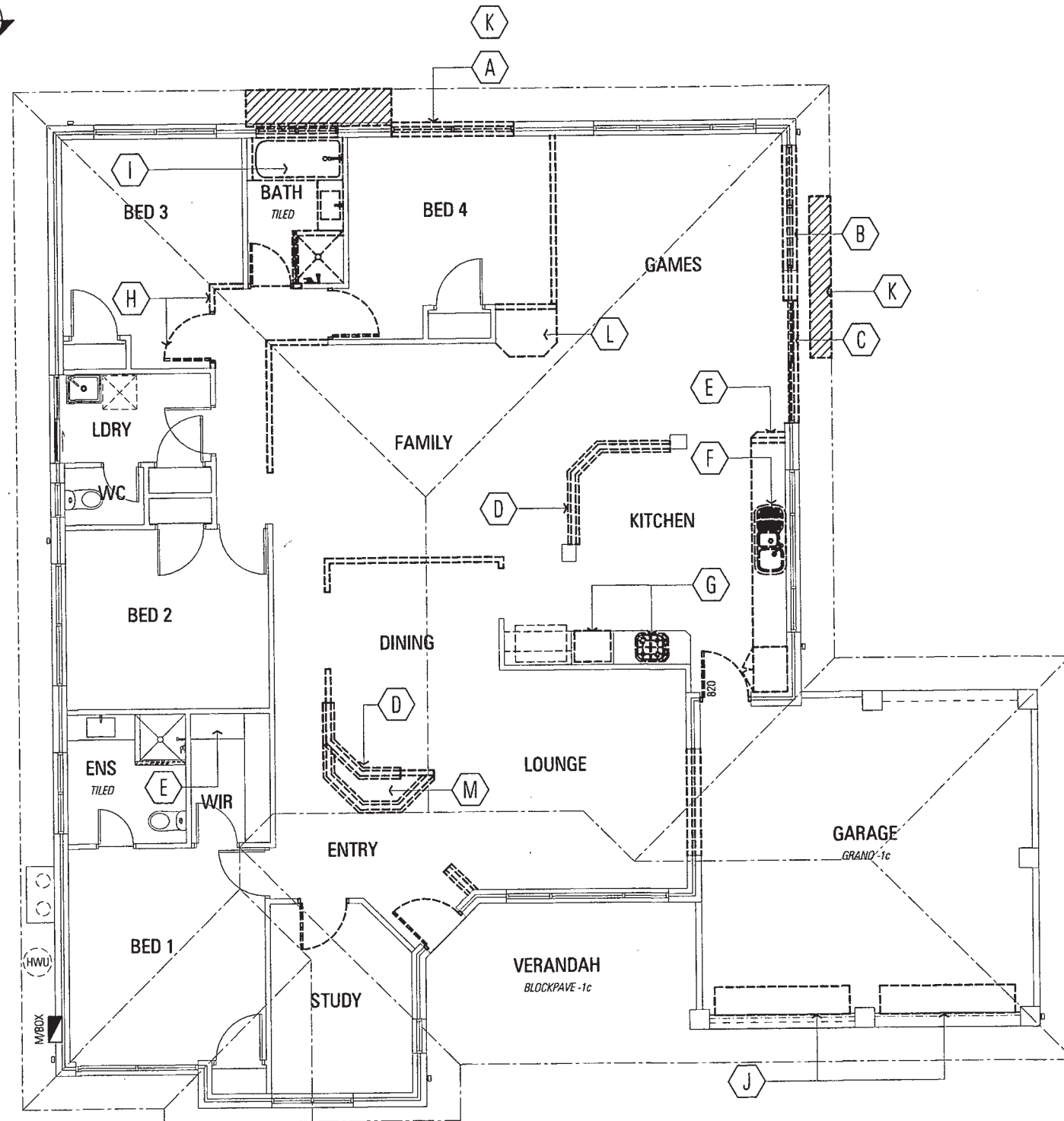
**GENERAL DEMOLITION NOTES**

1. FOR EXTENT OF FLOOR AND FINISHES TO BE REMOVED - COORD. W/ OWNER & NEW WORKS DWGS.
2. FOR EXTENT OF CEILING AND FINISHES TO BE REMOVED - COORD. W/ OWNER & NEW WORKS DWGS.

**KEYED BUILDING DEMOLITION NOTES**

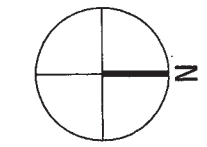
- A** REMOVE EXIST. WINDOW & FRAME. REMOVE BRICKWALL TO FLOOR LEVEL TO MAKE WAY FOR NEW WORKS
- B** REMOVE PORTION OF EXISTING WINDOW & FRAME. TO MAKE WAY FOR STUD INFILL WALL. COORD. WITH NEW WORKS
- C** EXIST. SLIDING DOOR & FRAME TO BE REMOVED. PATCH EXPOSED SURFACES IN COORD. WITH NEW WORKS.
- D** PORTION OF EXIST. WALL & TIMBER CAPPING TO BE REMOVED. PATCH EXPOSED SURFACES IN COORD. W/ NEW WORKS.
- E** REMOVE EXIST. CABINETWORK TO EXTENTS INDICATED. PATCH EXPOSED SURFACES IN COORD. W/ NEW WORKS.
- F** REMOVE, RETAIN AND REUSE EXIST. SINK. COORD. W/ NEW WORKS.
- G** REMOVE EXIST. HOTPLATE & WALL OVEN WITH NEW. SUPPLY BY OWNER. INSTALL BY CONTRACTOR
- H** REMOVE EXIST. WALLS & DOORS TO EXTENTS INDICATED. COORD. W/ NEW WORKS
- I** REMOVE EXIST. BATHROOM FIXTURES & FITTINGS. CAP OFF SERVICES & COORD. W/ NEW WORKS
- J** REMOVE EXIST. ROLLER DOOR & TRACKS. MAKE GOOD/ PATCH EXPOSED SURFACES & COORD. W/ NEW WORKS
- K** EXTENT OF EXIST. ROOF TO BE REMOVED FOR NEW ACCESSIBLE TOILET SHOWN HATCHED. MAKE GOOD/ PATCH EXPOSED SURFACES & COORD. W/ NEW WORKS
- L** REMOVE EXIST. HEARTH. MAKE GOOD/ PATCH EXPOSED SURFACES & COORD. W/ NEW WORKS
- M** REMOVE EXIST. PLANTER. MAKE GOOD/ PATCH EXPOSED SURFACES & COORD. W/ NEW WORKS

03  
A1.03



02  
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A1.03

**01 DEMOLITION PLAN**  
SCALE 1:100



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REV	DATE	DESCRIPTION	DWN
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B	09.09.2016	REVISED AS SHOWN	YH
A	28.07.2016	ISSUED FOR COMMENT	YH

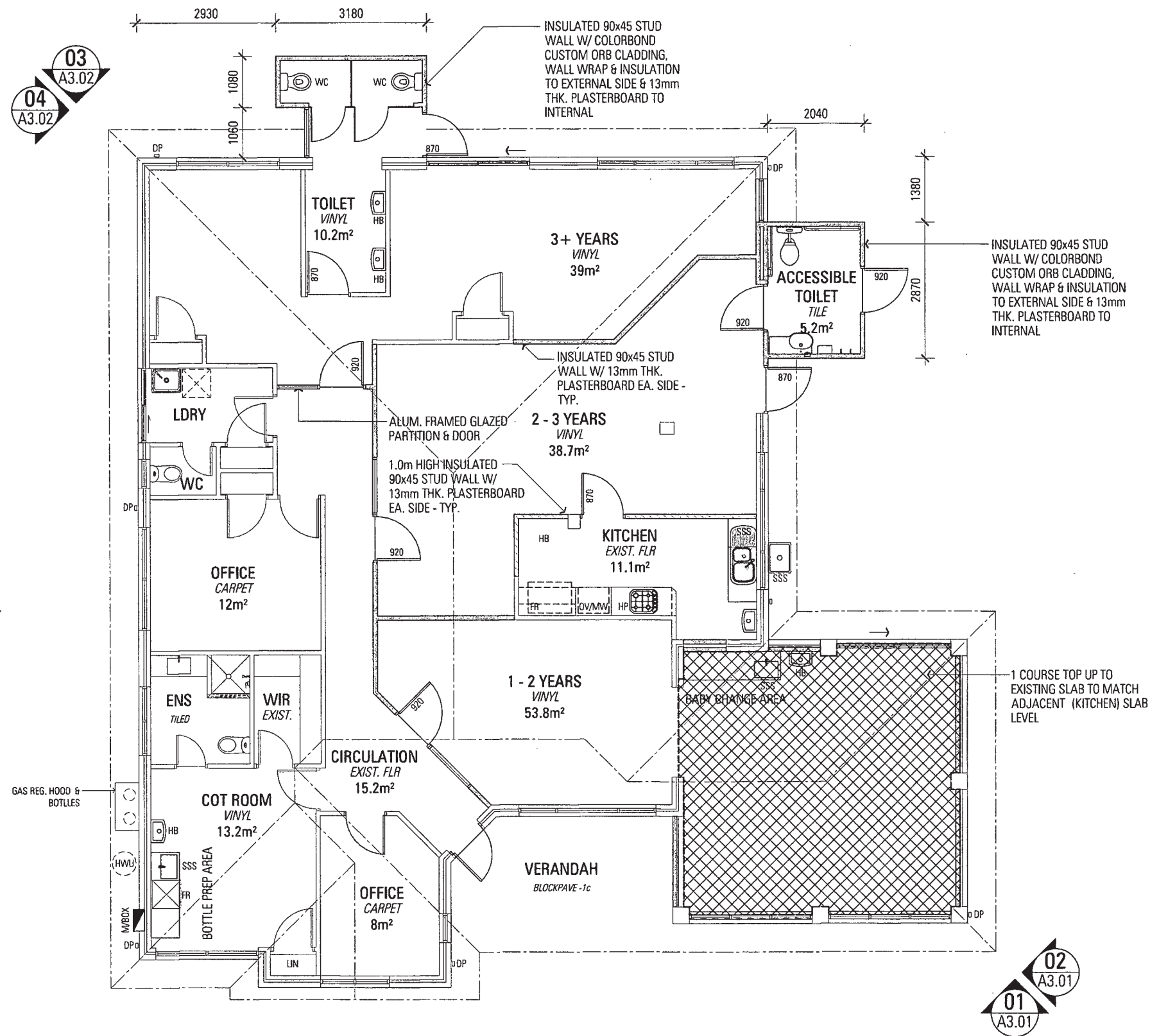
PROJECT TITLE / CLIENT  
**PROPOSED DAY CARE CENTRE**  
LOT 152 LYON RD, AUBIN GROVE

DRAWING TITLE  
**DEMOLITION PLAN**

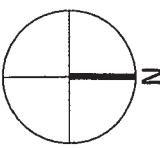
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CHECKED	(YH)	SCALE	1:100	<b>A1.02</b>
CAD#1108 - site demo.dwg				C

**GENERAL NOTES**

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**01 FLOOR PLAN**  
SCALE 1:100



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REV	DATE	DESCRIPTION	DWN	REV	DATE	DESCRIPTION	DWN
C	30.08.2016	PLANNING APPLICATION	YH				
B	08.08.2016	ISSUED FOR APPROVAL	YH				
A	28.07.2016	ISSUED FOR COMMENT	YH				

PROJECT TITLE / CLIENT  
**PROPOSED DAY CARE CENTRE**  
LOT 152 LYON RD, AUBIN GROVE

DRAWING TITLE  
**FLOOR PLAN**

DRAWN  
CHECKED

OS  
(YH)

DATE 30.08.2016  
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CAD FILE - floor plan.dwg

DWG No.  
**A2.01**

C



**GENERAL NOTES**

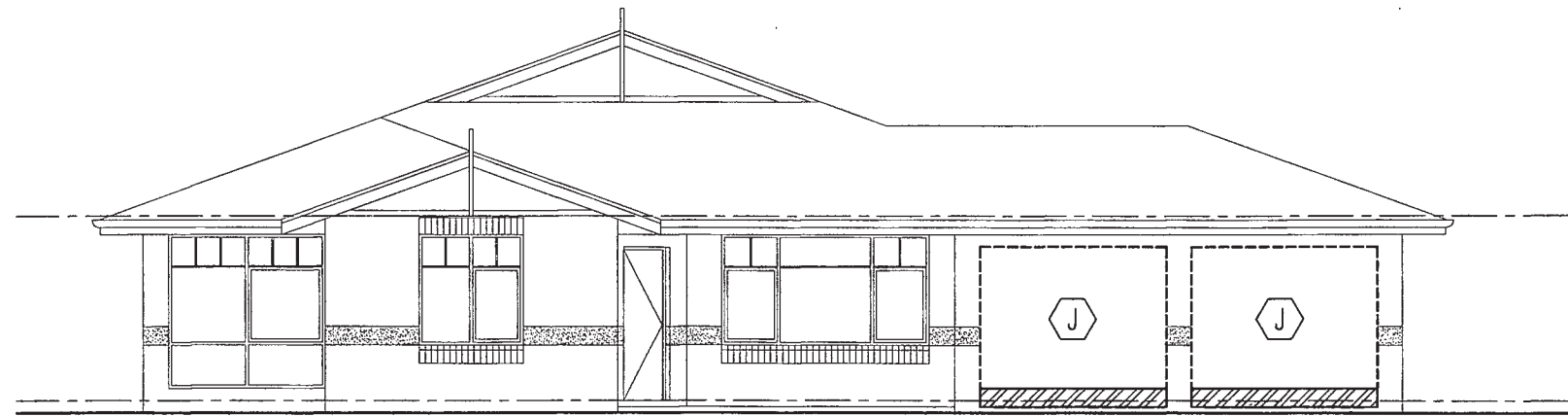
1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.

**GENERAL DEMOLITION NOTES**

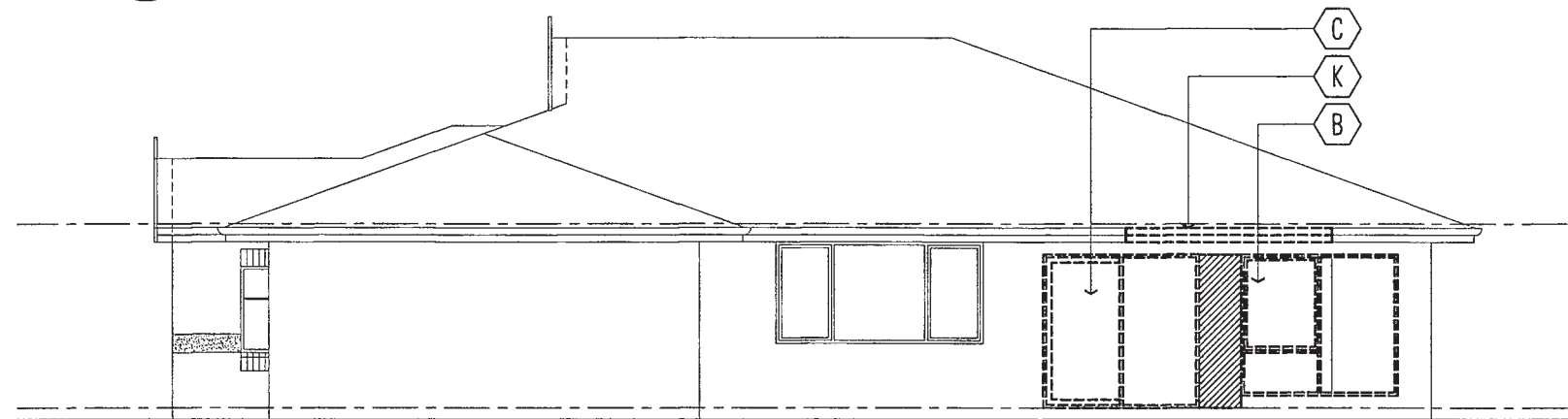
1. FOR EXTENT OF FLOOR AND FINISHES TO BE REMOVED - COORD. W/ OWNER & NEW WORKS DWGS.
2. FOR EXTENT OF CEILING AND FINISHES TO BE REMOVED - COORD. W/ OWNER & NEW WORKS DWGS.

**KEYED BUILDING DEMOLITION NOTES**

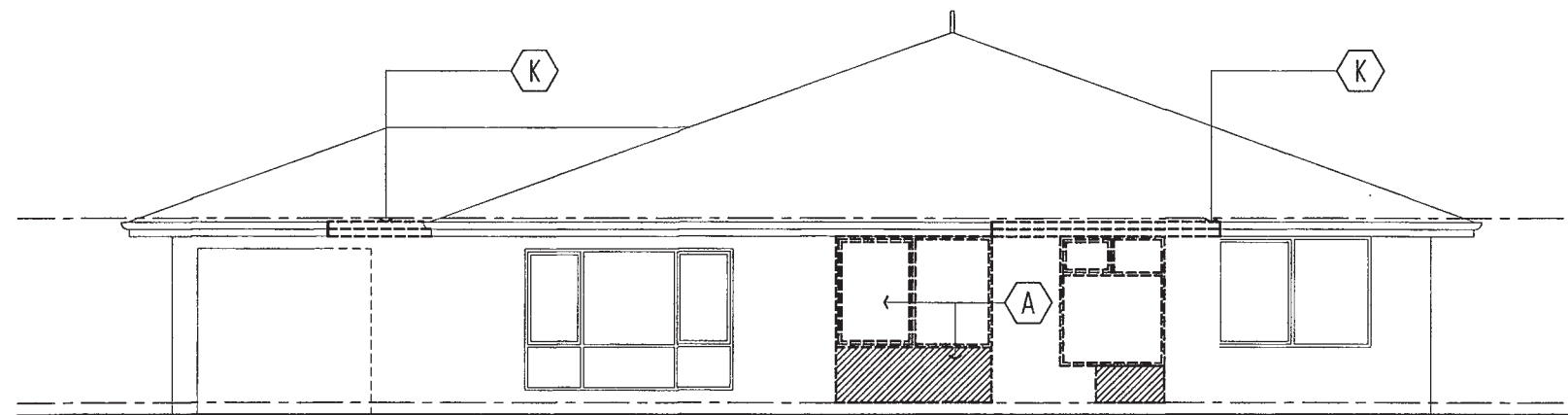
- A** REMOVE EXIST. WINDOW & FRAME. REMOVE BRICKWALL TO FLOOR LEVEL TO MAKE WAY FOR NEW WORKS
- B** REMOVE PORTION OF EXISTING WINDOW & FRAME. TO MAKE WAY FOR STUD INFILL WALL. COORD. WITH NEW WORKS
- C** EXIST. SLIDING DOOR & FRAME TO BE REMOVED. PATCH EXPOSED SURFACES IN COORD. WITH NEW WORKS.
- D** PORTION OF EXIST. WALL & TIMBER CAPPING TO BE REMOVED. PATCH EXPOSED SURFACES IN COORD. W/ NEW WORKS.
- E** REMOVE EXIST. CABINETWORK TO EXTENTS INDICATED. PATCH EXPOSED SURFACES IN COORD. W/ NEW WORKS.
- F** REMOVE, RETAIN AND REUSE EXIST. SINK. COORD. W/ NEW WORKS.
- G** REMOVE EXIST. HOTPLATE & WALL OVEN WITH NEW. SUPPLY BY OWNER. INSTALL BY CONTRACTOR
- H** REMOVE EXIST. WALLS & DOORS TO EXTENTS INDICATED. COORD. W/ NEW WORKS
- I** REMOVE EXIST. BATHROOM FIXTURES & FITTINGS. CAP OFF SERVICES & COORD. W/ NEW WORKS
- J** REMOVE EXIST. ROLLER DOOR & TRACKS. MAKE GOOD/ PATCH EXPOSED SURFACES & COORD. W/ NEW WORKS
- K** EXTENT OF EXIST. ROOF TO BE REMOVED FOR NEW ACCESSIBLE TOILET SHOWN HATCHED. MAKE GOOD/ PATCH EXPOSED SURFACES & COORD. W/ NEW WORKS
- L** REMOVE EXIST. HEARTH. MAKE GOOD/ PATCH EXPOSED SURFACES & COORD. W/ NEW WORKS
- M** REMOVE EXIST. PLANTER. MAKE GOOD/ PATCH EXPOSED SURFACES & COORD. W/ NEW WORKS



**01 WEST ELEVATION**  
SCALE 1:100



**02 NORTH ELEVATION**  
SCALE 1:100



**03 EAST ELEVATION**  
SCALE 1:100

**YONG HUR ARCHITECT**

2A Ashburton Tce, Fremantle WA 6160 e.yong.hur@inet.net.au

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REV	DATE	DESCRIPTION	DWN	REV	DATE	DESCRIPTION	DWN
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				B	08.08.2016	REVISED AS SHOWN	YH
				A	28.07.2016	ISSUED FOR COMMENT	YH

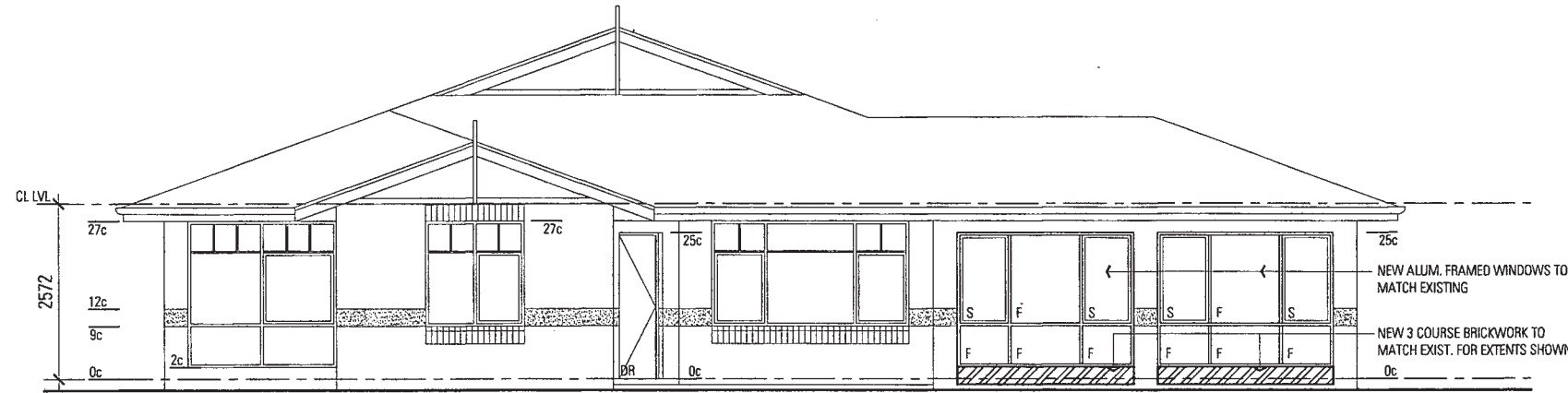
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**PROPOSED DAY CARE CENTRE**  
LOT 152 LYON RD, AUBIN GROVE

DRAWING TITLE  
**DEMOLITION ELEVATIONS**

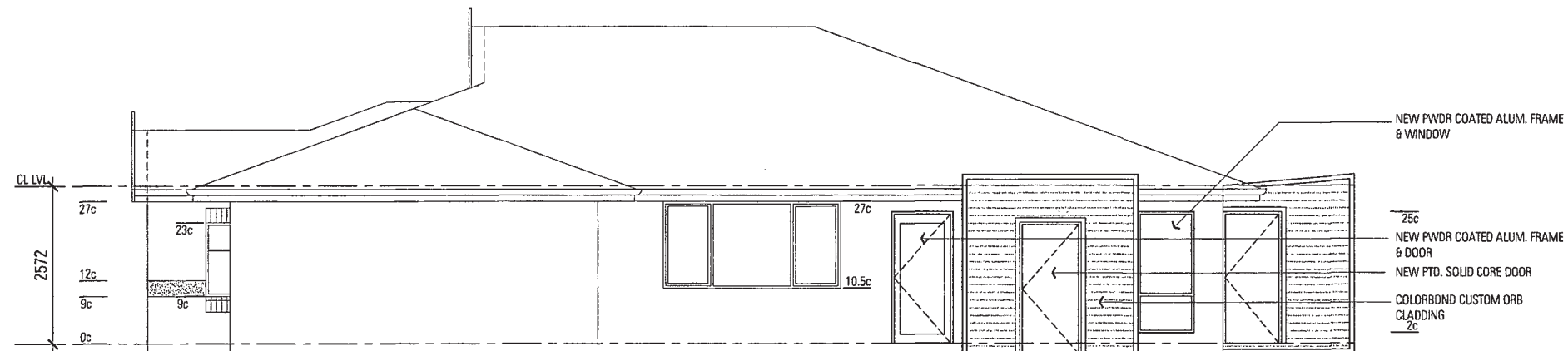
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**GENERAL NOTES**

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**01 WEST ELEVATION**  
SCALE 1:100



**02 NORTH ELEVATION**  
SCALE 1:100

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B	08.08.2016	REVISED AS SHOWN	YH				
A	28.07.2016	ISSUED FOR COMMENT	YH				

PROJECT TITLE / CLIENT  
**PROPOSED DAY CARE CENTRE**  
LOT 152 LYON RD, AUBIN GROVE

DRAWING TITLE  
**ELEVATIONS**

DRAWN  
CHECKED

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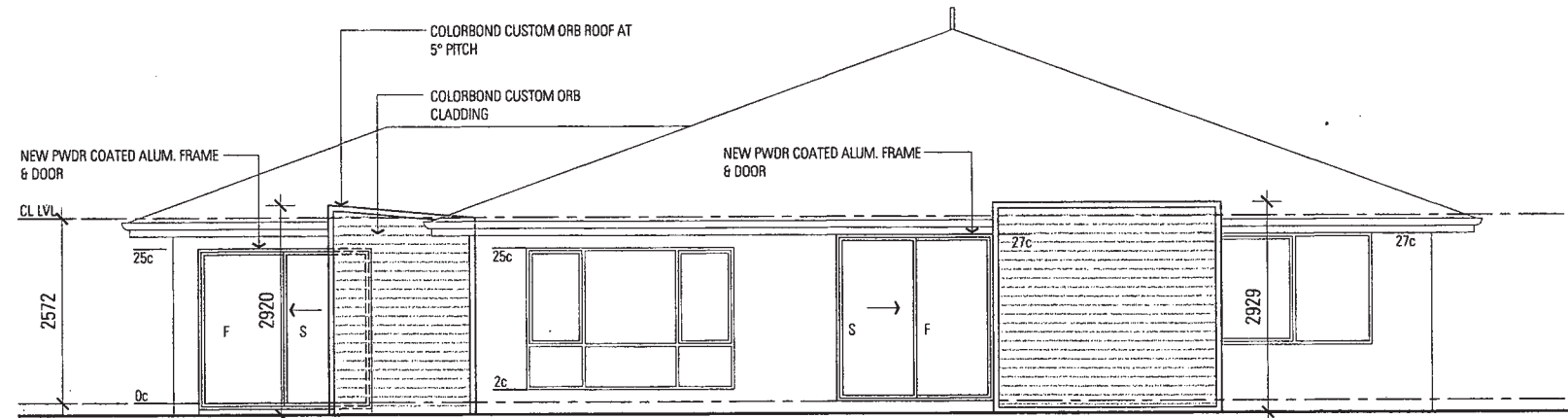
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DWG No.  
**A3.01**

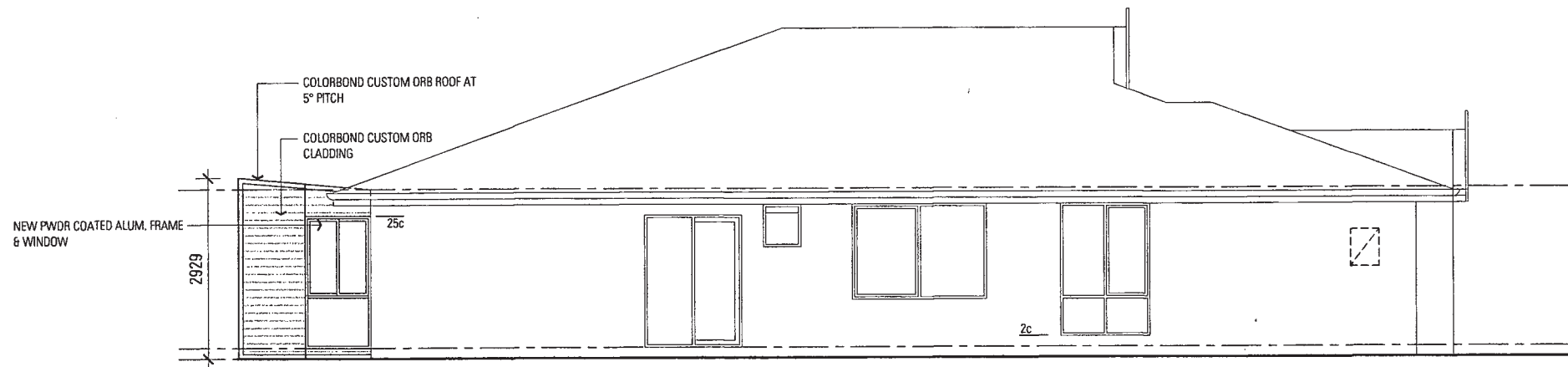
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**GENERAL NOTES**

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**03 EAST ELEVATION**  
SCALE 1:100



**04 SOUTH ELEVATION**  
SCALE 1:100

**YONG HUR ARCHITECT**

2A Ashburton Tce, Fremantle WA 6160 e yong.hur@inet.net.au

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REV	DATE	DESCRIPTION	DWN	REV	DATE	DESCRIPTION	DWN
C	30.08.2016	PLANNING APPLICATION	YH				
B	08.08.2016	REVISED AS SHOWN	YH				
A	28.07.2016	ISSUED FOR COMMENT	YH				

PROJECT TITLE / CLIENT  
**PROPOSED DAY CARE CENTRE**  
LOT 152 LYON RD, AUBIN GROVE

DRAWING TITLE  
**ELEVATIONS**

DRAWN  
CHECKED

OS  
(YH)

DATE 30.08.2016

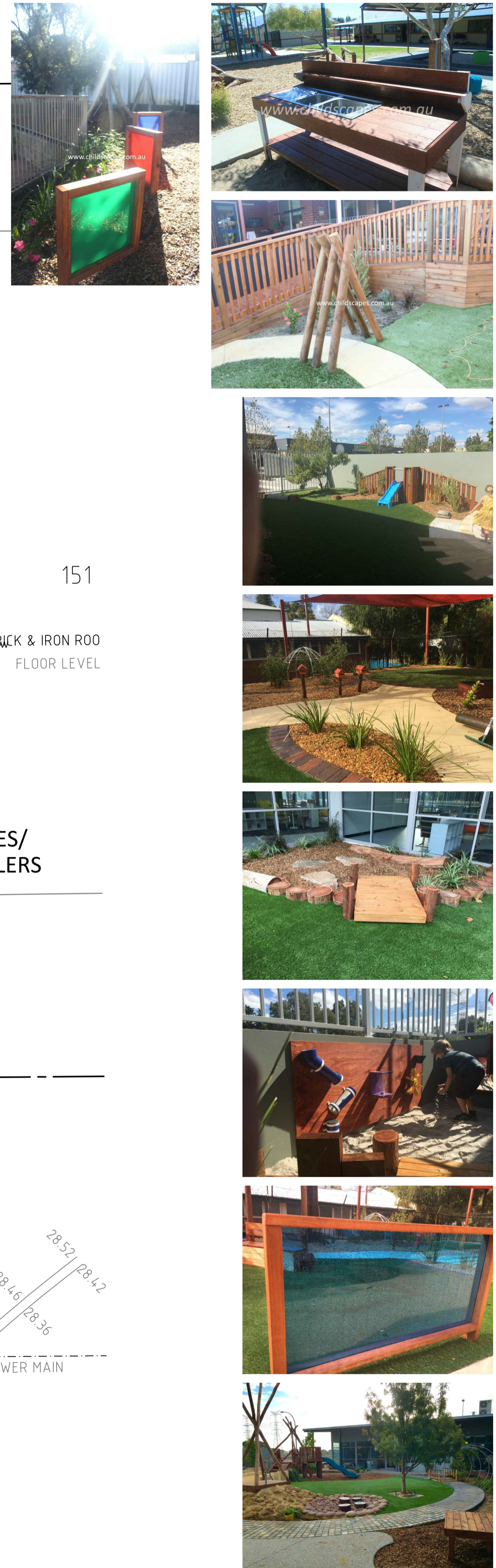
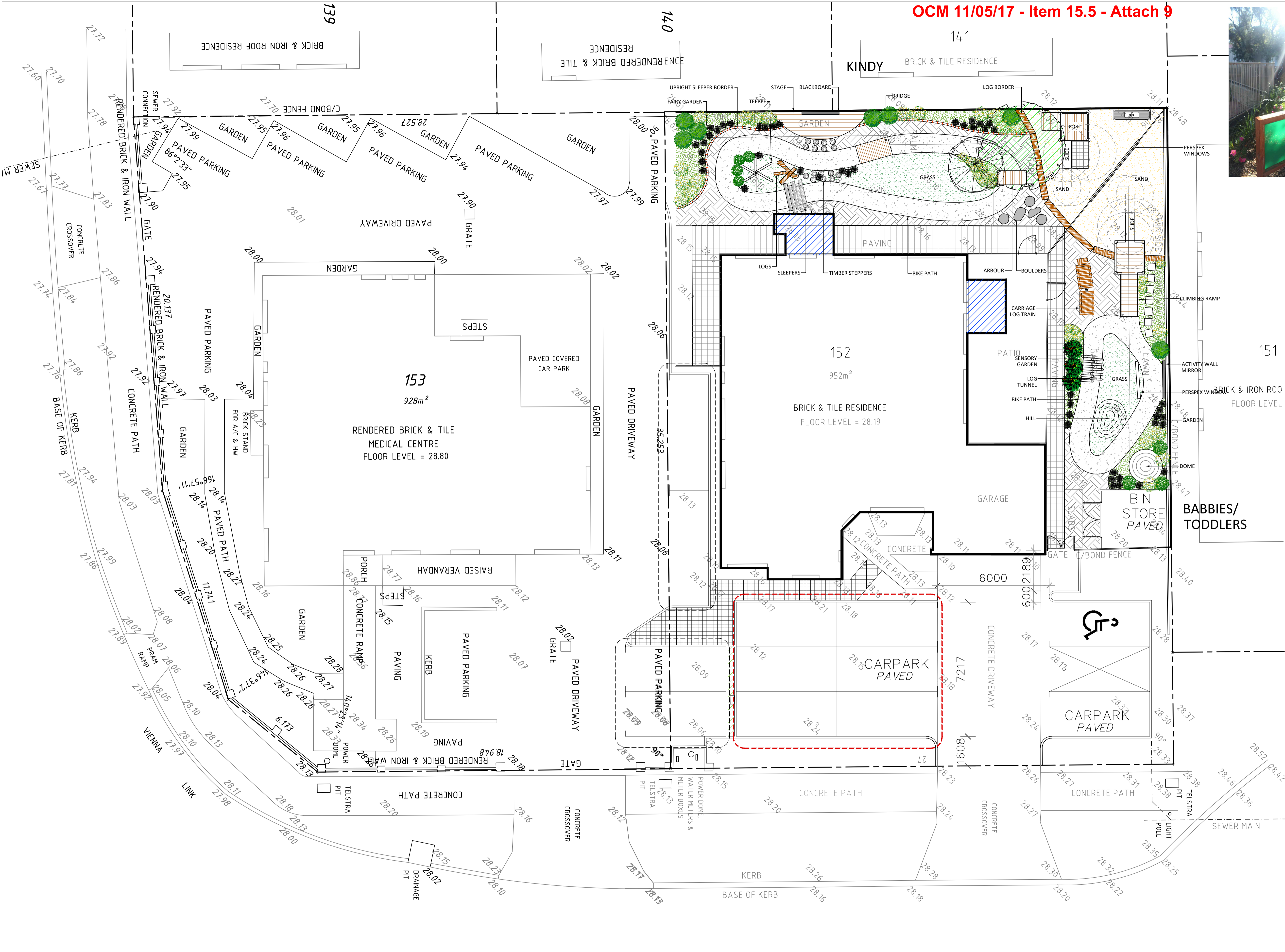
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DWG No.

**A3.02**

C



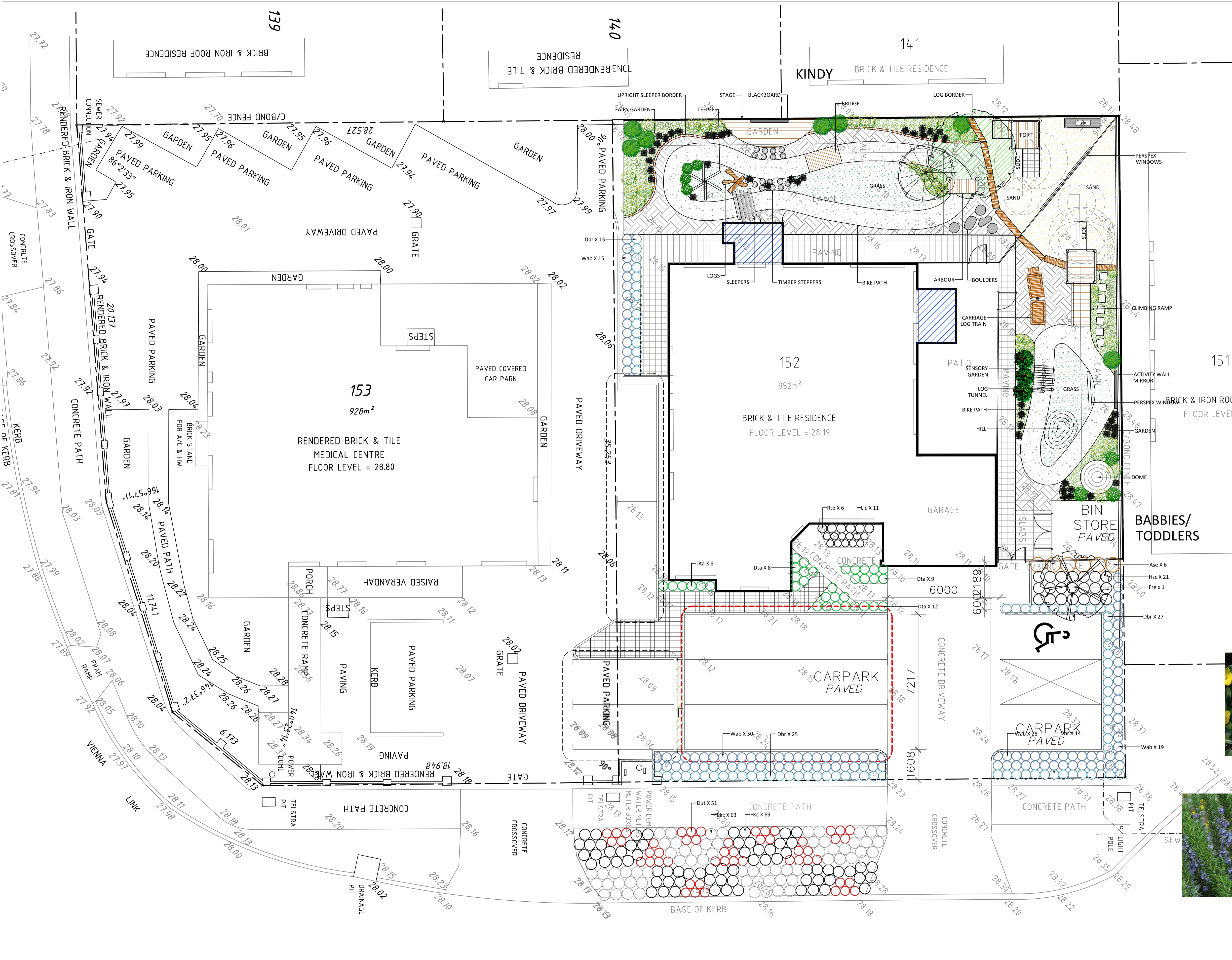
P.O. Box 774  
 e-mail: admin@childscapes.com.au  
 web: childscapes.com.au

PROPOSED DAYCARE CENTRE,  
 LOT 152 LYON RD, AUBIN GROVE

DRAWING			
OVERALL CONCEPT PLAN			
DRAWING NO	SCALE	SHEET	REVISION
L:01	1:100	A1	1

ISSUE	
FOR APPROVAL	
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AD	17/10/17

REVISIONS			
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0	17/10/17	AD	CONCEPT ISSUED FOR REEVALUATION
1	17/10/17	AD	CONCEPT ISSUED FOR REEVALUATION



PLANT SCHEDULE				
	SPECIES	SPACINGS	SIZE	QTS
TREES				
Fre	FRAXINUS REYWOODII	AS SHOWN	100LT	1
SHRUBS				
Ase	ADENANTHOS SERICEUS	800MM	5L	6
Dbr	DIANELLA 'BREEZE'	500MM	5L	81
Dta	DIANELLA 'TASRED'	500MM	5L	35
Dut	DIANELLA 'UTOPIA'	500MM	5L	51
Ekc	EREMOPHILA 'KALBARRI CARPET'	600MM	5L	63
Hsc	HIBBERTIA SCANDENS	600MM	5L	90
Llc	LOMANDRA 'LITTLE CON'	400MM	5L	11
Rtb	ROSMARINUS 'TUSCAN BLUE'	500MM	5L	6
Wab	WESTRINGIA 'AUSSIE BOX'	500MM	5L	112



FRAXINUS REYWOODII ADENANTHOS SERICEUS



DIANELLA 'BREEZE' DIANELLA 'TASRED'



DIANELLA 'UTOPIA' EREMOPHILA 'KALBARRI CARPET'



HIBBERTIA SCANDENS LOMANDRA 'LITTLE CON'



ROSMARINUS 'TUSCAN BLUE' WESTRINGIA 'AUSSIE BOX'



P.O. Box 774  
 e-mail: admin@childscapes.com.au  
 web: childscapes.com.au

PROPOSED DAYCARE CENTRE,  
 LOT 152 LYON RD, AUBIN GROVE

DRAWING  
 PLANTING PLAN

ISSUE  
 FOR APPROVAL

REVISIONS			
No	DATE	DRAWN	DETAILS
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1	17/10/17	AD	CONCEPT ISSUED FOR REEVALUATION

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OCM 08/12/2016

**Attachment(s)**

1. Locality Plan
2. Existing and Proposed Zoning Plan
3. Schedule of Submissions

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

The Proponent and Submissioners have been advised that this matter is to be considered at the 8 December Ordinary Council Meeting.

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

Nil.

- 15.3 (MINUTE NO 5969) (OCM 8/12/2016) - CHANGE OF USE (SINGLE HOUSE TO CHILD CARE PREMISES) AND CAR PARK RECONFIGURATION – LOCATION: 196 & 198 (LOTS 152 & 153) LYON ROAD, AUBIN GROVE – OWNER: PATRICK WEE, CATHERINE WEE & FORTUNE HOLDINGS PTY LTD – APPLICANT: ASPIRE EARLY CHILDHOOD EDUCATION AND CARE SERVICES PTY LTD (DA16/0654) (052/002) (R TRINH) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) grant Planning Approval for a Change of Use from Single House to Child Care Premises and Car Park Reconfiguration at No. 196 & 198 (Lots 152 & 153) Lyon Road, Aubin Grove, in accordance with the attached plans and subject to the following conditions and advice notes:

**Conditions**

1. Development may be carried out only in accordance with the details of the application as approved herein and any approved plan. This includes the use of the land and/or tenancy. The approved development has approval to be used for 'Child Care Premises' only. In the event it is proposed to change the use of the tenancy, a further planning application needs to be made to the City for determination.
2. This approval varies the previous approval DA07/0576 issued on 13 September 2007 to the extent of the works shown on the development plans hereby approved only. The conditions of DA07/0576 remain valid and continue to have effect.



3. The Child Care Premises is restricted to a maximum of 9 employees working from the premises and 40 children at any one time.
4. The hours of operation of the Child Care Premises are restricted to between 7:00am and 6:00pm, Monday to Friday. The hours of operation of the Consulting Rooms are restricted to between 8:00am and 5:00pm, Monday to Friday.
5. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.
6. All services 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.
7. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
8. The car parking areas on Lots 152 and 153, access ways and landscaping located in front of the building shall be maintained to the satisfaction of the City, and shall not be used for storage of any type.
9. All works associated with this approval as shown on the approved plans shall be completed prior to occupation or use of the approved 'Child Care Premises' subject of this approval.
10. Prior to use of the building for 'Child Care Premises', the 25 car parking bays (13 allocated to the Child Care Premises on Lot 152 and 10 allocated to the Consulting Rooms on Lot 153), driveways and points of ingress and egress shall be sealed, kerbed, drained, line marked and made available for use in accordance with the approved plans.
11. Customer car parking bays for the approved Childcare Premises available on Lot 153 shall be suitably sign posted to the satisfaction of the City of Cockburn.
12. Tandem staff parking bays shall be permanently marked, maintained and accessible at all times for use exclusively by staff of the property, be clearly visible and suitably sign



posted to the satisfaction of the City of Cockburn.

13. Crossovers shall be designed, located and constructed to the City's specifications.
14. A detailed landscaping plan shall be submitted to and approved by the City, prior to the issue of a Building Permit for the fit out of the Child Care Premises, and shall include the following:-
  - a) the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;
  - b) any lawns to be established;
  - c) any existing landscape areas to be retained;
  - d) those areas to be reticulated or irrigated; and
  - e) verge treatments.
15. Landscaping including verge planting shall be installed, reticulated and/or irrigated in accordance with an approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.
16. Front walls and fences within the primary street setback area shall be visually permeable 1.2 metres above natural ground level in accordance with the deemed to comply provisions of the Residential Design Codes of Western Australia.
17. Where a driveway and/or parking bay abuts a public street, associated walls, fences and/or adjacent landscaping areas shall be truncated within 1.5 metres thereof or limited in height to 0.75 metres.
18. All stormwater shall be contained and disposed of on-site to the satisfaction of the City.
19. A Construction Management Plan (CMP) shall be submitted to and approved by the City prior to the commencement of works. The CMP shall be implemented to the satisfaction of the City.
20. Prior to the submission of a Building Permit Application for the development, a Noise Management Plan shall be prepared to the City's satisfaction demonstrating that noise





emissions will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended). All noise attenuation measures, identified by the plan or as additionally required by the City, are to be implemented prior to occupancy of the development (or as otherwise required by the City) and the requirements of the Noise Management Plan are to be observed at all times.

21. Written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report prepared by Gabriels Environmental Design (dated 11 August 2016) and the further Acoustic Report required under Condition 18 have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the Building Permit Application.
22. Prior to occupation of the development, the builder shall provide written confirmation that the requirements of the Acoustic Report referred to in Condition 21 have been incorporated into the completed development with the Form BA7 Completion Form, prior to occupation of the development.
23. All waste and recycling materials shall be contained within bins to be stored in the bin enclosure.
24. Prior to the occupation of the Childcare Premises building hereby approved, the owner of Lot 152 and 153 Lyon Road, Aubin Grove ("the Owner") shall enter into an agreement with the City of Cockburn ("the City") to ensure that an easement is created over Lot 153 for the benefit of Lot 152 for car parking purposes in accordance with the specifications of and to the satisfaction of the City. The agreement shall be prepared by the City's solicitors to the satisfaction of the City. The Owner shall be responsible to pay all costs of and incidental to the preparation of (including all drafts) and stamping of the agreement and lodgement of the absolute caveat at Landgate.

#### Advice Notes

1. 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 City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3 or with the requirements of any external agency.



2. You are advised that a Sign Permit may be required in accordance with the City's Local Laws (2000) prior to the erection of the sign. A permit is obtainable from the City's Building Services Department.
3. A plan and description of any signage and advertising not exempt under Local Planning Scheme No. 3 shall be submitted to and approved by the City prior to the erection of any signage on the site/building.
4. With regards to Condition 8, the parking bay/s, driveway/s and points of ingress and egress shall be designed in accordance with the Australian Standard for Off-street Carparking (AS2890.1) and 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.
5. With regards to Condition 13, copies of crossover specifications are available from the City's Engineering Services and from the City's website [www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au).
6. With respect to Condition 16, visually permeable means vertical surface that has:
  - Continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm. occupying at least one half of the face in aggregate as viewed directly from the street; or
  - A surface offering equal or lesser obstruction to view.
7. With respect to Condition 18, all stormwater drainage shall be designed in accordance with the Australian Standard, and the design shall be certified by a suitably qualified practicing Engineer or the like, to the satisfaction of the City, and to be designed on the basis of a 1:100 year storm event.
8. With regards to Condition 19, the Construction Management Plan shall address the following items:
  - a) Access to and from the site;
  - b) Delivery of materials and equipment to the site;
  - c) Storage of materials and equipment on the site;
  - d) Parking arrangements for contractors and subcontractors;
  - e) Management of construction waste; and



- f) Other matters likely to impact on the surrounding properties.
9. The development shall 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*. The installation of equipment within the development including air-conditioners, spas, pools and similar equipment shall not result in noise emissions to neighbouring properties exceeding those imposed by the *Environmental Protection (Noise) Regulations 1997* (as amended).
10. With regard to Condition 20 above, the Noise Management Plan shall be prepared by a suitably qualified and recognised acoustic consultant and demonstrate that the development will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended) and the City of Cockburn Noise Attenuation Policy (LPP 1.12).

The Noise Management Plan is to include:

- a) Predictions of anticipated noise emissions associated with activities, plant or equipment (such as bin areas, air-conditioners, refrigeration or pools);
  - b) Predictions of anticipated break out noise levels;
  - c) Sound proofing measures proposed to mitigate noise;
  - d) Control measures to be undertaken (including monitoring procedures); and
  - e) A complaint response procedure.
11. All food businesses shall comply with the *Food Act 2008* and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the *Food Act 2008* the applicant shall obtain prior approval for the construction or amendment of the food business premises.

An Application to Construct or Alter a Food Premises shall be accompanied by detailed plans and specifications of the kitchen, dry storerooms, coolrooms, bar and liquor facilities, staff change rooms, patron and staff sanitary conveniences and garbage room, demonstrating compliance with Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only).

The plans are to include details of:

- (a) the structural finishes of all floors, walls and ceilings;
- (b) the position, type and construction of all fixtures,



fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc); and

- (c) all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.

These plans are to be separate to those submitted to obtain a Building Permit.

12. All food handling operations shall comply with the *Food Act 2008* and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the *Food Act 2008* the applicant shall complete and return the enclosed Food Business Notification/Registration Form to the City of Cockburn's Health Services. Operation of this food business may be subject to the requirement to pay an Annual Assessment Fee under the Act.

13. All toilets, ensuites and kitchen facilities in the development are to be provided with mechanical ventilation flued to the outside air, in accordance with the requirements of the National Construction Code (Building Code of Australia), the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*, Australian Standard S1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality" and the City of Cockburn Health Local Laws 2000. The City's Health Service further recommends that laundries without external windows and doors should be ventilated to external air and condensating clothes dryers installed.

14. With regards to Condition 23, bins shall be stored in the external enclosure located and constructed to the satisfaction of the City. This information shall be submitted to and approved by the City prior to the issue of a Building Permit.

- (2) notify the applicant and those who made a submission of Council's decision.

**COUNCIL DECISION**

MOVED Clr C Terblanche SECONDED Clr P Eva that Council refuse planning approval for a (single house to child care premises) and car



park configuration at 196 and 198 (Lots 152 and 153) Lyon Road Aubin Grove due to the negative amenity impact on the immediate and adjoining neighbours.

**CARRIED 5/4**

### **Reason for Decision**

This is not the right location for a Childcare centre; a commercial area would be better suited with a larger block where neighbours will not be affected.

### **Background**

The subject site consists of 196 (Lot 152) and 198 (Lot 153) Lyon Road, Aubin Grove and is on the corner of Lyon Road and Vienna Link. The site is approximately 430m north of the Aubin Grove Shopping Centre (corner of Lyon and Gaebler Roads) and 700m south of the Harvest Lakes Shopping Centre at the intersection of Lyon Road and Gibbs Road. The site is also approximately 800m from the future Aubin Grove Rail Station (under construction).

Lot 152, which is proposed to be converted into a Childcare Premises is 928m<sup>2</sup> in area and contains an existing single storey brick and tile dwelling comprising 4 bedrooms, 2 bathrooms and a double garage. The dwelling is well setback from the street (10m). Lot 153 was also originally developed with a single dwelling but was converted to (and approved) for use as 'Consulting Rooms' (Skin Check WA) in 2007. The business operates with two practitioners and contains 12 car parking spaces.

Both lots are relatively unique to the area in that they are significantly larger in area than the typical residential lots in the area as the original dwellings were constructed prior to the area being rezoned from 'Rural' to 'Urban' well before the area was developed for housing. Most other residential lots in the vicinity are approximately 600m<sup>2</sup> (or less) with lesser setbacks.

The proposed development is being referred to Council for determination as objections were received during the public consultation period.



## **Submission**

N/A

## **Report**

### Proposal

The application proposes a change of use of the existing dwelling on Lot 152 from 'Single House' to 'Child Care Premises' and seeks to modify the car parking layout on Lot 153 that currently operates as 'Consulting Rooms'. The specific details include:

- A maximum of 40 children.
- A maximum of 8 educators and 1 cook (total of 9 staff).
- Operating hours are between 7:00am and 6:00pm, Monday to Friday (no weekends or public holidays).
- Limiting operating hours of the Consulting Rooms on Lot 153 between 8:00am and 5:00pm, Monday to Friday.
- Modifications to the dwelling on Lot 152 to convert the double garage into an additional room, including the garage doors being replaced with a low brick wall and windows along the front elevation to match the existing dwelling.
- Modifications to the front yard to include eight car parking spaces;
- Reconfiguration of car parking on Lot 153 including one existing car parking space and a portion of the dividing fence being replaced with four car parking spaces and a pedestrian walkway and changes to the western and southern portions of the car park to include additional bays.
- Internal modifications to the floor plan of Lot 152 which would not be visible from the street.

### Consultation

The proposal was advertised to 49 nearby land owners potentially affected by the proposal in accordance with the requirements of Local Planning Scheme No.3 (LPS 3). A total of 11 submissions were received, three indicating no objection and eight objecting to the proposal.

The main issues and concerns raised during consultation include:

- Increased noise generated by the proposal;
- Increased traffic and traffic congestion generated by the proposal;
- Unauthorised parking occurring in and around the site;
- Pedestrian safety issues resulting from the proposal; and
- Unsuitable and inappropriate use for a residential area.



## 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 'Development' under LPS 3 and is located within Development Area 11 (Lyon Road) and Development Contribution Areas 7 and 13. A Local Structure Plan (Lots 14, 2-4 Lyon Road Aubin Grove) has been approved over the subject property that shows a 'Residential-R20' zoning over the subject site.

The objective of the 'Residential' zone under LPS 3 is:

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

LPS 3 defines a 'Child Care Premises' as:

*'Has the same meaning as in the Community Services (Child Care) Regulations 1988.'*

Under the *Community Services (Child Care) Regulations 1988*, the definition is:

*'premises specified in a licence or permit as premises in which a child care service may be provided.'*

A 'Child Care Premises' is an 'A' use (discretionary subject to advertising) within the 'Residential' zone and is generally not permitted unless the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with clause 64(3) of the deemed provisions within the *Planning and Development (Local Planning Schemes) Regulations 2015*.

### *Residential Design Codes (R-Codes)*

The proposed development, if approved would remain compliant with the Residential Design Codes (R-Codes) with regards to setbacks, open space, wall heights etc. and will still appear as a single house when viewed from the street.



### *Local Planning Policy 3.1 – Child Care Centres*

The proposed Child Care Premises is generally consistent with the provisions of Local Planning Policy 3.1 – Child Care Centres (LPP 3.1) with the exception of:

- The proposed outdoor play area is located adjacent to the residential dwellings to the north and west of the site which does not accord with this policy provision and has the potential to negatively impact on the amenity of neighbours. Further discussion about noise is contained in the noise section of the report below;
- The lot area of 952m<sup>2</sup> in lieu of 1000m<sup>2</sup> required by LPP 3.1.
- The proposal includes a 1.6m landscaping strip in lieu of 2m outlined in the policy.

### Planning Considerations

#### *Noise*

Noise was raised as the key concern for neighbours during the consultation period. An acoustic report was supplied with the application and assessed by the City's Environmental Health officers against the *Environmental Protection (Noise) Regulations 1997 (as amended)*. The report recommended the following measures:

- 2.4m fencing along the northern and western sides of the outdoor play areas;
- No more than 28 children permitted in the outdoor play areas at any one time;
- Staff arriving before 7am are to park on the left (southern) side of the driveway of Lot 152;
- Amplified music is not permitted within outdoor areas;
- Amplified music within indoor areas is limited to 73dB(A) and windows and doors must be kept shut whilst music is played;
- Existing condensing units will comply with the 'Assigned Levels'; and
- New toilet exhaust fans to achieve a sound power level of 71 dB(A) or less (51 dB(A) at 3m.

The Acoustic Report also recommended that a Noise Management Plan be prepared and implemented to comply with the permitted noise levels. It is considered that restricting the number of children in the outdoor area to no more than 28 at any one time together with new fencing around the play areas, sufficient landscaping along the northern and western boundaries should satisfactorily ameliorate noise for adjoining neighbours.





Should Council support the proposal, compliance with the Acoustic Report would be imposed as a condition to ensure that the recommendations made in the Acoustic Report are incorporated into the development.

#### *Car parking and Access & Traffic*

Under LPS 3 provisions, one car parking bay is required for each employee and one bay for every 10 children accommodated. The proposed development generates a requirement of 13 car parking bays. Only eight bays are proposed on Lot 152 with the remaining five bays required are proposed on the adjacent Lot 153. The applicant seeks to achieve this by modifying the car park on the adjacent Lot 153 by removing 1 car parking bay and replacing it with 4 car parking spaces.

The existing parking on the western side of Lot 153 is proposed to be reconfigured and replaced with six parallel parking bays and a tandem bay is proposed on the southern side of the lot. This will then create a total of 25 car parking spaces across both lots and is a two car parking bay in addition to the requirements for both uses LPS 3. In order for this to occur, the lots would either need to be amalgamated or a legal agreement between the owner of Lot 153 and the owner of Lot 152 will need to be signed and joined with the City as a party to the agreement as a condition if approved by Council.

Whilst the number of bays technically complies with LPS 3 across the two sites, it should be noted that:

- Two of the 13 car parking bays required are in tandem on Lot 152 which are only appropriate for staff. This leaves only four parking bays available on Lot 152 for parent drop-off and pick up and one of those is for persons with disabilities;
- The remaining seven bays required for the use and that would most likely be used by parents for pick up and drop off are contained mostly on Lot 153 which is accessed from a separate crossover. If those located next to Lyon Road are used by the consulting room customers, the other bays are at the rear of Lot 153 which is inconvenient to the Childcare Centre entrance;
- A reversing bay has been included on Lot 152 to cater for a scenario where a vehicle enters the site when all parking bays are being used, they can still exit the site in forward gear and not have to reverse on to Lyon Road;



- There would be no ability for street parking on Lyon Road or Vienna Link if bays are not available.

The proposed parking layout is a compromise as a result of converting the existing dwelling rather than a purpose built building.

Access to and from Lot 152 is proposed from a single crossover that is accessible from Lyon Road and allows vehicles to enter and exit in a forward gear. The single access point and manoeuvrability proposed on the Lot 152 allows for safe access to and from the property and considers the residential nature of the locality. Access to and from Lot 153 will remain the same with an entry point on Lyon Road and exit via Vienna Link with a one-way driveway through the site.

Should Council support the proposal, signage designating staff and visitor parking will be required as a condition of approval to clearly delineate that the tandem car parking bays are to be used for staff only and other bays designated for visitor and disabled parking. The signage will also make childcare premises customers aware of the car parking available on the adjoining site, requirements for staff parking and advising customers about the parking arrangements.

Considering that Lyon Road is a Regional Distributor road, the increased traffic volumes caused by the proposal are minor in context with the number of vehicles that traverse the road on a daily basis.

#### *Hours of Operation*

The proposed operating hours are between 7:00am and 6:00pm, Monday to Friday which are consistent with the hours of operation recommended under LPP 3.1. The applicant has advised that peak hours of operation with regards to drop-off and pick-up are envisaged from 7:00am to 8:00am and sporadically from 3:00pm to 6:00pm.

The hours of operation for the consulting rooms on Lot 153 are proposed to be restricted to 8:00am to 5:00pm to ensure that no substantial overlap in car parking would occur. Should Council support the proposal, the hours of operation on Lot 153 should be restricted to 8:00am to 5:00pm as a condition of approval and the owner (who owns both lots) has indicated that they are satisfied with this.

No advertising signage is proposed as part of this application. Any future signage for this proposal will require further planning and building approvals prior to erection. However, it should be noted that given that the proposal is in a residential area, any signage proposed would have to be relatively modest and ensure that it does not detract from the amenity of the area.



### *Lot Area*

The lot area is below that recommended in LPP 3.1 which stipulates a minimum of 1000m<sup>2</sup>. The minimum lot size was included in LPP 3.1 in accordance with the Western Australian Planning Commission's Planning Bulletin 72/2009 'Childcare Centres'. The minimum lot size is to ensure that sites are of a sufficient size to accommodate the development, including buildings and structures, parking for staff and parents, outdoor play areas and landscaping. Generally, the larger the site, the greater separation between outdoor play areas and adjoining neighbours, which assists in protecting the amenity of neighbours.

### *Landscaping*

A semi-mature tree (bottlebrush) is proposed to be removed to accommodate parking within the front setback area. More than 5% of the site area is proposed as landscaping and is in front of the building. A landscaping plan was supplied that demonstrates high quality landscaping in front of the building and within the verge that includes a mixture of ground based cover, small trees and a large tree to cover the landscaping area. Should Council support the proposal, a condition should be imposed to require an amended detailed landscaping plan from the applicant that also includes high quality landscaping of the verge on the northern side of the crossover on Lot 152 that will prohibit verge parking.

### Conclusion

The proposal to change the use of the dwelling to Child Care Premises is supported as it generally complies with the provisions of LPS 3 and will not negatively impact on the amenity of neighbours or the streetscape. The proposal, which is relatively small scale, has addressed car parking, access, noise, landscaping and safety issues and will remain consistent with the surrounding residential dwellings. It is therefore recommended that Council approve the application subject to the conditions contained in the recommendation.

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

#### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Maintain service levels across all programs and areas



**Economic, Social & Environmental Responsibility**

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

**Budget/Financial Implications**

Nil.

**Legal Implications**

Nil.

**Community Consultation**

As discussed in the Consultation section of the report above, the proposal was advertised to 49 nearby land owners potentially affected by the proposal in accordance with the requirements of Local Planning Scheme No.3 (LPS 3). A total of 11 submissions were received, three indicating no objection and eight objecting to the proposal.

**Risk Management Implications**

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

**Attachment(s)**

1. Location Plan
2. Site Demolition Plan
3. Site Plan
4. Internal Demolition Plan
5. Floor Plan
6. Elevations Demolition Plan
7. Elevations
8. Elevations 2
9. Outdoor Area Plan
10. Landscaping Plan

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

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

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

Nil.



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

**OCM 11/5/2017 - Item No.16.1**

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101155	99997	<b>YIWU GERTU CRAFT AND GIFT</b> TRUCK LOGO	1/03/2017	1,506.14
EF101156	26517	<b>CLICKSUPER</b> PAYROLL DEDUCTIONS	8/03/2017	498,936.03
EF101157	10047	<b>ALINTA ENERGY</b> NATURAL GAS & ELECTRICITY SUPPLY	9/03/2017	108,281.43
EF101158	10244	<b>BUILDING &amp; CONST INDUSTRY</b> LEVY PAYMENT	9/03/2017	60,154.64
EF101159	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	9/03/2017	650,870.05
EF101160	21387	<b>RM SURVEYS</b> SURVEYING SERVICES - LAND	9/03/2017	3,520.00
EF101161	21744	<b>JB HI FI - COMMERCIAL</b> ELECTRONIC EQUIPMENT	9/03/2017	515.00
EF101162	23302	<b>BUILDING SERVIC</b> BUILDING SERVICES LEVIES	9/03/2017	54,211.50
EF101163	26663	<b>PERTH KIDS PARTY HIRE</b> CHILDRENS PARTY HIRE	9/03/2017	455.00
EF101164	99996	<b>KALMAR PTY LTD</b> PROPERTY REFUNDS	9/03/2017	147.00
EF101165	10152	<b>AUST SERVICES UNION</b> PAYROLL DEDUCTIONS	13/03/2017	1,497.50
EF101166	10154	<b>AUSTRALIAN TAXATION OFFICE</b> PAYROLL DEDUCTIONS	13/03/2017	384,915.00
EF101167	10305	<b>CHILD SUPPORT AGENCY</b> PAYROLL DEDUCTIONS	13/03/2017	3,633.66
EF101168	10733	<b>HOSPITAL BENEFIT FUND</b> PAYROLL DEDUCTIONS	13/03/2017	295.05
EF101169	10888	<b>LJ CATERERS</b> CATERING SERVICES	13/03/2017	10,408.20
EF101170	11001	<b>LOCAL GOVERNMENT RACING &amp;</b> PAYROLL DEDUCTIONS	13/03/2017	307.50
EF101171	11857	<b>CHAMPAGNE SOCIAL CLUB</b> PAYROLL DEDUCTIONS	13/03/2017	576.00
EF101172	11860	<b>45S CLUB</b> PAYROLL DEDUCTIONS	13/03/2017	20.00
EF101173	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	13/03/2017	12,926.83
EF101174	19726	<b>HEALTH INSURANCE FUND OF WA</b> PAYROLL DEDUCTIONS	13/03/2017	1,462.15
EF101175	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED	13/03/2017	567.62
EF101176	10590	<b>DEPARTMENT OF FIRE AND</b> ESL LEVY & RELATED COSTS	22/03/2017	4,443,904.82
EF101177	12565	<b>SOUTHERN METRO REGIONAL COUNCIL</b> LOAN REPAYMENT	22/03/2017	378,846.18
EF101178	10152	<b>AUST SERVICES UNION</b> PAYROLL DEDUCTIONS	27/03/2017	1,523.85
EF101179	10154	<b>AUSTRALIAN TAXATION OFFICE</b> PAYROLL DEDUCTIONS	27/03/2017	387,579.00
EF101180	10305	<b>CHILD SUPPORT AGENCY</b> PAYROLL DEDUCTIONS	27/03/2017	3,633.66
EF101181	10733	<b>HOSPITAL BENEFIT FUND</b> PAYROLL DEDUCTIONS	27/03/2017	295.05
EF101182	11001	<b>LOCAL GOVERNMENT RACING &amp;</b> PAYROLL DEDUCTIONS	27/03/2017	287.00
EF101183	11857	<b>CHAMPAGNE SOCIAL CLUB</b> PAYROLL DEDUCTIONS	27/03/2017	576.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101184	11860	<b>45S CLUB</b> PAYROLL DEDUCTIONS	27/03/2017	24.00
EF101185	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	27/03/2017	12,507.83
EF101186	19726	<b>HEALTH INSURANCE FUND OF WA</b> PAYROLL DEDUCTIONS	27/03/2017	1,339.80
EF101187	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED	27/03/2017	567.62
EF101188	26517	<b>CLICKSUPER</b> PAYROLL DEDUCTIONS	30/03/2017	508,046.79
EF101189	11867	<b>KEVIN JOHN ALLEN</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	2,613.67
EF101190	12740	<b>MAYOR LOGAN HOWLETT</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	11,325.83
EF101191	19059	<b>CAROL REEVE-FOWKES</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	4,465.00
EF101192	20634	<b>LEE-ANNE SMITH</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	2,613.67
EF101193	21185	<b>BART HOUWEN</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	2,613.67
EF101194	23338	<b>STEVE PORTELLI</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	2,613.67
EF101195	23339	<b>STEPHEN PRATT</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	2,613.67
EF101196	25352	<b>LYNDSEY SWEETMAN</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	2,613.67
EF101197	25353	<b>PHILIP EVA</b> MONTHLY COUNCILLOR ALLOWANCE	31/03/2017	2,613.67
EF101198	26696	<b>CHAMONIX TERBLANCHE</b> MONTHLY COUNCILLOR ALLOWANCE & EXPENSE REIMBURSEMENT	31/03/2017	3,342.67
EF101199	99996	<b>COOLBELLUP LEARNING CENTRE</b> PROPERTY REFUNDS	31/03/2017	53.50
EF101200	99996	<b>ABEL ROOFING &amp; ABEL PATIOS</b> PROPERTY REFUNDS	31/03/2017	147.00
EF101201	99996	<b>REGINA SCULLION</b> PROPERTY REFUNDS	31/03/2017	60.00
EF101202	99996	<b>MARYANNE CAPORN RETIREMENT</b> PROPERTY REFUNDS	31/03/2017	250.00
EF101203	99996	<b>MONICA COLLARD</b> PROPERTY REFUNDS	31/03/2017	130.12
EF101204	99996	<b>JELENA TOMIC</b> PROPERTY REFUNDS	31/03/2017	367.00
EF101205	99996	<b>ENZO BELLO</b> PROPERTY REFUNDS	31/03/2017	500.00
EF101206	99996	<b>ONE AGENCY SOUTH</b> PROPERTY REFUNDS	31/03/2017	372.56
EF101207	99996	<b>KAYE ARMSTRONG</b> PROPERTY REFUNDS	31/03/2017	380.00
EF101208	99996	<b>ZHEN MENG</b> PROPERTY REFUNDS	31/03/2017	400.00
EF101209	99996	<b>STARRA PTY LTD</b> PROPERTY REFUNDS	31/03/2017	1,731.53
EF101210	99996	<b>KASEY WAIT</b> PROPERTY REFUNDS	31/03/2017	2,855.60
EF101211	99996	<b>JOHN PATTERSON</b> PROPERTY REFUNDS	31/03/2017	888.40

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101212	99996	<b>ELECMEC PTY LTD</b> PROPERTY REFUNDS	31/03/2017	1,503.00
EF101213	99996	<b>INVESTWISE PROPERTY MANAGEMENT</b> PROPERTY REFUNDS	31/03/2017	2,112.83
EF101214	99996	<b>GLENN C COXALL</b> PROPERTY REFUNDS	31/03/2017	999.20
EF101215	99996	<b>LINA PENGILLY</b> PROPERTY REFUNDS	31/03/2017	5,000.00
EF101216	23250	<b>DEPARTMENT OF PLANNING</b> DAP APPLICATIONS & DAP FEES	31/03/2017	6,904.00
EF101217	88888	<b>SUNDRY CREDITOR EFT</b> BOND REFUND	31/03/2017	660.00
EF101218	88888	<b>WEBB AND BROWN-NEAVES</b> BOND REFUND	31/03/2017	5,000.00
EF101219	88888	<b>DAVID AND WENDY DURRANT</b> BOND REFUND	31/03/2017	11,385.00
EF101220	88888	<b>LAVINA 12 PTY LTD</b> BOND REFUND	31/03/2017	109,494.80
EF101221	99997	<b>WEMBLEY DOWNS SOCCER CLUB</b> KID SPORT - JOSHUA BINNING	31/03/2017	200.00
EF101222	99997	<b>BRUCE BENNETT</b> CROSSOVER CONTRI.-BRUCE BENNETT	31/03/2017	300.00
EF101223	99997	<b>MAN CHUNG NG</b> CROSSOVER CONTRI.- MAN CHUNG NG	31/03/2017	300.00
EF101224	99997	<b>KEVIN RAYNEAU</b> CROSSOVER CONTRI. - KEVIN RAYNEAU	31/03/2017	300.00
EF101225	99997	<b>SPEARWOOD HAWKS JUNIOR</b> KIDSPORT KS006591	31/03/2017	400.00
EF101226	99997	<b>A SCOTT &amp; J HUNTER</b> CAT STERILISATION SUBSIDY JONATHAN	31/03/2017	50.00
EF101227	99997	<b>MURDOCH UNIVERSITY</b> TFN-183 119 817 - MICHELLE CHAMPION	31/03/2017	2,835.00
EF101228	99997	<b>BETTY ANDERSON</b> REPAYEMNT OF FEES - BETTY	31/03/2017	339.00
EF101229	99997	<b>JADRANKA KIURSKI</b> FIXING DAMAGE TO WORK PHONE	31/03/2017	258.95
EF101230	99997	<b>WEI WANG</b> CROSSOVER CONTRIBUTION 68	31/03/2017	300.00
EF101231	99997	<b>PETER FRANK</b> COMPOST BIN REBATE	31/03/2017	50.00
EF101232	99997	<b>MELISSA SUSAN BATT</b> COMPOST BIN REBATE - M BATT	31/03/2017	50.00
EF101233	99997	<b>JANDAKOT JETS JUNIOR FOOTBALL CLUB</b> GRANTS, DONATIONS & REFUNDS	31/03/2017	4,330.00
EF101234	99997	<b>ROCKINGHAM COASTAL SHARKS</b> KIDSPORT INV KS006507 VOGLER	31/03/2017	440.00
EF101235	99997	<b>SUCCESS BLAZERS</b> KIDSPORT INV KS006529 G SIMS	31/03/2017	200.00
EF101236	99997	<b>ATWELL NETBALL CLUB INC</b> KIDSPORT INV KS006559 X4	31/03/2017	800.00
EF101237	99997	<b>SPEARWOOD HAWKS JUNIOR</b> KID SPORT INV-KS006603	31/03/2017	400.00
EF101238	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KID SPORT INV-KS006598	31/03/2017	200.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101239	99997	<b>ATWELL NETBALL CLUB INC</b> KIDSPORT - BREWER & WHARTON	31/03/2017	800.00
EF101240	99997	<b>JANDAKOT JETS JUNIOR FOOTBALL CLUB</b> KIDSPORT INV KS006706 X 13	31/03/2017	2,412.00
EF101241	99997	<b>HAMMOND PARK JUNIOR F/CLUB</b> KIDSPORT	31/03/2017	1,547.00
EF101242	99997	<b>MG TENNIS ACADEMY</b> KIDSPORT	31/03/2017	880.00
EF101243	99997	<b>COCKBURN NETBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101244	99997	<b>BRAVES BASEBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101245	99997	<b>COOGEE BASKETBALL CLUB</b> KIDSPORT	31/03/2017	400.00
EF101246	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101247	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101248	99997	<b>LIBERTY NETBALL CLUB</b> KIDSPORT	31/03/2017	600.00
EF101249	99997	<b>COCKBURN VOLUNTEER SES</b> EXPENSES REIMBURSEMENT	31/03/2017	2,510.29
EF101250	99997	<b>JULIE RYDER</b> KIDSPORT	31/03/2017	200.00
EF101251	99997	<b>SCOUTS WA - ATWELL SCOUT GROUP</b> KIDSPORT	31/03/2017	440.00
EF101252	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101253	99997	<b>COCKBURN BASKETBALL ASSOCIATION</b> KIDSPORT	31/03/2017	1,100.00
EF101254	99997	<b>KARDINYA NETBALL CLUB INC.</b> KIDSPORT	31/03/2017	800.00
EF101255	99997	<b>COCKBURN BASKETBALL ASSOCIATION</b> KIDSPORT	31/03/2017	880.00
EF101256	99997	<b>BRAVES BASEBALL CLUB</b> KIDSPORT - J NELLA	31/03/2017	200.00
EF101257	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101258	99997	<b>JANDAKOT FLYERS LITTLE ATHLETICS</b> KIDSPORT	31/03/2017	400.00
EF101259	99997	<b>COCKBURN NETBALL CLUB</b> KIDSPORT	31/03/2017	600.00
EF101260	99997	<b>ROB LINCHAM</b> PUBLIC LIABILITY CLAIM 0791	31/03/2017	440.00
EF101261	99997	<b>LYNWOOD UNITED FC</b> KIDSPORT	31/03/2017	200.00
EF101262	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101263	99997	<b>CLIFF MCKINLEY</b> BOOK REIMBURSEMENT	31/03/2017	281.90
EF101264	99997	<b>KAI MAYER</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101265	99997	<b>CAMERON VAN DEUREN</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101266	99997	<b>DAVID JOHN</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00



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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101267	99997	<b>ALYSSA SANTORO</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101268	99997	<b>MASSIMO BOSCO</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101269	99997	<b>LAUREN CALLAHAN</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101270	99997	<b>JAKE ARENA</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101271	99997	<b>LAYNE DIXON</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101272	99997	<b>GEORGIA RAY</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101273	99997	<b>BRODIE RAY</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101274	99997	<b>RUBEN CUNNINGHAM</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101275	99997	<b>JACK COLLINS</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101276	99997	<b>RYAN NUTTALL</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101277	99997	<b>KEVIN KALEMBER</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101278	99997	<b>TOBY BECK</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101279	99997	<b>SIENNA LEWIS</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101280	99997	<b>MICHAEL-LEIGH STOBIE-MORRIS</b> JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2017	400.00
EF101281	99997	<b>LP &amp; SJ HOWSON</b> CAT STERILISATION SUBSIDY	31/03/2017	50.00
EF101282	99997	<b>LP &amp; SJ HOWSON</b> CAT STERILISATION SUBSIDY	31/03/2017	50.00
EF101283	99997	<b>DONNA TALBOT</b> CAT STERILISATION SUBSIDY	31/03/2017	50.00
EF101284	99997	<b>DONNA TALBOT</b> CAT STERILISATION SUBSIDY	31/03/2017	50.00
EF101285	99997	<b>MELVILLE CITY HOCKEY CLUB ( INC )</b> KIDSPORT	31/03/2017	880.00
EF101286	99997	<b>FREMANTLE CITY FOOTBALL CLUB</b> KIDSPORT	31/03/2017	220.00
EF101287	99997	<b>HAMMOND PARK JR FOOTBALL CLUB</b> MCWG - INSTALLATION OF VERANDA	31/03/2017	2,340.25
EF101288	99997	<b>KEVIN HUGHES</b> REIMBURSEMENT OF MILEAGE	31/03/2017	18.00
EF101289	99997	<b>DISCO CANTITO ASSOCIATION ( INC</b> KID SPORT	31/03/2017	200.00
EF101290	99997	<b>NEVENA KITIC</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101291	99997	<b>TEGAN BROWN</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101292	99997	<b>EMMA MCLAY</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101293	99997	<b>MAGDALEN OEE</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101294	99997	<b>MR MANVEER SINGH</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101295	99997	<b>AMNINDER SINGH</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101296	99997	<b>WEI YIN &amp; CHUNFANG YIN</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101297	99997	<b>CHRISTINE FU</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101298	99997	<b>DAVID KURSAR</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101299	99997	<b>YE YUAN</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101300	99997	<b>S. W &amp; F GERHARD</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101301	99997	<b>RYAN FOSTER</b> CROSSOVER CONTRIBUTION	31/03/2017	300.00
EF101302	99997	<b>FREMANTLE PCYC</b> KIDSPORT	31/03/2017	220.00
EF101303	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101304	99997	<b>BIBRA LAKE JUNIOR FOOTBALL CLUB</b> KIDSPORT	31/03/2017	4,200.00
EF101305	99997	<b>SALLY PARMENTER</b> UNI FEE CONTRI. SEMESTER 4 2016	31/03/2017	782.00
EF101306	99997	<b>LAKESIDE LIGHTNING BASKETBALL</b> KIDSPORT	31/03/2017	1,100.00
EF101307	99997	<b>BILLIE OSBORNE</b> BILLIE OSBORNE MISS MUDDY	31/03/2017	30.00
EF101308	99997	<b>CLAIRE ALTIERI</b> CLAIRE ALTIERI MISS MUDDY	31/03/2017	30.00
EF101309	99997	<b>CAREY UNITED SOCCER CLUB</b> KIDSPORT KS007314	31/03/2017	660.00
EF101310	99997	<b>DALMATINAC SPORT AND COMMUNITY</b> KIDSPORT INV KS007456 X 4	31/03/2017	880.00
EF101311	99997	<b>MRUNAL VIDHATE</b> COMPOST BIN REBATE - VIDHATE	31/03/2017	50.00
EF101312	99997	<b>JAMES ARCUS</b> LGACS9 - JUNIOR SPORT TRAVEL	31/03/2017	400.00
EF101313	99997	<b>COCKBURN WETLANDS EDUCATION</b> INSTAL. 2 OF DONATION	31/03/2017	48,985.75
EF101314	99997	<b>NATIVE ARC</b> INSTALMENT 2 OF DONATION	31/03/2017	48,985.75
EF101315	99997	<b>BRIGHT N EASY SKYLIGHTS</b> INVOICE 10421 - POUND SIGNS	31/03/2017	750.00
EF101316	99997	<b>BRIGHT N EASY SKYLIGHTS</b> INVOICE 10422 - POUND SIGNS	31/03/2017	720.00
EF101317	99997	<b>RICHARD TYRRELL &amp; SUSAN TYRRELL</b> CAT STERILISATION - WHISKERS	31/03/2017	50.00
EF101318	99997	<b>CAROLINE HAYNES</b> COMMUNITY SUP TASTER SESSIONS FOR SALTY	31/03/2017	550.00
EF101319	99997	<b>RACHEL WELLS</b> ENCHANTED CHARACTER PRODUCTIONS	31/03/2017	605.00
EF101320	99997	<b>VERONICA K MAURI</b> FEISTY ENTERTAINMENT	31/03/2017	500.00
EF101321	99997	<b>FACE PAINTER EXTRAORDINAIRE</b> SALTY FEST FACE PAINTING	31/03/2017	594.00
EF101322	99997	<b>THE LOST QUAYS</b> PERFORMANCE AT SALTY FEST	31/03/2017	750.00
EF101323	99997	<b>JESSICA L BELL</b> THE PERTH MERMAIDS	31/03/2017	700.00

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101324	99997	<b>NAGISA KOGA</b> BAREFOOT SOJOURNS AT SALTY FEST	31/03/2017	1,100.00
EF101325	99997	<b>COCKBURN JUNIOR FOOTBALL CLUB</b> SPORTS EQUIPMENT GRANT #76	31/03/2017	1,000.00
EF101326	99997	<b>M &amp; A D'ANGELO</b> SAFETY PRESCRIPTION GLASSES	31/03/2017	299.00
EF101327	99997	<b>AURELIO NUNES</b> CROSSOVER CONRTIBUTION	31/03/2017	300.00
EF101328	99997	<b>ROLAND ABLAZA</b> CROSSOVER 49 MCLAREN AVENUE	31/03/2017	300.00
EF101329	99997	<b>NELSON MAURICIO</b> CROSSOVER 69 CALEDONIA LOOP	31/03/2017	300.00
EF101330	99997	<b>LYALL DAVIESON</b> INSIDE WASTE E-MAGAZINE	31/03/2017	295.00
EF101331	99997	<b>COCBURN CENTRAL TOWN CENTRE</b> CULTURAL GRANT	31/03/2017	4,000.00
EF101332	99997	<b>HISTORICAL SOCIETY COCKBURN</b> ANNUAL CONTRIBUTION TO OPERATING	31/03/2017	14,000.00
EF101333	99997	<b>COOGEE BASKETBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101334	99997	<b>SOUTH PERTH JUNIOR RUGBY LEAGUE</b> KIDSPORT	31/03/2017	200.00
EF101335	99997	<b>LB &amp; R LONG</b> EVENT SPONSORSHIP 2017 MISS MUDDY	31/03/2017	30.00
EF101336	99997	<b>JANDAKOT JETS JUNIOR FOOTBALL</b> GRANTS, DONATIONS & REFUNDS	31/03/2017	2,335.00
EF101337	99997	<b>FREMANTLE PCYC</b> KIDSPORT	31/03/2017	220.00
EF101338	99997	<b>COCKBURN NETBALL CLUB INC</b> KIDSPORT	31/03/2017	200.00
EF101339	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101340	99997	<b>FREMANTLE PCYC</b> KIDSPORT	31/03/2017	220.00
EF101341	99997	<b>FREMANTLE PCYC</b> KIDSPORT	31/03/2017	192.50
EF101342	99997	<b>AUBIN GROVE UNITED FOOTBALL CLUB</b> KIDSPORT	31/03/2017	200.00
EF101343	99997	<b>LINDSAY IVLILES</b> PLASTIC FREE LIVING PRESENTATION	31/03/2017	220.00
EF101344	99997	<b>SOUTHERN STAR TRAMPOLINE AND</b> KIDSPORT	31/03/2017	220.00
EF101345	99997	<b>FREMANTLE CITY DOCKERS JUNIOR</b> KIDSPORT	31/03/2017	5,148.00
EF101346	99997	<b>ATO DIRECT CREDIT</b> CALLUM THATCHER - 378172945	31/03/2017	2,145.00
EF101347	99997	<b>BERNIE PINTO</b> REIMBURSEMENT	31/03/2017	265.20
EF101348	99997	<b>DIAMONDS NETBALL CLUB</b> KIDSPORT	31/03/2017	400.00
EF101349	99997	<b>COCKBURN VOLUNTEER SES</b> EXPENSES REIMBURSEMENT	31/03/2017	1,439.04
EF101350	10047	<b>ALINTA ENERGY</b> NATURAL GAS & ELECTRCITY SUPPLY	31/03/2017	61,462.25
EF101351	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	31/03/2017	279,584.90
EF101352	12025	<b>TELSTRA CORPORATION</b> COMMUNICATIONS SERVICES	31/03/2017	17,806.59

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EF101353	10009	<b>AAA PRODUCTION SERVICES</b> AUDIO EQUIPMENT HIRE	31/03/2017	124,485.35
EF101354	10023	<b>ACTIV FOUNDATION INC</b> PACKAGING SERVICES	31/03/2017	85.80
EF101355	10058	<b>ALSCO PTY LTD</b> HYGIENE SERVICES/SUPPLIES	31/03/2017	7,095.18
EF101356	10071	<b>AUSTRALASIAN PERFORMING RIGHT</b> LICENCE - PERFORMING RIGHTS	31/03/2017	726.25
EF101357	10086	<b>ARTEIL WA PTY LTD</b> ERGONOMIC CHAIRS	31/03/2017	425.70
EF101358	10091	<b>ASLAB PTY LTD</b> ASPHALTING SERVICES/SUPPLIES	31/03/2017	1,278.50
EF101359	10118	<b>AUSTRALIA POST</b> POSTAGE CHARGES	31/03/2017	27,002.57
EF101360	10145	<b>AUST MAYORAL AVIATION COUNCIL</b> AMAC FEES	31/03/2017	1,694.00
EF101361	10160	<b>DORMA AUSTRALIA PTY LTD</b> AUTOMATIC DOOR SERVICES	31/03/2017	15,497.08
EF101362	10170	<b>MACRI PARTNERS</b> AUDITING SERVICES	31/03/2017	8,053.10
EF101363	10184	<b>BENARA NURSERIES</b> PLANTS	31/03/2017	66.00
EF101364	10221	<b>BP AUSTRALIA LIMITED</b> DIESEL/PETROL SUPPLIES	31/03/2017	26,213.21
EF101365	10226	<b>BRIDGESTONE AUSTRALIA LTD</b> TYRE SERVICES	31/03/2017	25,314.00
EF101366	10239	<b>BUDGET RENT A CAR - PERTH</b> MOTOR VEHICLE HIRE	31/03/2017	1,280.00
EF101367	10246	<b>BUNNINGS BUILDING SUPPLIES PTY LTD</b> HARDWARE SUPPLIES	31/03/2017	3,448.48
EF101368	10279	<b>CASTROL AUSTRALIA PTY LTD</b> GREASE/LUBRICANTS	31/03/2017	1,914.28
EF101369	10333	<b>CJD EQUIPMENT PTY LTD</b> HARDWARE SUPPLIES	31/03/2017	1,781.65
EF101370	10346	<b>COATES HIRE OPERATIONS PTY LTD</b> EQUIPMENT HIRING SERVICES	31/03/2017	2,670.47
EF101371	10348	<b>COCA COLA AMATIL</b> SOFT DRINK SUPPLIES	31/03/2017	1,374.40
EF101372	10358	<b>COCKBURN LIQUOR CENTRE</b> LIQUOR SUPPLIES	31/03/2017	206.94
EF101373	10359	<b>COCKBURN PAINTING SERVICE</b> PAINTING SUPPLIES/SERVICES	31/03/2017	22,913.00
EF101374	10375	<b>VEOLIA ENVIRONMENTAL SERVICES</b> WASTE SERVICES	31/03/2017	6,900.80
EF101375	10384	<b>PROGLITY PTY LTD</b> COMMUNICATION SERVICES	31/03/2017	8,910.66
EF101376	10386	<b>COMMUNITY NEWSPAPER GROUP</b> ADVERTISING SERVICES	31/03/2017	23,701.72
EF101377	10456	<b>DATANET PTY LTD</b> SOFTWARE MODIFICATIONS	31/03/2017	775.51
EF101378	10479	<b>DEPT OF HEALTH WA</b> WORKSHOP ATTENDANCES	31/03/2017	1,155.00
EF101379	10483	<b>LANDGATE</b> MAPPING/LAND TITLE SEARCHES	31/03/2017	12,906.68
EF101380	10526	<b>E &amp; MJ ROSHER PTY LTD</b> MOWER PARTS	31/03/2017	9,407.55
EF101381	10535	<b>WORKPOWER INCORPORATED</b> EMPLOYMENT SERVICES - PLANTING	31/03/2017	21,755.80

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EF101382	10580	<b>FC COURIERS</b> COURIER SERVICES	31/03/2017	2,039.86
EF101383	10589	<b>FINES ENFORCEMENT REGISTRY</b> FINES ENFORCEMENT FEES	31/03/2017	6,786.00
EF101384	10597	<b>FLEXI STAFF PTY LTD</b> EMPLOYMENT SERVICES	31/03/2017	118,173.96
EF101385	10609	<b>FORESTVALE TREES P/L</b> PLANTS - TREES/SHRUBS	31/03/2017	1,782.00
EF101386	10611	<b>FORPARK AUSTRALIA</b> PLAYGROUND EQUIPMENT	31/03/2017	21,634.90
EF101387	10636	<b>FUJI XEROX AUSTRALIA PTY LTD</b> PHOTOCOPY CHARGES	31/03/2017	11,249.99
EF101388	10708	<b>HEAVY AUTOMATICS PTY LTD</b> EQUIPMENT MAINTENANCE SERVICES	31/03/2017	440.00
EF101389	10709	<b>HECS FIRE</b> FIRE SYSTEM MAINTENANCE	31/03/2017	10,131.00
EF101390	10726	<b>HOLTON CONNOR ARCHITECTS &amp;</b> ARCHITECTURAL SERVICES	31/03/2017	15,537.50
EF101391	10779	<b>J F COVICH &amp; CO PTY LTD</b> ELECTRICAL SERVICES	31/03/2017	40,497.84
EF101392	10787	<b>JANDAKOT ACCIDENT REPAIR CENTRE</b> PANEL BEATING SERVICES	31/03/2017	2,495.00
EF101393	10794	<b>JASON SIGNSMAKERS</b> SIGNS	31/03/2017	24,908.24
EF101394	10814	<b>JR &amp; A HERSEY PTY LTD</b> SAFETY CLOTHING SUPPLIES	31/03/2017	1,375.11
EF101395	10824	<b>KCI INDUSTRIES PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	31/03/2017	527.01
EF101396	10859	<b>LAKELAND SENIOR HIGH SCHOOL</b> ELECTRICAL CONSUMPTION	31/03/2017	1,200.00
EF101397	10866	<b>LANDCORP</b> COCKBURN CENTRAL WEST -	31/03/2017	5,500.00
EF101398	10879	<b>LES MILLS AEROBICS</b> INSTRUCTION/TRAINING SERVICES	31/03/2017	1,142.79
EF101399	10884	<b>WSP BUILDINGS PTY LTD</b> CONSULTANCY SERVICES	31/03/2017	31,038.50
EF101400	10888	<b>LJ CATERERS</b> CATERING SERVICES	31/03/2017	3,046.67
EF101401	10913	<b>BUCHER MUNICIPAL PTY LTD</b> PURCHASE OF NEW PLANT / REPAIR	31/03/2017	5,685.77
EF101402	10918	<b>MAIN ROADS WA</b> REPAIRS/MAINTENANCE SERVICES	31/03/2017	145,179.75
EF101403	10923	<b>MAJOR MOTORS PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	31/03/2017	178.86
EF101404	10944	<b>MCLEODS</b> LEGAL SERVICES	31/03/2017	25,203.37
EF101405	10982	<b>MODERN TEACHING AIDS PTY LTD</b> TEACHING AIDS	31/03/2017	2,379.60
EF101406	10991	<b>BEACON EQUIPMENT</b> MOWING EQUIPMENT	31/03/2017	2,046.00
EF101407	11004	<b>MURDOCH UNIVERSITY OFFICE OF</b> ANALYSING SERVICES	31/03/2017	2,390.30
EF101408	11022	<b>NATIVE ARC</b> GRANTS & DONATIONS	31/03/2017	150.00
EF101409	11026	<b>NESTLE FOOD SERVICES</b> CATERING SUPPLIES	31/03/2017	412.80
EF101410	11028	<b>NEVERFAIL SPRINGWATER LTD</b> BOTTLED WATER SUPPLIES	31/03/2017	940.12

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EF101411	11036	<b>NORTHLAKE ELECTRICAL</b> ELECTRICAL SERVICES	31/03/2017	24,655.65
EF101412	11068	<b>VODAFONE HUTCHISON AUSTRALIA PTY</b> PAGING SERVICES	31/03/2017	665.50
EF101413	11077	<b>P &amp; G BODY BUILDERS PTY LTD</b> PLANT BODY BUILDING SERVICES	31/03/2017	5,430.70
EF101414	11093	<b>PARKLAND MAZDA</b> REPAIRS/MAINTENANCE SERVICES	31/03/2017	13,528.80
EF101415	11152	<b>FULTON HOGAN INDUSTRIES PTY LTD</b> ROAD MAINTENANCE	31/03/2017	7,356.80
EF101416	11182	<b>PREMIUM BRAKE &amp; CLUTCH SERVICE</b> BRAKE SERVICES	31/03/2017	2,696.10
EF101417	11205	<b>QUALITY TRAFFIC MANAGEMENT PTY</b> TRAFFIC CONTROL SERVICES	31/03/2017	107,780.97
EF101418	11208	<b>QUICK CORPORATE AUSTRALIA PTY</b> STATIONERY/CONSUMABLES	31/03/2017	7,095.30
EF101419	11244	<b>RESEARCH SOLUTIONS PTY LTD</b> RESEARCH SERVICES	31/03/2017	5,308.66
EF101420	11274	<b>ROTTNEST EXPRESS</b> ENTERTAINMENT SERVICES	31/03/2017	1,758.50
EF101421	11284	<b>ROYAL LIFE SAVING SOCIETY</b> TRAINING SERVICES	31/03/2017	10,895.70
EF101422	11304	<b>SANAX MEDICAL &amp; FIRST AID SUPPLIES</b> MEDICAL SUPPLIES	31/03/2017	488.91
EF101423	11307	<b>SATELLITE SECURITY SERVICES PTY</b> SECURITY SERVICES	31/03/2017	6,937.04
EF101424	11308	<b>BOSS INDUSTRIAL FORMALLY SBA</b> HARDWARE SUPPLIES	31/03/2017	10,741.07
EF101425	11331	<b>SHAWMAC PTY LTD</b> CONSULTANCY SERVICES - CIVIL	31/03/2017	5,500.00
EF101426	11337	<b>SHERIDANS FOR BADGES</b> NAME BADGES & ENGRAVING	31/03/2017	227.81
EF101427	11361	<b>SIGMA CHEMICALS PTY LTD</b> CHEMICAL SUPPLIES	31/03/2017	38,061.30
EF101428	11373	<b>SKIPPER TRUCK PARTS</b> SPARE PARTS & MAINTENANCE	31/03/2017	5,473.68
EF101429	11375	<b>SLATER-GARTRELL SPORTS</b> SPORT SUPPLIES	31/03/2017	11,964.70
EF101430	11387	<b>BIBRA LAKE SOILS</b> SOIL & LIMESTONE SUPPLIES	31/03/2017	3,700.00
EF101431	11425	<b>SOUTHERN METROPOLITAN REGIONAL</b> WASTE DISPOSAL GATE FEES	31/03/2017	651,124.74
EF101432	11469	<b>SPORTS TURF TECHNOLOGY</b> TURF CONSULTANCY SERVICES	31/03/2017	7,392.00
EF101433	11470	<b>SPORTSWORLD OF WA</b> SPORT SUPPLIES	31/03/2017	1,543.85
EF101434	11483	<b>ST JOHN AMBULANCE AUST WA</b> FIRST AID COURSES	31/03/2017	2,751.30
EF101435	11502	<b>STATE LAW PUBLISHER</b> ADVERTISING SERVICES	31/03/2017	259.20
EF101436	11511	<b>STATEWIDE BEARINGS</b> BEARING SUPPLIES	31/03/2017	181.50
EF101437	11546	<b>T FAULKNER &amp; CO</b> INSTALLATIONS/SUPPLY OF HAND RAILS	31/03/2017	14,742.33
EF101438	11557	<b>TECHNOLOGY ONE LTD</b> IT CONSULTANCY SERVICES	31/03/2017	4,312.00
EF101439	11625	<b>TOTAL EDEN PTY LTD</b> RETICULATION SUPPLIES	31/03/2017	26,428.50

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EF101440	11642	<b>TRAILER PARTS PTY LTD</b> TRAILER PARTS	31/03/2017	181.58
EF101441	11651	<b>TREE WATERING SERVICES</b> TREE WATERING SERVICES	31/03/2017	51,808.00
EF101442	11655	<b>TRISLEYS HYDRAULIC SERVICES PTY</b> POOL EQUIPMENT/REPAIRS	31/03/2017	706.86
EF101443	11657	<b>TRUCKLINE PARTS CENTRES</b> AUTOMOTIVE SPARE PARTS	31/03/2017	989.27
EF101444	11667	<b>TURFMASTER FACILITY MANAGEMENT</b> TURFING SERVICES	31/03/2017	96,832.07
EF101445	11697	<b>VAT MAN-FAT FILTERING SYSTEMS</b> FILTER CLEANING SERVICES	31/03/2017	1,052.70
EF101446	11699	<b>VERNON DESIGN GROUP</b> ARCHITECTURAL SERVICES	31/03/2017	2,145.00
EF101447	11701	<b>VIBRA INDUSTRIA</b> FILTER SUPPLIES	31/03/2017	1,497.10
EF101448	11708	<b>VITAL PACKAGING PTY LTD</b> PACKAGING SUPPLIES	31/03/2017	2,337.50
EF101449	11715	<b>WA BLUEMETAL</b> ROADBASE SUPPLIES	31/03/2017	11,148.91
EF101450	11722	<b>WA HINO SALES &amp; SERVICE</b> PURCHASE OF NEW TRUCKS / MAINTENANCE	31/03/2017	2,473.47
EF101451	11726	<b>WA LIMESTONE</b> LIMESTONE SUPPLIES	31/03/2017	4,102.90
EF101452	11743	<b>WA COUNCIL OF SOCIAL SERVICE INC</b> TRAINING SERVICES	31/03/2017	1,584.00
EF101453	11749	<b>WARRENS EARTHMOVING</b> EARTHMOVING SERVICES	31/03/2017	12,452.00
EF101454	11786	<b>WESTCARE INDUSTRIES</b> STATIONERY/SAFETY VESTS	31/03/2017	1,600.50
EF101455	11787	<b>DEPT OF TRANSPORT</b> VEHICLE SEARCH FEES	31/03/2017	237.60
EF101456	11789	<b>WALGA</b> ADVERTISING/TRAINING SERVICES	31/03/2017	7,696.00
EF101457	11793	<b>WESTERN IRRIGATION PTY LTD</b> IRRIGATION SERVICES/SUPPLIES	31/03/2017	89,409.03
EF101458	11795	<b>WESTERN POWER</b> ELECTRICAL SERVICES	31/03/2017	243,820.50
EF101459	11806	<b>WESTRAC PTY LTD</b> REPAIRS/MTNCE - EARTHMOVING	31/03/2017	662.35
EF101460	11828	<b>WORLDWIDE ONLINE PRINTING -</b> PRINTING SERVICES	31/03/2017	3,832.04
EF101461	11835	<b>WURTH AUSTRALIA PTY LTD</b> HARDWARE SUPPLIES	31/03/2017	1,105.08
EF101462	11841	<b>YANGEBUP FAMILY CENTRE INC</b> VENUE HIRE / GRANTS & DONATIONS	31/03/2017	2,737.00
EF101463	11854	<b>ZIPFORM</b> PRINTING SERVICES	31/03/2017	4,967.72
EF101464	11873	<b>WATTLEUP TRACTORS</b> HARDWARE SUPPLIES	31/03/2017	4,986.45
EF101465	11985	<b>IVO GRUBELICH</b> BUS HIRE	31/03/2017	3,520.00
EF101466	12014	<b>TUTT BRYANT EQUIPMENT BT</b> EXCAVATING/EARTHMOVING	31/03/2017	3,291.79
EF101467	12028	<b>CITY OF ARMADALE</b> ANIMAL DISPOSAL SERVICES	31/03/2017	243.31

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EF101468	12127	<b>ABLE WESTCHEM</b> CHEMICAL/CLEANING SUPPLIES	31/03/2017	258.24
EF101469	12173	<b>CHALLENGE CHEMICALS AUSTRALIA</b> CHEMICAL SUPPLIES	31/03/2017	357.50
EF101470	12178	<b>COLLIERS INTERNATIONAL (WA) PTY</b> ELECTRICITY CHARGES	31/03/2017	5.38
EF101471	12193	<b>SAGE CONSULTING ENGINEERS P/L</b> CONSULTANCY SERVICES - LIGHTING	31/03/2017	5,280.00
EF101472	12207	<b>CIVICA PTY LTD</b> SOFTWARE SUPPORT/LICENCE FEES	31/03/2017	1,281.72
EF101473	12249	<b>FAMILY DAY CARE WA</b> MEMBERSHIP RENEWAL	31/03/2017	440.00
EF101474	12394	<b>MP ROGERS &amp; ASSOCIATES PTY LTD</b> CONSULTANCY SERVICES - MARINE	31/03/2017	833.80
EF101475	12542	<b>SEALIN GARLETT</b> CEREMONIAL SERVICES	31/03/2017	800.00
EF101476	12589	<b>AUSTRALIAN INSTITUTE OF</b> TRAINING SERVICES	31/03/2017	4,800.00
EF101477	12656	<b>COOGEE BEACH SURF LIFESAVING</b> POOR GROVE SLSC DEVELOPMENT	31/03/2017	2,012.50
EF101478	12672	<b>NORMAN DISNEY &amp; YOUNG</b> CONSULTANCY SERVICES	31/03/2017	15,847.54
EF101479	12796	<b>ISENTIA PTY LIMITED</b> MEDIA MONITORING SERVICES	31/03/2017	1,593.26
EF101480	12882	<b>ALLFLOW INDUSTRIAL</b> WASTE DISPOSAL SERVICES	31/03/2017	435.55
EF101481	12883	<b>CONSERVATION VOLUNTEERS</b> ENVIRONMENTAL SERVICES	31/03/2017	825.00
EF101482	12998	<b>PLAYRIGHT AUSTRALIA PTY LTD</b> INSPECTION SERVICES - PLAYGROUNDS	31/03/2017	3,125.10
EF101483	13056	<b>CLEANDUSTRIAL SERVICES PTY LTD</b> CLEANING SERVICES	31/03/2017	77,265.67
EF101484	13074	<b>DEPT OF AGRICULTURE, FISHERIES &amp;</b> QUARANTINE/AUDITING SERVICES	31/03/2017	60.00
EF101485	13102	<b>MICHAEL PAGE INTERNATIONAL</b> EMPLOYMENT SERVICES	31/03/2017	4,372.86
EF101486	13462	<b>ATI-MIRAGE PTY LTD</b> TRAINING SERVICES	31/03/2017	2,475.00
EF101487	13521	<b>DIAMOND CUT CONCRETE</b> CONCRETE CUTTING SERVICES	31/03/2017	5,530.80
EF101488	13563	<b>GREEN SKILLS INC</b> EMPLOYMENT SERVICES	31/03/2017	16,655.10
EF101489	13619	<b>YMCA OF PERTH</b> YOUTH & FAMILY SERVICES	31/03/2017	230.00
EF101490	13825	<b>JACKSON MCDONALD</b> LEGAL SERVICES	31/03/2017	1,274.03
EF101491	13860	<b>KRS CONTRACTING</b> WASTE COLLECTION SERVICES	31/03/2017	874.50
EF101492	13873	<b>COCKBURN SES</b> TRAFFIC MANAGEMENT SERVICES	31/03/2017	3,000.00
EF101493	13910	<b>ATO - DEPUTY COMMISSIONER OF</b> BAS PAYMENT	31/03/2017	245,827.00
EF101494	13998	<b>AIR &amp; POWER PTY LTD</b> MECHANICAL PARTS	31/03/2017	1,816.10
EF101495	14258	<b>WARP GROUP PTY LTD</b> ROAD CONSTRUCTION MATERIALS	31/03/2017	6,184.83
EF101496	14350	<b>BAILEYS FERTILISERS</b> FERTILISER SUPPLIES	31/03/2017	39,913.28



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EF101497	14459	<b>BIDVEST (WA)</b> FOOD/CATERING SUPPLIES	31/03/2017	1,704.09
EF101498	14593	<b>AUSTREND INTERNATIONAL PTY LTD</b> ALUMINIUM SUPPLIES	31/03/2017	2,367.20
EF101499	14631	<b>WASTE GAS RESOURCES PTY LTD</b> POWER GENERATION	31/03/2017	10,280.91
EF101500	14667	<b>APPEALING SIGNS</b> SIGNS	31/03/2017	665.50
EF101501	14777	<b>LGIS INSURANCE BROKING</b> INSURANCE PREMIUMS	31/03/2017	605.00
EF101502	15109	<b>REPEAT PLASTICS (WA)</b> PLASTIC PRODUCTS	31/03/2017	13,473.68
EF101503	15224	<b>GILBARCO</b> EQUIPMENT REPAIRS	31/03/2017	12,046.10
EF101504	15267	<b>CHEMSEARCH AUSTRALIA</b> CHEMICAL SUPPLIES	31/03/2017	2,282.72
EF101505	15271	<b>PLE COMPUTERS PTY LTD PLE</b> COMPUTER HARDWARE	31/03/2017	2,668.95
EF101506	15393	<b>STRATAGREEN</b> HARDWARE SUPPLIES	31/03/2017	1,123.47
EF101507	15571	<b>ADASOUND PUBLIC ADDRESS</b> PA REPAIRS	31/03/2017	2,571.00
EF101508	15587	<b>DAVIDSON TRAHAIRE CORPSYCH</b> TRAINING SERVICES	31/03/2017	1,012.00
EF101509	15588	<b>NATURAL AREA HOLDINGS PTY LTD</b> WEED SPRAYING	31/03/2017	16,676.83
EF101510	15678	<b>A2Z PEST CONTROL THE TRUSTEE FOR</b> PEST CONTROL	31/03/2017	3,623.00
EF101511	15746	<b>WESTERN AUSTRALIA POLICE SERVICE</b> POLICE CLEARANCES	31/03/2017	89.40
EF101512	15850	<b>ECOSCAPE</b> ENVIRONMENTAL CONSULTANCY	31/03/2017	28,215.00
EF101513	15868	<b>CARDNO (WA) PTY LTD</b> CONSULTANCY SERVICES -	31/03/2017	6,787.00
EF101514	15914	<b>T-QUIP</b> MOWING EQUIPMENT	31/03/2017	1,725.00
EF101515	16064	<b>CMS ENGINEERING PTY LTD</b> AIRCONDITIONING SERVICES	31/03/2017	20,536.11
EF101516	16107	<b>WREN OIL</b> WASTE DISPOSAL SERVICES	31/03/2017	16.50
EF101517	16108	<b>ALTIFORM PTY LTD</b> OUTDOOR FURNITURE	31/03/2017	11,435.60
EF101518	16396	<b>MAYDAY EARTHMOVING</b> ROAD CONSTRUCTION MACHINE HIRE	31/03/2017	54,215.97
EF101519	16648	<b>YOUTH AFFAIRS COUNCIL OF WA INC</b> YOUTH AFFAIRS	31/03/2017	2,210.00
EF101520	16704	<b>ACCIDENTAL FIRST AID SUPPLIES -</b> MEDICAL SUPPLIES	31/03/2017	540.10
EF101521	16715	<b>FORD &amp; DOONAN</b> AIR CONDITIONING	31/03/2017	82,526.57
EF101522	16894	<b>TREBLEX INDUSTRIAL PTY LTD</b> CHEMICALS - AUTOMOTIVE	31/03/2017	1,849.10
EF101523	16985	<b>WA PREMIX</b> CONCRETE SUPPLIES	31/03/2017	13,680.04
EF101524	16997	<b>AUS SECURE</b> SECURITY SERVICES/PRODUCTS	31/03/2017	80.00
EF101525	17097	<b>VALUE TISSUE</b> PAPER PRODUCTS	31/03/2017	1,398.10

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EF101526	17279	<b>AUSSIE COOL SHADES</b> SHADE SAILS & AWNINGS	31/03/2017	8,784.60
EF101527	17469	<b>AUSTRALIAN TEMPORARY FENCING P/L</b> FENCING	31/03/2017	770.99
EF101528	17471	<b>PIRTEK (FREMANTLE) PTY LTD</b> HOSES & FITTINGS	31/03/2017	713.82
EF101529	17555	<b>ALLEASING PTY LTD</b> LEASE REPAYMENTS	31/03/2017	70,878.29
EF101530	17608	<b>NU-TRAC RURAL CONTRACTING</b> BEACH CLEANING/FIREBREAK	31/03/2017	8,328.00
EF101531	17942	<b>MRS MAC'S</b> FOOD SUPPLIES	31/03/2017	553.55
EF101532	18203	<b>NATSYNC ENVIRONMENTAL</b> PEST CONTROL	31/03/2017	3,722.50
EF101533	18249	<b>LASSO KIP PTY LTD</b> ADVERTISING	31/03/2017	363.00
EF101534	18272	<b>AUSTRACLEAR LIMITED</b> INVESTMENT SERVICES	31/03/2017	45.47
EF101535	18293	<b>EASTERN PRESS</b> PRINTING	31/03/2017	597.00
EF101536	18314	<b>GLOBETROTTER</b> TRAVEL SERVICES	31/03/2017	54,379.97
EF101537	18508	<b>JOHN TURNER</b> BRICK LAYING SERVICES	31/03/2017	9,122.00
EF101538	18533	<b>FRIENDS OF THE COMMUNITY INC.</b> DONATION	31/03/2017	1,420.00
EF101539	18628	<b>UNILEVER AUSTRALIA LTD</b> BEVERAGES	31/03/2017	935.67
EF101540	18734	<b>P &amp; R EDWARDS</b> ENTERTAINMENT SERVICES	31/03/2017	125.00
EF101541	18764	<b>AFFIRMATIVE GROUP</b> BRICK PAVING SERVICES	31/03/2017	1,351.35
EF101542	18801	<b>FREMANTLE BIN HIRE</b> BIN HIRE - SKIP BINS	31/03/2017	450.00
EF101543	18962	<b>SEALANES (1985) P/L</b> CATERING SUPPLIES	31/03/2017	2,615.84
EF101544	19306	<b>ZIP HEATERS (AUST) PTY LTD</b> HEATERS	31/03/2017	1,317.59
EF101545	19502	<b>WORLEYPARSONS SERVICES PTY LTD</b> ENGINEERING CONSULTANCY SERVICES	31/03/2017	8,651.67
EF101546	19505	<b>ADVANCED WINDOW SHUTTERS</b> WINDOW SHUTTERS	31/03/2017	300.00
EF101547	19533	<b>WOOLWORTHS LTD</b> GROCERIES	31/03/2017	3,771.33
EF101548	19541	<b>TURF CARE WA PTY LTD</b> TURF SERVICES	31/03/2017	742.50
EF101549	19657	<b>BIGMATE MONITORING SERVICES PTY</b> COMPUTER HARDWARE/SOFTWARE	31/03/2017	1,655.50
EF101550	19731	<b>IPDAT COMMUNICATIONS</b> CONSULTANCY SERVICES -	31/03/2017	1,155.00
EF101551	19795	<b>FREMANTLE RUGBY LEAGUE CLUB INC</b> REGISTRATION FEES	31/03/2017	3,995.00
EF101552	19847	<b>PFD FOOD SERVICES PTY LTD</b> CATERING SERVICES	31/03/2017	6,138.40
EF101553	19856	<b>WESTERN TREE RECYCLERS</b> SHREDDING SERVICES	31/03/2017	28,527.52
EF101554	20000	<b>AUST WEST AUTO ELECTRICAL P/L</b> AUTO ELECTRICAL SERVICES	31/03/2017	26,265.94

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EF101555	20072	<b>THE HARBOUR AGENCY P/L</b> ENTERTAINMENT SERVICES	31/03/2017	27,500.00
EF101556	20146	<b>DATA#3 LIMITED</b> CONTRACT IT PERSONNEL & SOFTWARE	31/03/2017	462.85
EF101557	20215	<b>POWERVAC</b> CLEANING EQUIPMENT	31/03/2017	312.00
EF101558	20247	<b>CHRISTIE PARKSAFE</b> PARKS & RECREATIONAL PRODUCTS	31/03/2017	29,463.50
EF101559	20321	<b>RIVERJET P/L</b> EDUCTING-CLEANING SERVICES	31/03/2017	52,041.00
EF101560	20427	<b>ENVIRONMENT HOUSE INC</b> ENVIRONMENT HOUSE	31/03/2017	22.00
EF101561	20546	<b>PACIFIC BIOLOGICS PTY LTD</b> INSECTICIDES/PESTICIDES-MOSQUITO CONTROL	31/03/2017	10,256.19
EF101562	20549	<b>A1 CARPET, TILE &amp; GROUT CLEANING</b> CLEANING SERVICES - TILES/CARPET	31/03/2017	1,727.00
EF101563	20746	<b>ACCUWEIGH</b> WEIGHING EQUIPMENT	31/03/2017	2,753.30
EF101564	20763	<b>JECODA CONCRETE</b> CONCRETE SUPPLY	31/03/2017	38,236.00
EF101565	21005	<b>BRAIN TEASERS OZ PTY LTD</b> EDUCATIONAL PRODUCTS	31/03/2017	66.00
EF101566	21010	<b>REDMAN SOLUTIONS PTY LTD</b> COMPUTER SOFTWARE	31/03/2017	9,350.00
EF101567	21120	<b>SHOREWATER MARINE PTY LTD</b> MARINE CONSTRUCTION SERVICES	31/03/2017	16,758.50
EF101568	21127	<b>JOANNA AYCKBOURN (VOICES IN SINC)</b> INSTRUCTION - SINGING	31/03/2017	600.00
EF101569	21139	<b>AUSTRAFFIC WA PTY LTD</b> TRAFFIC SURVEYS	31/03/2017	3,520.00
EF101570	21287	<b>T.J.DEPIAZZI &amp; SONS</b> SOIL & MULCH SUPPLIES	31/03/2017	5,243.74
EF101571	21294	<b>CAT HAVEN</b> ANIMAL SERVICES	31/03/2017	2,490.00
EF101572	21371	<b>LD TOTAL SANPOINT PTY LTD</b> LANDSCAPING WORKS/SERVICES	31/03/2017	44,036.36
EF101573	21397	<b>THE PLAYROOM O'CONNOR</b> TOYS AND GAMES	31/03/2017	1,030.92
EF101574	21469	<b>JOHN HUGHES VOLKSWAGON</b> PURCHASE OF NEW VEHICLE	31/03/2017	47,129.95
EF101575	21556	<b>VITAL INTERPRETING PERSONNEL</b> CONSULTANCY - EDUCATION	31/03/2017	179.30
EF101576	21627	<b>MANHEIM PTY LTD</b> IMPOUNDED VEHICLES	31/03/2017	11,454.30
EF101577	21665	<b>MMJ REAL ESTATE (WA) PTY LTD</b> PROPERTY MANAGEMENT SERVICES	31/03/2017	15,739.10
EF101578	21672	<b>MEGA MUSIC AUSTRALIA</b> MUSICAL INSTRUMENTS/SOUND	31/03/2017	549.00
EF101579	21678	<b>IANNELLO DESIGNS</b> GRAPHIC DESIGN	31/03/2017	192.50
EF101580	21747	<b>UNICARE HEALTH</b> WHEELCHAIR HIRE	31/03/2017	8,289.00
EF101581	21915	<b>ECOWATER SERVICES PTY LTD</b> MAINTENANCE SERVICES - WASTE	31/03/2017	586.55
EF101582	21946	<b>RYAN'S QUALITY MEATS</b> MEAT SUPPLIES	31/03/2017	1,363.78

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EF101583	22106	<b>INTELIFE GROUP</b> SERVICES - DAIP	31/03/2017	17,107.20
EF101584	22182	<b>K-LINE FENCING GROUP</b> FENCING SERVICES	31/03/2017	5,207.40
EF101585	22332	<b>MACQUARIE EQUIPMENT RENTALS PTY</b> LEASE RENTAL	31/03/2017	6,470.16
EF101586	22337	<b>SEGAFREDO ZANETTI AUSTRALIA PTY</b> COFFEE & COFFEE MACHINES	31/03/2017	174.00
EF101587	22400	<b>FIRE &amp; SAFETY WA PTY LTD</b> FIRE SAFETY EQUIPMENT	31/03/2017	13.55
EF101588	22404	<b>CLEVERPATCH PTY LTD</b> ARTS/CRAFT SUPPLIES	31/03/2017	720.11
EF101589	22448	<b>CAKES WEST PTY LTD</b> CATERING	31/03/2017	115.58
EF101590	22553	<b>BROWNES FOOD OPERATIONS</b> CATERING SUPPLIES	31/03/2017	2,327.94
EF101591	22569	<b>SONIC HEALTH PLUS PTY LTD</b> MEDICAL SERVICES	31/03/2017	2,656.50
EF101592	22600	<b>CUBIC PROMOTIONS PTY LTD</b> PROMOTIONAL PRODUCTS	31/03/2017	2,073.50
EF101593	22613	<b>VICKI ROYANS</b> ARTISTIC SERVICES	31/03/2017	600.00
EF101594	22619	<b>KSC TRAINING</b> TRAINING SERVICES	31/03/2017	990.00
EF101595	22639	<b>SHATISH CHAUHAN</b> TRAINING SERVICES - YOGA	31/03/2017	680.00
EF101596	22651	<b>SPRAYMASTER SPRAY SHOP</b> SPAYING EQUIPMENT	31/03/2017	186.60
EF101597	22658	<b>SERCUL</b> URBAN LANDCARE SERVICES	31/03/2017	1,400.00
EF101598	22681	<b>ABBAY BLINDS PTY LTD</b> BLINDS	31/03/2017	104.50
EF101599	22682	<b>BEAVER TREE SERVICES PTY LTD</b> TREE PRUNING SERVICES	31/03/2017	40,117.83
EF101600	22805	<b>COVS PARTS PTY LTD</b> MOTOR PARTS	31/03/2017	1,546.79
EF101601	22806	<b>PUMA ENERGY (AUSTRALIA) FUELS PTY</b> FUEL SUPPLIES	31/03/2017	104,452.35
EF101602	22859	<b>TOP OF THE LADDER GUTTER</b> GUTTER CLEANING SERVICES	31/03/2017	10,648.31
EF101603	22879	<b>REMIDA PERTH INC</b> ARTISTIC SERVICES	31/03/2017	905.00
EF101604	22903	<b>UNIQUE INTERNATIONAL RECOVERIES</b> DEBT COLLECTORS	31/03/2017	396.80
EF101605	23213	<b>SPOTLESS FACILITY SERVICES PTY LTD</b> LAUNDRY SERVICES	31/03/2017	61.59
EF101606	23253	<b>KOTT GUNNING</b> LEGAL SERVICES	31/03/2017	7,359.45
EF101607	23288	<b>ARIANE ROEMMELE</b> AMUSEMENT - CHILDREN'S ACTIVITIES	31/03/2017	250.00
EF101608	23348	<b>ZUMBA WITH HONEY</b> FITNESS CLASSES	31/03/2017	616.00
EF101609	23450	<b>CLEVER DESIGNS</b> UNIFORMS	31/03/2017	2,756.70
EF101610	23457	<b>TOTALLY WORK WEAR FREMANTLE</b> CLOTHING - UNIFORMS	31/03/2017	4,194.95
EF101611	23570	<b>A PROUD LANDMARK PTY LTD</b> LANDSCAPE CONTRUCTION SERVICES	31/03/2017	60,962.69

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EF101612	23735	<b>SIDRA SOLUTIONS</b> SOFTWARE	31/03/2017	418.00
EF101613	23767	<b>PUBLIC TRANSPORT AUTHORITY</b> CONSULTANCY SERVICES - PLANNING	31/03/2017	14,146.35
EF101614	23872	<b>ASB MARKETING PTY LTD</b> PROMOTIONAL PRODUCTS	31/03/2017	212.74
EF101615	23971	<b>FIND WISE LOCATION SERVICES</b> LOCATING SERVICES - UNDERGROUND	31/03/2017	4,597.45
EF101616	24183	<b>WELLARD GLASS</b> GLASS REPAIR SERVICES	31/03/2017	2,469.50
EF101617	24195	<b>PAYNE'S WINDOW CLEANING AND</b> WINDOW CLEANING SERVICES	31/03/2017	12,814.76
EF101618	24298	<b>TANKS FOR HIRE</b> EQUIPMENT HIRE	31/03/2017	574.20
EF101619	24432	<b>TERRA WINES PTY LTD</b> LIQUOR SUPPLIES	31/03/2017	86.91
EF101620	24506	<b>AMARANTI'S PERSONAL TRAINING</b> PERSONAL TRAINING SERVICES	31/03/2017	300.00
EF101621	24524	<b>CALO HEALTH</b> HEARTMOVE CLASSES	31/03/2017	3,320.00
EF101622	24595	<b>CONTEMPORARY IMAGE PHOTOGRAPHY</b> PHOTOGRAPHY SERVICES	31/03/2017	621.50
EF101623	24599	<b>POOLWERX SPEARWOOD</b> ANALYTICAL SERVICES	31/03/2017	1,587.40
EF101624	24655	<b>AUTOMASTERS SPEARWOOD</b> VEHICLE SERVICING	31/03/2017	3,241.00
EF101625	24664	<b>BODY BIKE AUSTR</b> GYM EQUIPMENT	31/03/2017	120,334.50
EF101626	24736	<b>ZENIEN</b> CCTV CAMERA LICENCES	31/03/2017	38,453.55
EF101627	24748	<b>PEARMANS ELECTRICAL &amp;</b> ELECTRICAL SERVICES	31/03/2017	8,777.86
EF101628	24864	<b>FREMANTLE FOOTBALL CLUB</b> REIMBURSEMENT - DEVELOPMENT	31/03/2017	27,500.00
EF101629	24945	<b>NS PROJECTS PTY LTD</b> PROJECT MANAGEMENT SERVICES	31/03/2017	29,623.00
EF101630	24949	<b>BITUMEN SURFACING THE TRUSTEE</b> BITUMEN SUPPLIES	31/03/2017	13,284.15
EF101631	24952	<b>CARALEE COMMUNITY SCHOOL</b> REGISTRATION FEES	31/03/2017	165.00
EF101632	24974	<b>SCOTT PRINT</b> PRINTING SERVICES	31/03/2017	12,926.10
EF101633	24976	<b>SNAP PRINTING - COCKBURN CENTRAL</b> PRINTING SERVICES	31/03/2017	105.60
EF101634	25060	<b>DFP RECRUITMENT SERVICES</b> EMPLOYMENT SERVICES	31/03/2017	11,696.12
EF101635	25063	<b>SUPERIOR PAK PTY LTD</b> VEHICLE MAINTENANCE	31/03/2017	558.40
EF101636	25092	<b>LINKS MODULAR SOLUTIONS PTY LTD</b> COMPUTER SOFTWARE	31/03/2017	8,250.00
EF101637	25102	<b>FREMANTLE MOBILE WELDING</b> WELDING SERVICES	31/03/2017	12,334.30
EF101638	25110	<b>TOYOTA MATERIAL HANDLING</b> SPARE PARTS	31/03/2017	15,334.00
EF101639	25115	<b>FIGG</b> INVESTMENT MANAGEMENT SERVICES	31/03/2017	5,500.00
EF101640	25121	<b>IMAGESOURCE DIGITAL SOLUTIONS</b> BILLBOARDS	31/03/2017	6,371.89

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EF101641	25158	<b>MPIRE SECURITY</b> SECURITY SERVICES	31/03/2017	1,263.06
EF101642	25189	<b>SPORT AND RECRE</b> SPORTS SURFACES	31/03/2017	17,553.25
EF101643	25262	<b>SANDOVER PINDER ARCHITECTS</b> ARCHITECTURAL SERVICES	31/03/2017	42,517.87
EF101644	25263	<b>SYSTEM MAINTENANCE</b> SEWERAGE PUMP MAINTENANCE	31/03/2017	1,995.84
EF101645	25264	<b>ACURIX NETWORKS PTY LTD</b> WIFI ACCESS SERVICE	31/03/2017	1,615.90
EF101646	25397	<b>MOOBA AUSTRALIA PTY LTD</b> CONSUMABLES	31/03/2017	600.00
EF101647	25415	<b>JANDAKOT STOCK &amp; PET SUPPLIES</b> PET SUPPLIES	31/03/2017	279.90
EF101648	25418	<b>CS LEGAL</b> LEGAL SERVICES	31/03/2017	32,381.82
EF101649	25644	<b>DYMOCKS GARDEN CITY</b> PURCHASE OF BOOKS	31/03/2017	1,217.82
EF101650	25645	<b>YELAKITJ MOORT NYUNGAR</b> WELCOME TO THE COUNTRY	31/03/2017	800.00
EF101651	25664	<b>GETTY IMAGES</b> VISUAL CONTENT - CREATIVE AND	31/03/2017	4,400.00
EF101652	25713	<b>DISCUS ON DEMAND THE TRUSTEE FOR</b> PRINTING SERVICES	31/03/2017	2,626.14
EF101653	25733	<b>MIRACLE RECREATION EQUIPMENT</b> PLAYGROUND INSTALLATION / REPAIRS	31/03/2017	7,375.50
EF101654	25737	<b>THE TRUSTEE FOR SARB ENTERPRISES</b> CONSULTANCY SERVICES	31/03/2017	11,200.20
EF101655	25813	<b>LGCONNECT PTY LTD</b> DEVELOPMENT CONSULTANCY	31/03/2017	3,960.00
EF101656	25832	<b>EXTERIA</b> STREET AND PARK INFRASTRUCTURE	31/03/2017	1,299.10
EF101657	25962	<b>ALL LINES</b> LINEMARKING SERVICES	31/03/2017	770.00
EF101658	25989	<b>CULTURAL LEARNING CENTRE MOSAICA</b> CULTURAL GRANT	31/03/2017	400.00
EF101659	26029	<b>AUTOSWEEP WA</b> SWEEPING SERVICES	31/03/2017	1,628.00
EF101660	26067	<b>SPRAYKING WA PTY LTD</b> CHEMICAL WEED CONTROL SERVICES	31/03/2017	14,884.44
EF101661	26090	<b>FREMANTLE MILK DISTRIBUTORS</b> MILK DISTRIBUTORS	31/03/2017	14.80
EF101662	26110	<b>DASH CIVIL CONTRACTING</b> CONCRETING SERVICES	31/03/2017	160,067.03
EF101663	26112	<b>BROOKE BOBRIDGE</b> GRAPHIC DESIGN SERVICES	31/03/2017	1,560.00
EF101664	26113	<b>BENJ BERNAL MUSIC</b> ENTERTAINMENT SERVICES	31/03/2017	600.00
EF101665	26114	<b>GRACE RECORDS MANAGEMENT</b> RECORDS MANAGEMENT SERVICES	31/03/2017	2,108.60
EF101666	26173	<b>SOUTHSIDE PLUMBING</b> PLUMBING SERVICES	31/03/2017	1,303.50
EF101667	26211	<b>AMCOM PTY LTD</b> INTERNET/DATA SERVICES	31/03/2017	9,383.19
EF101668	26253	<b>CREATE IT</b> TIME LAPSE CAMERA	31/03/2017	913.00

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EF101669	26257	<b>PAPERBARK TECHNOLOGIES</b> ARBORICULTURAL CONSULTANCY	31/03/2017	25,485.00
EF101670	26268	<b>TRAINWEST</b> TRAINING COURSES	31/03/2017	3,400.00
EF101671	26303	<b>GECKO CONTRACTING TURF &amp;</b> TURF & LANDSCAPE MAINTENANCE	31/03/2017	173,298.60
EF101672	26314	<b>CPE GROUP</b> TEMPORARY EMPLOYMENT SERVICES	31/03/2017	238.59
EF101673	26321	<b>SKATEBOARDING WA</b> SKATEBOARDING CLINICS	31/03/2017	10,725.00
EF101674	26323	<b>AT THE KITCHEN</b> CATERING SERVICES	31/03/2017	1,225.00
EF101675	26330	<b>KENNARDS HIRE - BIBRA LAKE</b> EQUIPMENT HIRE	31/03/2017	8,098.95
EF101676	26354	<b>ELECTROFEN</b> REPAIR SERVICES - SECURITY FENCES	31/03/2017	772.20
EF101677	26359	<b>WILSON SECURITY</b> SECURITY SERVICES	31/03/2017	200,107.90
EF101678	26369	<b>CJS CONTRACTORS (WA) PTY LTD</b> CONSTRUCTION SERVICES	31/03/2017	28,245.80
EF101679	26371	<b>KATE DRENNAN PHOTOGRAPHY</b> PHOTOGRAPHY SERVICES	31/03/2017	450.00
EF101680	26386	<b>AIRMASTER AUSTRALIA PTY LTD</b> AIRCONDITIONING MAINTENANCE	31/03/2017	3,644.12
EF101681	26399	<b>PAPERSCOUT THE TRUSTEE FOR</b> GRAPHIC DESIGN SERVICES	31/03/2017	583.00
EF101682	26403	<b>CHES POWER GROUP</b> ENGINEERING SOLUTIONS / BACK UP	31/03/2017	2,743.20
EF101683	26442	<b>BULLANT SECURITY PTY LTD KEY WEST</b> LOCKSMITH & SECURITY SERVICES	31/03/2017	13,885.19
EF101684	26461	<b>777 MAINTENANCE PTY LTD</b> MAINTENANCE SERVICES	31/03/2017	4,752.00
EF101685	26470	<b>SCP CONSERVATION AND LAND</b> FENCING SERVICES	31/03/2017	13,130.70
EF101686	26480	<b>MATTRESS REMOVAL WA</b> MATTRESS REMOVAL SERVICES	31/03/2017	9,674.40
EF101687	26513	<b>CLAREMONT FINANCE CORPORATION</b> FINANCIAL SERVICES - XCELLERATE	31/03/2017	12,221.06
EF101688	26516	<b>ULTIMATE LIMESTONE</b> CONSTRUCTION SERVICES	31/03/2017	20,075.00
EF101689	26536	<b>SKYLINE LANDSCAPE SERVICES (WA)</b> LANDSCAPING SERVICES	31/03/2017	56,785.68
EF101690	26549	<b>SHARON GREGORY (KOORT-KADAK</b> CONSULTANCY SERVICES	31/03/2017	50.00
EF101691	26574	<b>EVA BELLYDANCE</b> ENTERTAINMENT - BELLY DANCING	31/03/2017	300.00
EF101692	26586	<b>WA TEMPORARY FENCING SUPPLIES</b> FENCING - TEMPORARY	31/03/2017	1,039.50
EF101693	26588	<b>SOURCE SEPARATION SYSTEMS P/L</b> PROVIDING WASTE AND RECYCLING BINS	31/03/2017	5,869.54
EF101694	26589	<b>AQUENTA CONSULTING PTY LTD</b> PROJECT SERVICES CONSULTANCY	31/03/2017	7,700.00
EF101695	26594	<b>THE PLASTIC MAN</b> PLASTIC PRODUCTS	31/03/2017	2,270.00
EF101696	26606	<b>ENVIRO INFRASTRUCTURE PTY LTD</b> CONSTRUCTION& FABRICATION	31/03/2017	14,643.28
EF101697	26610	<b>TRACC CIVIL PTY LTD</b> CIVIL CONSTRUCTION	31/03/2017	600,975.53

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EF101698	26613	<b>AVE BIN AND BBQ CLEANING PTY LTD</b> CLEANAING SERVICES (BBQ - BINS)	31/03/2017	3,629.50
EF101699	26614	<b>MARKETFORCE PTY LTD</b> ADVERTISING	31/03/2017	15,288.26
EF101700	26619	<b>SPEARWOOD NEWS DELIVERY</b> NEWSPAPER DELIVERY	31/03/2017	308.09
EF101701	26620	<b>GRA EVERINGHAM PTY LTD</b> CONSULTING/ADVISORY	31/03/2017	5,500.00
EF101702	26623	<b>TELFORD INDUSTRIES</b> CHEMICALS - POOL	31/03/2017	694.10
EF101703	26625	<b>ANDOVER DETAILERS</b> CAR DETAILING SERVICES	31/03/2017	491.71
EF101704	26635	<b>THE BRITSTOP</b> ROAD REPAIR PRODUCTS	31/03/2017	6,306.08
EF101705	26639	<b>SAFEGUARD INDUSTRIES</b> SECURITY DOORS, SCREENS AND	31/03/2017	1,960.00
EF101706	26647	<b>MULTIPLEX CONSTRUCTIONS PTY LTD</b> BUILDING - CONSTRUCTION	31/03/2017	280,397.00
EF101707	26649	<b>KUBED MEDIA</b> HIRE OF ADVERTISING LED SCREENS	31/03/2017	792.00
EF101708	26655	<b>WORLDWIDE PRINTING SOLUTIONS</b> PRINTING SERVICES	31/03/2017	2,711.00
EF101709	26656	<b>ENVIRONMENTAL HEALTH AUSTRALIA</b> MEMBERRSHIP, CONFERENCES AND	31/03/2017	70.00
EF101710	26667	<b>TANGELO CREATIVE</b> GRAPHIC DESIGN	31/03/2017	37,620.00
EF101711	26677	<b>AUSTRALIA AND NEW ZEALAND</b> NOT- FOR-PROFIT MEMBER SERVICES	31/03/2017	1,066.56
EF101712	26698	<b>MELVILLE MITSUBISHI</b> PURCHASE OF NEW VEHICLES &	31/03/2017	218.15
EF101713	26709	<b>TALIS CONSULTANTS PTY LTD</b> WASTE CONSULTANCY	31/03/2017	4,026.00
EF101714	26713	<b>STONERIDGE QUARRIES WA</b> RECYCLING SERVICES	31/03/2017	614.72
EF101715	26721	<b>QUAD SERVICES PTY LTD</b> CLEANING SERVICES	31/03/2017	55,046.51
EF101716	26732	<b>AMARE SAFETY</b> CLOTHING UNIFORMS	31/03/2017	231.00
EF101717	26735	<b>SHANE MCMASTER SURVEYS</b> SURVEY SERVICES	31/03/2017	19,195.00
EF101718	26739	<b>KERB DOCTOR</b> KERB MAINTENANCE	31/03/2017	5,312.40
EF101719	26743	<b>STATEWIDE TURF SERVICES</b> TURF RENOVATION	31/03/2017	5,970.80
EF101720	26745	<b>EMBROIDME MYAREE</b> EMBROIDERY	31/03/2017	2,812.70
EF101721	26746	<b>MOWER CITY</b> LAWN MAINTENANCE	31/03/2017	2,159.90
EF101722	26747	<b>BELL-VISTA FRUIT &amp; VEG</b> FRUIT AND VEGETABLES.	31/03/2017	1,819.29
EF101723	26749	<b>BOOMERS PLUMBING AND GAS PTY LTD</b> PLUMBING SERVICES	31/03/2017	187.00
EF101724	26754	<b>INSIGHT CALL CENTRE SERVICES</b> CALL CENTRE SERVICES	31/03/2017	6,061.45
EF101725	26770	<b>LAKESIDE MOWERS &amp; MOTORCYCLES</b> REPAIRS/MAINTENANCE SERVICES	31/03/2017	164.50
EF101726	26771	<b>INSTANT PRODUCTS HIRE</b> PORTABLE TOILET HIRE	31/03/2017	8,350.10



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EF101727	26773	<b>LASER CORPS COMBAT ADVENTRUES</b> ENTRY FEES	31/03/2017	950.00
EF101728	26774	<b>NATURALISTE LAND SURVEYS</b> SURVEYING SERVICES	31/03/2017	3,960.00
EF101729	26780	<b>METROPOLITAN OMNIBUS COMPANY</b> BUS HIRE	31/03/2017	1,474.00
EF101730	26782	<b>SOFT LANDING</b> RECYCLING SERVICES	31/03/2017	5,540.00
EF101731	26786	<b>NUTURF</b> HERBICIDE PRODUCTS	31/03/2017	324.50
EF101732	26789	<b>RAECO</b> SUPPLY OF LIBRARY SHELVING AND FURNITU	31/03/2017	421.49
EF101733	26791	<b>MONSTERBALL AMUSEMENT &amp; HIRE</b> AMUSEMENT HIRE	31/03/2017	1,090.00
EF101734	26795	<b>OPUS INTERNATIONAL CONSULTANTS</b> ENGINEERING CONSULTANCY	31/03/2017	6,435.00
EF101735	26800	<b>THE GOODS</b> RETAIL	31/03/2017	367.88
EF101736	26803	<b>JACOBS GROUP (AUSTRALIA) PTY LTD</b> CONSULTANCY - ENGINEERING	31/03/2017	21,024.96
EF101737	26813	<b>BUSWEST</b> BUS HIRE	31/03/2017	770.00
EF101738	26822	<b>CSE CROSSCOM PTY LTD</b> COMMUNICATION EQUIPMENT	31/03/2017	380.60
EF101739	26826	<b>PINDAN CONTRACTING PTY LTD</b> BUILDING CONSTRUCTION SERVICES	31/03/2017	511,163.75
EF101740	26830	<b>ECO EATS CATERING</b> CATERING	31/03/2017	506.40
EF101741	26831	<b>AFL SPORTS READY LTD</b> EDUCATION & TRAINING	31/03/2017	1,270.90
EF101742	26835	<b>NGIS AUSTRALIA PTY LTD</b> GEOGRAPHIC INFORMATION SYSTEMS	31/03/2017	14,742.95
EF101743	26838	<b>GUNDI CONSULTING</b> CULTURAL COMPETENCY AND TRAINING	31/03/2017	3,850.00
EF101744	26843	<b>ERGOLINK</b> ERGONOMIC OFFICE FURNITURE	31/03/2017	412.95
EF101745	26845	<b>BARKING WOLF PTY LTD</b> VIDEO PRODUCTION	31/03/2017	825.00
EF101746	26850	<b>REACHTEL</b> MARKETING SERVICES	31/03/2017	5,280.00
EF101747	26855	<b>MKDC</b> INTERIOR DESIGN SERVICES	31/03/2017	5,500.00
EF101748	26864	<b>GUARDIAN TACTILE SYSTEMS P/L</b> TACTILES,STAIRNOSING,WHEEL STOPS	31/03/2017	4,827.16
EF101749	26867	<b>EINSTEINS TOP SECRET SCIENCE</b> CHILDRENS WORKSHOPS	31/03/2017	600.00
EF101750	26872	<b>NEW PARADIGM FOUNDATION</b> WORKSHOPS SCHOOL HOLIDAYS	31/03/2017	800.00
EF101751	26874	<b>TYRONE THWAITES</b> MC/COMMENTATOR	31/03/2017	1,000.00
EF101752	26881	<b>PRODUCTS AND THINGS PTY LTD</b> FOUNTAINS - DESIGN	31/03/2017	7,480.00
EF101753	26883	<b>GTA CONSULTANTS</b> TRANSPORT PLANNING	31/03/2017	5,355.01
EF101754	26884	<b>PEOPLE ON BICYCLES</b> TRAINING - BICYCLE CLASSES	31/03/2017	140.00

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EF101755	26888	<b>MEDIA ENGINE</b> GRAPHIC DESIGN, MARKETING, VIDEO PRODUCT	31/03/2017	3,839.00
EF101756	26889	<b>AE SMITH SERVICE PTY LTD</b> PAINTING SERVICES	31/03/2017	16,236.00
EF101757	26898	<b>SPANDEX ASIA PACIFIC PTY LTD</b> SIGNAGE SUPPLIER	31/03/2017	1,187.43
EF101758	26901	<b>ALYKA PTY LTD</b> DIGITAL CONSULTANCY AND WEB	31/03/2017	20,539.35
EF101759	26909	<b>WEST COAST PROFILERS PTY LTD</b> ROAD PLANING COLD SERVICES	31/03/2017	66,493.31
EF101760	26911	<b>HARVEY NORMAN OCONNOR</b> RETAIL	31/03/2017	1,054.00
EF101761	26912	<b>R1I SERVICES</b> IT SOLUTIONS	31/03/2017	3,347.32
EF101762	26913	<b>MIRANDA KISSELL CONTRACTING</b> CARPENTRY SERVICES	31/03/2017	1,705.00
EF101763	26914	<b>NATURE CALLS PORTABLE TOILETS</b> SUPPLY OF PORTABLE TOILETS	31/03/2017	770.00
EF101764	26917	<b>CIRRUS NETWORKS PTY LTD</b> IT SERVICES	31/03/2017	7,855.26
EF101765	26921	<b>JULIET COGHLAN - PHOTOGRAPHER</b> PHOTOGRAPHY SERVCIES	31/03/2017	320.00
EF101766	26922	<b>SPORT2CLEAN AUSTRALIA LIMITED</b> CONSULTANCY - ENVIROMENT	31/03/2017	1,065.00
EF101767	26923	<b>WOODLANDS DISTRIBUTORS &amp;</b> RUBBISH COLLECTION EQUIPMENT	31/03/2017	355.30
EF101768	26925	<b>DISC GOLF PARK</b> DESIGN SERVICES - GOLF COURSES	31/03/2017	164.18
EF101769	26929	<b>ELAN ENERGY MATRIX PTY LTD</b> RECYCLING SERVICES	31/03/2017	1,530.84
EF101770	26931	<b>PROGRESSIVE DIAGNOSTICS PTY LTD</b> TRAINING AND INSTRUCTION SERVICES	31/03/2017	396.00
EF101771	26935	<b>IRRIGATION WA PTY LTD</b> IRRAGATION SERVICES	31/03/2017	753.28
EF101772	26938	<b>MAJESTIC PLUMBING</b> PLUMBING	31/03/2017	102,596.45
EF101773	26939	<b>UDLA PTY LTD</b> LANDSCAPE ARCHITECTURE AND URBAN	31/03/2017	14,202.60
EF101774	26944	<b>MRKVI</b> MASTER CEREMONIES	31/03/2017	935.00
EF101775	26946	<b>AV TRUCK SERVICES PTY LTD</b> TRUCK DEALERSHIP	31/03/2017	734.94
EF101776	26947	<b>PROOF THE BAND</b> ENTERTAINMENT BAND	31/03/2017	2,800.00
EF101777	26948	<b>OFFSPRING MAGAZINE PTY LTD</b> PUBLICATION	31/03/2017	1,738.00
EF101778	26950	<b>WALCON MARINE AUSTRALASIA PTY</b> MARINE SERVICES	31/03/2017	23,321.10
EF101779	26952	<b>FOCUS PROMOTIONS</b> PROMOTION - ETERTAINMENT	31/03/2017	5,500.00
EF101780	26956	<b>PICNIC TABLES HIRE</b> HIRE - FURNITURE	31/03/2017	1,381.60
EF101781	26964	<b>SOUTH METROPOLITAN TAFE</b> EDUCATION	31/03/2017	1,987.47
EF101782	26966	<b>HOUGOUMONT HOTEL</b> ACCOMADATION	31/03/2017	3,315.00

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EF101783	26968	<b>THE DISTRIBUTORS PERTH</b> CONFECTIONARY WHOLESALER	31/03/2017	337.30
EF101784	26970	<b>FARHANA AZ CLEAK</b> SPEECH WRITING	31/03/2017	250.00
EF101785	26972	<b>LES MILLS ASIA PACIFIC INDUSTRIES</b> EXCERSISE EQUIPMENT	31/03/2017	2,580.48
EF101786	26978	<b>PTE GROUP PTY LTD</b> TRAILER - PARTS	31/03/2017	2,750.00
EF101787	26981	<b>PERTH MARKET RESEARCH</b> EVENT ANALYSIS AND COMMUNITY	31/03/2017	4,554.00
EF101788	26983	<b>HITECH SPORTS PTY LTD</b> SPORTING EQUIPMENT	31/03/2017	10,576.50
EF101789	26984	<b>COMMERCIAL AQUATICS AUSTRALIA</b> POOL EQUIPMENT	31/03/2017	27,600.00
EF101790	26985	<b>ACCESS ICON PTY LTD</b> DRAINAGE PRODUCTS	31/03/2017	8,794.50
EF101791	26988	<b>BLADON WA PTY LTD</b> PROMOTIONAL PRODUCTS	31/03/2017	2,410.54
EF101792	26992	<b>FORM DESIGNS AUSTRALIA PTY LTD</b> INDUSTRIAL DESIGN	31/03/2017	1,237.50
EF101793	27002	<b>COCKBURN PARTY HIRE</b> HIRE SERVICES	31/03/2017	3,837.20
EF101794	27006	<b>BIBRA LAKE IGA XPRESS</b> LIQUOR SUPPLIES	31/03/2017	1,574.17
EF101795	27010	<b>QUANTUM BUILDING SERVICES PTY LTD</b> BUILDING MAINTENANCE	31/03/2017	3,779.05
EF101796	27013	<b>ECO BINS (AUST.) PTY LTD</b> RECYCLING SERVICES	31/03/2017	44,066.00
EF101797	27015	<b>INTELLI TRAC</b> GPS TRACKING	31/03/2017	7,458.00
EF101798	27020	<b>TENDERLINK.COM</b> INTERNET ACESS SERVICES	31/03/2017	330.00
EF101799	27023	<b>SOLARGAIN PV PTY LTD</b> SOLAR ENERGY PROVIDER	31/03/2017	328,916.50
EF101800	27024	<b>KYOKO YOSHIDA SHIKISAI JAPANESE</b> TRAINING/INSTRUCTION - COOKING	31/03/2017	660.00
EF101801	27026	<b>FIRST ACTION PTY LTD</b> EMERGENCY MANAGEMENT SOLUTIONS	31/03/2017	709.50
EF101802	27027	<b>FRIG TECH WA</b> REFRIDGERATION SERVICES	31/03/2017	495.90
EF101803	27028	<b>TECHNOGYM AUSTRALIA PTY LTD</b> FITNESS EQUIPMENT	31/03/2017	254,486.76
EF101804	27029	<b>THE ENTERTAINMENT BANK PTY LTD</b> EVENTS MANAGEMENT	31/03/2017	1,789.70
EF101805	27031	<b>DOWNER EDI WORKS PTY LTD</b> ASPHALT SERVICES	31/03/2017	242,315.16
EF101806	27032	<b>WTP AUSTRALIA PTY LTD</b> QUANTITY SURVEYORS	31/03/2017	14,850.00
EF101807	27034	<b>ADELBY PTY LTD</b> FIREBREAK CONSTRUCTION	31/03/2017	4,040.00
EF101808	27040	<b>PML INSTALLATION PTY LTD</b> BUILDING CONSTRUCTION	31/03/2017	1,176.00
EF101809	27044	<b>GRAFFITI SYSTEMS AUSTRALIA</b> GRAFFITI REMOVAL & ANTI-GRAFFITI COATING	31/03/2017	14,286.78
EF101810	27046	<b>TFH HIRE SERVICES PTY LTD</b> HIRE FENCING	31/03/2017	462.55

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EF101811	27048	<b>PATRON POWER PTY LTD</b> MARINE EQUIPMENT	31/03/2017	10,319.10
EF101812	27050	<b>ROB CARR PTY LTD</b> CONSTRUCTION - TUNNELLING	31/03/2017	201,279.73
EF101813	27052	<b>EVENT MARQUEES</b> MARQUEE HIRE	31/03/2017	7,243.50
EF101814	27059	<b>FRONTLINE FIRE AND RESCUE</b> MANUFACTURE-FIRE	31/03/2017	4,270.41
EF101815	27061	<b>BON LEISURE</b> CONSULTANCY	31/03/2017	18,425.00
EF101816	27062	<b>JAG TRAFFIC PTY LTD</b> TRAFFIC MANAGEMENT	31/03/2017	6,039.13
EF101817	27064	<b>COMMUNITY FIRST INTERNATIONAL</b> DISABILITY SERVICES	31/03/2017	1,804.00
EF101818	27065	<b>WESTBOOKS</b> BOOKS	31/03/2017	1,881.98
EF101819	27066	<b>WA LAND COMPENSATION</b> VALUATION SERVICES	31/03/2017	3,300.00
EF101820	27067	<b>IATA (AUST) PTY LTD</b> EDUCATION & TRAINING	31/03/2017	7,800.00
EF101821	27068	<b>AUSTRAL POOL SOLUTIONS</b> POOL EQUIPMENT/SUPPLIES	31/03/2017	20,554.99
EF101822	27069	<b>HART SPORT</b> SPORTS EQUIPMENT	31/03/2017	12,297.20
EF101823	27070	<b>JUHYUN KIM (J.TRACEY KIM)</b> VIDEO PRODUCTION SERVICES	31/03/2017	4,189.50
EF101824	27071	<b>PRO-AM AUSTRALIA</b> SWIMWEAR, AQUATIC PRODUCTS	31/03/2017	3,870.90
EF101825	27072	<b>NORDIC FITNESS EQUIPMENT</b> FITNESS EQUIPMENT	31/03/2017	8,840.78
EF101826	27073	<b>CORPORATE HANDS</b> MASSAGE	31/03/2017	1,485.00
EF101827	27074	<b>STATS PTY LTD</b> GEOTECHNICAL	31/03/2017	12,085.89
EF101828	27075	<b>COLLEAGUES NAGELS</b> PRINTING SERVICES	31/03/2017	1,881.06
EF101829	27078	<b>INFOCOUNCIL PTY LTD</b> SOFTWARE	31/03/2017	6,063.75
EF101830	27082	<b>KULBARDI PTY LTD</b> STATIONERY SUPPLIES	31/03/2017	1,788.11
EF101831	27087	<b>TRANSKARD PTY LTD</b> STORAGE SERVICES	31/03/2017	636.43
EF101832	27088	<b>CHEFMASTER AUSTRALIA</b> BAGS	31/03/2017	274.45
EF101833	27089	<b>SITECH (WA) PTY LTD</b> CALIBRATION SERVICES	31/03/2017	1,016.18
EF101834	27091	<b>GREENEDESK PTY LTD</b> SOFTWARE	31/03/2017	4,548.50
EF101835	27096	<b>THE SANDSWELL MOVEMENT</b> EVENTS MANAGEMENT	31/03/2017	2,000.00
EF101836	27098	<b>Q2 (Q-SQUARED)</b> DIGITAL DATA SERVICE	31/03/2017	3,465.00
EF101837	27101	<b>DO RE MEDIA AUSTRALIA PTY LTD</b> DIGITAL MARKETING	31/03/2017	2,100.00
EF101838	27102	<b>CAMERA STORY LTD</b> TRAINING PHOTOGRAPHY	31/03/2017	2,011.00
EF101839	27104	<b>BLACK DIAMOND SECURITY</b> SECURITY	31/03/2017	7,108.20

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF101840	27105	<b>KBEST MARINE PTY LTD</b> FABRICATION SERVICES	31/03/2017	473.00
EF101841	27110	<b>RISKWEST</b> MANAGEMENT CONSULTANT	31/03/2017	13,255.00
EF101842	27112	<b>INDIGENOUS EXPERIENCES AUSTRALIA</b> ABORIGINAL CULTURAL AWARENESS FACILITATON	31/03/2017	750.00
EF101843	99997	<b>YIWU GERTU CRAFT &amp; GIFT FACTORY</b> TRUCK STRESS BALL WITH LOGO ON	31/03/2017	1,507.35
026925	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	1/03/2017	1,893.15
026926	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	8/03/2017	1,271.95
026927	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	15/03/2017	2,927.45
026928	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	22/03/2017	2,950.95
026929	26987	<b>CTI RISK MANAGEMENT</b> SECURITY - CASH COLLECTION	29/03/2017	2,141.35
026930	99999	<b>ARNOLD B HOUWEN</b> NOMINATION FEE REFUND	31/03/2017	80.00
026931	99999	<b>JOHN MILLER</b> PLANNING APPLICATION REFUND	31/03/2017	7,402.02
026932	99999	<b>RG MANN</b> REFUND	31/03/2017	55.00
026933	99999	<b>BENJAMIN O MELVILLE</b> SUBDIVISION BOND	31/03/2017	4,770.00
026934	99999	<b>ADCO CONSTRUCTIONS</b> REFUND	31/03/2017	17,482.00
026935	99999	<b>MATHEW SQUIRES</b> CITIZEN OF THE YEAR AWARD	31/03/2017	100.00
026936	99999	<b>VERNA ALLEN</b> CITIZEN OF THE YEAR AWARD	31/03/2017	100.00
026937	99995	<b>PROPERTY CHEQUE REFUNDS NOT FOR</b> PROPERTY CHEQUE SUNDRY REFUNDS	31/03/2017	200.00
026938	99995	<b>PROPERTY CHEQUE REFUNDS NOT FOR</b> PROPERTY CHEQUE SUNDRY REFUNDS	31/03/2017	409.68
026939	99995	<b>PROPERTY CHEQUE REFUNDS NOT FOR</b> PROPERTY CHEQUE SUNDRY REFUNDS	31/03/2017	739.02
026940	99998	<b>GEOFF GLAZIER</b> PEN FEE REFUND - G GLAZIER	31/03/2017	2,410.00
026941	99998	<b>DEAN MILLS</b> PEN FEE REFUND - D MILLS	31/03/2017	2,305.48
026942	11760	<b>WATER CORPORATION</b> SEWER EASEMENT	31/03/2017	13,818.37
026943	27079	<b>NU STYLE SHUTTERS</b> SECURITY SHUTTERS	31/03/2017	300.00
026944	11758	<b>WATER CORP UTILITY ACCOUNT ONLY -</b> WATER USAGE / SUNDRY CHARGES	31/03/2017	21,379.70
026945	99999	<b>RG MANN</b> REFUND	31/03/2017	55.00
026946	99999	<b>VERNA ALLEN</b> CITIZEN OF THE YEAR AWARD	31/03/2017	100.00
		<b>PAYMENT LIST TOTAL</b>		<b>16,952,643.13</b>

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF101133		<b>LESS: CANCELLED CHEQUES/EFTS</b> KALMAR PTY LTD		-147.00
EF101155		YIWU GERTU CRAFT AND GIFT FACTORY		-1,506.14
026307		ARNOLD B HOUWEN		-80.00
026936		VERNA ALLEN		-100.00
026932		RG MANN		-55.00
026934		DEBTORS		-17,482.00
026329		AUNG LAY		-147.00
				<b>19,517.14</b>
		<b>ADD: ADDITIONAL DIRECT PAYMENTS</b>		
		BANK FEES		20.00
		MERCHANT FEES COC		12,462.69
		MERCHANT FEES SLLC		2,696.87
		MERCHANT FEES VARIOUS OUT CENTRES		148.69
		NATIONAL BPAY CHARGE		6,620.16
		RTGS/ACLR FEE		16.50
		NAB TRANSACT FEE		1,681.74
		CBA CREDIT CARD PAYMENT		\$ 66,050.40
				<b>89,697.05</b>
		<b>ADD: FAMILY DAY CARE AND IN HOME CARE PAYMENTS</b>		
		FDC PAYMENTS		79,738.96
		IHC PAYMENTS		175,245.24
				<b>254,984.20</b>
		<b>ADD: PAYROLL TRANSACTIONS</b>		
8/03/2017		COC07/03/17 PYMTID 93617367 City of Cockburn		1,220,480.58
8/03/2017		COC24/02/17 PYMTID 93617544 City of Cockburn		1,083.08
13/03/2017		COC13/03/17 PYMTID 93806731 City of Cockburn		\$ 3,109.57
22/03/2017		COC09/03/17 PYMTID 94267067 City of Cockburn		\$ 6,261.09
22/03/2017		COC21/03/17 PYMTID 94312871 City of Cockburn		\$ 1,224,178.63
24/03/2017		COC23/03/17 PYMTID 94452111 City of Cockburn		\$ 198.85
20/03/2017		REF. MCI5103993 CHARGEBACK CITY OF COCKBURN		\$ 251.20
				<b>2,455,563.00</b>
		<b>TOTAL PAYMENTS FOR MARCH</b>		<b>19,733,370.24</b>

**PAYMENT SUMMARY**

**CHEQUE PAYMENTS**

026925 - 026946

**ELECTRONIC FUNDS TRANSFER PAYMENT**

EF101155 - EF101843

**CANCELLED PAYMENTS**

EF101133; EF101155; 026307; 026936; 026932; 026934; 026329

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 March 2017

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Operating Revenue</b>						
Governance	101,913,359	100,558,990	1%	1,354,368 ✓	105,193,374	104,743,874
Financial Services	714,949	627,237	14%	87,712	690,050	690,050
Information Services	3,250	1,125	189%	2,125	1,500	1,500
Human Resource Management	192,377	218,994	-12%	(26,617)	292,000	292,000
Library Services	37,667	47,854	-21%	(10,186)	55,146	55,146
Recreation & Community Safety	3,423,574	3,425,344	0%	(1,770)	5,797,893	5,648,025
Community Development & Services	6,797,235	6,446,953	5%	350,282 ✓	8,105,143	6,464,424
Corporate Communications	9,986	21,250	-53%	(11,264)	21,400	13,400
Statutory Planning	960,340	1,100,250	-13%	(139,910)	1,497,000	1,587,000
Strategic Planning	2,219,648	2,262,494	-2%	(42,846)	3,029,906	2,955,811
Building Services	1,013,445	1,164,325	-13%	(150,880)	1,505,408	1,605,408
Environmental Health	319,947	307,275	4%	12,672	338,500	260,500
Waste Services	7,199,797	6,923,575	4%	276,223 ✓	8,393,846	9,907,593
Parks & Environmental Services	84,574	59,303	43%	25,271	59,778	1,900
Engineering Services	207,235	238,590	-13%	(31,355)	318,120	318,120
Infrastructure Services	1,177,681	1,090,041	8%	87,640	1,147,099	1,072,099
	126,275,067	124,493,601	1%	1,781,466	136,446,163	135,616,850
<b>Total Operating Revenue</b>	<b>126,275,067</b>	<b>124,493,601</b>	<b>1%</b>	<b>1,781,466</b>	<b>136,446,163</b>	<b>135,616,850</b>
<b>Operating Expenditure</b>						
Governance	(2,683,885)	(3,089,888)	-13%	406,004 ✓	(4,564,669)	(4,681,477)
Strategy & Civic Support	(929,494)	(917,537)	1%	(11,958)	(1,271,647)	(1,197,428)
Financial Services	(5,265,614)	(5,231,374)	1%	(34,240)	(6,648,821)	(6,300,165)
Information Services	(3,696,412)	(3,957,814)	-7%	261,402 ✓	(5,260,395)	(5,044,232)
Human Resource Management	(1,859,592)	(2,091,667)	-11%	232,075 ✓	(2,814,514)	(2,782,444)
Library Services	(2,514,158)	(2,659,088)	-5%	144,929	(3,571,032)	(3,508,075)
Recreation & Community Safety	(7,932,631)	(8,784,736)	-10%	852,105 ✓	(12,760,036)	(12,570,826)
Community Development & Services	(7,554,903)	(7,554,739)	0%	(164)	(10,356,419)	(8,499,849)
Corporate Communications	(2,483,120)	(2,568,997)	-3%	85,877	(3,527,681)	(3,369,861)
Statutory Planning	(993,345)	(1,000,311)	-1%	6,966	(1,402,004)	(1,478,763)
Strategic Planning	(1,339,809)	(1,292,484)	4%	(47,325)	(2,031,230)	(1,846,310)
Building Services	(1,160,686)	(1,132,551)	2%	(28,135)	(1,582,264)	(1,651,768)
Environmental Health	(1,219,204)	(1,328,691)	-8%	109,487	(1,834,027)	(1,807,798)
Waste Services	(14,873,299)	(15,036,268)	-1%	162,970	(20,315,923)	(20,898,986)
Parks & Environmental Services	(9,646,738)	(9,314,971)	4%	(331,767) ✗	(12,655,169)	(12,596,094)
Engineering Services	(5,809,910)	(5,785,924)	0%	(23,986)	(7,943,807)	(7,795,741)
Infrastructure Services	(6,915,723)	(7,355,488)	-6%	439,765 ✓	(9,854,469)	(9,189,712)
	<b>(76,878,523)</b>	<b>(79,102,528)</b>	<b>-3%</b>	<b>2,224,005</b>	<b>(108,394,106)</b>	<b>(105,219,528)</b>

OCM 11/5/2017 - Item No.16.2



# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 March 2017

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Less: Net Internal Recharging</b>	1,862,596	1,787,217	4%	75,379	2,586,019	2,229,821
<b>Add: Depreciation &amp; Amortisation on Non-Current Assets</b>						
Computer Equipment	(161,583)	(193,104)	-16%	31,521	(257,472)	(257,472)
Furniture and Equipment	(107,473)	(138,465)	-22%	30,992	(184,620)	(184,620)
Plant & Machinery	(2,142,675)	(2,125,819)	1%	(16,857)	(2,834,469)	(3,034,473)
Buildings	(3,178,848)	(3,250,543)	-2%	71,695	(4,464,644)	(5,175,945)
Infrastructure - Roads	(8,080,800)	(8,081,181)	0%	381	(10,774,908)	(11,029,308)
Infrastructure - Drainage	(1,840,054)	(1,859,166)	-1%	19,112	(2,478,888)	(2,622,888)
Infrastructure - Footpaths	(880,571)	(910,998)	-3%	30,427	(1,214,664)	(1,214,664)
Infrastructure - Parks Equipment	(2,697,794)	(2,747,025)	-2%	49,231	(3,662,700)	(2,834,244)
Landfill Infrastructure	(816,834)	(893,349)	-9%	76,515	(1,191,132)	(1,191,132)
Marina Infrastructure	(710,009)	(715,203)	-1%	5,194	(953,601)	-
	<b>(20,616,641)</b>	<b>(20,914,853)</b>	<b>-1%</b>	<b>298,212</b>	<b>(28,017,098)</b>	<b>(27,544,746)</b>
<b>Total Operating Expenditure</b>	<b>(95,632,568)</b>	<b>(98,230,163)</b>	<b>-3%</b>	<b>2,597,595</b>	<b>(133,825,185)</b>	<b>(130,534,453)</b>
<b>Change in Net Assets Resulting from Operations</b>	<b>30,642,499</b>	<b>26,263,438</b>	<b>17%</b>	<b>4,379,061</b>	<b>2,620,978</b>	<b>5,082,396</b>
<b>Non-Operating Activities</b>						
<b>Profit/(Loss) on Assets Disposal</b>						
Plant and Machinery	121,633	1,587,520	-92%	(1,465,887) 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)	-	-
	<b>10,283,039</b>	<b>14,137,520</b>	<b>-27%</b>	<b>(3,854,481)</b>	<b>13,380,270</b>	<b>14,650</b>
<b>Capital Expenditure</b>						
Computer Equipment	(429,577)	(861,365)	-50%	431,788 ✓	(1,940,259)	(484,800)
Furniture and Equipment	(727,928)	(1,333,744)	-45%	605,816 ✓	(2,796,618)	(33,808)
Plant & Machinery	(4,199,145)	(6,505,467)	-35%	2,306,322 ✓	(7,797,751)	(5,791,000)
Land	(655,841)	(1,328,962)	-51%	673,121 ✓	(1,902,797)	-
Buildings	(46,987,083)	(50,714,013)	-7%	3,726,929 ✓	(55,325,397)	(58,655,520)
Infrastructure - Roads	(9,389,138)	(16,301,176)	-42%	6,912,038 ✓	(17,514,234)	(10,865,703)
Infrastructure - Drainage	(391,924)	(996,847)	-61%	604,923 ✓	(1,611,168)	(1,061,475)
Infrastructure - Footpaths	(496,735)	(954,838)	-48%	458,103 ✓	(1,144,530)	(1,003,360)
Infrastructure - Parks Equipment	(5,318,002)	(7,029,167)	-24%	1,711,166 ✓	(9,376,094)	(5,642,000)
Infrastructure - Parks Landscaping	(497,796)	(998,272)	-50%	500,476 ✓	(1,231,086)	(970,000)
Landfill Infrastructure	(175,165)	(282,133)	-38%	106,968	(1,170,329)	(225,000)
<b>Note 1.</b>	<b>(69,268,334)</b>	<b>(87,305,984)</b>	<b>-21%</b>	<b>18,037,650</b>	<b>(101,810,263)</b>	<b>(84,732,666)</b>
<b>Add: Gifted Subdivision Assets</b>	(54,299,256)	(54,299,256)	0%	-	(54,299,256)	-
<b>Add: Transfer to Reserves</b>	(38,502,590)	(40,399,893)	-5%	1,897,303 ✓	(55,197,012)	(44,411,004)

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 March 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	10,334,433	11,825,868	-13%	(1,491,435) X	13,962,080	23,245,184
Developers Contributions Plans: Cash	4,251,064	8,508,952	-50%	(4,257,888) X	10,194,432	11,721,922
Proceeds on Sale of Assets	11,992,513	14,137,520	-15%	(2,145,007) X	14,630,270	1,264,650
Reserves	66,967,835	71,513,416	-6%	(4,545,581) X	81,221,201	52,676,958
Gifted Subdivision Assets	54,299,256	54,299,256	0%	-	54,299,256	-
	<b>147,845,101</b>	<b>160,285,011</b>	<b>-8%</b>	<b>(12,439,910)</b>	<b>174,307,239</b>	<b>88,908,714</b>
<b>Non-Cash/Non-Current Item Adjustments</b>						
Depreciation on Assets	19,799,807	20,021,504	-1%	(221,697) ✓	26,825,966	26,353,614
Amortisation on Assets	816,834	893,349	-9%	(76,515)	1,191,132	1,191,132
Profit/(Loss) on Assets Disposal	(10,283,039)	(14,137,520)	-27%	3,854,481 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	382,883	-	0%	382,883 X	-	-
Deferred Pensioners Adjustment	29,731	-	0%	29,731	-	-
	<b>9,450,142</b>	<b>5,481,258</b>	<b>72%</b>	<b>3,968,884</b>	<b>12,043,690</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>45,418,112</b>	<b>33,429,605</b>	<b>36%</b>	<b>11,988,507</b>	<b>313,158</b>	<b>299,049</b>
	-	-		-	-	-

Note 2, 3.

## Notes to Statement of Financial Activity

### Note 1.

Additional information on the capital works program including committed orders at end of month:

Assets Classification	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Computer Equipment	(429,577)	(547,986)	(977,564)	(861,365)	(1,940,259)	962,695
Furniture and Equipment	(727,928)	(460,596)	(1,188,524)	(1,333,744)	(2,796,618)	1,608,094
Plant & Machinery	(4,199,145)	(3,236,559)	(7,435,704)	(6,505,467)	(7,797,751)	362,047
Land	(655,841)	-	(655,841)	(1,328,962)	(1,902,797)	1,246,956
Buildings	(46,987,083)	(5,678,078)	(52,665,161)	(50,714,013)	(55,325,397)	2,660,236
Infrastructure - Roads	(9,389,138)	(4,797,325)	(14,186,463)	(16,301,176)	(17,514,234)	3,327,771
Infrastructure - Drainage	(391,924)	(96,688)	(488,612)	(996,847)	(1,611,168)	1,122,556
Infrastructure - Footpaths	(496,735)	(115,578)	(612,313)	(954,838)	(1,144,530)	532,217
Infrastructure - Parks Equipment	(5,318,002)	(1,986,130)	(7,304,131)	(7,029,167)	(9,376,094)	2,071,963
Infrastructure - Parks Landscaping	(497,796)	(144,506)	(642,302)	(998,272)	(1,231,086)	588,784
Landfill Infrastructure	(175,165)	(100,517)	(275,682)	(282,133)	(1,170,329)	894,647
	(69,268,334)	(17,163,963)	(86,432,296)	(87,305,984)	(101,810,263)	15,377,966

### 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	142,758,477	121,360,469	113,947,104	114,885,061
Rates Outstanding	4,049,907	1,600,000	1,600,000	1,600,000
Rubbish Charges Outstanding	115,913	133,800	133,800	133,800
Sundry Debtors	1,931,538	5,300,000	5,300,000	5,300,000
GST Receivable	383,163	-	-	-
Prepayments	22,336	65,000	65,000	65,000
Accrued Debtors	-	-	-	-
Stock on Hand	11,404	13,700	13,700	13,700
	149,272,739	128,472,969	121,059,604	121,997,561
<b>Current Liabilities</b>				
Creditors	(4,204,808)	(2,225,000)	(2,225,000)	(2,225,000)
Income Received in Advance	(597,526)	-	-	-
GST Payable	269,245	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(3,933,498)	-	-	-
Provision for Long Service Leave	(2,113,784)	(2,000,000)	(2,000,000)	(2,000,000)
	(10,580,370)	(4,225,000)	(4,225,000)	(4,225,000)
<b>Net Current Assets</b>	138,692,369	124,247,969	116,834,604	117,772,561
<b>Add: Non Current Investments</b>	4,860,456	4,668,070	4,668,070	4,668,070
	143,552,824	128,916,039	121,502,674	122,440,631
<b>Less: Restricted/Committed Assets</b>				
Cash Backed Reserves #	(98,134,712)	(95,486,435)	(100,575,767)	(115,812,070)
Deposits & Bonds Liability *	-	-	-	(6,329,512)
	45,418,112	33,429,605	20,926,907	299,049
<b>Closing Funds (as per Financial Activity Statement)</b>	<b>45,418,112</b>	<b>33,429,605</b>	<b>20,926,907</b>	<b>299,049</b>

# See attached Reserve Fund Statement

\* See attached Restricted Funds Analysis

**Note 3.**

**Amendments to original budget since budget adoption. Surplus/(Deficit)**

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		<b>Budget Adoption</b>		<b>Closing Funds Surplus(Deficit)</b>				<b>299,049</b>
GL	202	Remove transport expenses		Operating Expenditure		2,100		<b>301,149</b>
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>
CW	1089	Balancing funding & expenditure		Operating Income			5,209	<b>361,743</b>
CW	1398	Balancing funding & expenditure		Operating Income			4,341	<b>357,402</b>
CW	1400	Balancing funding & expenditure		Operating Income			14,244	<b>343,158</b>
OP	6825	Correcting signage error		Operating Expenditure			30,000	<b>313,158</b>
				<b>Closing Funds Surplus (Deficit)</b>	<b>0</b>	<b>130,031</b>	<b>115,922</b>	<b>313,158</b>

# Statement of Comprehensive Income *by Nature and Type*

for the period ended 31 March 2017

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
<b>OPERATING REVENUE</b>						
01 Rates	94,215,882	93,143,585	1,072,297	96,772,297	95,700,000	95,700,000
02 Specified Area Rates	312,472	330,000	(17,528)	312,472	330,000	330,000
05 Fees and Charges	Note 1 17,563,244	17,757,447	(194,203)	23,073,203	23,267,406	24,368,500
06 Service Charges	440,700	448,000	(7,300)	440,700	450,000	450,000
10 Grants and Subsidies	8,823,051	8,638,470	184,581	11,298,147	11,113,566	9,357,649
15 Contributions, Donations and Reimbursements	798,613	507,073	291,540	1,004,695	713,155	638,665
20 Interest Earnings	4,121,105	3,669,027	452,079	5,324,115	4,872,036	4,772,036
25 Other revenue and Income	-	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>126,275,067</b>	<b>124,493,601</b>	<b>1,781,466</b>	<b>138,225,629</b>	<b>136,446,163</b>	<b>135,616,850</b>
<b>OPERATING EXPENDITURE</b>						
50 Employee Costs - Salaries & Direct Oncosts	Note 2 (36,083,754)	(35,897,568)	(186,186)	(49,970,065)	(49,783,878)	(47,426,397)
51 Employee Costs - Indirect Oncosts	(573,279)	(716,718)	143,438	(1,269,119)	(1,412,557)	(1,395,994)
55 Materials and Contracts	Note 3 (27,630,321)	(29,916,419)	2,286,099	(38,379,543)	(40,665,642)	(41,209,671)
65 Utilities	(3,404,702)	(3,392,518)	(12,184)	(4,708,282)	(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)	(2,429,023)	109,585	(2,319,463)	(2,429,048)	(2,244,048)
80 Other Expenses	(6,390,455)	(6,275,282)	(115,173)	(8,592,057)	(8,476,884)	(7,328,893)
85 Depreciation on Non Current Assets	(19,799,807)	(20,021,504)	221,697	(26,604,269)	(26,825,966)	(26,353,614)
86 Amortisation on Non Current Assets	(816,834)	(893,349)	76,515	(816,834)	(1,191,132)	(1,191,132)
<b>Add Back: Indirect Costs Allocated to Capital Works</b>	1,862,596	1,787,217	75,379	2,661,398	2,586,019	2,229,821
<b>Total Operating Expenditure</b>	<b>(95,632,568)</b>	<b>(98,230,163)</b>	<b>2,597,595</b>	<b>(130,929,807)</b>	<b>(133,825,185)</b>	<b>(130,534,453)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES</b>	<b>30,642,499</b>	<b>26,263,438</b>	<b>4,379,061</b>	<b>7,295,821</b>	<b>2,620,978</b>	<b>5,082,396</b>
<b>NON-OPERATING ACTIVITIES</b>						
11, 16 Non-Operating Grants, Subsidies and Contributions	10,334,433	11,825,868	(1,491,435)	12,470,646	13,962,080	23,245,184
18 Developers Contributions Plans: Cash	4,251,064	8,508,952	(4,257,888)	5,936,544	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	10,283,039	14,137,520	(3,854,481)	10,283,039	13,380,270	14,650
<b>Total Non-Operating Activities</b>	<b>79,167,792</b>	<b>88,771,596</b>	<b>(9,603,804)</b>	<b>82,989,484</b>	<b>91,836,038</b>	<b>34,981,756</b>
<b>NET RESULT</b>	<b>109,810,291</b>	<b>115,035,034</b>	<b>(5,224,743)</b>	<b>90,285,306</b>	<b>94,457,016</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	432,333	426,585	568,780	568,780
South Lake Leisure Centre	1,888,528	2,231,074	2,231,074	2,231,074
Law and Public Safety	506,401	459,872	589,496	518,496
	2,978,504	3,117,532	5,212,627	5,141,627
<b><u>Waste Services:</u></b>				
Waste Collection Services	2,708,306	2,627,272	2,675,000	2,675,000
Waste Disposal Services	4,469,831	4,278,483	5,701,026	7,232,593
	7,178,138	6,905,755	8,376,026	9,907,593
<b><u>Infrastructure Services:</u></b>				
Marina & Coastal Services	1,100,052	1,012,569	1,068,802	1,068,802
	1,100,052	1,012,569	1,068,802	1,068,802
	11,256,694	11,035,855	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	(1,752,021)	(1,872,900)	(2,614,193)	(2,578,913)
Finance & Corporate Services Division	(5,550,779)	(5,415,561)	(7,398,456)	(7,232,487)
Governance & Community Services Division	(11,591,790)	(11,797,257)	(16,521,317)	(14,544,002)
Planning & Development Division	(4,013,065)	(3,894,997)	(5,363,017)	(5,488,489)
Engineering & Works Division	(13,176,099)	(12,916,852)	(17,886,895)	(17,582,506)
	(36,083,754)	(35,897,568)	(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	(1,225,281)	(1,512,090)	(2,035,337)	(2,113,205)
Finance & Corporate Services Division	(2,395,912)	(2,816,453)	(4,036,632)	(3,796,510)
Governance & Community Services Division	(7,269,058)	(8,008,825)	(10,812,347)	(10,577,544)
Planning & Development Division	(612,417)	(802,856)	(1,326,291)	(1,135,933)
Engineering & Works Division	(16,127,653)	(16,776,195)	(22,455,035)	(23,586,480)
Not Applicable	0	0	0	0
	(27,630,321)	(29,916,419)	(40,665,642)	(41,209,671)

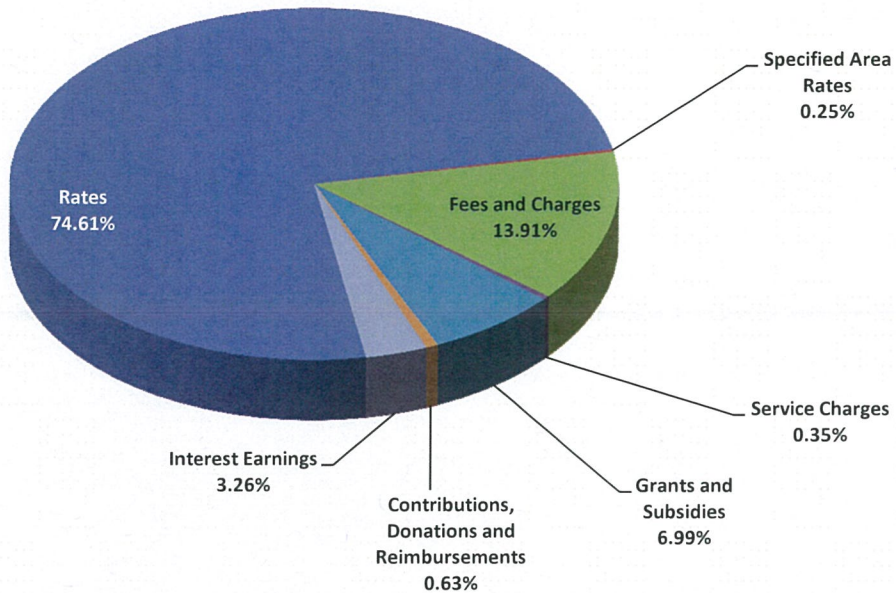
## City of Cockburn - Reserve Funds

Financial Statement for Period Ending 31 March 2017

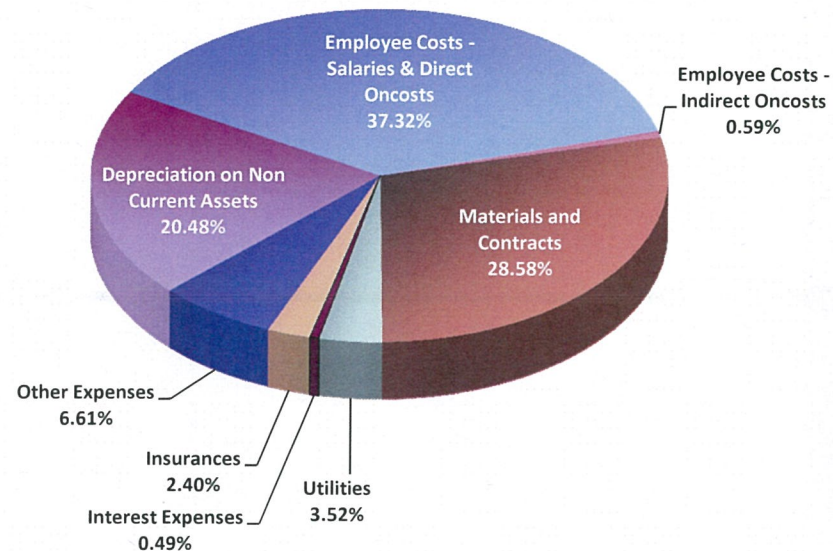
Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
<b>Council Funded</b>										
Bibra Lake Management Plan Reserve	985,439	985,439	10,648	13,265	-	-	(441,767)	(390,195)	554,320	608,508
C/FWD Projects Reserve	4,020,698	4,020,698	-	-	6,147,183	6,147,183	(9,457,453)	(6,218,963)	710,429	3,948,919
CCW Development Fund	10,880,762	10,880,762	53,000	118,020	8,300,000	8,300,000	(17,814,000)	(17,814,000)	1,419,762	1,484,782
Community Infrastructure	12,096,036	12,096,036	109,782	201,840	1,304,636	-	(1,232,301)	(927,467)	12,278,153	11,370,408
Community Surveillance Levy Reserve	1,245,490	1,245,490	22,594	21,106	200,000	-	(499,000)	(104,332)	969,084	1,162,264
DCD Redundancies Reserve	40,825	40,825	797	702	-	-	-	-	41,622	41,527
Environmental Offset Reserve	291,595	291,595	7,691	5,014	-	-	-	-	299,286	296,609
Green House Emissions Reductions	901,331	901,331	10,330	14,562	1,450,000	330,000	(2,362,700)	(1,095,735)	(1,039)	150,157
HWRP Post Closure Management	2,322,695	2,322,695	47,780	39,872	-	-	(100,000)	(10,401)	2,270,475	2,352,166
Information Technology	379,658	379,658	8,082	6,528	100,000	-	(496,430)	(159,277)	(8,690)	226,910
Insurance	488,961	488,961	8,090	8,079	-	-	(185,000)	(185,000)	312,051	312,040
Land Development & Investment Fund Reserve	6,348,831	6,348,831	251,777	69,752	13,080,095	11,133,574	(14,692,797)	(10,831,554)	4,987,906	6,720,604
Major Buildings Refurbishment	9,828,567	9,828,567	133,850	169,008	1,620,328	-	(100,000)	-	11,482,745	9,997,575
Municipal Elections	34,213	34,213	2,681	588	120,000	-	-	-	156,894	34,802
Naval Base Shacks	935,871	935,871	22,969	16,093	158,696	-	(2,000)	-	1,115,536	951,963
Plant & Vehicle Replacement	8,252,372	8,252,372	105,975	128,509	3,027,690	-	(4,289,108)	(1,982,402)	7,096,929	6,398,478
Port Coogee Marina Assets Replcmt	-	-	-	-	-	-	(50,000)	-	(50,000)	-
Port Coogee Special Maintenance Reserve	1,400,129	1,400,129	26,794	22,794	274,000	250,453	(375,159)	(364,318)	1,325,764	1,309,058
Port Coogee Waterways Reserve	-	-	8,685	2,613	188,590	188,590	(79,742)	-	117,533	191,203
Port Coogee WEMP	-	-	40,372	23,794	2,100,000	2,163,409	(203,192)	-	1,937,180	2,187,203
Roads & Drainage Infrastructure	8,159,206	8,159,206	64,880	185,114	4,250,000	3,000,000	(192,542)	(86,054)	12,281,544	11,258,266
Staff Payments & Entitlements	2,115,293	2,115,293	45,068	35,003	119,822	-	(162,000)	(162,000)	2,118,183	1,988,296
Waste & Recycling	23,846,752	23,846,752	348,847	265,880	1,271,022	-	(13,100,318)	(12,199,570)	12,366,302	11,913,061
Waste Collection Levy	2,641,530	2,641,530	63,366	40,088	1,321,529	-	(1,483,118)	(669,237)	2,543,307	2,012,381
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>1,442,056</b>	<b>45,129,591</b>	<b>31,609,209</b>	<b>(72,940,101)</b>	<b>(58,821,979)</b>	<b>76,380,378</b>	<b>76,917,179</b>
<b>Grant Funded</b>										
Aged & Disabled Vehicle Expenses	326,947	326,947	8,628	4,295	-	-	(162,000)	(145,000)	173,575	186,242
CIHF Building Maintenance Resrv	3,323,192	3,323,192	-	61,319	1,400,000	798,639	(150,000)	(40,891)	4,573,192	4,142,259
Family Day Care Accumulation Fund	8,295	8,295	-	143	-	-	-	-	8,295	8,437
Naval Base Shack Removal Reserve	461,814	461,814	10,217	7,941	54,693	-	(25,000)	-	501,724	469,755
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	-	3,826	-	-	-	-	222,504	226,330
Welfare Projects Employee Entitlements	479,810	479,810	10,933	8,320	13,000	9,750	-	-	503,743	497,880
	<b>7,053,040</b>	<b>7,053,040</b>	<b>29,778</b>	<b>85,844</b>	<b>1,467,693</b>	<b>808,389</b>	<b>(2,265,710)</b>	<b>(2,297,779)</b>	<b>6,284,801</b>	<b>5,649,494</b>
<b>Development Cont. Plans</b>										
Aubin Grove DCP	500	500	4,705	9	-	-	(656)	(375)	4,549	133
Cockburn Coast DCP14	(66,932)	(66,932)	-	(1,151)	-	-	(54,716)	(375)	(121,648)	(68,458)
Community Infrastructure DCA 13	10,361,258	10,361,258	220,238	172,753	5,000,000	3,641,826	(5,865,800)	(5,825,327)	9,715,696	8,350,510
Gaebler Rd Development Cont. Plans	500	500	18,924	9	-	-	(3,385)	(375)	16,039	133
Hammond Park DCP	975,033	975,033	9,354	20,198	396,000	335,552	(15,491)	(375)	1,364,896	1,330,408
Munster Development	1,079,480	1,079,480	18,147	18,982	443,798	39,828	(10,883)	(375)	1,530,542	1,137,914
Muriel Court Development Contribution	(92,248)	(92,248)	-	(1,586)	206,000	-	(32,025)	(375)	81,727	(94,209)
Packham North - DCP 12	25,036	25,036	10,529	530	434,388	18,219	(7,128)	(375)	462,825	43,410
Solomon Road DCP	617,423	617,423	8,493	10,617	120,000	-	(5,166)	(375)	740,750	627,665
Success Lakes Development	500	500	3,817	9	-	-	(1,061)	(375)	3,256	133
Success Nth Development Cont. Plans	2,398,845	2,398,845	15,311	41,379	11,700	31,371	(4,596)	(18,623)	2,421,260	2,452,972
Thomas St Development Cont. Plans	12,699	12,699	294	218	-	-	-	-	12,993	12,917
Wattleup DCP 10	(3,401)	(3,401)	-	801	-	100,304	(10,161)	(375)	(13,562)	97,329
Yangebup East Development Cont. Plans	1,130,859	1,130,859	6,026	20,109	130,036	99,904	(2,161)	-	1,264,760	1,250,872
Yangebup West Development Cont. Plans	419,471	419,471	9,195	7,213	-	-	(2,161)	(375)	426,505	426,309
	<b>16,859,023</b>	<b>16,859,023</b>	<b>325,033</b>	<b>290,089</b>	<b>6,741,922</b>	<b>4,267,003</b>	<b>(6,015,390)</b>	<b>(5,848,077)</b>	<b>17,910,588</b>	<b>15,568,038</b>
	<b>126,599,957</b>	<b>126,599,957</b>	<b>1,857,806</b>	<b>1,817,989</b>	<b>53,339,206</b>	<b>36,684,602</b>	<b>(81,221,201)</b>	<b>(66,967,835)</b>	<b>100,575,767</b>	<b>98,134,712</b>

*Total Reserves*

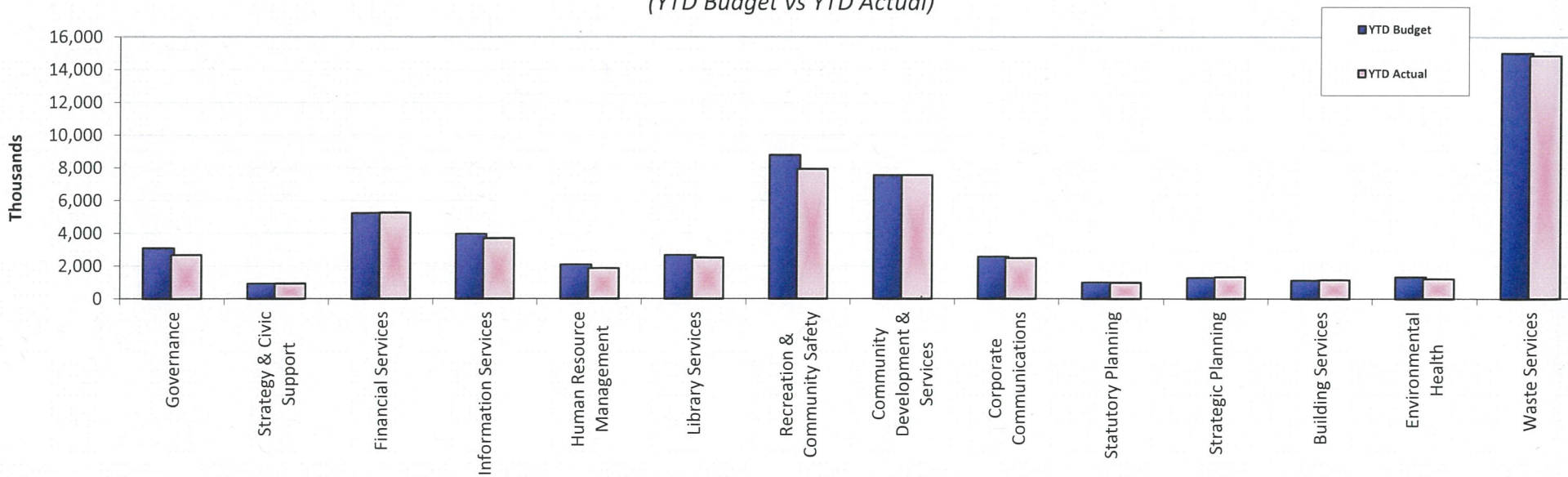
**Operating Income by Nature and Type**  
(YTD Actual)



**Operating Expenditure by Nature and Type**  
(YTD Actual)

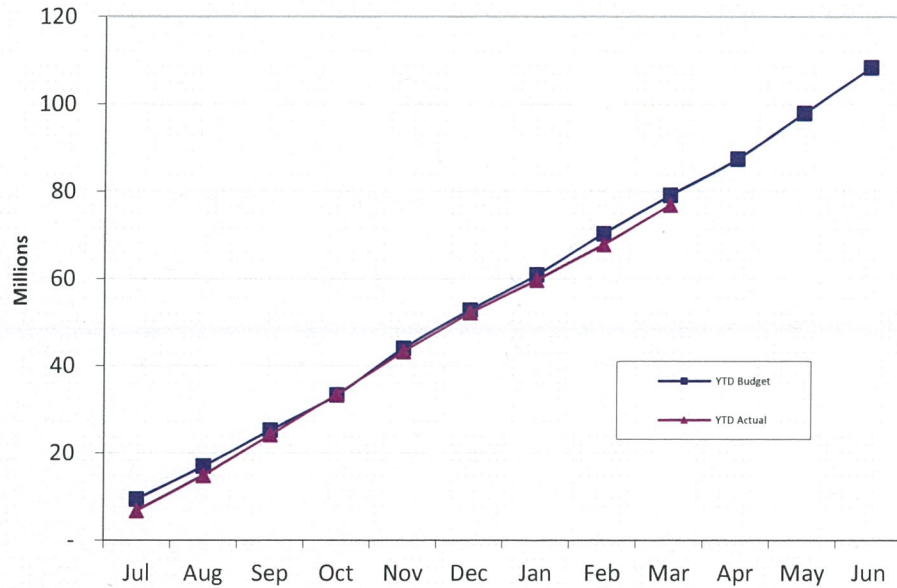


**Operating Expenditure by Business Unit**  
(YTD Budget vs YTD Actual)

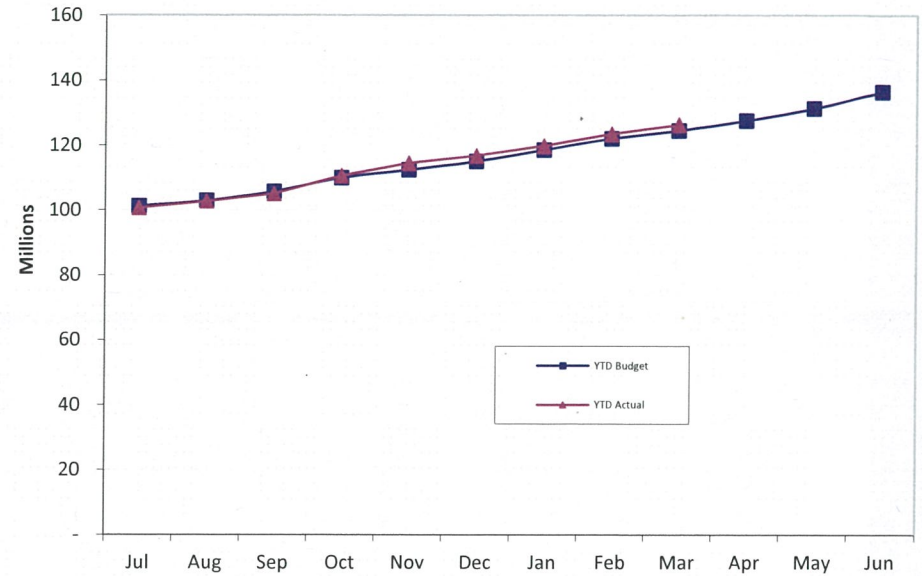




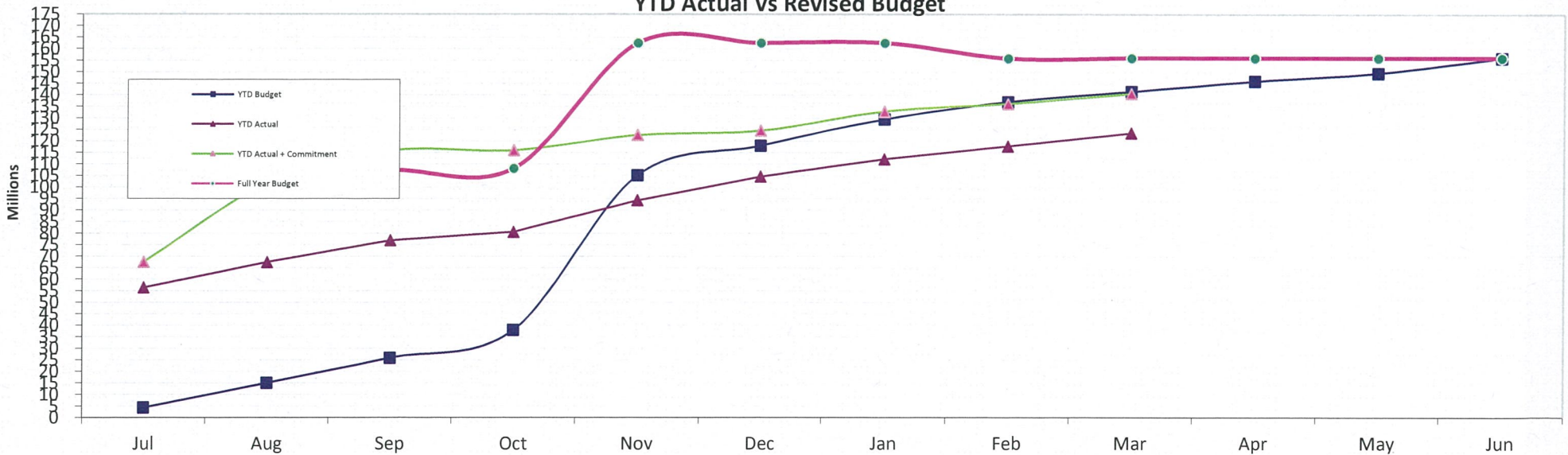
**YTD Operating Expenditure Vs YTD Revised Budget**



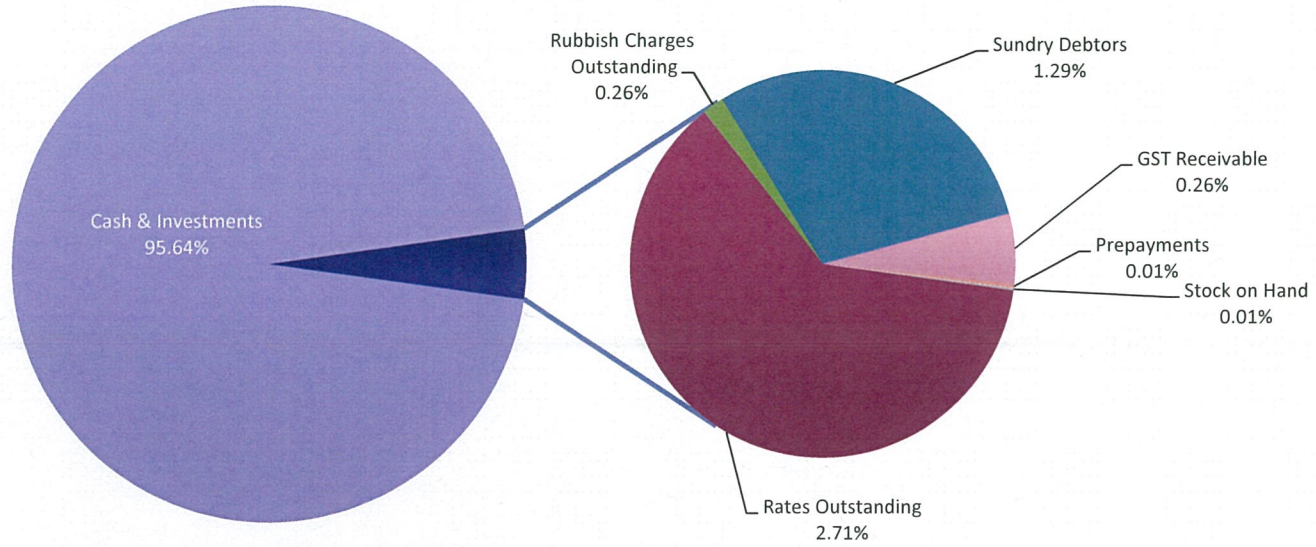
**YTD Operating Income Vs YTD Revised Budget**



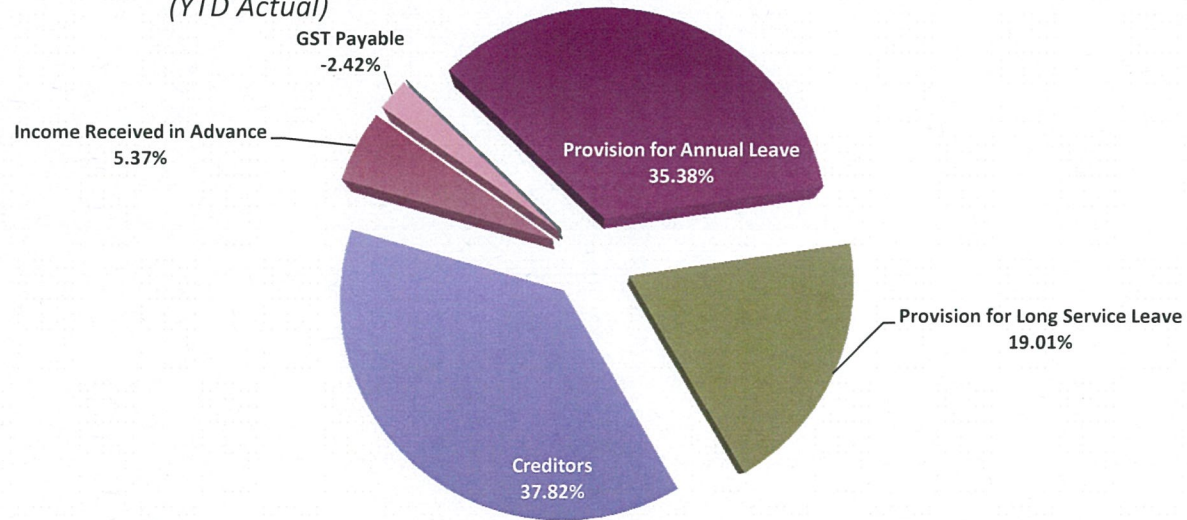
**Capital Expenditure  
YTD Actual Vs Revised Budget**



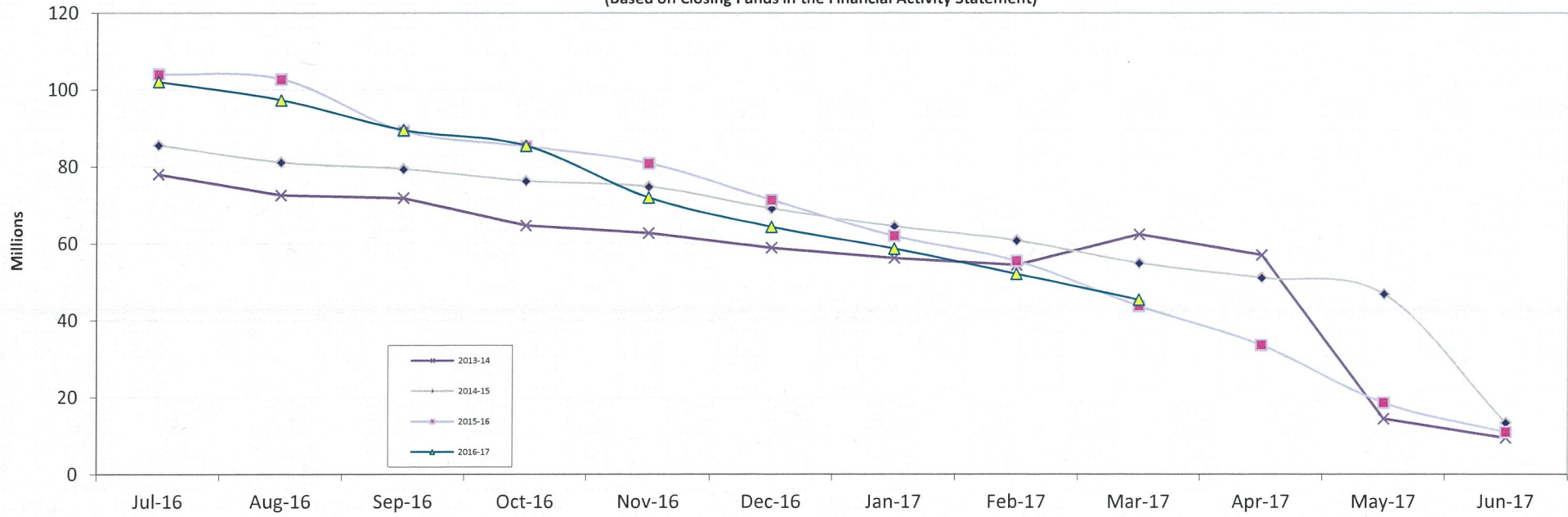
**Current Assets**  
(YTD Actual)



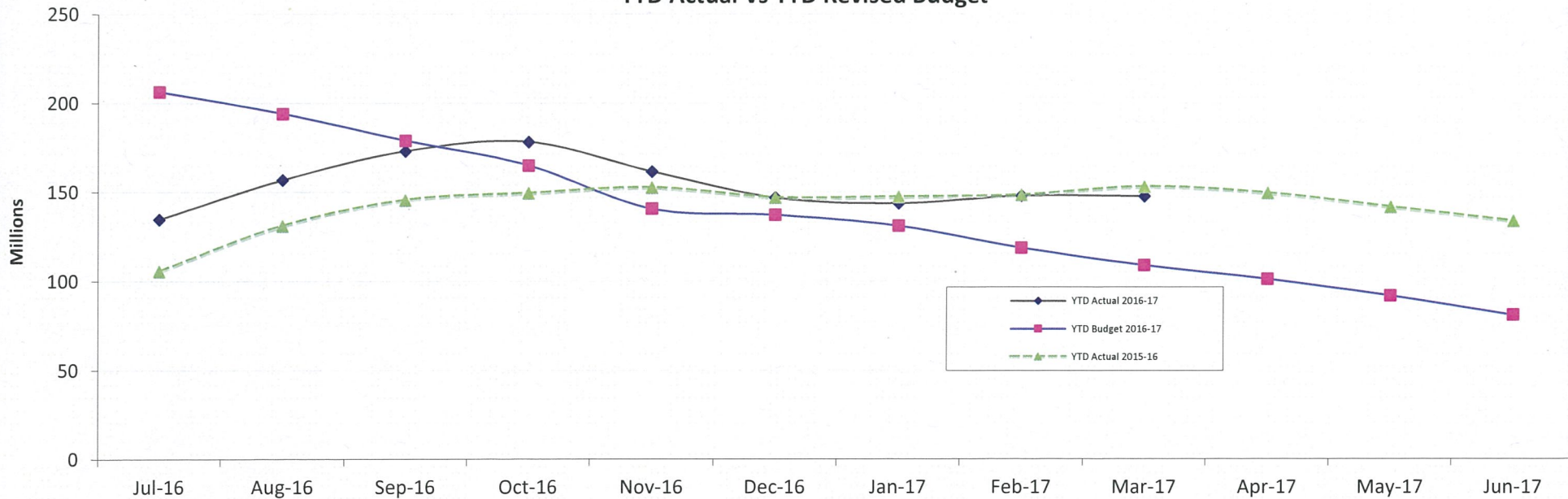
**Current Liabilities**  
(YTD Actual)



### Municipal Liquidity Over the Year (Based on Closing Funds in the Financial Activity Statement)



### Cash & Investments Positions YTD Actual Vs YTD Revised Budget



# DETAILED BUDGET AMENDMENTS REPORT

for the period ended 31 March 2017

PROJECT/ACTIVITY LIST		ADD/LESS	EXPENDITURE	TF TO RESERVE	FUNDING SOURCES			
					RESERVE	EXTERNAL	MUNICIPAL	NON-CASH
CW 1434	Operations CCTV room facility upgrade	ADD	40,000		(40,000)			
CW 1356	3 x Plotters	ADD	43,000		(43,000)			
CW 1089	Remove reserve funding	LESS			5,209			
CW 1398	Remove reserve funding	LESS			4,341			
CW 1400	Remove reserve funding	LESS			14,244			
OP 6825	Correcting signage error	ADD	15,000			15,000		
OP 9187	Demolition of shack 111	ADD	15,000		(15,000)			
			<b>113,000</b>	<b>0</b>	<b>(74,206)</b>	<b>15,000</b>	<b>0</b>	<b>0</b>

Enquiries: David Fu      Ph: 9411 3444  
Our Ref: 160/002

1 February 2017

Michael Theng  
51 Peterborough Circle  
NORTH LAKE WA 6163

Dear Sir/Madam

### **PROPOSED CLOSURE OF IMLAH COURT, JANDAKOT**

---

In response to safety concerns, the City of Cockburn seeks your feedback about a proposal to close Imlah Court, Jandakot at Prinsep Road and make it into a cul-de-sac (no through road). We invite you to complete the attached survey to confirm the level of community support for the proposal.

The City has received complaints in recent years from residents about the volume and speed of traffic using The Lakes Boulevard, which is the continuation of Imlah Court. A previous investigation by the City's Engineering Services unit found that whilst a review of the traffic data at the time did support the view that some 'rat-run' traffic was using Imlah Court and The Lakes Boulevard that the overall volume of traffic was low and did not justify action.

Ongoing monitoring of traffic volumes on roads in that area has found that daily traffic volumes on those roads has more than doubled in recent years and the proportion of heavy vehicles has increased by at least 70%.

The difference in traffic volumes on Prinsep Road, north and south of Imlah Court, also confirms that a significant proportion of traffic on Imlah Court/The Lakes Boulevard is 'rat-run' traffic rather than local traffic. The through traffic should be using more appropriate routes like Prinsep Road.

The traffic data collected by the City is summarised in the following table:

<b>Road</b>	<b>Survey date</b>	<b>Average Weekday Traffic (vehicles)</b>	<b>Heavy vehicles<sup>1</sup></b>
Imlah Court	Oct. 2015	1,007	7.2%
	Oct. 2016	2,232	12.3%
The Lakes Boulevard	June 2013	1,187	4.9%
	Oct. 2016	2,606	8.9%

*1. Austroads Vehicle Class ≥ 3 or greater, on weekdays*

Another concern is that traffic will increase as the volume of traffic and potential delays increase on roads such as Berrigan Drive, Jandakot Road and Prinsep Road if no action is taken.

Therefore, to address the safety and amenity issues, it is proposed to close Imlah Court, at Prinsep Road, by constructing a cul-de-sac as shown on the attached plan. This will prevent motor vehicle access but still maintain access for cyclists and pedestrians. The closure of Imlah Court would reduce traffic at the northern end of The Lakes Boulevard to about 750 vehicles a day.

As noted above, this proposal will separate the residential land use on Imlah Court, The Lakes Boulevard and The Fairway, from through traffic generated by the commercial and industrial land uses to the south. It will also complement the Imlah Court Local Structure Plan, adopted by the Council in 2009, as that plan maintains a residential land use to the properties with a frontage to Imlah Court.

Please complete the attached survey and return it in the Reply Paid envelope by close of business on Friday 17 February 2017. If the majority of responses support the road closure then work will be scheduled during the next few months.

Note that Resident/Property owner details must be completed in full or the survey response will be considered invalid, and only one response per dwelling will be accepted. The City will only contact residents by telephone or email if there is a need to clarify or respond to any comments.

If you have any comments or enquiries about this proposal please contact the City's Senior Technical Officer-Traffic, David Fu, on 9411 3444.

Yours faithfully,



John McDonald  
**Transport Engineer**

Cc East Ward Councillors  
Jandakot Residents Association

**Community survey for the proposed road closure of Imlah Court,  
Jandakot**

**City of Cockburn Engineering Services Unit**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Email: \_\_\_\_\_

1. Do you support the closure of Imlah Court, at Prinsep Road?

Yes

No

2. Comments:

Please return this survey in the Reply Paid Envelope by close of business on Friday 17 February 2017.

Note:

Resident/Property owner details **must** be completed in full or the survey response will be considered invalid. Only one response per dwelling will be accepted.



**LEGEND:**

- PROPOSED NEW PAVEMENT
- PROPOSED NEW CONCRETE PATH
- REINSTATE VERGE

ORIGINAL SIZE A3

REV	DESCRIPTION	DRAWN	DATE	CHECKED

**CITY OF COCKBURN**  
 9 COLEVILLE CRESCENT, SPEARWOOD WA 6163  
 PHONE: (08) 9411 3444 FAX: (08) 9347 3333

**TITLE** IMLAH COURT & PRINSEP ROAD  
 PROPOSED CUL-DE-SAC  
 CONSULTATION PLAN

DESIGNED	T.C	APPROVED	SCALE	1:500	JOB No.
DRAWN	T.C	DESIGN MANAGER	DWG No.	3427B17	SHEET No.
CHECKED					MISC
					REV



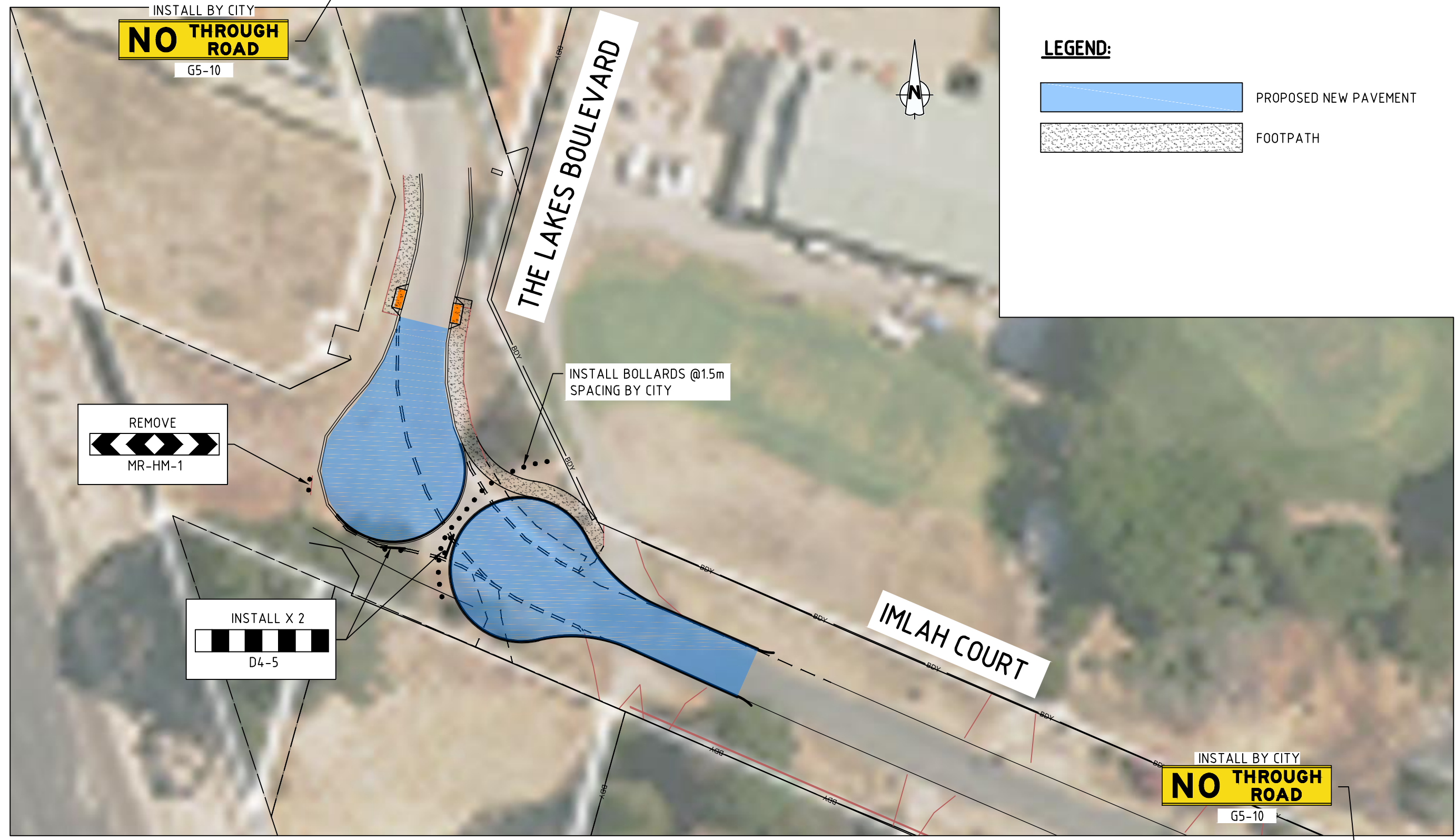
Imlah Court road closure community consultation – comments received

Comments
Have the culdesac at intersection of Imlah Court and The Lakes Blvd
Yes - as I have previously complained about both traffic volume and speed (no map was included?)
Very timely (no plan given)
We have two small children in our family and we support this closure to make our street safer for them
1) We have noticed the increase in traffic using the Lakes Boulevard as a rat run in the last 2 years and would say it has doubled and besides the noise we would say it is becoming dangerous. 2) For a small street a lot of traffic cutting through, excessive speeding between 6-8am and again 3-5pm. Drivers speed down sometimes, not allowing time to reverse out of driveway.
Good idea, I would feel safer resersing out of my driveway
We were living at 60 The lake blvd for 3 years and too much of vehice movement on the road is a great risk for residents
Land owner of 1 The fairway (cnr of the lakes boulevard)
Am very please to hear about this as I've noticed the extreme increase in traffic which passes through from the nearby industrial area. Trucks pose a big issue and are always speeding, not to mention the noise pollution this causes, I've also witnessed a car accident outside my house due to cars speeding up the road. Have actually been meaning to call and complain about this.
I would like to thank you for not including the reply paid envelope in my letter or my neighbour and god knows who else.
This is good idea. Council always having to repair sign on corner because of heavy vehicles being too big to turn the corner. Also speed humps were put in for reason but have not helped.
For 2 and half years I have experienced a significant increase in traffic particularly in the past 9 months. The traffic is not adhering to speed limits. I have at times had problems exiting my driveway. It is very obvious that a large portion of the traffic is not local.
Great idea
We are aware of people cutting thru our rd just to avoid armadale rd traffic lights to go on the freeway. So instead they turn into solomon rd, cut thru the industrial area go up our rd to reach the freeway from berrigan dr. Workers are also doing this to avoid traffic @armadale road. Speed is a real problem too!! Our rd is not a highway!!! Workers also stop for breaks in their cars at the end of our rd for some reason also. This is another problem bringing people into the rd, who do not live on our street.
This would inconvenience me and my access to Cockburn South. And at peak times and prefer to gain access to Berrigan Drive Via Imlah Court and Prinsep Road
In recent months the amount of traffic speeding past our house is out of control. Trucks are constantly knocking branches of our trees off, having lights ripped of their trucks, ending up with broken plastic on our grass and verge. My children are never allowed out the front for fear of speeding cars and trucks and this road closure will make a huge difference to the safety of our family.

Not safe for our children to be at the front of our house due to the speed/volume of cars and commercial trucks going along the lakes blvd. subcontractor parked on our land (not the road) had side mirror swiped off by another vehicle.
Great idea, traffic speeds through here
We are fed up with cars, lorries and motorbikes using our road as a cut through to the industrial estate. Also our road is not a race track.
Alternate options to consider: 1) fund for a new fixed speed camera to be installed on the lakes blvd to encourage drivers to drive to speed limit. 2) remove traffic calming speed bumps from prinsep road. 3) Close Prinsep rd after imlah court to cut off traffic from cutler road.
I believe that someone would be seriously injured if this is not done
It gets very busy, noisy and dangerous
1) An absolutely great idea to improve safety! We are totally happy to support. 2) A very good idea to improve the safety of the neighbourhood.
It was too much, we were all nervous and afraid to get out from our driveways. The other drivers were crazy and not considerate of the people who live in this street. Sometimes I have to wait for 10mins or more to turn out from my drive(way)!!!
The road has turned from a quiet local road into a busy street, not happy.
It has needed to be closed for a long time
1) Long overdue. Traffic is increasing especially now with the nearby road works. It's a residential street with no reason for trucks to use it. 2) Should have been done years ago instead of constructing speed humps at the two ends of the street.
Increase flow of traffic to and from Lakes Boulevard has been difficult for us from Fairway to get into Lakes Boulevard. The speed at turns on this road by some drivers can be dangerous in a residential area we certainly support the closure
Traffic using the Lakes Boulevard as a rat run thoroughfare has increased in recent times (no map or prepaid envelope enclosed)
Triangular island & no U-turn sign at Berrigan & The lakes blvd
Please do, not safe for our kids to play out from with the volume of huge trucks and cars in the street. Vehicle starts at 5am heading south on the lake blvd cross over on the wrong side of the road at the slow point - being in a hurry - its crazy. Before someone gets hurt or killed please close it off. thank you
I think this will help make our street safer and also cut down on the abuse we get from people that don't live on the street because we are driving at the speed limit.
Agree that there has been high speed rat run traffic, especially in morning and evening.
There's too much traffic and dangerous to kids and pets
Sooner the better!
lucky we havnet had big accidents yet
We support the proposal 100% our tenants mother had her car side swiped aa couple of months ago and the driver left the scene. We assumed the offender came around the corner too fast and swerved to miss a car turning into a driveway. The car has been fixed \$2000 later. The amount of traffic and speed at which they drive through is ridiculous
Due to the high amounts of traffic travelling on the Lake Blvd, the high speeds and the risk of accidents, safety and travel time in the street is high
Less traffic

<p>I applaud the City of Cockburn for proposing the closure of Imlah court to through traffic. The current volume of speeding cars, trucks during peak hours is an unnecessary risk to residents.</p>
<p>Take the speed humps on Prinsep Rd and the trucks would use it more instead of the Lake Boulevard. Maybe make speed hump at Imlah court and Prinsep the same as the ones in Prinsep road instead.</p>
<p>I have issued my concerns on this matter previously. I know of 4 residents who have already moved out based on the traffic. Having a young family, my kids are not able to play on the front yard due to the traffic. I believe it should be closed and if not I will be moving</p>
<p>Thank you for considering our safety</p>
<p>If it's becoming a rat run it seems sensible</p>
<p>Definitely yes, please. All present backing out of our homes in the morning and again in the afternoon is very dangerous. The speed limit in built up area is 50 kph, this is not the case at present.</p>
<p>1) Sooner the better please 2) Makes total sense, thanks</p>

AT INTERSECTION OF BERRIGAN DR & THE LAKES BVD



**LEGEND:**

- PROPOSED NEW PAVEMENT
- FOOTPATH

REMOVE  
 MR-HM-1

INSTALL X 2  
 D4-5

INSTALL BY CITY  
**NO THROUGH ROAD**  
G5-10

AT INTERSECTION OF PRINSEP RD & IMLAH CT

ORIGINAL SIZE A3

REV	DESCRIPTION	DRAWN	DATE	CHECKED
A	PROPOSED CUL-DE-SAC LOCATION SHIFTED FROM THE INTERSECTION OF PRINSEP ROAD	S.C	03.05.2017	

**CITY OF COCKBURN**  
9 COLEVILLE CRESCENT, SPEARWOOD WA 6163  
PHONE: (08) 9411 3444 FAX: (08) 9347 3333

TITLE **IMLAH COURT & THE LAKES BVD PROPOSED CUL-DE-SAC SIGNS AND PAVEMENT MARKING PLAN**

DESIGNED S.C	APPROVED	SCALE 1:500	JOB No.
DRAWN S.C	DESIGN MANAGER	DWG No. 3427B17	SHEET No. 1
CHECKED			REV A

**LOCAL GOVERNMENT ACT 1995**

***City of Cockburn Parking and Parking Facilities Amendment Local Law 2017***

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

**1. Citation**

This local law may be cited as the *City of Cockburn Parking and Parking Facilities Amendment Local Law 2017*.

**2. Commencement**

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

**3. Principal Local Laws**

This Local Law *City of Cockburn Parking and Parking Facilities Local Law 2007* published in the *Government Gazette* on 11 January 2008 and as amended on 16 May 2014, 26 September 2014 and 21 July 2015.

**4. Schedule 1 amended**

Insert the following after clause (2):

(3) Parking Station 3, Lot 125, 126 Poletti Road, Cockburn Central.

Dated:

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

LOGAN HOWLETT, Mayor.

STEPHEN CAIN, Chief Executive Officer.



# MEMORANDUM OF UNDERSTANDING

Hockey Turf & Multi-Purpose Facility Development  
Lakelands Reserve & Lakeland Senior High School  
South Lake Drive, South Lake

This Agreement is made the  day of

**Comment [BD1]:** To be completed upon execution

**BETWEEN**

**City of Cockburn**

of 9 Coleville Crescent, Spearwood WA 6163 (ABN 27 471 341 209)  
(‘the City’)

**AND**

**Fremantle Hockey Club Inc.**

of PO Box 344 Melville WA 6956 (ABN 63 215 736 447)  
(‘FHC’)

**AND**

**Department of Education**

of 151 Royal Street, East Perth WA 6004 (ABN 69 769 81 770)  
(‘DoE’)

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## BACKGROUND

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### 1. PROJECT SITE

- 1.1. This Agreement relates to two lots of adjoining land within the City of Cockburn (**Project Site**):
  - (a) The eastern parcel of land is described as Lot 100 South Lake Drive, South Lake on Plan 28543 in Certificate of Title Volume 2512 Folio 712 (**Lot 100**). Lot 100 is owned by the DoE in freehold for Lakelands Senior High School.
  - (b) The western parcel of land is described as Reserve 41221, being Lot 3028 South Lake Drive, South Lake on Plan 16996 in Crown Land Title Volume 3013 Folio 186 (**the Reserve**)..

### 2. THE RESERVE

- 2.1. The Reserve is owned by the State of WA and the City is vested with the care, control, and management of the Reserve under a Management Order for the purpose of 'Public Recreation'
- 2.2. The City's Management Order does not include a power to lease or licence the Reserve.
- 2.3. The Reserve is a section 152 'public recreation' reserve and the Parties acknowledge that the Department of Lands avoids private or exclusive interests being given over such land.

### 3. PROPOSED DEVELOPMENT

- 3.1. The Parties entered into a Heads of Agreement dated 16 March 2016 (**HoA**).
- 3.2. In summary, the HoA outlined that the intent of the Parties is to develop:
  - (a) an artificial turf hockey pitch on a portion of Lot 100 in an area abutting the reserve as shown on the attached plan;
  - (b) two grassed hockey pitches on the Reserve; and
  - (c) a multi-purpose facility on the Reserve

3.3. The DoE agrees to set aside an area on Lot 100 for a proposed second artificial turf, as illustrated in Schedule 4. DoE shall not undertake any developments on this set-aside land, or immediately adjacent to the set-aside land, that may jeopardise or interfere with FHC's intention to develop a second artificial turf.

~~3.3.3.4.~~ The Parties have previously discussed the potential for future hockey development on the site, including the potential to covert a portion of the South Lake Leisure Centre on Lot 100 into an indoor hockey centre. The Parties acknowledge that these future hockey developments will be explored in the future, but do not form part of this Agreement.

#### 4. PRE-CONDITIONS

- 4.1. In order for the Proposed Development to proceed, the following pre-conditions must be satisfied:
- (a) The Management Order over the Reserve must be amended to include a power to licence; and
  - (b) A portion of the Reserve needs to be excised (**Excised Reserve**) for the purpose of a Multi-Purpose Facility, with a management order in favour of the City with the power to lease and licence.

#### 5. MEMORANDUM OF UNDERSTANDING

- 5.1. This Memorandum of Understanding has been prepared to provide a framework for the development of legal agreements between the parties and building works and to expedite the negotiations of the Contract Documents.
- 5.2. The Parties shall, acting promptly and in good faith, commence negotiations and endeavour to reach an agreement on the terms of the Contract Documents.
- 5.3. The Parties agree that during the negotiation of the Contract Documents that regard will be had to the Parties' Project Objectives as outlined in the HoA.
- 5.4. Any disputes arising during the negotiation of the Contract Documents will be escalated to the senior authorities of the respective Parties to resolve.

#### 6. PROJECT GROUP

- 6.1. The Parties will establish a Project Group comprising of the following members ~~or~~ their representative:

FHC	Andrew Robertson – Artificial Turf & Relocation Project Manager	<a href="mailto:andrew@aras.net.au">andrew@aras.net.au</a>
	Rob McPherson – President	<a href="mailto:president@freohockey.com">president@freohockey.com</a>
City	Travis Moore – Recreation Services Co-ordinator	<a href="mailto:tmoore@cockburn.wa.gov.au">tmoore@cockburn.wa.gov.au</a>

	Rob Avarad – <u>Manager Recreation &amp; Community Safety</u>	<a href="mailto:rob@cockburn.wa.gov.au">rob@cockburn.wa.gov.au</a>
	Bree D'Sa – Leasing & Licensing Officer	<a href="mailto:bdsa@cockburn.wa.gov.au">bdsa@cockburn.wa.gov.au</a>
DoE	Michael Cooper Principal Consultant Infrastructure Planning & Policy	<a href="mailto:Michael.cooper3@education.wa.edu.au">Michael.cooper3@education.wa.edu.au</a>
	Laurie Longworth - Lakeland <u>Senior High School</u> Principal	<a href="mailto:Laurie.longworth@education.wa.edu.au">Laurie.longworth@education.wa.edu.au</a>
	<u>Cliff Carr – Senior Project Officer, Facilities Program Delivery</u>	<a href="mailto:Cliff.carr@education.wa.edu.au">Cliff.carr@education.wa.edu.au</a>

Members of the Project Group may change from time-to-time and notice shall be provided to the other Parties.

6.2. A representative from the City of Cockburn will convene meetings and take minutes.

6.3. The Project Group is established to make decisions and ensure the project remains on target to meet deadlines.

6.4. All members of the Project Group shall be invited to meetings and it will be up to each Party or member to decide whether they feel they are required or whether they wish to attend.

~~6.2-6.5.~~ The agenda and minutes of meetings shall be emailed to the Project Group to ensure all Parties are kept informed throughout the project.

6.6. The Project Group will provide advice to the City including but not limited to engaging a quantum surveyor, tendering for architectural services, appointment of builder, entering into a building contract, determining practical completion, making changes to the building plan, and the process in the event of delays and unforeseen events.

~~6.3-6.7.~~ The Project Group shall disband at the end of the construction of the Proposed Development, or upon termination of this Agreement.

## MULTI-PURPOSE FACILITY

### **7. MULTI-PURPOSE FACILITY ON EXCISED RESERVE**

It is anticipated that the Multi-Purpose Facility built on the Reserve shall comprise of:

- (a) Four changing rooms
- (b) Umpire changing room

- (c) Male, female and universal access toilets
- (d) Kitchen and attached kiosk with access to the exterior to be used by hirers and FHC
- (e) Storerooms for equipment
- (f) Verandah for spectators
- (g) FHC clubroom function space
- (h) FHC administration/office space
- (i) Community hall / function space available for hire

(The hall and FHC clubroom function spaces will be separated by a movable partition)

(j) Two small meeting rooms

7.2. The final scope of the project will be determined through the design process and be dependent on the final project budget.

## 8. CLUBROOM LEASE

8.1. Without limiting the matters that may be agreed in the Clubroom Lease, the following terms are proposed to be included:

- (a) The City will exclusively lease the clubroom function space, administration/office room and storage space within the Multi-Purpose Facility to FHC on a peppercorn rent
- (b) The term of the lease is proposed to be 10 years with a further option to extend for 10 years
- (c) FHC will be responsible for internal fit-out of their leased area and responsible for all maintenance (except structural). 'Fair, wear and tear' will not be considered an exception to the FHC's maintenance obligations as it is proposed as a long term lease.
- (d) In terms of outgoings:

If there is a sub-meter for the leased area, the electricity and water accounts will be sent directly to FHC for payment.

If there is no sub-meter for the leased area, FHC will pay an annual 'contribution amount' towards outgoings i.e. electricity and water based on

estimated figures in the first year and the actual figure for the proceeding year as the portion of the Lease area to the total area of the building-

- (e) FHC will be permitted to apply to the Department of Gaming, Racing & Liquor for a club liquor licence in the leased area.
- (f) FHC will be required to maintain a policy of public liability insurance of at least \$20mil, contents insurance, plate glass insurance, workers compensation insurance and volunteers' accident insurance.
- (g) City will be responsible for building insurance.
- (h) FHC will be permitted to use the leased area for the following purposes: club use, administrative/office use, social events, seminars, spectators/visitors, hire to community groups.

8.2. The clubroom lease is subject to the prior written consent of the Minister for Lands.

~~8.2-8.3.~~ As part of FHC's move from Fremantle to Cockburn, FHC shall consider incorporating 'Cockburn' into its name and logo of the Club to reflect its new location within the City of Cockburn.

## **9. CHANGEROOM LICENCE**

9.1. Without limiting the matters that may be agreed in the Changeroom Licence, the City intends to enter into a licence with FHC with the following proposed terms:

- (a) The FHC may use the changerooms within the multi-purpose facility during their hours of hockey training and matches/games. Any additional hours will need to be mutually agreed upon and an additional fee will be charged.
- (b) FHC shall pay a licence fee for use of the changerooms (which goes towards maintenance costs and outgoings paid by the City).
- (c) The City shall maintain and clean the changerooms on a frequent basis, dependent on usage. -

9.2. The licence is subject to the prior written consent of the Minister for Lands.

~~9.3. Other sporting groups and the School may have access to changerooms at other times.~~

~~9.4-9.3.~~ Other sporting clubs and the School may have access to the changerooms at other time, should they wish to, and shall be charged as per the City's Annual Fees and Charges.

**10. CITY'S HIRE ARRANGEMENTS FOR ~~MULTI-PURPOSE FACILITY~~COMMUNITY HALL**

10.1. The ~~community and~~ public (including other sporting clubs and the School) shall have the opportunity to hire the ~~Multi-Purpose Facility~~Community Hall within the Multi-Purpose Facility by submitting booking applications to the City's Bookings Team, and ~~will~~shall be charged hourly hire fees as per the City's Annual Fees and Charges.

10.2. The City will be responsible for the maintenance and upkeep of the ~~Multi-Purpose Facility~~Community Hall (minus the leased area).

**SHARED-USE OF THE RESERVE**

**11. GRASSED HOCKEY PITCHES ON THE RESERVE**

~~11.1.~~ It is intended that two grassed hockey pitches ~~are~~shall be line marked on the Reserve. It is intended that the marked hockey pitches shall be aligned north-south to the degree that is possible within the constraints of other infrastructure e.g. cricket wickets etc.

~~11.2.~~ Other sporting fields e.g. rugby, AFL shall be line marked on the Reserve from time to time.

~~11.3.~~ The location of ~~these pitches~~any line marking will be determined by the City in consultation with the ~~Project Group~~School and FHC.

~~11.4.~~

~~11.4.~~ Lighting towers/Floodlighting will be installed shall be installed around the grassed hockey pitches to assist with lighting and visibility during evening training times and shall comply with safety standards. For the purpose of certainty, the costs of the purchase and installation of lighting towers around the grassed hockey pitches is a project cost.

**12. GRASSED HOCKEY FIELDS SEASONAL HIRE ARRANGEMENT**

12.1. Without limiting the matters that may be agreed in the Grassed Hockey Fields hire arrangement, the City intends to enter into a seasonal hire arrangement with FHC with the following proposed terms:

- (a) The FHC will submit a seasonal booking request for access to the grassed playing fields for the purposes of Club hockey training and matches/games.

- (b) The term of the seasonal hire arrangement will be on a 6 monthly basis in line with the City's Summer and Winter season timeframes.
- (c) FHC shall pay a seasonal hire fee – this may be based on a calculation of a contribution per player as per the City's Fees and Charges, however given that a higher level quality/standard is required for the hockey pitches in comparison to standard reserve maintenance, the licence fee may be determined using an alternative calculation.
- (d) The City shall maintain the grassed hockey pitches in line with State standards, inclusive of the initial line marking each season. However the FHC will be responsible for all future linemarking after the initial line mark has been conducted. Should FHC require higher quality maintenance than provided by the City's reasonable standard, FHC shall be responsible for the costs.
- ~~(d)~~(e) FHC shall pay for electricity costs of flood lights around the grassed hockey pitches for their usage during training and matches. Other sporting clubs shall have access to the lighting towers and will be charged according to their relevant usage. The City shall be responsible for maintaining the lights.

### 13. DOE SHARED-USE LICENCE

- 13.1. Without limiting the matters that may be agreed upon in the DoE Shared-Use Licence, the City intends to enter into a licence with DoE with the following proposed terms:
- (a) The DoE and School shall be permitted to use portions of the Reserve for organised sporting use during school hours (Monday to Friday 8:30am to ~~3:30pm~~4pm);
  - (b) The term of the licence is proposed to be 10 years with a further option to extend for 10 years
  - (c) City shall be responsible for maintenance and payment of outgoings
  - (d) DoE shall pay an annual licence fee to the City, based on a calculation of annual maintenance costs the City's Parks team pays for maintaining the Reserve per annum; DoE will also pay a proportion of scheduled major maintenance i.e. bore replacement;
  - (e) Public will be entitled to continual access of the Reserve at all times;

- (f) The permitted use of the licenced premises will be for the School's sport and recreation activities;
- (g) DoE will be required to maintain public liability insurance for at least \$20 million and workers' compensation insurance.

13.2. The licence is subject to the prior written consent of the Minister for Lands. The Minister will need to be satisfied that the public will have continued access the Reserve at all times.

13.3. It is important to note that the Shared-Use Licence will not entitle DoE to access the ~~m~~Multi-purpose ~~F~~facility.

13.4. Should DoE wish to hire the Community Hall or the Changerooms within the Multi-Purpose Facility. DoE will need to submit a booking hire form to the City's Bookings Team, and shall be charged hourly hire fees as per the City's Annual Fees and Charges.

## LOT 100 ARTIFICIAL TURF PITCH

### **14. ARTIFICIAL TURF HOCKEY PITCHES ON LOT 100**

14.1. It is anticipated that the artificial turf hockey pitches built on Lot 100 shall include:

- (a) Directional floodlighting in accordance with FIH, HWA and City requirements. An 8 pole configuration to maintain a minimum of 500 Lux is favoured.
- (b) Security fencing and ball fencing to 3600mm in accordance with AS1725.5 Chain Link Fabric Fencing – Sports Ground Fencing. The fencing is proposed to be installed around the artificial turf pitch and link/connect to the Multi-Purpose Facility thus creating an open fenced space for spectators and viewing.
- (c) Irrigation with treated bore water from a balancing tank at annual consumption around 10.5ML; and
- (d) Pitch surrounds of masonry or precast concrete walls, shoe washing area, technical bench and player dugouts.

14.2. The Parties agree that the artificial turf hockey pitches should be constructed to meet 'Level B Standards' from the Strategic Facilities' Plan for Hockey WA (HWA 2009) and 'National Standard' from Handbook of Performance Requirements for Synthetic Turf Hockey Pitches (International Hockey Federation 2008).



14.2.14.3. It is unknown at this stage the arrangements and access to the bore and water meters on Lot 100.

**Comment [BD2]:** The City are making enquiries to clarify the situation/arrangements for the bores

## 15. LOT 100 LEASE

15.1. Without limiting the matters that may be agreed in the Lot 100 Lease, the following terms are proposed to be included:

- (a) DoE will exclusively lease a portion of Lot 100 to the City for the development of an artificial turf pitch, on a peppercorn rent. This will include a licence for ~~community/residents~~ the public and FHC to use a portion of the Lot 100 car park ~~on weekday evenings and weekends.~~
- (b) The term of the lease is proposed to be 10 years with a further option at the discretion of the City of Cockburn to extend for 10 years
- (c) City will be responsible for initial construction and fit-out of the artificial turf pitch
- (d) DoE will be responsible for maintenance and line marking of the carpark on Lot 100
- (e) The construction of a new car park or modifications to the existing car parks on Lot 100 shall be a Project Cost.
- (f) DoE to maintain existing water bores on Lot 100.
- (g) DoE to permit City and FHC to access and use existing infrastructure on Lot 100 e.g. electrical, water bores, drainage for project use
- (d)(h) DoE to acknowledge and reserve for the period of the lease the area designated for a potential future second artificial hockey turf. DoE shall not undertake any developments on this set-aside land, or immediately adjacent to the set-aside land, that may jeopardise or interfere with FHC's intention to develop a second artificial turf.

15.2. DoE provides the City in-principle consent to the City subleasing to FHC. In return, the FHC shall provide the School ~~be provided free~~ access to the artificial turf pitch free of charge for the School to use the artificial turf pitch for up to 16 hours per week by prior arrangement i.e. the FHC and School shall meet prior to the start of each School Term to determine a mutually suitable timetable of days/times for when the School may use the artificial turf pitch during school hours.

15.3. The School recognises that FHC may have alternative bookings to external parties during school hours and outside school hours.

~~15.2.15.4.~~ The School will be subject to the standard terms and conditions of hire/use determined by FHC.

## 16. LOT 100 SUBLEASE

16.1. Without limiting the matters that may be agreed in the Artificial Turf Sublease, the following terms are proposed to be included:

(a) The City will exclusively sublease the artificial turf pitch area and surrounding area within the fenced ~~to~~ boundaries to FHC on a peppercorn rent.

~~(b)~~ FHC may be required to pay rent to the City

~~(c)~~(b) FHC will create an auditable sinking fund ~~for~~ the future synthetic surface replacement and capital maintenance of the artificial turf

~~(d)~~(c) FHC shall be responsible for maintenance of the artificial turf

~~(e)~~(d) FHC shall pay for all outgoings i.e. floodlights, electricity and water usage on the turf

~~(f)~~(e) FHC may hire the artificial turf pitch to other organisations to generate revenue

~~(g)~~(f) FHC will be required to maintain a policy of public liability insurance of at least \$20mil, turf insurance, plate glass insurance, workers compensation insurance and volunteers' accident insurance.

16.2. The sublease is subject to the consent of the DoE, which shall not be unreasonably withheld.

## OTHER MATTERS

### 17. CAR PARKING

**Comment [BD3]:** Further information required i.e. number of bays, locations,

17.1. Construction of car parking across the two sites shall be in accordance with the City's planning requirements.

17.2. It is unknown at this stage whether an additional car park will need to be created on the Reserve or whether the Lot 100 car park is sufficient.

17.3. Should additional car parking be required it will be a project cost

### 18. FUNDING AGREEMENT

18.1. The Parties will need to develop a funding agreement which clearly outlines the Parties' financial commitments. This is intended to be included in the Development Agreement.

18.2. The funding agreement must outline each parties fund to the distinct portions of the Proposed Development.

**Comment [BD4]:** Identified monetary amounts \$\$

The final funding allocation will be in accordance with Council resolution.

## ADMINISTRATIVE PROVISIONS

### **19. NO AGREEMENT UNTIL CONTRACT DOCUMENTS EXECUTED**

Notwithstanding any other part of this Agreement, the Parties agree that:

- (a) Unless and until the Contract Documents are duly executed by all Parties, the only obligations which exist are the ones expressly set out in this Agreement;
- (b) In no event will the terms of the Contract Documents be deemed to have been agreed by the Parties or bind the Parties until the Contract Documents are duly executed
- (c) No Party is under any obligation to proceed with the Proposed Development or to enter into the Contract Documents unless they are satisfied, in all respects, with the terms of the Contract Documents negotiated between them.

### **20. PROCUREMENT**

The City will contract the project construction in accordance with statutory tender requirements. Some aspects such as the synthetic turf could be constructed by FHC.

~~19.2.~~

### **20.21. COSTS**

Each Party must pay its own costs and expenses in relation to the preparation, negotiation and execution of this Agreement

### **21.22. TERMINATION**

21.1-22.1. This Agreement will terminate upon:

- (a) the pre-conditions being unable to be met/satisfied;
- (b) the Contract Documents remain incomplete and unexecuted by 31 December 2018; or
- (c) On the execution of the Contract Documents

~~21.2.22.2.~~ On termination of this Agreement, each Party is released from performance of its obligations.

## ~~22.23.~~ NOTICE

~~22.1.23.1.~~ A Notice to a Party shall be in writing and signed:

- (a) If given by the Lessor, by the CEO
- (b) If given by the Lessee (an association incorporated under the *Associations Incorporation Act 1987*), by any person authorised to do so by the board or committee of management of the association;
- (c) If given by the Lessee that is a State Government department, by the Minister for the office of the State or any person authorised under a delegation of the Minister to sign a Notice
- (d) By the Party's solicitor

~~22.2.23.2.~~ A Notice is deemed to be given or made:

- (a) by hand-delivery; or
- (b) by prepaid post to the recipient's nominated mailing address.

~~22.3.23.3.~~ A Notice given in accordance with this clause is taken to be received:

- (a) If hand-delivered, upon delivery; or
- (b) If sent by pre-paid post, on the third Business Day after the date of posting (or the seventh Business Day after the date of posting to or from a place outside Australia)

## ~~23.24.~~ DISPUTE RESOLUTION

~~23.1.24.1.~~ If a difference or dispute between the Parties arises, then the aggrieved Party may give the other Party a written Notice of Dispute which adequately identifies and provides details of the dispute

~~23.2-24.2.~~ Within ten (10) Business Days after receiving a Notice of Dispute, all Parties will confer to attempt to resolve the dispute, and an authorised representative from each Party shall be present. All aspects of the conference, except the fact of its occurrence, will be privileged and confidential.

~~23.3-24.3.~~ If the dispute is not resolved by conference(s) after a further ten (10) Business Days, the Parties shall agree to endeavour in good faith to settle the dispute by mediation. The mediation will be conducted in accordance with the Australian Commercial Disputes Centre Mediation Guidelines.

~~23.4-24.4.~~ If mediation fails to resolve the dispute, the Parties may progress to arbitration or litigation.

~~23.5-24.5.~~ Any costs incurred under this clause shall be split evenly between ~~both~~ Parties cited in the Notice of Dispute, unless agreed otherwise.

#### ~~24.25.~~ **NO UNDERTAKINGS**

Until such time as the Contract Documents are duly executed by the Parties, no undertakings or representations with respect to the Proposed Development will arise as a result of:

- (a) Negotiations between the Parties in relation to the Contract Documents; or
- (b) Any action or inaction by a Party on the assumption or in the expectation that the Contract Documents will be executed.

#### ~~25.26.~~ **GOVERNING LAW**

This Agreement is governed by and is to be interpreted in accordance with the laws of Western Australia and, where applicable, the laws of the Commonwealth of Australia. The Parties are to comply with and obey the provisions of all governing laws which may from time to time be made or given with respect to or affecting the Premises.

#### ~~26.27.~~ **TIME OF THE ESSENCE**

The Parties shall respect that the performance and observance of the provisions of this Agreement shall be fulfilled in a timely and prompt manner.

#### ~~27.28.~~ **DEFINITIONS**

In this Agreement:

**Agreement** means this Memorandum of Understanding

**Building** means the clubroom building to be constructed on the Reserve

**Business Day** means a day on which trading banks are open for general banking business in Perth, Western Australia.

**Community Hall** means a portion of the Multi-Purpose Facility which shall be available to the public to hire through the City's Bookings Team at an hourly hire rate.

**Contract Documents** means the formal legally binding agreements implementing the Proposed Development, including (but not limited to) the Clubroom lease, DoE shared-use licence, grassed hockey pitch licence, changeroom licence, Lot 100 lease and Lot 100 sublease.

**Law** means any statute, rule, regulation, proclamation, ordinance or by-law present or future of Western Australia and, where applicable, the Commonwealth, and any amendment or re-enactment of them for the time being in force, including the Freedom of Information Act 1992 (WA) and the Local Government Act 1995 (WA)

**Leased Area** means the portion of the Multi-Purpose Facility which shall be directly leased to the FHC for their exclusive use.

**Local Government Laws** means the *Local Government Act 1995 (WA)*, the *Local Government (Miscellaneous Provisions) Act 1960 (WA)*, and all other Local Government statutes.

**Lot 100** means Lot 100 South Lake Drive, South Lake on Plan 28543 in Certificate of Title Volume 2512 Folio 712

**Management Order** means management order numbers E384963 and E336775

**Multi-Purpose Facility** means the entire new building which shall be constructed on the Reserve, including the changerooms, toilets, kitchen, FHC leased areas, community hall, meeting rooms etc.

**Party** means the City, DoE and/or FHC according to the context.

**Proposed Development** means the proposed development of an artificial turf hockey pitch, two grassed hockey pitches and a multi-purpose facility on the Project Site.

**Reserve** means Reserve 41221, being Lot 3028 South Lake Drive, South Lake on Plan 16996 in Crown Land Title Volume 3013 Folio 186

**School** means the Lakeland Senior High School located at 106 South Lake Drive, South Lake

**Students** means the students attending Lakeland Senior High School

## 28.29. INTERPRETATION

In this Agreement, unless inconsistent with the context:

- a) if a word or phrase is defined, then its other grammatical forms have a corresponding meaning;
- b) the singular includes the plural and vice versa; (c)
- c) a reference to a gender includes any gender;
- d) headings are for convenience only and do not affect interpretation;
- e) a reference to a clause, schedule or annexure is a reference to a clause, schedule or annexure to this Agreement;
- f) the word "includes" is not a word of limitation and does not restrict the interpretation of a word or phrase in this Agreement;
- g) a reference to person includes a reference to:
  - i. an individual, a body corporate, a trust, a partnership, a joint venture an, unincorporated body, governmental or Local Government or agency, or other entity whether or not it is a separate legal entity;
  - ii. that person's personal representatives, successors and permitted assigns and transferees and a person, who novates this Agreement;
- h) a reference to time is to Perth, Western Australia time;
- i) if a day on or by which an obligation must be performed or an event must occur is not a Business Day, the obligation must be performed or the event must occur on or by the next Business Day;
- j) a rule of construction does not apply to the disadvantage of a Party because the Party was responsible for the preparation of this Agreement or any part of it;
- k) a reference to A\$, \$A, dollar or \$ is to Australian currency; and
- l) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.

**SIGNING PAGE**

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The **COMMON SEAL** of the  
**CITY OF COCKBURN**

was hereunto affixed in the presence of:

_____	_____	_____
(Signed)	(Position)	(Print Full Name)
_____	_____	_____
(Signed)	(Position)	(Print Full Name)

The **COMMON SEAL** of the  
**FREMANTLE HOCKEY CLUB INC**

was hereunto affixed pursuant to  
a resolution of the Committee in the presence of:

..... President	..... Vice President ( <del>Juniors</del> )
..... Full Name (please print)	..... Full Name (please print)



SIGNED for and on behalf of the )  
**MINISTER FOR EDUCATION** by )  
 )  
JENNIFER ANN McGRATH )  
(Print Full Name) )  
 )  
Deputy Director General of the \_\_\_\_\_ )  
Department of Education, )  
the officer delegated this authority )  
pursuant to sections 224 and 225 )  
of the *School Education Act 1999 (WA)* )  
in the presence of: )

\_\_\_\_\_  
(Signature)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Witness Full Name (*Please print*)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Witness Address (*Please print*)

\_\_\_\_\_  
Witness Occupation (*Please print*)

## SCHEDULE 1 – CITY’S PROJECT OBJECTIVES

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The City is seeking the following outcomes from the Proposed Development:

1. Improve health and well-being of the community;
2. Provision of a high standard of amenity in the precinct for users, residents and the broader community including the School students;
3. Ensure that there is integrated planning and design for the DoE uses, City, FHC and broader community in the City of Cockburn;
4. Optimise the use of the Reserve and the DoE land to obtain the maximum number of sporting and recreational uses with the least amount of disruption to current community, sporting and recreational uses;
5. Maximise the opportunity to create linkages with the community to create a sustainable community recreation and activity hub;
6. Ensuring the community is consulted and engaged in the project planning and implementation, including the DoE;
7. Develop suitably financially sustainable management arrangements that meet the specific needs of the FHC and the community in relation to those components of the Proposed Development which will be accessible by the community and the DoE
8. Use of proposed development for community purposes ;
9. Attraction of national regional and local level hockey teams;
10. Ensure that public funds are not used to support any commercial organisation within the Proposed Development;

## SCHEDULE 2 – DOE’S PROJECT OBJECTIVES

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The DoE is seeking the following outcomes from the Proposed Development:

1. Improving the health and well-being of School students by ensuring the School has continued access to the Reserve during School hours, including the grassed hockey pitches
2. Ensuring that the School has access and use of the specialist hockey facilities being developed on Lot 100, including the artificial turf hockey pitches
3. Providing local opportunities for School students to be involved in the sport of hockey
4. Enhancing the partnership between the Department, the City of Cockburn, key stakeholders (such as the Fremantle Hockey Club) and the local community

## SCHEDULE 3 – FHC’S PROJECT OBJECTIVES

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The FHC is seeking the following outcomes from the Proposed Development:

1. Construction of an artificial turf to meet national standard performance requirements for hockey as defined by the International Hockey Federation (FIH) together with a clubroom and 2 full size, high quality grass fields.
2. Secure long term sublease over the artificial turf hockey pitch on Lot 100 and access to the Clubroom on the Reserve at Club training times and game times
3. Secure seasonal use of the grassed hockey pitches on the Reserve, which are non-exclusive and able to accommodate community use as well as hockey use.
4. Relocation of the club headquarters to the proposed development to sustain financial and competitive premier club status for the long term.
5. Make all levels of hockey available to all the residents of the City of Cockburn in a rapid manner that could not be delivered by the organic growth of a new club.
6. Retain existing members and recognition of the club’s hockey history in the Fremantle area while increasing the playing membership to around 900 within five years of project completion, mostly through Juniors recruitment.
7. Engage the broader local community and create benefits through use of the proposed clubroom for compatible recreational activities and functions, recognising full community use that will be protected across the Reserve.
8. Grow the participation rate in hockey to complement the efforts of Hockey WA and the Department of Sports and Recreation. In particular, achieve this through active engagement with primary and secondary schools within reasonable travel distance.
9. Lay the club and management foundations for further hockey development at the site, notably an indoor hockey centre following the decommissioning of the existing South Lake Leisure Centre and a second artificial hockey turf when sufficient demand exists.

SCHEDULE 4 – PROPOSED DEVELOPMENT DRAFT PLAN



SITE PLAN  
1:1,000