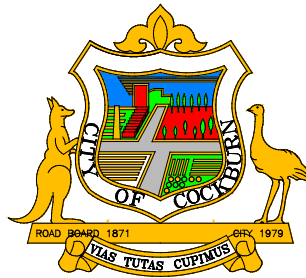


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 12 SEPTEMBER 2013

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 12 SEPTEMBER 2013 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, 12 SEPTEMBER 2013 AT 7:00 PM

1. DECLARATION OF MEETING

2. APPOINTMENT OF PRESIDING MEMBER (If required)

3. DISCLAIMER (To be read aloud by Presiding Member)

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

**4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF
FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding
Member)**

5. APOLOGIES AND LEAVE OF ABSENCE

6. ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

7. PUBLIC QUESTION TIME

8. CONFIRMATION OF MINUTES

8.1 (OCM 12/09/2013) - ORDINARY COUNCIL MEETING - 8 AUGUST 2013

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held 8 August, 2013 as a true and accurate record.

COUNCIL DECISION

9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

10. DEPUTATIONS AND PETITIONS

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

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

13. COUNCIL MATTERS

13.1 (OCM 12/09/2013) - ELECTED MEMBER ENTITLEMENTS - SUPERANNUATION (083/003; 126/003) (S DOWNING)

RECOMMENDATION

That Council not elect to become an Eligible Local Governing Body under section 446 Schedule 1 of the Taxation Administration Act 1953.

COUNCIL DECISION

Background

The July 2013 Ordinary Council Meeting, Council resolved as follows:

- (1) *in accordance with the determination of the Salaries and Allowances Tribunal, pay:*
 1. *The Mayor the maximum annual fee prescribed by r30 (5) of the Local Government (Administration) Regulations 1996 (WA) (as amended).*
 2. *Councillors the maximum annual fee prescribed by r30 (3) of the Local Government (Administration) Regulations 1996 (WA) (as amended).*

in lieu of attending meetings, pursuant to s 5.99 of the Local Government Act 1995 (WA) and Council Policy SC1.

 3. *All Elected Members the maximum total allowance prescribed by the Local Government (Administration) Regulations 1996 (WA) (as amended) for information and communication technology expenses, pursuant to s 5.99A of the Local Government Act 1995 (WA) and Council Policies SC15 and SC32.*
- (2) *in accordance with Council Policy SC14, review the Mayoral and Deputy Mayoral Allowances, payable pursuant to s 5.98 (5) and s5.98A (1) of the Local Government Act 1995 (WA), respectively, following the Council elections in October, 2013,*
- (3) *refers all Council Policies relating to Elected Member Fees , Allowances and Expenses to the next meeting of the Delegated Authorities, Policies and Position Statements Committee for review, and*

- (4) *provide written information to Elected Members on the potential for the City of Cockburn becoming an Eligible Local Governing Body pursuant to section 221A and section 221B of the Income Tax Assessment Act 1936 (Commonwealth); and*
- (5) *makes the necessary adjustment to the 2013/14 Budget as part of the mid-year Budget Review.*

This report has been prepared to address Part 4 of Council's resolution in that to conduct a review of Elected Member entitlement to superannuation payments as provided by the Income Tax Assessment Act 1936 (ITAA), if and when Council unanimously adopts the Eligible Local Governing Body provision of the ITAA.

Submission

N/A

Report

Eligible Local Governing Body (ELGB)

A local government in Australia may unanimously resolve to be treated as an eligible local governing body by providing written notice to the Commissioner of Taxation under section 446 Schedule 1 of the Taxation Administration Act 1953. The effect is to capture payments and benefits to Elected Members within the PAYG and FBT provisions in addition to the Superannuation Guarantee provisions of the Tax Act.

PAYG Implications

If the local government makes such a resolution, Pay As You Go (PAYG) withholding obligations will apply to payments made to Elected Members. Therefore, the local government must withhold income tax from any payments to the Elected Members and remit it to the ATO. In addition, local governments will be obliged to provide payment summaries to all Elected Members detailing the total of the payments made to them during the financial year together with the amounts withheld from those payments.

If such an election is made, the Elected Member would become an employee and required to complete a declaration in which the City would have to deduct tax at the margin. The Elected Member would need to elect which employer (where already employed) would provide the concessional tax treatment. For those not electing Cockburn as the

primary employer a flat rate of tax would be deducted at 30% from any payments including sitting fees, allowances (Mayoral and ICT).

FBT Implications

If the local government makes such a resolution, the FBT rules are applicable to all benefits provided to Elected Members. The local government will therefore be required to determine the taxable value of all benefits provided to Elected Members, report the benefits on their annual FBT returns and pay any FBT due on those benefits.

If such an election is made, all Elected Members would become employees for fringe benefit tax purposes. This means that all functions would generate a liability to the City for Elected Members and their associates (normally their spouse).

Function	Cost	Attributable to EM's	FBT Liability
EM Function	\$232,000	100%	\$222,740
General Function	\$119,000	10%	\$28,563
Sister City	\$65,000	25%	\$15,601
Total			\$266,904

Although the City would have to pay all of the liability, the City would allocate a portion against individual Elected Members on their PAYG Summaries. This will impact on a range of government payments an Elected Member may receive.

Other Implications - Superannuation

There are other implications of a local government resolving to be an eligible local governing body, such as superannuation guarantee obligations.

If such an election is made by Council the following would be applicable to Elected Members:

	Mayor	Deputy	Elected Member	for 8 EM's	Total
Sitting Fee	\$45,000	\$30,000	\$30,000	\$240,000	\$315,000
Mayoral Allowance	\$85,000	\$21,250	\$0		\$106,250
ICT Allowance	\$3,500	\$3,500	\$3,500	\$28,000	\$35,000
Total Fees/Allowances	\$133,500	\$54,750	\$33,500	\$268,000	\$456,250
SG Superannuation	\$12,349	\$5,064	\$3,099	\$24,790	\$42,203
Total Fees & Super	\$145,849	\$59,814	\$36,599	\$292,790	\$498,453

Other Implications – Mileage

Currently all Elected Members are entitled to be reimbursed mileage for home to Council and back home plus attending other Council functions. With election to an ELGB, two aspects of the current policy would change:

1. As an employee you would no longer be entitled to claim the home to work (Council) to home mileage and other claims for Council would be subject to standard review.
2. The rate in which the City (as the Employer) would reimburse would drop to the City's employer rate as per the Enterprise Agreement. The current rate for most Elected Members is \$1.855 or \$1.274 per km. The Employee rate is \$0.77 per km.
3. The City reimburses Elected Members approximately \$35k p.a., so a saving of approximately \$20,000 p.a. could be achieved.

The Mayor reimburses the City for any private mileage at the higher rate. The vehicle would be subject to a FBT Liability. Under the current rule (statutory formula the FBT liability would be approximately \$7,000). There is currently no liability as the Mayor is not an employee. Under the proposed FBT laws announced by the current Government a future mayoral vehicle would have to be accounted under the operating (actual cost of use) method whereby a Mayor and an employee would have to reimburse Council for private use including home to work to home mileage.

Other Implications – Insurance

The City participates in a range of insurances for Elected Members though LGIS including car damage, professional indemnity, travel (death) cover. Each of these would resort to standard employee cover.

The issue of carer's leave (formerly known as sick leave), annual leave, annual leave loading and long service leave has also been canvassed given the Elected Members would be employees under the ELGB election.

The first two noted above, carer's leave and annual leave are not applicable as they do not involve the payment of additional monies. Elected Members can avail themselves of these benefits under the current arrangements of Council.

The latter two items, annual leave loading and long service leave involve the payment of additional monies to Elected Members. Given there is no formal annual leave in the election of an elected member to Council, there could be no annual leave loading applicable. The second item, long service leave is different and is very much time dependent. However, in the absence of an industrial instrument governing this item such as an enterprise agreement, the matter should be referred to the SAT for consideration as part of ELGB referral.

The City is unaware of any local government in Western Australia that have made such an election as there does not appear to be the same motivation as exists in other States.

Conclusion

The election for the Council of the City of Cockburn to become an Eligible Local Governing Body has a number of pros and cons. The biggest pro is that Elected Members will become eligible of the payment of the 9.25% superannuation on sitting fees and allowances. The cost of providing this amount is not significant in the general budget being \$42,203. It is noted though that the Salaries and Allowances Tribunal did not determine this matter for Elected Members. The downside of providing this payment of about \$3,000 per Elected Member, is that all members would become employees under the Tax Act. This would mean that all payments would be taxable like normal salary but more importantly, the City would also lose its Fringe Benefits Tax Exemption. On the initial costing this would mean paying the Federal Government \$267,000 in FBT payments on top of the \$42,203. The Elected Members as employees would also lose a number of other benefits such as the generous mileage and insurance entitlements. The intention would be to approach WALGA to make a submission to next year's SAT determination for the inclusion of superannuation without the cumbersome declaration of becoming an Eligible Local Governing Body.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

Budget/Financial Implications

The payment of superannuation at the superannuation guarantee rate of 9.25% p.a. would impact the 2013/14 municipal budget as follows:

	Mayor
Superannuation – SG (9.25%)	\$42,203
Additional FBT Liability	\$266,904
Saving on mileage	\$20,000
Additional Cost for election as an ELGB	\$289,107

The above funds have not been provided in the 2013/14 municipal budget.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

13.2 (OCM 12/09/2013) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES AND POSITION STATEMENTS COMMITTEE MEETING - 22/08/2013 (026/005) (G BOWMAN) (ATTACH)

RECOMMENDATION

That Council adopts the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Thursday, 22 August 2013, as attached to the Agenda and the recommendations contained therein.

COUNCIL DECISION

Background

The Delegated Authorities, Policies and Position Statements Committee conducted a meeting on 23 May 2013. The Minutes of the meeting are required to be presented.

Submission

N/A

Report

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

The primary focus of this meeting was to review Policies and Position Statements and associated Delegated Authorities relevant to the Planning and Development Directorate.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

As contained in the Minutes.

Legal Implications

N/A

Community Consultation

As contained in the Minutes.

Attachment(s)

Minutes of the Delegated Authorities, Policies and Position Statements
Committee Meeting – 22 August 2013.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

- 14.1 (OCM 12/09/2013) - DETAILED AREA PLANS FOR PORT COOGEE, NORTH COOGEE - STAGE 10B (LOT 9129), PROPOSED LOT 1 PERLINTE VIEW (LOT 752) AND PROPOSED LOTS 2-3 AND 6-7 ORSINO BOULEVARD AND LOTS 4-5 PERLINTE VIEW (LOT 752) - PREPARED BY TAYLOR BURRELL BARNETT - PROPONENT: AUSTRALAND (052/014) (L REDDELL) (ATTACH)**

RECOMMENDATION

That Council

- (1) approve the Local Development Plan (DAP13/08) presented for Proposed Lot 1 Perlinte View Port Coogee pursuant to the provisions of Clause 6.2.15.5(a) of the City of Cockburn Town Planning Scheme No. 3;
- (2) approve the Local Development Plan (DAP13/09) presented for Proposed Lots 2-3 & 6-7 Orsino Boulevard, Lots 4-5 Perlinte View (Lot 752 Orsino Boulevard) Port Coogee, North Coogee pursuant to the provisions of Clause 6.2.15.5(a) of the City of Cockburn Town Planning Scheme No. 3;
- (3) approve the Local Development Plan (DAP13/10) presented for Stage 10B (9129L Cockburn Road) Port Coogee, North Coogee pursuant to the provisions of Clause 6.2.15.5(a) of the City of Cockburn Town Planning Scheme No. 3;
- (4) amend DAP11/08 in accordance with Clause 6.2.15.8 of the Scheme to delete the provisions relating to Lot 752 Orsino Boulevard; and
- (5) advise the applicant accordingly.

COUNCIL DECISION

Background

Australand through its consultants Taylor Burrell Barnett has submitted three Local Development Plans (LDP) for approval. Previously Local Development Plans were known as Detailed Area Plans (DAPs). However the revised Residential Design Codes (R-Codes) published on August 2nd 2013 has changed the name of these plans to LDP. The City's digital recording systems however continue to identify these plans with the prefix DAP.

Lot 752 Orsino Boulevard, to which DAP13/08 & DAP13/09 relate is located to the south Pantheon Avenue in the 'dry land residential' area and is identified for high density residential development (R80). DAP13/10 relates to Stage 10B which is located north of Pantheon Avenue in the 'dry land residential' area of Port Coogee and is identified for medium density residential development (R30).

The 'Bluewater' DAP (11/08) approved by Council on 8 September 2011 included Lot 752 Orsino Boulevard and envisaged a grouped or multiple dwelling development on the site. The proposed changes will effectively extract Lot 752 from the 'Bluewater' DAP (LDP) and deal with the design requirements for proposed Lot 1 which will be for grouped or multiple dwellings and Lots 2-7 which are small single house lots.

Submission

The attached LDPs address principally;

- Key elements to be considered in the design of dwellings
- Dwelling setback requirements
- The extent of permissible boundary walls
- Building height
- Access and parking requirements.

Where the LDPs do not refer to an alternate standard, the applicable standard is that prescribed in the Residential Design Codes (R-Codes) or the City's Town Planning Scheme No. 3 and /or policies where the R-Codes do not apply.

Report

The three proposed LDP's for Port Coogee provide a site specific layer of planning information to be considered in the design and development of the lots covered by the respective documents. The information is to be considered within the framework of the Structure Plan adopted by Council for Port Coogee, as well as the R-Codes and the City's Planning Scheme and/or Policies.

Presentation of the LDPs to the City was by the planning consultant for Port Coogee. Subsequent to an initial assessment, several minor changes have been made to the documents to assist all stakeholders in the interpretation of their content. Following assessment no major changes to the technical content of the LDPs were required. In this regard, the technical content of these three LDPs reflect the on-going refinement of the existing Port Coogee DAPs.

As a result of DAP13/08 and DAP13/09 providing revised design guidance for Lot 752 Orsino Boulevard, it is necessary to revise the plan for DAP11/08 to extract Lot 752 in order to ensure that there are not multiple LDP's providing conflicting guidance for the same lot and causing confusion.

No advertising of the proposed LDPs was undertaken as Australand owns much of the land surrounding the areas of the LDPs and the proposed provisions will not impact on any privately owned residential properties. Therefore advertising is not required.

The proposed LDPs are consistent with the provisions of TPS No. 3, the current version of the R-Codes and the Port Coogee Structure Plan. No other issues are raised and it is recommended that they be approved.

Approval is required in accordance with the provisions of section 6.2.15.5 of Town Planning Scheme No. 3.

TPS No. 3 Clause 6.2.15.8 provides the power for a DAP (now LDP) to be amended.

Delegation of Port Coogee Detailed Area Plans/Local Development Plans

Currently the City's Officers have delegation to approve Detailed Area Plans (DAPs) or Local Development Plans (LDPs), pursuant to clauses 6.2.15 and 6.2.16 of the City's TPS No.3, except those for Cockburn Central (Town Centre) and Port Coogee Structure Plan Area. This

current process has meant that every DAP/LDP for Port Coogee is sent to a full Council meeting for determination.

Since the Port Coogee Local Structure Plan (LSP) was first endorsed by the Western Australian Planning Commission, 24 DAPs in the Port Coogee area have been approved by Council in accordance with the Officer's recommendations. The majority of the Port Coogee area is covered by approved DAPs/LDPs and therefore having Council to continue to determine the DAPs/LDPs, particularly where there are no changes to the officer's recommendations is an inefficient use of the City's resources. It is therefore, intended that an item be included for the next DAPPS meeting amending the delegated authority to include the ability for officer's to approved DAPs and LDPs for Port Coogee.

Strategic Plan/Policy Implications

Growing City

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

Budget/Financial Implications

N/A

Legal Implications

Planning and Development Act 2005
Town Planning Scheme No. 3

Community Consultation

No consultation has been undertaken.

Attachment(s)

1. DAP13/08 Plan
2. DAP13/09 Plan
3. DAP13/10 Plan
4. DAP11/08 Revised Plan

Advice to Proponent(s)/Submissioners

The Proponent(s) have been advised that this matter is to be considered at the 12 September 2013 Council Meeting.

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

Nil.

14.2 (OCM 12/09/2013) - CLOSURE OF PORTION OF ROAD RESERVE - LOCATION: BENNETT AVENUE, NORTH COOGEE (COCKBURN COAST) - OWNER: STATE OF WA - APPLICANT: MCMULLEN NOLAN GROUP (450567) (L GATT) (ATTACH)

RECOMMENDATION

That Council

- (1) consent to the closure of the eastern portion of Bennett Avenue North Coogee from (Abattoir Loop east to the end of road) as indicated in Attachment 1a & 1b in accordance with Section 58 of the *Land Administration Act 1997*;
- (2) subject to the lodgement of a deposited plan demonstrating the lots abutting the portion of the road being closed being amalgamated into a single certificate of title;
- (3) supports the land resulting from the road closure being purchased by the adjoining landowner (Landcorp) as per the normal procedures of the *Land Administration Act 1997*; and
- (4) advise the applicant of this decision accordingly.

COUNCIL DECISION

Background

A request has been received on behalf of the adjoining landowner (Landcorp) to close the eastern portion of Bennett Avenue North Coogee road reserve (from Abattoir Loop east to the end of the road) and amalgamate it with the adjoining land. This is to help facilitate the implementation of the Cockburn Coast structure plan, which has been recently adopted by the City. The purpose of this report is to consider the road closure request.

Submission

By way of letter dated 5 April 2013, McMullen Nolan Group requested that the City initiate the closure of the northern portion of the current Bennett Avenue road reserve and amalgamate it into adjoining lots abutting the road reserve. A copy of the letter is at Attachment 2.

Report

The subject area to be closed is the eastern portion of Bennett Avenue North Coogee road reserve (from Abattoir Loop east to the end of the road) which is an existing road that provides access to one site. The building and site are owned by Landcorp, and is occupied by the organisation "A View to Food". The organisation is occupying the site under the monthly holding-over clause of a lease which has previously expired. "A View to Food" is aware that the monthly arrangement with Landcorp is able to be terminated upon the issue of a notice of termination providing one month to vacate the premises. The current tenant is aware of the proposal and the notice period (refer Attachment 3).

The proponent has agreed in writing to purchase the land and meet all the costs associated with the proposed road closure, a copy of which is provided within Attachment 2.

At its ordinary meeting held 9 May 2013, Council adopted the Robb Jetty Local Structure Plan ("LSP") which applies to this area. The LSP indicates the closure of the road reserve as proposed by this report, and is therefore consistent with the proposal. The closure is required to enable implementation of a new road layout which will better suit the mixed use urban development now planned for this site. The proposed road closure will result in a number of landlocked lots and the landowner has agreed to the amalgamation of these lots to ensure access to a gazetted public road.

The City advertised the road closure in the local newspaper on 25 June 2013 and no submissions were received.

All service providers have been contacted, and all have responded that they have services located in the vicinity of the proposed road closure. The applicant has agreed to meet all the costs and requirements that the service providers have requested. A copy of the letters from Landcorp to each of the service providers is at Attachment 4.

It is recommended that Council support the request; and the City will write to the Minister for Lands requesting formal closure of the portion

of Bennett Avenue, North Coogee in accordance with Section 58 of the *Land Administration Act 1997*.

Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

Budget/Financial Implications

N/A

Legal Implications

Provision of the *Land Administration Act 1997* refer.

Community Consultation

The proposal was advertised on 25 June 2013, in accordance with Section 58 of the *Land Administration Act 1997*. No objections were received.

Attachment(s)

1. Sketch
2. Letter of request from McMullen Nolan Group and confirming Landcorp will pay all associated costs.
3. Email from "A View to Food".
4. Letters from Landcorp to the Service Providers

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 12 September 2013 Council Meeting.

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

Nil.

14.3 (OCM 12/09/2013) - INITIATION OF TOWN PLANNING SCHEME NO. 3 AMENDMENT 94 - INTRODUCING DEVELOPMENT CONTRIBUTION AREA 14 COCKBURN COAST: ROBB JETTY AND EMPLACEMENT PRECINCTS (109/027) (C CATHERWOOD)

RECOMMENDATION

That Council

- (1) In pursuance of Section 75 of the Planning and Development Act 2005 amend the City of Cockburn Town Planning Scheme No. 3 ("Scheme") by:

1. Amending Schedule 12 of the Scheme text by including DCA 14 – Cockburn Coast as follows.

Schedule 12 - Development Contribution Plan

Area:	Cockburn Coast: Robb Jetty and Emplacement Precincts
Infrastructure and administrative items to be funded	<p>Contributions shall be made towards the following items by all landowners within DCA 14:</p> <ol style="list-style-type: none"> 1. Proportional contribution to the upgrading of Cockburn Road between Rollinson Road and MacTaggart Cove including the cost of land required for road widening, verge and median landscaping between Rollinson Road and MacTaggart Cove, construction of the Robb Jetty Main Street signalised intersection, construction of drainage and service relocation where necessary. Earthworks, service relocation and construction of dual carriageways will be funded and constructed by Main Roads Western Australia. 2. The cost of land and works (including landscaping) associated with the construction of the proposed Robb Jetty Main Street between the Cockburn Road intersection and Robb Road intersection. The works include construction of an at-grade rail crossing including vehicle and pedestrian signalisation associated with the new Robb Road intersection (including

	<p>sufficient fencing to deter pedestrians from unsafe crossing). The cost of works is the cost over and above that of providing a normal 20m wide local subdivision road whereby drainage, lighting, footpaths, lower specification landscaping and parking embayment's provided at the cost of adjoining landowners.</p> <ol style="list-style-type: none"> 3. The cost of land and works (including landscaping) associated with the construction of the proposed Bus Rapid Transit (BRT) route which extends between the Rollinson Road / Cockburn Road intersection and the intersection of MacTaggart Cove and the proposed BRT route. The cost includes acquisition of Lot 18 Garston Way and provision of bus stops and associated infrastructure. The cost of works is the cost over and above that of providing a normal 20m wide local subdivision road whereby drainage, lighting, footpaths, lower specification landscaping and parking embayment's provided at the cost of adjoining landowners. 4. Provision of pedestrian signals at the Rollinson Road railway crossing (including sufficient fencing to deter pedestrians from unsafe crossing). 5. Provision of land for public open space area as detailed in the Robb Jetty and Emplacement Precinct Local Structure Plan(s) and the cost of landscape construction (including minor earthworks and drainage). 6. The cost of land and construction of a multistorey local community building and associated landscaping, play equipment and car parking areas. 7. Costs to administer cost sharing arrangements of the DCA including detailed engineering design and project management POS, drainage, roads, rail 	
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	<p>crossings and the community building the subject of the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.</p> <p>8. Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA 14.</p>	
Method for calculating contributions	<p>All landowners within DCA 14 shall make a contribution to land and infrastructure works required as part of the development of the Robb Jetty and Emplacement Precinct Development Contribution Area (with the exception of the Mixed Business Zone).</p> <p>The proportional contribution is to be determined in accordance with the provisions of Clause 6. 3 of the Scheme and this Development Contribution Plan.</p> <p><u>Cost Apportionment for the Mixed Business Zone</u></p> <p>No contribution is required in respect to land and lots required for public open space, public open space construction, and local community facilities for Lot 4 and 303 Darkan Avenue and Lot 8 Garston Way (Mixed Business Zone).</p> <p>Landowners in the Mixed Business Zone will be responsible for 5.46% of the cost of upgrading all DCP roads, service infrastructure and administration costs. The contribution payable will be based on a rate per m2 of developable land area, which equates to:</p> <ul style="list-style-type: none"> • Lot 4 Darkan Way: 1.44% • Lot 303 Darkan Way: 1.45% • Lot 8 Garston Way: 2.57% <p>All other Zones and R-Codes will fund the remaining 94.54% in accordance with development potential calculation methodology for all other Zones/R-Codes.</p> <p><u>Development Potential Calculation Methodology for all other Zones and R-Codes</u></p> <p>With the exception of Lot 4 and 303 Darkan</p>	

	<p>Avenue and Lot 8 Garston Way (Mixed Business Zone), cost contributions shall be calculated based on the minimum potential number of dwellings (85%) that can be constructed on each lot or lots as detailed in Schedule 11. Contributions shall be calculated on a per potential dwelling basis. The potential number of dwellings (or equivalent) per Zone or R-Code is calculated as follows:</p> <table><tr><th>Zone/R-Code</th><th>Method for Calculating No. of Dwellings</th></tr><tr><td>District Centre R-ACO (R160 equivalent)</td><td>1x equivalent dwellings per 62. 5m² of net land area</td></tr><tr><td>Mixed Use (R100 equivalent)</td><td>1x equivalent dwellings per 100m² of net land area</td></tr><tr><td>R40</td><td>1x dwellings per 220m² of net land area</td></tr><tr><td>R80</td><td>1x dwellings per 125m² of net land area</td></tr><tr><td>R100</td><td>1x dwellings per 100m² of net land area</td></tr><tr><td>R160</td><td>1x dwellings per 62. 5m² of net land area</td></tr></table> <p>Notwithstanding Clause 6.3.13 of Town Planning Scheme No. 3 Text, applications for continuance or extension of existing non-conforming uses will be exempt from development contributions.</p>	Zone/R-Code	Method for Calculating No. of Dwellings	District Centre R-ACO (R160 equivalent)	1x equivalent dwellings per 62. 5m ² of net land area	Mixed Use (R100 equivalent)	1x equivalent dwellings per 100m ² of net land area	R40	1x dwellings per 220m ² of net land area	R80	1x dwellings per 125m ² of net land area	R100	1x dwellings per 100m ² of net land area	R160	1x dwellings per 62. 5m ² of net land area
Zone/R-Code	Method for Calculating No. of Dwellings														
District Centre R-ACO (R160 equivalent)	1x equivalent dwellings per 62. 5m ² of net land area														
Mixed Use (R100 equivalent)	1x equivalent dwellings per 100m ² of net land area														
R40	1x dwellings per 220m ² of net land area														
R80	1x dwellings per 125m ² of net land area														
R100	1x dwellings per 100m ² of net land area														
R160	1x dwellings per 62. 5m ² of net land area														
Period of Operation	Until 30 June 2034. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments.														
Priority and Timing	In accordance with the City of Cockburn Capital Expenditure Plan for Robb Jetty and Emplacement Precincts.														
Review Process	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the development contribution area since the last review and the degree of development potential still existing.														

Participants and Contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA 14.
<p>2. Amend the Scheme to include the boundaries of the proposed Development Contribution Area No. 14 Cockburn Coast.</p> <p>(2) Upon receipt of amending documents in support of resolutions (1) and (2) above, determine that the amendment is consistent with Regulation 25(2) of the Regulations and the amendment be referred to the Environmental Protection Authority ("EPA") as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, be advertised for a period of 42 days in accordance with the Regulations. In the event that the EPA determines that the amendment is to be subject to formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the amendment.</p>	

COUNCIL DECISION

Background

At its ordinary meeting held 9 May 2013, Council endorsed, subject to modifications, two local structure plans within the Cockburn Coast development area for the Robb Jetty and Emplacement precincts. Approval of these plans from the Western Australian Planning Commission ("WAPC") is still pending.

The local structure plans propose to develop the subject land for a mix of zones, including a dense activity centre, residential (ranging up to R160 density), public open space, mixed business, mixed use, and a primary school with a shared oval. Noted within these local structure plans was the need for a cost sharing mechanism for several local government infrastructure items.

In line with State Planning Policy 3.6 Development Contributions for Infrastructure ("SPP3.6"), a development contribution plan ("DCP") is proposed to cover this area. To introduce a new DCP an amendment to the City's Scheme is required.

Submission

A Scheme Amendment has been lodged by APP on behalf of Landcorp, the proponents for the Robb Jetty and Emplacement Local Structure Plans within the Cockburn Coast development area ("subject land"). The amendment seeks to introduce a new DCP known as DCP14 to cover the areas of Robb Jetty and Emplacement.

DCP14 will complement another scheme amendment request which seeks to introduce additional items to the City's existing DCP13 for community infrastructure. The DCP13 items have a catchment greater than the Cockburn Coast development area.

Report

Contribution Area/Items

Given that all infrastructure items identified for inclusion in the DCP provide a benefit to all landowners in the project, one DCP will apply to both the Robb Jetty Precinct and Emplacement Precincts.

The draft DCP14 includes a number of items for which the cost sharing mechanism of a DCP is appropriate. These include public open space and key roads providing a district function (above standard road cost/specification) such as the main street and the rapid bus route.

Also included is a Community Centre which will cater for the Cockburn Coast area. A portion of this will be funded via this DCP, with the remaining to be funded via the future DCP which covers the Power Station precinct.

Methodology

A key objective of the cost apportionment methodology is the need to provide certainty to each landowner on their cost contribution and ensure costs are shared in a transparent and equitable manner. It is also important to provide the custodian of the DCP appropriate certainty on the source of all funds required to deliver infrastructure and mitigate any potential for shortfalls in funding.

Basing contributions on the 'actual' development outcome is usually considered to be the most equitable outcome from a user pays point of

view. This will not work in Cockburn Coast as not all developers will maximise their development potential and this will lead to shortfalls in DCP funds.

Another matter to consider is what the infrastructure items are. In this case they involve items which are required at the subdivisional stage and therefore there must be some 'fixed' basis for assigning contributions, not the unknown 'actual' development outcome. There is already a scheme requirement for development in Cockburn Coast to achieve 85% of a site's potential as a minimum. This provides an ideal 'fixed' basis to apportion costs.

Cost contributions within the Cockburn Coast will be commensurate with the development potential of each site within the Cockburn Coast. To achieve an equitable outcome, the development potential of each site will be determined in an equal and consistent manner. This approach is consistent with the overarching principle 'beneficiary pays' of SPP 3.6.

Note also that the subject land is already located within Development Contribution Area 13, which provides for cost contribution to specified local, sub-regional and regional level community infrastructure. This applies in addition to this DCA proposal.

Period of Operation

The infrastructure items included in the DCP are being planned and provided on the basis of the needs of the ultimate community which will be substantially achieved in 20 years, being 2034.

The DCP will be reviewed when considered appropriate though not exceeding every five years, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

Exemptions

Applications for continuance or extension of existing non-conforming uses will be exempt from development contributions. It is only where a proposal is seeking to develop in line with the local structure plans that a development contribution liability will apply.

Conclusion

It is recommended that Council initiate Amendment No. 94 to the City's Town Planning Scheme No. 3, subject to the receipt of amending documents to the City's satisfaction.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

- Communities that take pride and aspire to a greater sense of community.

Budget/Financial Implications

The City will be required to maintain a reserve account for a new DCP if gazetted. As contributions are paid into this account (via development contribution payments) these funds can be expended on the items for which the DCP has been created. The rate of income to this account is entirely dependent on the rate of development for the Cockburn Coast area. Should development be slow, then the provision of these infrastructure items will need to be reviewed. This will be noted in the draft DCP, similar to existing DCP the City manages.

Legal Implications

Planning and Development Act 2005

Town Planning Regulations 1967

Planning and Development Regulations 2009

City of Cockburn Town Planning Scheme No. 3

Community Consultation

In accordance with the *Town Planning Regulations 1967* consultation is to be undertaken subsequent to the Local Government adopting the Scheme Amendment and the Environmental Protection Authority ("EPA") advising that the proposal is environmentally acceptable. This requires the amendment to be advertised for a minimum of 42 days.

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

The Proponent for the proposal has been advised that this matter is to be considered at the 12 September 2013 Council Meeting.

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

Nil.

14.4 (OCM 12/09/2013) - PROPOSED COCKBURN CENTRAL WEST STRUCTURE PLAN - LOCATION: LOTS 1, 53 & 55 NORTH LAKE ROAD, LOTS 804, 1001 & 9504 BEELIAR DRIVE AND LOT 54 POLETTI ROAD, COCKBURN CENTRAL - OWNER: WESTERN AUSTRALIAN PLANNING COMMISSION & CITY OF COCKBURN - APPLICANT: CARDNO WA PTY LTD (110/070)(R COLALILLO) (ATTACH)

RECOMMENDATION

That Council :

- (1) endorse the Schedule of Submissions prepared in respect of the Proposed Cockburn Central West Structure Plan ("Proposed Structure Plan");
- (2) pursuant to Clause 6.2.9.1 of the City of Cockburn Town Planning Scheme No.3 ("Scheme"), adopt the Structure Plan (as shown in Attachment 3) subject to the following modification conditions and modifications:

Modification Conditions

1. The Cockburn Central West Local Water Management Strategy being approved by the Department of Water ("DoW") and the City of Cockburn ("CoC");
2. Appendix E – Transport Assessment and Section 3.6 – Movement Network being updated to the satisfaction of the Department of Transport ("DoT"), Main Roads Western Australia ("MRWA") and the City;
3. Preparation and implementation of a voluntary legal agreement between the landowner and the City covering the hard infrastructure items relating to the requirement for the developer to upgrade Poletti Road including contributions toward necessary upgrades to intersections with North Lake Road and Beeliar Drive and upgrading of the Midgegooroo and Signal Terrace intersection inclusive of traffic signals, pursuant to State Planning Policy 3.6 – Development Contributions for Infrastructure ("SPP3.6");
4. The preparation of a Pedestrian Movement Plan including the analysis and investigation of a possible grade separated pedestrian connection to the Cockburn Central Town Centre;

5. Western Power providing its endorsement in relation to the use of the powerline easement for car parking purposes;

Modifications

6. Adding a clause within 'Section 7 - Other Requirements' within Part One requiring the finalisation of an appropriate environmental offset agreement in accordance with the Western Australian Government's Environmental Offsets Policy to the satisfaction of the Office of the Environmental Protection Authority ("OEPA"), Department of Parks and Wildlife ("DPaW"), Western Australian Planning Commission ("WAPC") and the City at the subdivision stage;
 7. Rewording Note 1 of Clause 5.2 and Clause 5.3.d of Part One to ensure that grouped dwellings are confined to specific areas within the Structure Plan and the minimum residential building height across the site is three storeys to the satisfaction of the City;
 8. Modifying the Land Use Table within Clause 5.2 to include 'Veterinary Consulting Rooms' as an 'A' use, 'Market' as a 'D' use and 'Restricted Use' as an 'X' use;
 9. A notation being placed on the Structure Plan map relating to the requirement to upgrade Poletti Road and associated intersections;
 10. Modifying Clause 3.14 of Part Two by:
 - (a) deleting reference to the to the requirement for a future Scheme Amendment to modify Development Contribution Plan 13 ("DCP13"); and
 - (b) clarifying that approval of the Structure Plan would change the scope of the previously planned 'Cockburn Central Heritage Park' within DCP 13 to a memorial walk trail which maintains the general intent of the original proposal and provides for additional opportunities to recognise Australia's participation in various theatres of war.
-
- (3) subject to compliance with (2) above, in pursuance of Clause 6.2.10.1 of the Scheme, the Structure Plan be sent to the WAPC for endorsement;
 - (4) advise the proponent that the site is subject to Development Contribution Area No. 13; and
 - (5) advise the proponent and those parties that made a submission of Council's decision accordingly.

COUNCIL DECISION

Background

The subject land comprises seven lots with a total combined area of approximately 32.5 hectares. It is bound by North Lake Road to the north, Midgegooroo Road to the east, Beeliar Road to the south and Poletti Road to the west (as shown in Attachments 1 and 2).

The subject area is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Regional Centre (DA23)' under the City's Scheme. Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme, a Structure Plan is required to be prepared and adopted prior to any subdivision and development of land within a Development Area.

In accordance with the above, a Proposed Structure Plan has been submitted to the City by the applicant, to guide future development and subdivision for the subject area.

The purpose of this report is to consider the Proposed Structure Plan for adoption in light of the advertising process which has taken place.

Submission

The Proposed Structure Plan (as shown in Attachment 3) was lodged by Cardno on behalf of LandCorp, who are managing the strategic planning for Cockburn Central West on behalf of the WAPC, who own the majority of the subject site.

Report

Background

Cockburn Central West ("CCW") represents 32.5ha of land located within the heart of the southwest urban corridor. The strategic potential of this land is reflective of the foresight which was taken in reserving the broad land precinct by the State Government, in order to meet the future recreation needs of the region. Proposed to be located within the heart of the Cockburn Regional Centre, the precinct will comprise as its major component the City's new recreation facility and playing fields, providing for the community's regional sporting needs into the future.

In terms of land assembly, the WAPC finalised its ownership of the land precinct in 1995, providing the opportunity for comprehensive planning of the precinct to begin. With the realisation of the strategic location of the land adjoining the Kwinana Freeway, commitments to extend passenger rail through the area and the rapid population growth of the surrounding region, careful planning took place to ensure that the right type of land configuration and mix of uses could occur for the whole regional centre. This led to the consideration for what additional uses could support the strategic land location, while preserving the key regional sport and recreation function.

This Proposed Structure Plan provides for a culmination in what has been a process of two decades of planning for the land, and represents a pivotal step to enabling subdivision and development to occur.

Proposed Structure Plan

The Proposed Structure Plan provides open space, recreational and mixed use (residential, commercial and retail) development consistent with an activity centre aimed at facilitating a mixture of compatible land uses.

The following table summarises the key components of the Proposed Structure Plan:

Total area covered by Structure Plan	32.53 hectares
Land area of specific land uses	
• Mixed Use (Residential, Retail and Commercial)	8.3 hectares
• Mixed Use (Residential/Commercial)	3.5 hectares
• Mixed Use (Retail/Commercial)	0.5 hectares
• Public Purposes (Community)	2.6 hectares
• Public Purposes (Utilities/Infrastructure)	6.5 hectares
• Parks & Recreation – Public Open Space	5.8 hectares
• Parks & Recreation – Drainage	1.2 hectares
Estimated number of dwellings	1 000 dwellings
Estimated population	2 000
Estimated retail/commercial floorspace	Approximately 20 000 square metres (GFA)
Integrated recreation facility	Approximately 15 000 square metres (GFA)

The applicant states that the Proposed Structure Plan is based on delivering the following project vision:

“An innovative mixed use development integrating regional recreational aspirations into the existing landform and surrounds whilst extending the urban fabric of the highly successful Cockburn Central Town Centre.”

Directions 2031 and Beyond

The subject area forms part of the Cockburn Central Regional Centre, which is defined as a ‘secondary centre’ under the WAPC’s ‘Directions 2031 and Beyond’ (“Directions 2031”) and State Planning Policy 4.2 – Activity Centres for Perth and Peel (“SPP4.2”). Directions 2031 aims to reorientate Perth’s growth towards urban containment focussed on activity centres. ‘Secondary centres’ are recognised as important suburban centres which offer a mix of goods and services and typically include office, housing, community, recreational and in some cases entertainment uses. Directions 2031 identifies that *“opportunities exist to encourage more mixed use development in appropriately located secondary centres, especially those located along high frequency public transport routes”*.

Given the above, it is considered that the subject land represents a key opportunity to demonstrate the reorientation of growth to maximise the strategic capabilities of land. Particularly given its relationship to the existing Cockburn Central Town Centre and wider Cockburn Central Regional Centre (including Gateways Shopping Centre, Muriel Court Development Area etc.).

The Proposed Structure Plan has been developed with the above key themes in mind. However some aspects of the plan require modification or strengthening as discussed below, to ensure that future developments meet or exceed the expectations and aspirations set out by the Proposed Structure Plan.

Proposed Cockburn Central West Structure Plan

As previously described, the subject site is located within ‘Development Area 23’ (DA23) of the Scheme. Provision 2 of DA23 prescribes the following:

- “2. *To facilitate the development of a multifunctional Town Centre which shall include a range of intensive residential and commercial development, shopping, entertainment, regional sport, bushland/wetland area and cultural facilities supported by a highly interconnected transport system.”*

This forms the basis from which the Proposed Structure Plan is to be prepared and sets out the appropriate objectives for the site. The submitted proposal is considered to generally meet the above provision given the diversity of uses and design framework being proposed.

From a detailed assessment viewpoint, the following information is provided.

Design and Density

Provision 3 of DA23 outlines the following:

- “3. Unless otherwise provided for by an approved Structure Plan and Detailed Area Plan(s), the residential density applying to the area of the Town Centre Precinct is R160.”*

In lieu of a blanket R160 coding for the subject area, matters relating to density and design are proposed to be controlled by an overarching Detailed Area Plan (“DAP”). This is a similar approach to the existing Cockburn Central Town Centre which to date has been a relatively successful way of delivering diversity and density.

One area of concern for the City is the Proposed Structure Plan proposes a reduction in minimum building height from three storeys to two storeys to allow for the development of attached grouped dwellings. This is proposed to be permitted on the proviso that such development does not exceed 30% of the developable land area within any parcel of land. This form of development is generally not supported within an area of such high strategic value and importance as it has the potential to under-deliver in terms of density and activity.

It is therefore recommended that the provisions relating to grouped dwellings and building heights be modified to the City’s satisfaction to ensure future development achieves the density and diversity objectives set by Directions 20131 and SPP4.2. This is further emphasised by the reality that the subject site already has a reduced developable area due to the presence of the City’s Integrated Recreation and Community facility (“IRCF”) and playing fields, powerline easement and drainage requirements.

The Proposed Structure Plan proposes the use of three distinct ‘Mixed Use Zones’ which aim to provide sufficient diversity in land uses, including medium and high density residential, retail and commercial development (as generally shown in Attachment 5). The objectives of these zones are set out as follows:

- Mixed Use – Residential, Retail and Commercial: To provide for the co-location and development of a wide range of compatible land uses that are residential, retail or commercial in nature to be developed within one lot or over a number of adjacent lots.
- Mixed Use – Residential/Commercial: To provide for the co-location and development of residential and commercial land uses to be developed within one lot or over a number of adjacent lots. Some retail development will be permitted in areas identified for active retail land uses on the Structure Plan.
- Mixed Use – Retail/Commercial: To provide for the co-location and development of retail and commercial land uses. Some residential development may be permitted at upper floor levels.

In the absence of a specific 'Mixed Use' zone within the Scheme, the above proposals are considered to provide enough flexibility to ensure development can be suitably integrated. The associated land use table which identifies the permissibility or otherwise of certain land uses is generally in keeping with the City's requirements however it is recommended that 'Veterinary Consulting Rooms' be classified as an 'A' (advertised discretionary) use and 'Restricted Use' as an 'X' (not permitted) use within each zone. These modifications will ensure the amenity of future residents is maintained in a consistent manner.

Public Open Space

The Proposed Structure Plan provides a strong public open space (POS) focus within the central and north-eastern portions of the site which is in keeping with previous planning for the site. The high level of POS proposed is also aimed at addressing the current POS shortfall within the Cockburn Central Town Centre (notionally 0.98 hectares). From a wider perspective the proposed POS importantly provides for the wider regional open space and recreational functions, which reflects the most senior of objectives that this land development must fulfil.

A total of 3.54 hectares of creditable POS is proposed for the subject area which is 1.45 hectares above the minimum requirement of 10% POS. When considered as a mutual development, there is an overall 'surplus' of POS of approximately 0.47 hectares across the Cockburn Central Town Centre and Cockburn Central West sites. The design and function of these open space areas are important given the urban context in which they are being developed. Therefore it is expected that the City will be actively involved at the detailed design stage to ensure objectives set out in the Proposed Structure Plan are delivered.

Access

The subject site is surrounded by major arterial roads which are either currently or in the future being widened and upgraded to accommodate increasing traffic demands. It is for this reason that no direct vehicular access to any development parcels is proposed from North Lake Road, Midgegooroo Avenue or Beeliar Drive. Given these constraints, the number of internal roads and access points to the surrounding network has also been limited by the Proposed Structure Plan.

The major east/west link is from the intersection of Poletti Road and Davison Road to the intersection of Midgegooroo Avenue and Signal Terrace. This main thoroughfare and vehicular link to the town centre is where the City's IRCF will be located and includes a 'Slow Speed Mixed Traffic Zone' to accommodate pedestrian and vehicular movements.

Access from the west is proposed via Poletti Road which is currently developed to an industrial standard. The Proposed Structure Plan does not include any provisions relating to the upgrade of Poletti Road to accommodate the increase in traffic volumes related to the subject site. This is considered a shortcoming of the Structure Plan, which forms the basis of the recommended condition regarding the voluntary legal agreement as well as the redrafting of the transport plan.

While the City acknowledges that the IRCF will be an attractor and contributor to the requirement to upgrade Poletti Road, the other future residential and mixed use/commercial development likewise represents a contributor which directly drives the need for upgrading of Poletti Road. It is therefore considered appropriate that the City and LandCorp enter into a voluntary legal agreement covering the requirement for LandCorp to upgrade Poletti Road and related intersections and signalise the intersection of Midgegooroo Avenue and Signal Terrace in accordance with the provisions of SPP 3.6.

This will secure the upgrades plus appropriate contribution towards suitable intersection treatments at the intersections along Poletti Road. It is also recommended that a notation be placed on the Structure Plan map outlining these requirements. The signalisation of the Midgegooroo Avenue and Signal Terrace intersection is considered crucial to the movement network inclusive of pedestrian connections between the Town Centre.

The voluntary legal agreement approach will ensure that the roles, responsibilities and contribution amounts can be worked through prior to referral of the Structure Plan to the WAPC for final adoption. This enables a greater understanding of the impacts and upgrade

requirements rather than trying to quantify these matters based on the current information provided.

The Proposed Structure Plan identifies land within the power lines transmission corridor as being proposed for car park purposes. The area is required to accommodate approximately 700 bays to service the City's IRCF. The land is encumbered by a Western Power easement which effectively restricts any development which may impact on the operation and maintenance of the transmission towers and conductors (power lines). As such the applicant and the City have been liaising with Western Power to secure agreement to permit the construction of car parking bays within the easement area.

Without this approval, additional unconstrained land within the subject area would be required for car parking purposes. This is particularly undesirable as it would further diminish the availability of developable land and further erode the potential of the site to develop a true activity centre. To date, discussions with Western Power have led to an 'in principle' agreement for the area to be utilised for car parking purposes with appropriate risk management measures being implemented. It is considered appropriate that a condition be placed on any approval of the Drat Structure Plan to require formal approval from Western Power as the project would be potentially compromised without it.

Environment and Sustainability

The Proposed Structure Plan is considered to facilitate sustainability in accordance with the City's sustainability policy and strategy, particularly through the economic and social development of the site. This can be attributed to the following:

- The promotion of a mixed use, vibrant area with community facilities which will contribute to a sense of place;
- The co-location of higher density residential uses within a high frequency public transport node;
- The co-location of residential, commercial and recreational uses – which will support the City's TravelSmart objectives.

While the Proposed Structure Plan exhibits an overall or high level move towards sustainable development, there are concerns from the City and DPaW in relation to some aspects of the environmental integrity of the proposal. In particular, the proposed removal of the existing 'Resource Enhancement Wetland' (REW) - as defined by DPaW's *Geomorphologic Wetlands Swan Coastal Plain* dataset. The justification provided in support of the removal on the wetland is predicated on the fact that given the existing constraints attributed to the site, retention of the wetland would mean the development would not be able to deliver its function as a true 'Activity Centre'.

The potential to retain and incorporate the wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements and significance of regional recreational facilities lead to the current design. As described above, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.

Given the concerns raised by the City and DPaW in relation to the proposed removal of the REW, the proponents have liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW.

Overall, it is important to note the wide ranging influences and objectives which have underpinned the design of the Proposed Structure Plan. In particular, the State government's investment of public funds to build the southern suburbs rail system, in order to decrease traffic congestion and provide more sustainable transport options for residents within the City. In order to maximise this investment, Directions 2031 encourages higher density development within 800m of rail stations. This is on the basis that every dwelling built within locations such as Cockburn Central, will ideally mean both a decrease in demand for motor vehicle use (which is the largest contributor to per capita greenhouse gas emissions) and less development being forced onto the urban fringes of the City. These two elements significantly contribute to the management of Perth's ecological footprint.

SPP4.2 requires activity centres to deliver sustainable forms of development which requires delivery of high density residential development and employment opportunities. This is to be achieved by providing sustainable forms of development through innovative building design that reduces energy and water as well as the efficient use of urban land. As mentioned above, extensive consideration has been given to the environmental values of the site. Given its urban and activity centre context, it was determined that the highest degrees utilisation of land for development would result in the proposal facilitating the most effective mix of social and sustainability benefits for the region.

The IRCF and playing fields will also provide important social benefits for the local and wider community. The scale of the City's future IRCF and adjacent playing fields is necessary to meet the sport and active

recreation needs for the region – contributing importantly to the ability for residents to lead healthy lifestyles. The extent of land for the IRCF is appropriate to ensuring the most effective utilisation of the project area for its highest order objective which remains regional sport and recreation purposes.

Local Water Management Strategy

In accordance with the requirements of the DoW and WAPC, a draft Local Water Management Strategy (“LWMS”) has been prepared by RPS Group. The LWMS has undergone a preliminary assessment by the DoW and the City. A number of issues have been identified by DoW and the City in relation to the proposed LWMS including:

- Proposed discharge of 100 year ARI event to Lake Yangebup via North Lake Road swale system;
- Use of ‘artificial’ lined lakes (as shown in Attachment 5); and
- Public open space irrigation capacity.

Most of the above issues have been addressed by the applicant however as there are some matters still outstanding relating to water management which need to be addressed prior to approval of the Proposed Structure Plan.

As such, it is recommended that approval of the Proposed Structure Plan proceed subject to a condition requiring the final endorsement of the LWMS by DoW and the City.

WAPC endorsement

The Proposed Structure Plan was referred to the WAPC for comment in accordance with Clause 6.2.7.2 of the Scheme as it proposes the subdivision of land. The WAPC advised that it was not prepared to endorse the Proposed Structure Plan until such time as:

- it has considered the City's response;
- it has also considered public submissions (including government agency advice on the proposed Structure Plan, and any required responses following the above consideration); and
- it gives further consideration to the land use framework as set out in the proposed SP.

Despite the above, the WAPC noted that the Proposed Structure Plan *“will provide for regional land uses that complement and augment the developing Cockburn Central activity node”*.

Community Consultation Outcomes

The Proposed Structure Plan was advertised for public comment for a period of 21 days. A total of 21 submissions were received, with 9 submissions objecting, 6 stating no objection with or without modifications and 6 providing support either unconditionally or subject to certain conditions or modifications.

All submissions have been outlined and addressed in detail in the Schedule of Submissions (Attachment 6). The key issues that have been raised are summarised below.

Environment

As described in the 'Environment and Sustainability' section of this report, many of the objecting submissions related to the proposed removal of the REW and quality of flora survey undertaken by the proponent. In addition to these issues, many of the submissions raised concerns in relation to the functionality and long term viability of the proposed LWMS.

The City recognises the significance of the above concerns and whilst the proponent is actively addressing these matters, it is considered appropriate that specific conditions be placed on any approval of the Proposed Structure Plan. The onus is then on the proponent to address these concerns to the satisfaction of the City and other agencies involved.

Transport/Traffic

In keeping with the current issues being experienced within the Cockburn Central locality, many submissions outlined concerns with how the proposal will impact on traffic in the area. Some agencies and submissioners also raised concerns in relation to the level of future traffic generation assessment undertaken by the proponent. The City's technical review of the transport assessment provided shares some of these concerns.

A traffic consultants peer review of the Transport Assessment, arranged by the City, identified issues with the supporting transport assessment including:

- Overly optimistic trip rates used in the analysis for peak hour trip determination;
- 2031 background traffic volumes appear very low even in comparison to existing counts in the area; and
- A lack of consideration of the operation of the nearby freeway interchanges.

In addition to the above, the peer review of the transport assessment outlined a deficiency of detail to be addressed including:

- Provision of existing traffic volumes and fleet composition on key roads;
- More documentation regarding the determination of peak hour trip rates and the “externalisation” factor and the basis for these;
- In terms of development land uses;
 - Making clear the timings for the development – when build-out will occur;
 - Making clear the dwelling numbers associated with the development;
 - Clarifying the commercial / retail floor areas in light of discrepancies identified;
- In terms of the analysis itself
 - Discussion surrounding any calibration of the 24 hour ROM volumes and associated error adjustments
 - More discussion regarding what the “preferred ROM network” actually contains including mode factors adopted for the model runs
 - Consideration should be given to the directionality of peak hour flows and the impact this could have on network operation
 - Information regarding the calibration of the Linsig model with emphasis on the saturation flow rates adopted in light of pedestrian and heavy vehicle impacts
 - Provision of intersection and movement delay information and associated levels of service
 - Provision of signal phasing layouts
 - Inclusion of pedestrian demand impacts on signal operation
 - Detail of heavy vehicle assumptions and inclusion of impacts on signal operation
 - Some intersection layouts appear unconventional with a significant number of shared through and right lanes and double left (with a shared through and left) lanes. It is questionable how efficient these layouts will be into the future as these conditions lead to an invariable need to run split type phasing arrangements which tend to be inflexible and reduce opportunities for phase overlaps.

Given the above concerns, it is recommended that the submitted Transport Assessment and relevant sections of the Proposed Structure Plan be updated to address the above concerns and other related issues the satisfaction of the City and relevant agencies. In addition, the preparation of a separate pedestrian movement strategy/plan is recommended in order to ensure future pedestrian movements are optimised.

Heritage

The City's DCP13 includes the provision of a 'Cockburn Central Heritage Park'. An opportunity has been identified through assessment and advertising of the Proposed Structure Plan whereby the scope of the original concept will change in line with previous commitments by Council. In lieu of a 'Heritage Park' which is considered to concentrate matters of heritage into one area only, an alternative memorial walk trail is preferred. This would be in keeping with the overall recreation theme of the subject area and enables aspects of heritage to be present throughout the development rather than in one location only.

It is therefore recommended that the text of the Proposed Structure Plan be modified to delete reference to the requirement for a future Scheme Amendment to modify DCP13. Additional text is required to clarify that approval of the Proposed Structure Plan would instead change the scope of the previously planned 'Cockburn Central Heritage Park' within DCP 13 to a memorial walk trail. And that the trail would maintain the general intent of the original proposal and provide for additional opportunities to recognise Australia's participation in various theatres of war.

Conclusion

The Proposed Structure Plan is generally consistent with the requirements of the City and WAPC however relevant modifications and conditions are required prior to approval as outlined in this report. It is therefore recommended that Council adopt the Proposed Structure Plan subject to conditions including the finalisation of the associated LWMS, environmental offsets agreement, voluntary legal agreement for road upgrades, and other land use and heritage related modifications within the report document.

Strategic Plan/Policy Implications

Growing City

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

Infrastructure

- Community facilities that meet the diverse needs of the community now and into the future.

Budget/Financial Implications

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

Subdivision and development of the subject land is also subject to the requirements of the City's Development Contribution Plan 13 – Community Infrastructure.

Legal Implications

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No. 3

Town Planning Regulations 1967

Community Consultation

Community consultation was carried out for a period of 21 days. The proposal was advertised in the newspaper, on the City's website, signs placed in City of Cockburn libraries, Gateways Shopping Centre and on site and letters were sent to affected landowners and government/servicing authorities in accordance with the Scheme requirements.

A total of 21 submissions were received. Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions.

Attachment(s)

1. Location Plan
2. Context and Constraints Plan
3. Proposed Cockburn Central West Structure Plan
4. Indicative Building Plan
5. Proposed LWMS Drainage Concept
6. Schedule of Submissions

Advice to Proponent(s)/Submissioners

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 12 September 2013 Ordinary Council Meeting.

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

Nil.

14.5 (OCM 12/09/2013) - PHOENIX CENTRAL REVITALISATION STRATEGY - SCHEME AMENDMENT NO. 96 (COMMERCIAL REZONINGS) (109/029) (D DI RENZO) (ATTACH)

RECOMMENDATION

That Council

(1) in pursuance of Section 75 of the Planning and Development Act 2005, amend City of Cockburn Town Planning Scheme No. 3 ("the Scheme") by:

1. Deleting the objective of the 'Business' zone, clause 4.2.1 (f), and replacing it with the following objective for a new 'Mixed Use' zone:

Mixed Use Zone

- (f) To provide for a mixed use environment that includes residential development and a range of compatible smaller scale commercial uses such as office, retail and eating establishments.
2. Renaming the 'Business' zone 'Mixed Use' in Table 1 (Zoning Table) of the Scheme, and modify the use class permissibility as follows:

Ancillary Accommodation (R-Code) – D to X
Bed and Breakfast – X to A
Child Care Premises – D to A
Dwelling (Aged or Dependent Persons) – X to D
Dwelling (Grouped) – X to D
Dwelling (Multiple) – X to D
Home Business – D to X
Home Office – A to P
House - Lodging – X to A
House - Single (R-Code) – A to X
Place of Worship – D to A
Residential Building (R-Code) – X to D
Tourist Accommodation – D to A
Betting Agency – X to A
Fast Food Outlet – X to D
Motel – X to A
Public Amusement – X to A
Recreation – Private – X to A
Consulting Rooms – P to D
Medical Centre – P to D
Hospital – D to X

- Convenience Store – A to D
 Shop – X to D
 Home Store – A to X
 Funeral Parlour – D to A
 Hardware Store – D to X
 Night Club – D to X
 Veterinary Centre – D to X
 Vehicle Disused – D to X
3. Replacing all references to the 'Business' zone with 'Mixed Use' zone throughout the Scheme.
 4. Rezoning Lot 1000 Phoenix Road, Hamilton Hill, Lot 8 Rockingham Road, Hamilton Hill and Lots 500 and 501 Rockingham Road, Spearwood from 'Mixed Business' to 'Mixed Use' and 'R-AC3' as shown on the scheme amendment map.
 5. Rezoning Lots 16, 17, 24, 25, 61, 62, 91, 92, 96, 97, 100 and 21 Rockingham Road, Spearwood and Lot 101 Kent Street, Spearwood from 'Residential R40' to 'Mixed Use' and 'R-AC3' as shown on the Scheme Amendment Map (Attachment 2).
 6. Rezoning multiple lots broadly at the intersection of Rockingham Road and Spearwood Avenue, Spearwood from 'Residential R20' and 'Residential R40' to 'Mixed Use' and 'R-AC3' as shown on the Scheme Amendment Map (Attachment 2).
 7. Rezoning Lot 507 Lancaster Street, Spearwood from Residential R20' to 'District Centre' as shown on the Scheme Amendment Map (Attachment 2).
 8. Introducing a residential coding of R-AC3 to land zoned 'District Centre' under the Scheme as shown on the Scheme Amendment Map (Attachment 2).
 9. Deleting 'Restricted Use No. 11' from the scheme map and schedule 3 of the scheme.
 10. Rezoning Lot 155 (Public Access Way) Rockingham Road, Spearwood from 'Residential R40' to 'Local Reserve – Local Road' as shown on the Scheme Amendment Map (Attachment 2).
- (2) upon receipt of the necessary amendment documentation, refer the amendment to the Environmental Protection Authority

("EPA") as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, be advertised for a period of 42 days in accordance with the Regulations. In the event that the EPA determines that the amendment is to be subject to formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the amendment.

- (3) prepare the amendment documentation in accordance with the standard format prescribed by the Regulations; and
- (4) resolve to prepare a Local Planning Policy for Design Guidelines for the Phoenix Town Centre consistent with the recommendations of the Phoenix Central Revitalisation Strategy, and advertise the Policy concurrent with the Scheme amendment.

COUNCIL DECISION

Background

The Phoenix Central Revitalisation Strategy ("Revitalisation Strategy") provides a strategic framework for improvements to the Phoenix Town Centre, which includes the surrounding suburbs of Spearwood and Hamilton Hill. This is to specifically guide changes to the study area over the next ten years, focussed on the 800m walkable catchment surrounding the Phoenix Town Centre.

The process for preparing the Revitalisation Strategy was comprehensive and included an extensive community consultation program which began in October 2007 with a visioning phase. The City subsequently held an Enquiry by Design Workshop in November 2007 to prepare draft plans which were presented to the wider community for comment during May-June 2008. The Revitalisation Strategy was adopted by Council on 14 May 2009.

The Revitalisation Strategy included a proposed zoning plan for the area. This included an increase to the residential codings of various properties in parts of Spearwood and Hamilton Hill to increase the

residential codings to 'Residential R30', 'Residential R30/R40', 'Residential R40', 'Residential R60' and 'Residential R80'. It also proposed the rezoning of an existing retirement village at Lot 431 Rodd Street, Hamilton Hill from 'Residential R35' to 'Residential R35/80' to enable redevelopment of the site to accommodate more aged accommodation.

These residential rezonings were implemented through Scheme Amendment No. 76 to City of Cockburn Town Planning Scheme No. 3 ("the Scheme") which was adopted by Council on 10 March 2010, and gazetted on 19 August 2010 when the new zonings took effect.

The Revitalisation Strategy also included proposed rezonings along a portion of Rockingham Road to facilitate mixed use development. Scheme Amendment No. 96 proposes to implement these zoning changes, and a number of other changes in line with the objectives of the Revitalisation Strategy.

Submission

N/A.

Report

Amendment No. 96 proposes a number of modifications to the Scheme, primarily to implement the proposed commercial zoning changes outlined in the Revitalisation Strategy which was adopted by Council on 14 May 2009 (Minute No. 3956).

The proposed rezonings are broadly consistent with the proposed zoning plan contained within the Revitalisation Strategy (Attachment 1), and are outlined in detail below:

Proposed Mixed Use and R-AC3 Rezonings

Scheme Amendment No. 96 proposes to rezone a number of parcels of land to a new 'Mixed Use' zone, with the application of a residential coding of R-AC 3. These areas can be broadly be defined as follows:

1. The west side of Rockingham Road between Kent Street and Phoenix Road;
2. The land surrounding the intersection of Spearwood Avenue and Rockingham Road; and
3. The north east corner of Rockingham Road and Phoenix Avenue.

In general this land is currently zoned 'Mixed Business', 'Residential R20' and 'Residential R40', as shown in Attachment 2.

The Revitalisation Strategy identified these parcels of land to be zoned 'Business' with a residential coding of 'R60'. In this respect Amendment No. 96 varies from the recommendations of the Revitalisation Strategy, however it is considered the variations are consistent with the intent of the Revitalisation Strategy.

The proposed rezoning of this area to 'Business/R60' in the Revitalisation Strategy was to facilitate mixed use development, including residential development. The Revitalisation Strategy acknowledged that the 'Business' zone in its current form was not appropriate, as reflected in Recommendation 5.4B: *'Strategic Planning Services to prepare a Scheme amendment to allow appropriate residential uses, including grouped and multiple dwellings and other uses compatible with residential development in the 'Business' zone.'*

Currently the objective of the 'Business' zone set out in the Scheme reflects an 'office' zone, as follows:

To provide for the development of offices and associated commercial uses.

This objective does not fit the intended vision for this area set out in the Revitalisation Strategy. Furthermore, the zone only allows for a restricted range of uses such as banks, restaurants, consulting rooms, and medical centre; and residential uses are not permissible. The zone therefore does not reflect the mixed use environment that was intended for this area, and the intention was for the range of permissible uses to be modified, as outlined in Recommendation 5.4B of the Revitalisation Strategy.

However, rather than just modifying the range of permissible uses, it is proposed that the 'Business' zone be renamed to the 'Mixed Use' zone to reflect the purpose of the zone more accurately. There are currently no properties in the City zoned 'Business', so these proposed changes do not affect any other land.

It is also recommended that the new 'Mixed Use' zone have the following objective:

To provide for a mixed use environment that includes residential development and a range of compatible smaller scale commercial uses such as office, retail and eating establishments.

It is proposed that a number of changes be made to the range of permissible uses to facilitate the potential for a vibrant mixed use area that allows residential development and uses that are compatible with residential development. The proposed changes to the zoning table (Table 1 of the Scheme) are set out in the recommendation, and in Attachment 3.

To summarise, it is proposed that uses that are not considered compatible with residential development be made 'X' uses (ie. uses that are not permitted) in the 'Mixed Use' zone. This includes uses such as hospital, and night club.

A number of other uses that are currently identified as 'P' uses in the 'Business' zone are proposed to be 'D' uses, whereby planning approval will be required. This will enable an assessment to be made of the appropriateness of the specific use in each circumstance. This includes uses such as consulting rooms, and medical centre. A number of uses are also proposed to be made 'A' uses so that they require advertising under the Scheme, such as child care premises, tourist accommodation, and place of worship, where issues such as parking and access will require careful consideration.

A number of uses that are not currently permissible in the 'Business' zone are proposed to be permissible in the new 'Mixed Use' zone. This includes grouped and multiple dwellings, and uses such as shop, public amusement, fast food outlet and private recreation, which will be subject to planning approval.

In addition to its proposed application in this area the proposed new 'Mixed Use' zone will be an important addition to the Scheme, providing a zone for use in areas where a mixed use environment is envisaged, such as 'shop-top' housing.

It is proposed that rather than applying a coding of R60 to the area, a coding of R-AC3 be applied. R-AC3 is a relatively new residential zoning, introduced as part of the recent review into the Residential Design Codes.

The Revitalisation Strategy was finalised prior to the creation of the residential - activity centre zones. Moreover, with the identification of the Phoenix Centre as a District Centre in State Planning Policy No. 4.2 Activity Centres for Perth and Peel ("SPP 4.2") it is considered appropriate to utilise R-AC3 over the originally recommended residential zoning of R60.

In accordance with clause 6.2.3 of SPP 4.2 activity centres should be coded under the Residential Design Codes, applying activity centre and built form based controls to enable housing development that

complements the desired scale and intensity of other development in the centre.

A residential coding of R-AC3 will allow for greater building heights and plot ratio than a coding of R60, however it is considered appropriate in this area. It is proposed that a set of design guidelines will be created, through the Local Planning Policy process, to guide such development. Such a policy will provide guidance to developers and ensure high quality development, sympathetic to the existing residential uses, is undertaken in areas zoned 'Mixed Use' and coded R-AC3.

District Centre zone

The 'District Centre' zone in Spearwood currently accounts for 9.02 ha of land, with the majority of this is taken up by one landholding, the Phoenix Shopping Centre (5.75 ha). In total there are 11 lots and 2 strata lots within the current 'District Centre' zone.

Although the uses are primarily commercial in nature, there is a 21 strata multi-level residential building located at No. 3 Burgundy Crescent, Spearwood, adjacent to the Phoenix Shopping Centre.

Clause 5.8.3(b) of the Scheme stipulates that where residential development is permitted, other than in the 'Residential' zone and 'Regional Centre' zone, and a Residential Density Code has not been prescribed, all residential development shall be in accordance with the R60 density code.

This means that currently if residential development were to be proposed in the 'District Centre' zone a coding of R60 would be applicable.

For the reasons outlined for the proposed 'Mixed Use' zone, it is recommended that a coding of R-AC-3 be applied to the land.

Deletion of Restricted Use No. 11

Currently 'Restricted Use No. 11' ('RU11') applies to the 'District Centre' zone in this area. RU11 restricts the number of supermarkets in this area to a maximum of two.

This restriction was imposed as a result of the City's former Local Commercial Strategy ("LCS") that was approved by Council in November 2002. The now superseded LCS recommended that there be no more than two supermarkets, on the basis that any more would undermine the potential viability of several important surrounding neighbourhood and local centres. This restriction was formalised

through RU11 being introduced into the Scheme as part of Amendment No. 11 in 2005.

In 2010 a request to delete RU 11 was submitted to Council by the landowner of 218 (Strata Lots 3, 5 and 6) Rockingham Road, Spearwood. This was supported by Council on the following basis:

1. The City has embarked on the Phoenix Central Revitalisation Strategy, whereby over the coming future a large amount of urban consolidation and renewal will take place within the 800m catchment of the Phoenix Park District Centre.
2. Considering the age of the LCS (developed 2002) and that planning considerations for the Phoenix Area have shifted significantly since then, it is considered that retail shopping demand stemming from the surrounding residential catchment and planned future growth is getting to the point which can sustain a further supermarket. Rather than take consumer patronage from surrounding Neighbourhood Centres, it is considered that an additional supermarket should serve the local catchment which is growing significantly and planned to continually grow into the future.

However, Scheme Amendment No. 85 did not proceed at the request of the proponent, and therefore the RU11 still applies to the land.

The former LCS has now been superseded by the Local Commercial and Activity Centre Strategy, and restriction to the number of supermarkets was not included as a recommendation. It is therefore not considered there is any basis for the restriction to still apply, and accordingly it is recommended that Amendment No. 96 include the deletion of RU11.

Proposed Design Guidelines Local Planning Policy

In accordance with the Revitalisation Strategy it is proposed that design guidelines be prepared for the 'Mixed Use' zone and 'District Centre' zone.

In particular this will be important to address the following key issues:

- Vehicular access
- Pedestrian access
- Setbacks
- Parking
- Interface with residential development
- Signage
- Landscaping

The Design Guidelines will include guidelines for the 'District Centre' zone which will apply to the redevelopment of this land.

Rezoning Lot 507 Lancaster Street

The proposed zoning plan included in the Revitalisation Strategy showed Lot 507 Lancaster Street, Spearwood being rezoned from Residential R20' to 'District Centre'. This lot is located on the corner of Lancaster Street and Glendower Way, adjacent to the 'District Centre' zone to the west, and 'Residential R80' zone to the north.

It is therefore proposed that this lot be rezoned to 'District Centre' with a residential coding of RAC3 in accordance with the Revitalisation Strategy.

Public Access Way rezoning

Scheme Amendment No. 96 proposes to rezone the public access way between Bolingbroke Street and Rockingham Road from Residential R40 to 'Local Reserve - Local Road'.

The intent is to retain this link important link for pedestrian use and the rezoning of this land facilitates this intent.

Conclusion

Amendment No. 96 proposes a number of modifications to the Scheme, primarily to implement the proposed commercial zoning changes outlined in the Revitalisation Strategy.

It is therefore recommended that Council adopts Scheme Amendment No. 96 for community consultation.

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.

Budget/Financial Implications

Amendment No. 96 and the associated Local Planning Policy (Design Guidelines) will be prepared by staff from Strategic and Statutory Planning Services.

Legal Implications

N/A

Community Consultation

In accordance with the *Town Planning Regulations 1967* consultation is to be undertaken subsequent to the local government adopting the Scheme Amendment and the Environmental Protection Authority (EPA) advising that the proposal is environmentally acceptable. This requires the amendment to be advertised for a minimum of 42 days.

All affected landowners will be invited to comment on the proposals, an advertisement will be included in the local newspaper, and there will be displays at the City's administration building and Spearwood library.

Attachment(s)

1. Phoenix Central Revitalisation Strategy Zoning Plan
2. Proposed Scheme Amendment No. 96 Map
3. Proposed Table 1 – Zoning Table

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

**14.6 (OCM 12/09/2013) - HAMILTON HILL REVITALISATION STRATEGY
(AMENDMENT NO. 100) - ADOPTION FOR FINAL APPROVAL
(109/034 (D DI RENZO) (ATTACH))**

RECOMMENDATION

That Council

- (1) endorse the Schedule of Submissions prepared in respect of Amendment No. 100 to City of Cockburn Town Planning Scheme No. 3 ("Scheme");
- (2) adopt Scheme Amendment No. 100 for final approval for the purposes of:
 1. Rezoning various properties within parts of Hamilton Hill to 'Residential R30', 'Residential R30/40', 'Residential R40', 'Residential R30/40/60' and 'Residential R60' as shown on Attachment 1.
 2. Unreserving Lot 33 Davilak Avenue, Hamilton Hill, from 'Local Reserve - Lakes and Drainage' and zone 'Residential R30/40/60' as shown on Attachment 1.
 3. Rezoning Lot 70 Rockingham Road, Hamilton Hill, from 'Residential R20' to 'Local Centre' zone as shown on Attachment 1.
 4. Rezoning Lots 8, 11 and 303 Rockingham Road, Hamilton Hill from 'Local Centre' to 'Development' zone within 'Development Area 39' and Lots 9 and 10 Davilak Avenue, Hamilton Hill, from 'Residential R20' to 'Development' zone within 'Development Area' (No. 39) as shown on Attachment 1.
 5. Introducing a new 'Development Area' (No. 39), and including provisions under Schedule 11 of the Scheme as follows:

Ref No.	Area	Provisions
DA39	Rockingham Road Neighbourhood Centre	<ol style="list-style-type: none"> 1. Structure Plan adopted and endorsed in accordance with clause 6.2 of the Scheme to guide subdivision, land use and development and must include the whole Development Area 39. 2. The permissibility of land uses shall apply in accordance with clause 6.2.6.3 of the Scheme whereby the Local Structure Plan may impose a classification on the land by reference to reserves or zones, or by indicating the specific permissibility of land uses in the Local Structure Plan.

		<ol style="list-style-type: none"> 3. Minor development which does not increase the gross development floor space by 15% from that approved at 18.01.2013 can be approved without the adoption and endorsement of a Structure Plan. 4. Structure Plan will comply with the City of Cockburn's Local Commercial and Activity Centre Strategy (LCACS). The Structure Plan will be considered to be a Major Development under the LCACS and required to address the <i>General Guidelines on the Expectations and Targets of Neighbourhood and Local Centres</i>. 5. Structure Plan will be required to fulfill the following design objectives to the satisfaction of the Council – <ol style="list-style-type: none"> i. Provide for a mixed use development that provides daily and weekly household shopping needs, and convenience services. ii. Provide for a medium and high density residential development. iii. Provide high amenity public realm within the Centre for centre users to gather. iv. Development responds sensitively to the surrounding residential development through; <ol style="list-style-type: none"> a. adequate setbacks; b. well-articulated and fenestrated facades; c. minimal overlooking and overshadowing; d. location and screening of servicing areas and plant equipment; and e. access points and configuration. v. Development addresses Rockingham Road through a minimal setback and an articulated facade with regular fenestration. vi. Parking generally to be located centrally and screened from Rockingham Road and Davilak Avenue. vii. Development maintains pedestrian access through Centre between Davilak Avenue and Rockingham Road. viii. Development minimises the number of crossovers from Rockingham Road and uses public access easements where appropriate. 6. Development adequately addresses noise emissions from Rockingham Road.
		<ol style="list-style-type: none"> 6. Rezoning Lot 51 Healy Road, Lots 25,26,27,28,52 Rockingham Road, and portions each of Lots 23,24,66,100 Hardey Street to 'Development' zone within 'Development Area' (No. 40) as shown on Attachment 1. 7. Introducing a new 'Development Area' (No. 40), and including provisions under Schedule 11 of the Scheme as follows:

Ref No.	Area	Provisions
DA40	Rockingham Road	<ol style="list-style-type: none"> 1. Structure Plan adopted and endorsed in accordance with clause 6.2 of the Scheme to guide subdivision, land use and development and must include the whole Development Area 40. 2. The permissibility of land uses shall apply in accordance with clause 6.2.6.3 of the Scheme whereby the Structure Plan may impose a classification on the land by reference to reserves or zones, or by indicating the specific permissibility of land uses in the Structure Plan.

8. Rezoning portion of Lot 100 Blackwood Avenue and Lot 1 Southwell Crescent, Hamilton Hill from 'Residential R20' to 'Development' zone, within a new 'Development Area' (No. 41) as shown on Attachment 1.

9. Introducing a new 'Development Area' (No. 41), and including provisions under Schedule 11 of the Scheme as follows:

Ref No.	Area	Provisions
DA41	Blackwood Avenue	<ol style="list-style-type: none"> 1. Structure Plan adopted and endorsed in accordance with clause 6.2 of the Scheme to guide subdivision, land use and development and must include the whole Development Area 41. 2. The permissibility of land uses shall apply in accordance with clause 6.2.6.3 of the Scheme whereby the Structure Plan may impose a classification on the land by reference to reserves or zones, or by indicating the specific permissibility of land uses in the Structure Plan.

10. Including a residential coding of 'R60' over all 'Mixed Business' zoned lots with the Hamilton Hill Revitalisation Strategy area.
11. Amending Sections 5.4.4 (b) and (c) of the Scheme by removing reference to the 'R30/40 split coded areas', and replacing with reference to 'split coded areas'.
12. Amending Section 5.4.4 (c) of the Scheme by removing reference to 'R40' and replacing with 'the split code'.
13. Rezoning Lot 133 Arthur Road, Hamilton Hill, from 'Local Reserve - Lakes and Drainage' to 'Residential R30/40' zone as shown on Attachment 1.

14. Unreserving Reserve No. 37398 Tolley Court, Hamilton Hill, from 'Local Reserve - Parks and Recreation' and zone 'Residential R30/40/60' zone.

- (4) ensure the amendment documentation be signed and sealed and then submitted to the Western Australian Planning Commission along with the endorsed Schedule of Submissions with a request for the endorsement of final approval by the Hon. Minister for Planning; and
- (5) advise those parties that made a submission of Council's decision accordingly.

COUNCIL DECISION

Background

At its 8 November 2012 Ordinary Meeting, Council resolved to adopt the Hamilton Hill Revitalisation Strategy ("Revitalisation Strategy"), which included a proposed zoning plan.

At the Ordinary Meeting of Council 14 February 2013 Council initiated Scheme Amendment No. 100 to City of Cockburn Town Planning Scheme No. 3 ("Scheme") to implement the various zoning changes identified in the Revitalisation Strategy for community consultation.

Community consultation has now been undertaken and the purpose of this Report is for Council to consider adopting Scheme Amendment No. 100 for final approval.

Submission

N/A.

Report

The purpose of this report is for Council to consider adopting Amendment No. 100 to City of Cockburn Town Planning Scheme No. 3 ("Scheme") for final approval.

Scheme Amendment No. 100 proposes to rezone various properties in Hamilton Hill in accordance with the Revitalisation Strategy, and introduce Scheme provisions for new proposed 'Development Areas'.

The rationale underpinning the zoning changes reflects the prevailing Directions 2031 Strategic Plan, whereby opportunities for urban consolidation in appropriate areas is emphasised. The Revitalisation Strategy has produced an outcome which is considered to reflect Directions 2031 in all aspects, as well as reflect the in-depth community consultation and visioning which has underpinned the Revitalisation Strategy.

Development Zone

Amendment No. 100 proposes to rezone three areas to 'Development' zone whereby the preparation of a structure plan will be required to guide subdivision and development.

The advertised Amendment proposed to introduce a new 'Development Area' and associated provisions for the Rockingham Road Centre to guide its future redevelopment. The 'Development Area' provisions require a structure plan to be prepared before a significant redevelopment of the area can occur. A significant redevelopment is being defined in the provisions as an expansion greater than 15% of the current gross floorspace. The 'Development Area' provisions require a future structure plan to fulfil a number of 'good design' principles. In summary, these principles require:

1. Retention of local shopping facilities;
2. Improved public realm;
3. Creation of new community gathering areas;
4. A sensitively built form response to the surrounding residential areas;
5. Improved relationship between the Centre, Rockingham Road and surrounding residential areas.

Further consideration has been given to the proposed extent of the 'Development' zone for the Rockingham Road Centre, and it is considered appropriate for this to be scaled back to include only the larger parcels of land on the southern side of Rockingham Road that are in the same ownership (ie. Lots 8, 11 and 303 Rockingham Road, and Lots 9 and 10 Davilak Avenue, Hamilton Hill).

A number of the smaller lots that were proposed to be included in the 'Development' zone and 'DA39' are only around 1000m², and imposing the requirement for a structure plan over this whole area (involving

multiple landowners over both sides of Rockingham Road) prior to redevelopment of these sites could be onerous when the structure plan will primarily be dealing with issues relating to Lot 43 Rockingham Road and associated landholdings.

It is therefore proposed that the other lots remain in the 'Mixed Business' zone, with a residential coding of R60 applicable, and that only Lots 8, 11 and 303 Rockingham Road, and Lots 9 and 10 Davilak Avenue, Hamilton Hill be rezoned (from 'Local Centre' and 'Residential R20') to 'Development' zone, within 'DA39'.

It is also proposed that the other two areas proposed to be rezoned to 'Development' zone be placed in 'Development' Areas (proposed DA40 and DA41), to specifically set out the requirement for structure plans. The Revitalisation Strategy did outline these areas to be included in 'Development Areas'.

R30/40/60 Split Density Code

The Hamilton Hill Revitalisation Strategy proposes a new split density code of R30/40/60 with the objective of encouraging improved redevelopment outcomes through:

1. The assembly of land parcels into larger development sites that can be developed in a more coordinated manner; and
2. Promotion of two storey construction for higher density developments so as to achieve an improved balance between open space and dwelling floorspace.

To facilitate the introduction of the new split code it proposed that the Scheme be amended to refer only to 'split coded areas' rather than the current reference to only R30/40 split coded areas.

Additional Zoning Changes

Amendment No. 100 proposes two additional zoning changes which were not identified in the Hamilton Hill Revitalisation Strategy, but represent logical rationalisations of the existing zonings in Hamilton Hill. These include the rezoning of Lot 133 Arthur Street, Hamilton Hill from 'Local Reserve - Lakes and Drainage' to 'Residential R30/40' and the zoning of Reserve No. 37398 Tolley Court, Hamilton Hill as 'Residential R30/40/60'.

Lot 133 Arthur Street, Hamilton Hill

Lot 133 Arthur Street, Hamilton Hill is 282m² in area and was previously used as a retention drainage basin for local stormwater (refer Attachment 2). However, the City's Drainage Catchment Study

found that the basin was surplus to need and no longer required. In November 2012 the basin was filled in and is now suitable for residential development.

It is proposed that the land be zoned 'Residential R30/40' as per the adjoining properties. It is intended that the City will develop and sell this land once zoned appropriately. The City will need to negotiate with adjoining land owners to gain vehicle access to the property.

No submissions were received regarding the proposed rezoning of Lot 133 Arthur Street, Hamilton Hill, and it is therefore recommended that this proposal be included in Amendment No. 100 and adopted for final approval.

Reserve No. 37398 Tolley Court

Reserve No. 37398 Tolley Court, Hamilton Hill is 1009m² and though zoned for the purpose of recreation has never been developed for this purpose (refer to Attachment 3). The land was ceded to the Crown for 'Parks and Recreation' when the land was first subdivided into single residential lots in the 1970s. Its small size has meant that City has never developed the land for recreation purposes. Its small size and the fact it only has road frontage on one side means that the Reserve is not considered capable of functioning effectively as a local park.

For this reason Amendment No. 100 proposes that the Reserve be zoned 'Residential R30/40/60' as per the adjoining properties. It is intended that the land be developed and sold by the City, with the money from this sale being invested in an upgrade to nearby Dixon Park. This money could be used to deliver some of the upgrades identified for Dixon Park in the Revitalisation, which include:

1. Landscaping design and construction;
2. BBQs;
3. Regional playground and shade;
4. Car park;
5. Oval flood lighting;
6. Benches, seats and shade structures;
7. Footpath extensions; and
8. Fencing and bollards.

There were no submissions received in relation to the proposed zoning of Reserve No. 37398 Tolley Court, Hamilton Hill.

Community Consultation

Amendment No. 100 and the proposed modifications to Local Planning Policy APD58 were advertised for public comment from 28 May 2013 – 23 July 2013. Letters were sent to all affected landowners explaining Amendment No. 100 and the proposed changes to APD58 Residential Design Guidelines. This included maps showing the proposed zoning changes.

A total of 32 submissions were received regarding Amendment No. 100, with 22 of support, five objections, three submissions of conditional support, and 2 submissions making other comments.

All of the submissions are outlined and addressed in Attachment 3.

One of the key concerns raised in the objections relates to increases in traffic as a result of the proposed rezonings.

It has been identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.

As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.

A submission was received requesting the inclusion of 10 and 12 Kerry Street in the R40 zone, rather than the R30 zone. Upon reconsideration of this issue, it is considered there is justification to extend the proposed R40 coding boundary to Stratton Street, including No. 2, 4, 6, 8, 10 and 12 Kerry Street in the proposed R40 zone.

This row of properties directly abuts a proposed R30/40/60 area, and rather than stopping the proposed R40 boundary halfway along this street it is logical to extend this boundary to the northern end of the street.

Proposed Minor Modifications

The Council resolution that initiated Amendment No. 100 referred to a proposed coding of 'R20/R30/R40' rather than the intended 'R30/R40/R60' which was shown on the plan, and referred to in Draft

Local Planning Policy APD58 Residential Design Guidelines. This was an administrative oversight and the Amendment was advertised for public comment as per the intended proposed 'R30/R40/R60' shown on the Scheme Amendment Map. It is therefore recommended that this be corrected.

These proposed modifications to Amendment No. 100 are highlighted in bold in the recommendation.

Conclusion

It is recommended that Council adopt Scheme Amendment No. 100 for final approval, subject to the modifications discussed in this report and outlined in the recommendation.

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.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

In accordance with the *Town Planning Regulations 1967* consultation was undertaken subsequent to the local government adopting the Scheme Amendment and the Environmental Protection Authority (EPA) advising that the proposal is environmentally acceptable. This required the amendment to be advertised for a minimum of 42 days.

Advertising included letters to all affected and adjacent landowners explaining the proposals, advertisements in the local paper and a display in the administration building.

Attachment(s)

1. Scheme Amendment No. 100 Map
2. Advertised version – Scheme Amendment No. 100 Map
3. Hamilton Hill Revitalisation Strategy Proposed Zoning Plan
4. Schedule of Submissions

Advice to Proponent(s)/Submissioners

All submissioners have been advised that this matter is to be considered at the 12 September 2013 Council Meeting.

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

Nil.

14.7 (OCM 12/09/2013) - ECONOMIC DEVELOPMENT DIRECTIONS STRATEGY LOCATION: CITY OF COCKBURN OWNER: N/A (059/003) (R PLEASANT) (ATTACH)

RECOMMENDATION

That Council supports the preparation of the Economic Development Directions Strategy and endorses the approach as described in the project plan contained within Attachment 1.

COUNCIL DECISION**Background**

A successful local economy is a key driver of the wellbeing of a community. As a result, Council has an important role to play in promoting and facilitating economic development for local businesses and supporting the City's residents through the provision of jobs and services.

Given the close relationship with residents and the business community, Council is in a unique position to identify economic development initiatives in order to capitalise on opportunities for growth.

The development of an economic development strategy is an important part of gaining an understanding of roadblocks and the prioritisation of resources to support the continued growth of strategic employment within the City.

A strategy is required to identify specific opportunities for the City to actively intervene in the local economy. These opportunities should align with the City's strategic plan, as well as State Government employment objectives outlined in *Directions 2031*.

The City's current workforce structure does not have a dedicated Economic Development Unit or adopted Economic Development Strategy and as a result the City has identified the need to address this gap within the corporate Sustainability Strategy 2013-2017.

Given the absence of a formal Economic Development Unit or position, the Strategic Planning Department have been tasked with preparing a Strategy within the Corporate Business Plan 2013/2014. This will have a key initial role in establishing whether the City should be considering an economic development service, and in what way this would best be undertaken by the organisation. Through examining whether a business case at the strategy level exists for the City to dedicate funds to a new economic development portfolio, the City will be placed to determine this in full knowledge as part of its future service delivery.

Submission

N/A

Report

Project Objectives

The key objective of this Project is to identify and understand Council's role with regard to economic development, and to determine whether a business case exists for a dedicated economic development portfolio for the future of the organisation. This will investigate the different ways in which local governance can effect economic development, and how the City may consider an evolving role for itself going forward.

The key objective of the Project is therefore:

1. Identify Council's current and potential future role in enhancing economic development for the LGA, and make recommendations on structural mechanisms and resources required to effectively implement economic development.

Associated with this will be examination of:

1. Key industry sectors that enhance economic and employment growth opportunities in the City of Cockburn, and how these can be supported through local governance;
2. Council policies and processes that impact on economic development and make recommendations for improvements.
3. Social, cultural and environmental factors within the City's control that can impact on economic development.

Approach

Given the need to firstly identify Council's role, relationship and structure options, it is recommended the strategy be prepared over two stages. The Project plan (Attachment 1) provides more detailed information.

Stage 1 - *Economic Development Directions Strategy*

It is proposed stage 1 (which is the topic of this report) focus on setting the vision, objectives and general directions to seek consensus on Council's economic development role. This includes:

1. Identifying key industry sectors and set clear directions to enhance economic and employment growth opportunities in the City of Cockburn.
2. Understanding what Cockburn's economy should look like in the future.
3. Linking economic development initiatives with land use planning requirements.
4. Identifying Council policies and processes that impact on economic development and make recommendations for improvements.
5. Considering in the making of recommendations social, cultural and environmental factors.
6. Identifying Council's role in enhancing economic development for the City and make recommendations on structure mechanisms and resources required to effectively implement the Economic Strategy. This includes investigating the internal structures of the Economic Development Unit at Kwinana Council to inform future structure recommendations given the recent amalgamation decisions.

Stage 2 – Economic Development Strategy

Stage 2 will see the implementation of stage 1 recommendations, including the development of an Economic Development Strategy via the identified implementation mechanism and when resources are made available. This will logically inform the future organisational design of the City, and in what form Stage 2 occurs will be informed by Council's decision on Stage 1. It is likely a recommendation will include the need to engage an economic development specialist to assist in preparing such a strategy given the need to understand such things as market trends.

Reasons to support a two staged process include:

1. An effective Economic Development Strategy is one that integrates with all areas of Council. Therefore providing a directions report is an important first step in reaching a whole of Council consensus and road map.
2. There is a need to agree on a vision and objectives before making more detailed recommendations.
3. An Economic Development Strategy will cut across several Council existing and emerging strategies and therefore it is important to understand how this will occur. For example the NBN network is expected to be delivered across Cockburn within the next three years, as a result it is timely to have a conversation regarding development of a digital economies strategy (a Corporate Business Plan 2013/2014 requirement) given its direct relationship with economic development.
4. It provides an opportunity to inform future structures, including how Cockburn can work with Kwinana given the recent amalgamation announcements.
5. Stage 1 will assist in informing a brief to engage an economic development specialist to undertake a strategy.
6. Should an economic development unit be recommended within Council's structures, a two staged strategy would allow the new position/s to take ownership over the development of a strategy and importantly develop relationships with the business community within its development and delivery.

The outputs of the Economic Development Directions Strategy will include:

- A background analysis report;
- An Economic Development Strategy Directions document.

It is recommended that Council support the commencement of stage one – Economic Development Directions Strategy.

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.

Infrastructure

- Community facilities that meet the diverse needs of the community now and into the future.

Corporate Business Plan

The Economic Development Strategy is a project identified within the adopted Corporate Business Plan to be undertaken by the Strategic Planning Department in 2013/2014.

Sustainability Strategy 2013-2017

As a result of the strategic objectives identified within the 5 year sustainability strategy, the following KPI's are identified within the associated action plan for 2013-2014:

Eco 1.1 Develop an economic development strategy for the City of Cockburn.

Eco 1.2 Determine the priority for an economic development office.

Eco 1.3 Determine whether tourism should be incorporated into an economic development strategy or as a stand-alone strategy.

Eco 1.4 Consider the role of the tertiary sector in the City's economic development strategy.

Budget/Financial Implications

The project will be undertaken internally by Council staff.

Legal Implications

N/A

Community Consultation

Community consultation shall occur at the development of the Economic Development strategy in stage 2, which will take place following a decision being made on stage 1 outcomes.

Attachment(s)

Economic Development Directions Strategy Project Plan

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.8 (OCM 12/09/2013) - STRUCTURE PLAN ADOPTION - LOCATION: LOT 691 RIVERINA PARADE AND LOT 688 COOGEE ROAD, MUNSTER - OWNER: LIFESTYLE HOLDINGS PTY LTD - APPLICANT: CITY OF COCKBURN (110/086) (A VAN BUTZELAAR / D DI RENZO) (ATTACH)

RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopts the proposed modified Structure Plan for Lot 691 Riverina Parade and Lot 688 Coogee Road, Munster;
- (2) in pursuance of Clause 6.2.10.1 of the Scheme, send the Structure Plan once modified to the Western Australian Planning Commission for endorsement; and
- (3) advise the proponent of the Council's decision.

COUNCIL DECISION

Background

The purpose of this report is for Council to consider adopting the proposed Structure Plan for Lot 688 Coogee Road and Lot 691 Riverina Parade Munster ("subject land").

The subject site is zoned "Urban" under the Metropolitan Region Scheme ("MRS") and "Development Zone" within "Development Area No. 6" ("DA 6") under the City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is currently denoted an R20 density coding under the Munster Phase 1 Local Structure Plan.

The proposed modified Structure Plan seeks to modify the residential coding from R20 under the Munster Phase 1 Local Structure Plan to an R30 density code (see Attachment 1).

The proposed Structure Plan has been advertised for public comment and also referred to authorities for comment. The purpose of this report is to consider the modification to the Local Structure Plan of the subject site for final adoption in light of the advertising process having taken place.

Submission

The proposed modification to the Local Structure Plan for Lot 691 Riverina Parade and Lot 688 Coogee Road, Munster has been lodged by Lifestyle Holdings Pty Ltd.

Report

The proposed modification to the Munster Phase 1 Local Structure Plan seeks to modify the residential coding of Lot 691 Riverina Parade and Lot 688 Coogee Road from R20 to R30. This would allow for the development of an additional two dwellings (i.e. four on the subject site rather than the current two) (see the concept plan at Attachment 2).

The subject land abuts land that is coded R40 and has been developed with 10 grouped dwellings on the southern boundary and two single dwellings on the northern boundary at a density of R20 (see Attachment 3).

It is considered that the proposed R30 density coding is a logical transition from the existing R40 zoned land abutting the subject site to the south, and the R20 coding to the north.

The Munster Phase 1 Local Structure Plan comprises a number of density codes including traditional R20 (500m²) lots and medium density R40 (200m² - 300m²) residential lots. Traditional single

residential housing blocks are currently well provided within Munster and the wider Cockburn local government area.

The proposed modification to the subject site from a residential coding of R20 to R30 is intended to provide medium density housing to cater for couples, small families and the growing retiree population. It will contribute to dwelling diversity, given that this area is predominately coded R20, with some areas of R40, and no R30 coded lots.

The site is located within 400m walkable catchment of a local centre, and a high frequency bus service, and given this level of accessibility a coding of R30 is considered appropriate.

Community Consultation

The proposed modification to the Structure Plan was advertised in the Cockburn Gazette for public comment for 21 days from 1 July to 23 July 2013 in accordance with the requirements of the Scheme. It was advertised to nearby and affected landowners and also referred to relevant government authorities. No submissions were received from adjoining landowners or servicing/government authorities.

Conclusion

It is recommended that Council in pursuance to Clause 6.2.9 of the Scheme adopt for final approval the proposed modification of the Munster Phase 1 Local Structure Plan to recode Lot 691 Riverina Parade and Lot 688 Coogee Road, Munster from R20 to R30 density code.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

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

Moving Around

- Facilitate and promote healthy transport opportunities.

Budget/Financial Implications

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

Legal Implications

N/A

Community Consultation

The proposed modification to the Local Structure Plan for Lot 691 Riverina Parade and Lot 688 Coogee Road, Munster was advertised for public comment for 21 days from 1 July to 23 July 2013 in accordance with the requirements of the Scheme.

Attachment(s)

1. Proposed modified structure plan
2. Concept plan of proposed development
3. Aerial photo of the subject site and surrounds

Advice to Proponent(s)/Submissioners

The Proponent has been advised that this matter is to be considered at the 12 September 2013 Council Meeting.

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

Nil.

14.9 (OCM 12/09/2013) - PROPOSED STRUCTURE PLAN - LOCATION: LOT 46 WOODROW AVENUE, HAMMOND PARK - OWNER: ROMAN CATHOLIC ARCHBISHOP OF PERTH - APPLICANT: CLE - FILE NO. (110/085) OFFICER: (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopts the Proposed Structure Plan for Lot 46 Woodrow Avenue, Hammond Park subject to the following modification;
 - (a) An additional point be added to the 'Conditions' section of the Special Use Table on the Structure Plan map that states,

“A Traffic Impact Assessment, to the satisfaction of the local government, is required to be prepared and implemented to the satisfaction of the local government as part of all future applications for planning approval”

- (2) endorse the schedule of submissions prepared in respect of the Structure Plan; and
- (3) advise the proponent and those persons who made a submission of the Council’s decision.

COUNCIL DECISION

Background

The purpose of this report is to consider for adoption the Proposed Structure Plan for Lot 46 Woodrow Avenue, Hammond Park (‘subject land’). The Proposed Structure Plan seeks to provide the development framework for the subject land, otherwise known as the Hammond Park Catholic School Site, incorporating a Special Use Zone with the uses of “Education Establishment” and “Place of Worship” being identified as permitted uses.

The Proposed Structure Plan has been advertised for public comment and also referred to authorities for comment. This report now seeks to specifically consider the Proposed Structure Plan for adoption, in light of the advertising process and assessment by officers.

Submission

CLE Town Planning & Design have lodged the Proposed Structure Plan on behalf of the landowner the Roman Catholic Archbishop of Perth.

Report

Planning Background

The subject land is 4.05 ha in size and abuts the eastern side of Woodrow Avenue. Existing residential development adjoins the subject

sites northern and western boundaries; with rural land forming the remaining immediate environs of the subject site. This is in the process of being transitioned to urban land, commensurate with the strategic planning at both state and local government planning levels. A location plan is shown in Attachment 1.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme ('MRS') and 'Development' under the City of Cockburn Town Planning Scheme No. 3 ('Scheme'). The subject land is also located within Development Area 9 ('DA9') and is subject to Development Contribution Areas No. 13 ('DCA13'). The subject site is also within the boundary of Development Contribution Area No. 9 ('DCA'). DCA 9 is currently pending approval by the Department of Planning and forms a seriously entertained planning proposal. Development on the subject site is not exempt from DCA9.

The Subject Site falls within the Southern Suburbs District Structure Plan Stage 3 ('SSDSP3'). SSDSP3 identified the site as a 'Private Primary School' The Proposed Structure Plan is broadly consistent with the intent of the SSDSP3.

The SSDSP3 indicates the following ultimate outcome for the immediate environs of the subject site.

1. A future north-south road to adjoins the site on its eastern boundary;
2. A public High School site directly east of the subject site; and
3. Residential development to the south and south west of the subject site.

Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme, a Structure Plan is required to be prepared and adopted prior to any subdivision and development of land within a Development Area.

Previous Planning Approvals

The City on 4 May 2012 granted conditional planning approval for Stage 1 of the Hammond Park Catholic Primary School on the subject site.

The City in granting planning approval exercised its discretion in pursuance of Clause 6.2.4.2 of the Scheme to approve the development of land in a Development Zone prior to a Structure Plan coming into effect. To this end the City was satisfied that the approval of Stage 1 would not prejudice the specific purposes and requirements of the respective Development Zone.

Stage 1 is currently under construction and expected to be completed shortly. Importantly at the time of considering Stage 1, the overall Master Plan was submitted together with a comprehensive traffic examination of how future traffic associated with the primary school will be managed. The City was satisfied with both these arrangements at the time of considering and granting approval for the Stage 1 development application.

The Proposed Structure Plan will provide guidance and direction for future stages of the Hammond Park Catholic Primary.

Proposed Structure Plan

The Proposed Structure Plan proposes to place the subject site within a Special Use Zone.

The uses 'Educational Establishment' and 'Place of Worship' are 'permitted' land uses with all other land uses 'not permitted'. All development on site will be subject to Planning Approval and required to be generally in accordance with the layout depicted on the Site Masterplan. The site Masterplan forms an appendix to the Structure Plan and is shown in Appendix 3 of this report.

Traffic

A Traffic Assessment forms Appendix 6 of the Structure Plan Report. The Assessment outlines the expected traffic flows and any expected impacts emanating from the School at its ultimate size (738 students). The report indicates that traffic flows at this level of development are acceptable and manageable within the surrounding road network. The City's Traffic Engineer has reviewed the Traffic Assessment.

While noting the traffic assessment, schools by their nature represent significant traffic generators which need careful management over time. While the City is currently satisfied with the traffic assessment which has informed the Master Plan and Stage 1 development application, it is considered prudent to ensure that each subsequent stage of development has a new traffic assessment undertaken, in order to keep current the examination of traffic in the locality. It is likely that as the surrounding neighbourhood continues to develop, assumptions made under the original traffic assessment may change. To this end requiring a new traffic assessment at each stage of the school's development will importantly ensure that the City has all the required information to impose appropriate conditions for upgrading or construction of new infrastructure to service the school's development.

Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme, the Proposed Structure Plan was advertised for 21 days from 9 July 2013 to 30 July 2013.

A total of six submissions were received. Five submissions were received from service/government authorities with none objecting to the proposal. One submission was lodged on behalf of an adjoining landowner; the submission offered general support for the intent of the Structure Plan but provided comment on one particular aspect.

The submitter noted the requirement to lift Franklin Avenue in the immediate vicinity to provide adequate sewer access to the future residential areas to the south. The submitter requested that the need for this development requirement and the sharing of the costs associated with it be included within the Structure Plan.

The City will require Franklin Avenue be upgraded and lifted to the required standard at the appropriate stage of development. However, the requirement to share costs amongst landowners/developers is a matter already outlined within the *Planning and Development Act 2005*. Specifically, as future residential development generates the need for upgrades to the local road system (i.e. the lifting the road), then structure planning and subsequent subdivision applications for that residential development will need to programme how the upgrades will take place. It is not appropriate to attempt to impose a cost sharing mechanisms via a Structure Plan, given the infrastructure upgrade represents local infrastructure which is the responsibility of subdividing and developing landowners must meet.

Conclusion

It is recommended that the Council adopt the Structure Plan for Lot 46 Woodrow Avenue, Hammond Park, subject to modification.

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.

Budget/Financial Implications

The required fee was calculated on receipt of the Proposed Structure Plan and has been paid by the proponent. The site is subject to both Development Contribution Areas No's 9 and 13. There aren't any other direct financial implications associated with the Proposed Structure Plan.

Legal Implications

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of such longer period as may be agreed by the applicant. The advertising period concluded on 30 July 2013.

Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme, the Proposed Structure Plan was advertised from 9 July 2013 to 30 July 2013. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

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

Attachment(s)

1. Location Plan
2. Local Structure Plan
3. Masterplan
4. Schedule of Submissions

Advice to Proponent(s)/Submissioners

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 12 September 2013 Council Meeting.

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

Nil.

14.10 (OCM 12/09/2013) - PROPOSED NAMING OF PUBLIC OPEN SPACE RESERVE 51315 (RESERVE FOR PUBLIC USE & RECREATION) - LOT 8029 MEDINA PARADE, NORTH COOGEE - OWNER: PORT CATHERINE DEVELOPMENTS PTY LTD (6013930) (R CREEVEY/ A TROSIC) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the name 'Marina Beach' for Reserve 51315 (Lot 8029) Medina Parade, North Coogee and refer it to the Geographic Names Committee with a request for their approval of the name; and
- (2) advise the submissions of Council's decision.

COUNCIL DECISION

Background

The City received a request for the naming of public open space reserve 51315 (Lot 8029 Medina Parade), which is the beach area within the Port Coogee development. The reserve request was for the name 'Marina Beach', which links to the marina location of the beach environment. The area is shown in Attachment 1 - Location Plan.

In accordance with Council policy and delegation, the request was considered according to Council Policy PSPD20 (Naming of Parks and Reserves) and the Geographic Names Committee ("GNC") Principles, Guidelines and Procedures document.

It is recommended that Council proceed with the naming of the reserve as Marina Beach, on the basis of it being consistent with the naming conventions contained under PSPD20 and the GNC guidelines. Specifically that Council Policy guides the naming of reserves after adjacent features, in order to maximise community identification with the naming.

Submission

The City received a request for the naming of the public open space reserve from Australand, developers of the Port Coogee Marina.

Report

The request was to name the reserve 'Marina Beach', being located within the Port Coogee Marina, which is consistent with the principles contained within Council Policy PSPD20 and the GNC naming guidelines. Specifically Section 1.1 of PSPD20 states:

"1.1 Priority will be given to the naming of parks and reserves after an adjacent street or feature in order to maximise the identification of that park or reserve with an area. The road type is not to be included as part of the name."

The approach adopted in this case is to name the beach after a key adjacent feature, being the Port Coogee marina. It will help communicate to the wider public that there is a beach located within the marina, which is accessible to the wider community.

The GNC guidelines require the naming of reserves to include a process of advising the local community of proposed names and inviting comments. This is supported through Council Policy PSPD20, which includes referral of proposals to Ward Councillors and notices placed in the local newspaper. Underpinning these processes is the desire to gain community support for naming, reflective of the desire for public reserves to provide the opportunity for community interaction and harnessing community spirit.

During consultation, three surrounding landowners wrote to the City outlining their comments and suggestions on the proposed name (refer Attachment 2 - Submissions). Overall submissions were generally supportive of the naming proposal. Given that public open space reserves have a primary role of facilitating community recreation and interaction in and around the (in this case) the Port Coogee Marina, it is considered appropriate that Council proceed with the naming of the beach reserve and Marina Beach.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Public consultation was undertaken as per Council Policy and the GNC Guidelines.

Attachment(s)

1. Location Plan
2. Submissions

Advice to Proponent(s)/Submissioners

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 12 September 2013 Council Meeting.

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

Nil.

14.11 (OCM 12/09/2013) - DEDICATION AS PUBLIC ROAD - PORTION OF LOT 594 (DEPOSITED PLAN 217070) ARMADALE ROAD, BANJUP - OWNER STATE OF WESTERN AUSTRALIA - APPLICANT MAIN ROADS WESTERN AUSTRALIA (5514436) (K SIM) (ATTACH)

RECOMMENDATION

That Council

- (1) subject to MRWA undertaking the reserve upgrades in accordance with the WAPC planning approval dated 10 October 2012, request that the Minister for Lands dedicate Portion of Lot 594 on Deposited Plan 217070 Armadale, Banjup 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

Council at its Ordinary Council Meeting held on 13 September 2012 resolved as follows in respect of a planning application to modify Reserve 38912 (Banjup War Memorial) in order to facilitate modifications to the road network at the intersection of Armadale and Warton Road:

That Council recommends that the application be approved by the Western Australian Planning Commission (WAPC), for additions and alterations to the existing War Memorial Park at No. 38912R (Lot 594) Armadale Road, Banjup, in accordance with the attached plans and subject to the inclusion of conditions and advice notes

The conditions recommended for the upgrade to the war memorial, including new parking areas, lighting, fencing, provisions of services etc. WAPC approval was granted on 10 October 2012 for this; however, some of the conditions requested by the local government were not supported. The conditions imposed by the WAPC were only limited to implementation of the approved development plans.

This approval was based upon the requirement to relocate backwards the extent of the existing reserve containing the war memorial, given that a front portion was required for the road widening. As the approval has now been secured, and MRWA have agreed to implement it, MRWA have asked that the required road dedication of the front portion of the reserve take place.

Submission

MRWA has written to the City requesting the dedication as road reserve that portion of Lot 594 identified in the planning approval to be re-vested as Road Reserve .

Report

Plans the subject of the planning approval show that the war memorial and fencing being moved away from the frontage with Armadale Road. These works are required in order to accommodate new carriage ways

associated with the upgrade of the Armadale/Warton Road intersection.

It is a statutory requirement that the Local Authority pass a resolution requesting that the Minister for Lands dedicate as public road land that is used by the public for road purposes.

Main Roads Western Australia has provided a written undertaking that they will complete all the works as required in the planning approval. Recommendations 2, 3, 5, 6, 7, 8, and 9 of the Council decision 13 September 2012 were not supported by the WAPC approval and as such have not been taken up by Main Roads Western Australia. The recommendations are contained in an advise letter the subject of Attachment 3 of this report.

MRWA report that budget constraints restrict them from undertaking the provision of water and lighting on the site. They advised that there is no scheme water in the vicinity and that the closest available power supply is some distance away in Warton Road. A solar power supply was investigated but this was found to be price prohibitive. Safety issues preclude the provision of a crossover and onsite parking. MRWA will provide mountable kerbing on the new road to allow parking similar to that which currently exists.

Following Council's resolution, the request will be forwarded to the Department of Lands. The road land will dedicate as road reserve and a balance Lot 202 on Deposited Plan will remain as Reserve 38912.

Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

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

Moving Around

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

Budget/Financial Implications

MRWA have undertaken to meet all costs associated with the works subject of the WAPC approval.

Legal Implications

Provisions of the *Land Administration Act 1997* refer.

Community Consultation

The Banjup Residents Group and the RSL were consulted as part of the original Planning application.

Attachments

1. Deposited Plan 74231
2. Location Plan
3. Advise to Applicant Letter re. Item 14.8 OCM 13 Sept 2012.

Advice to Proponent(s)/Submissioners

Main Roads Western Australia has been advised.

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

Nil.

14.12 (OCM 12/09/2013) - RETROSPECTIVE CHANGE OF USE FROM WAREHOUSE TO SHOWROOM, WAREHOUSE AND OFFICE - 24 HORUS BEND BIBRA LAKE - OWNER: CONSOLIDATED DEVELOPMENTS PTY LTD - APPLICANT: LOU SLOOT (6013021) (R SIM) (ATTACH)

RECOMMENDATION

That Council refuse to grant approval to commence development for a retrospective change of use from warehouse to showroom, warehouse and office at 24 Horus Bend, Bibra Lake for the following reasons:

1. The proposal does not comply with the car parking standards of Town Planning Scheme No. 3 set out in Table 3 – Commercial Use Classes and Table 4 – Industrial Use Classes for the proposed Showroom and Warehouse uses respectively.
2. The proposal is contrary to Town Planning Scheme No. 3 Clause 5.9.4 as the site will not be convenient, functional or accessible due to the proposed car parking short fall.
3. The proposed variation is contrary to orderly and proper planning where variation of the Scheme standards directly impact on the efficient operation of an important employment area.

COUNCIL DECISION**Background**

The proposal seeks approval for a retrospective change of use from “warehouse” to “showroom and warehouse” at 24 Horus Bend, Bibra Lake. The subject site was approved as two warehouse units under delegated authority on 23 February 2011 with a provision of 10 parking spaces (5 parking spaces for each unit). An additional approval for office additions to existing warehouses was issued on 12 November 2012. No additional parking spaces formed part of this approval. The units are contained under one ownership on a single lot and are not strata titled.

On 18 December 2012, the City received application for a change of use from warehouse to general industry and boat sales. Unit 1 was intended to be used for a workshop to service and repair boats and Unit 2 was intended to be used as a showroom for ski related equipment. The application sought removal of one parking space to be used as a permanent display bay for sales and the creation of an additional 2 parking spaces located in front of the sales area for Unit 2. As part of the assessment process, both Units 1 and 2 required a provision of 9 parking spaces, resulting in a total onsite parking requirement of 18 car spaces. However, only 9 functional car spaces were being proposed. The application was refused under delegated authority on 6 February 2013 for the following reasons:

1. A total of 9 parking spaces were shown onsite in lieu of the required 18 parking spaces.
2. The 2 parking spaces located in front of the sales area for unit 2 shown on the plans were not consistent with the requirements of orderly and proper planning.

Following a subsequent site visit and meeting with the owner of ‘Malibu Boats’ by the City’s Planning Officer on 14 February 2013, the current retrospective change of use application was received by the City on 5 March 2013 along with a covering letter setting out their justification for the variation. Plans and letter are attached.

At the Ordinary Council Meeting held on 13 June 2013, Council resolved to defer the matter until further discussions are held and report is presented to a future Council Meeting. On Tuesday 6 August 2013, three (3) of the City's elected members met onsite with the applicant and the City's Planning Officer to discuss the operations of the warehouse, showroom and office with the applicant.

Submission

The site plan for the current retrospective application consists of a warehouse, showroom and ancillary offices.

Unit 1

This remains a warehouse with the applicant advising that minor maintenance and servicing of boats will occur.

Unit 2

A site visit by the City's Planning Officer has determined that Unit 2 is currently being used as a 'showroom' under Town Planning Scheme No. 3. The applicant is proposing this unit be retrospectively approved as a showroom to allow the use to continue.

The two office additions approved in November 2012 are still intended to be utilized as office facilities.

The applicant has advised in writing that the warehouse and showroom will employ 3 staff members, which has been reduced from the 5 staff members indicated in the original application.

No parking area is being proposed for display of goods.

Based on the above information, the required parking standards for the original and proposed uses under Town Planning Scheme No. 3 are shown below.

Application No.	Approved use	Floor space	Parking standard	Required parking	Parking provided
DA10/1036 – Original Approval	2 warehouse units	736m ²	Warehouse = 1 car bay per 100m ² gla	4 car bays per lot (8 in total)	10 car bays
DA12/0867 – Office Additions	Office additions to existing warehouses	Warehouse – 333m ² per unit Office – 35m ² per unit	Warehouse – 1 car bay per 100m ² gla Office – 1 car bay per 50m ² gla	4 car bays per lot (8 in total)	10 car bays
DA13/0196 - Current Application	Change of use to showroom	Showroom – 333m ² Warehouse	Showroom – 1 Car bay per 50m ² gla	12 parking bays.	10 car bays.

	and warehouse	e – 333m ² Office – 35m ² per unit	Warehouse – 1 car bay per 100m ² gla Office – 1 car bay per 50m ² gla		
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The table above demonstrates that there will be a two bay car parking shortfall as a result of the proposed change of use.

There are 10 car bays on site whereas the Scheme requires the provision of 12 car bays to accommodate the proposal.

Report

While it is noted that the applicant has made several changes to the operations of the business with regard to intensity and scale in order to reduce the required onsite parking to an amount closer to the requirements under Town Planning Scheme No. 3, the current retrospective proposal generates a parking requirement that still exceeds the parking that is provided on site by two bays or 17%.

The use of the subject site as a showroom and ancillary warehouse facility will generate visitor trips and parking higher than that of what the original planning approval allowed for. A business primarily operating as a showroom for boats and ski related equipment will also present ongoing parking management issues due to the size of goods retailed from the subject site and expected day to day operations. The periodic delivery and dispatch of boats and ski related equipment could adversely impact on the onsite parking, with boats and ancillary equipment being temporarily located in parking areas in order to facilitate the arrival and removal of stock to and from the constrained site.

Furthermore if retrospective approval were to be granted for the proposed use, it may establish an undesirable precedent for the undersupply of car parking within the Phoenix Business Park on subsequent changes of use. It may then encourage applications for many similar speculative warehouse developments to seek a change of use where sufficient car parking cannot be provided.

The potential impact of cumulative car parking variations is substantial. There is already substantial development compliance and parking control issues relating to use of premises in this area. A large measure of this is attributed to speculative warehouse development with insufficient car parking for other uses.

In light of the above, retrospective change of use from “warehouse” to “showroom and warehouse” at 24 Horus Bend is considered:

1. To be contrary to the parking standards set out in the scheme for the proposed use.
2. Likely to affect the amenity of the surrounding area due to the impact of insufficient parking being provided on site for the proposed uses.
3. To be contrary to orderly and proper planning as approval would result in insufficient parking being provided for the use on site.

Strategic Plan/Policy Implications

Growing City

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Development Application Plans
2. Letter from Applicant

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (OCM 12/09/2013) - LIST OF CREDITORS PAID - JULY 2013 (076/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt the List of Creditors Paid for July 2013, as attached to the Agenda.

COUNCIL DECISION

Background

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

Submission

N/A

Report

The List of Accounts for July 2013 is attached to the Agenda for consideration. The list contains details of payments made by the City in relation to goods and services received by the City.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

List of Creditors Paid – July 2013.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 12/09/2013) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - JULY 2013 (071/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council receive the Statement of Financial Activity and associated Statements for July 2013, as attached to the Agenda.

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.

Financial Management Regulation 34(5) requires Council to annually set a materiality threshold for the purpose of disclosing budget variance details. Council adopted a materiality threshold variance of \$100,000 from the corresponding base amount for the 2013/14 financial year at the August meeting.

Submission

N/A

Report

Closing Funds

The City's interim opening funds of \$10.3M mainly comprises the municipal funding for the carried forward capital projects of \$6.6M. The balance of the funds making up the Municipal Closing Funds (MCF) position will be transferred to the Community Infrastructure Reserve in line with the Budget Policy SC34 primarily for the Cockburn Regional Physical Activity and Education Centre at Cockburn Central West in line with the Adopted Council Long Term Financial Plan 2012/13 to 2021/22 and the Cockburn Central West (Received) Business Plan. Both the Carried Forward Capital Works and MCF will be presented to October 2013 OCM for Council's consideration.

Due to the levying of annual property rates and service charges in July, the City's closing funds sit at a very high \$86M (\$7.4M higher than the target budget). This will be gradually diminished during the year as municipal funded operating and capital expenses accrue.

The budgeted closing funds will fluctuate throughout the year, due to the impact of Council decisions. Details on the composition of the budgeted closing funds are outlined in Note 3 to the financial report.

Operating Revenue

Operating revenue of \$81.6M is currently on track against the budget forecast of \$81.3M. However, several significant and compensating variances exist as detailed below:

- Rates levied are \$0.6M higher than budget target.
- Interest earnings are almost \$0.1M greater than budget target.
- Operating grants for Human Services of around \$0.5M have been rolled forward from the previous year.
- Waste Collection levy is close to \$0.5M more than the YTD budget.
- Commercial income from the HWRP is \$0.3M behind the budget target set.
- Prior year restricted revenue brought forward offsets current year revenue by nearly \$0.9M.

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

Operating Expenditure

Operating expenditure for July was \$1.2M less than the budget target of \$9.9M (including depreciation). \$1.0M of this variance is attributed to underspending in material and contracts with significant variances in the following units:

- Parks & Environmental Services - \$0.33M
- Information Services - \$0.15M
- Infrastructure Services - \$0.14M

The first month of a new financial year will typically show reduced spending, as focus is on finalising the prior year.

Employee costs were also generally down across the board by a combined \$0.4M. However, this is primarily caused by EOFY accrual entries and will rectify itself by the end of this FY.

The following table shows operating expenditure budget performance at a consolidated nature and type level:

Nature or Type Classification	Actual	Amended Budget	Variance to Budget
	\$	\$	\$
Employee Costs	\$3.0M	\$3.4M	\$0.43M
Materials and Contracts	\$1.8M	\$2.8M	\$1.00M
Utilities	\$0.5M	\$0.4M	-\$0.15M
Insurances	\$1.2M	\$1.1M	-\$0.07M
Other Expenses	\$0.6M	\$0.6M	-\$0.03M
Depreciation (non cash)	\$1.8M	\$1.8M	\$0.05M

Capital Expenditure

The City's budgeted capital spends for July was \$7.7M versus actuals of just \$0.5M. This underspending is heavily impacted by the disruption to construction of the GP super clinic. The following shows the underspend variance by asset class:

- Building construction works - \$6.0M
- Roads, footpaths & drainage - \$0.8M
- Computer infrastructure & software - \$0.1M
- Land development and acquisition - \$0.1M
- Parks infrastructure development - \$0.1M

The significant spending variances by project are disclosed in the attached CW Variance analysis report.

Capital Funding

Capital funding sources are highly correlated to capital spending and any sale of assets. Given the current high underspend within the capital budget, capital funding sources were also showing large variances.

Significant variances include:

- Proceeds from plant and vehicle sales were \$0.1M behind the YTD budget.
- Grants and developer contributions towards roads and buildings projects were collectively \$0.2M higher than the July budget target.
- Transfers from Reserves were \$7.0M behind budget, consistent with the overall underspend in the capital budget for buildings and infrastructure. This is primarily because of the disruption to the GP Super Clinic/Success Library project (\$4.0M).

Cash & Investments

Council's cash and current/non-current investment holdings at July month end was \$98.6M, down from \$102.2M in June. Whilst this appears high on the eve of the injection of the annual rates, substantial funds continue to be retained within cash backed reserves. However, a significant proportion of these funds are set aside for imminent major capital projects (CCW and balance of GP Super Clinic/Success Library).

\$75.5M represents the balance held in the cash backed reserves and another \$7.0M represents funds held for other restricted purposes such as bonds, restricted grants and infrastructure contributions. The remaining \$16.1M represents the cash/investment component of the City's working capital, ready to fund existing operations and commitments.

The City's investment portfolio made a weighted annualised return of 4.48% for July, little changed from 4.52% in June. This compares very favourably against the adopted benchmark result of 3.02% for BBSW.

The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are predominantly invested for terms ranging between six and twelve months in order to lock in current market rates in a falling interest rate environment. Factors considered when investing include maximising the value offered within the current interest rate yield curve and mitigating cash flow liquidity risks. The Reserve Bank reduced interest rates in July by another 25 basis points, taking the total reduction in rates over this recent round of quantitative easing to 150 basis points (1.50%). However, the City's longer horizon investment strategy has served to moderate negative impact on the City's overall budget performance for interest earnings.

Description of Graphs and Charts

There is a bar graph tracking Business Unit operating expenditure against budget. This provides a very quick view of how the different units are tracking and the comparative size of their budgets.

The Capital Expenditure graph tracks the YTD capital spends against the budget. It also includes an additional trend line for the total of YTD actual expenditure and committed orders. This gives a better indication of how the capital budget is being exhausted, rather than just purely actual cost alone.

A liquidity graph shows the level of Council's net current position (adjusted for restricted assets) and trends this against previous years. This gives a good indication of Council's capacity to meet its financial commitments over the course of the year.

Council's overall cash and investments position is provided in a line graph with a comparison against the YTD budget and the previous year's position at the same time.

Pie charts included show the break-up of actual operating income and expenditure by nature and type and the make-up of Council's current assets and liabilities (comprising the net current position).

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

Any material variances identified that will impact on Council's closing budget position will be addressed in the mid-year budget review.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and associated statements – July 2013.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16. ENGINEERING AND WORKS DIVISION ISSUES

Nil

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (OCM 12/09/2013) - LEASE PORTION OF COCKBURN INTEGRATED HEALTH AND COMMUNITY FACILITY - 11 WENTWORTH PARADE, SUCCESS TO MAGA PTY LTD (R AVARD) (154/008) (ATTACH)

RECOMMENDATION

That Council

- (1) subject to there being no submissions received from the advertising of the proposal in accordance with the requirements of Section 3.58 of the Local Government Act, enter into an agreement to lease with Maga Pty Ltd trading as SKG Radiology for an area of 600 sq.m of the premises situated at 11 Wentworth Parade, Success, in accordance with the terms and conditions contained within the attached offer.
- (2) enter into a Lease for an initial period of 10 years with two options to renew each for a term of five (5) years;
- (3) accept an annual rent of \$375 per sq.m. plus all outgoings, with rent payments commencing 16 weeks after the lease commencement date, a fixed rent increase of 3% per annum, or a market rent review at option renewal dates; and
- (4) accept other terms and conditions for the lease in accordance with the attached offer.

COUNCIL DECISION

Background

MMJ have been appointed as selling and property managers and have advertised extensively through targeted marketing, general media and site signage for expressions of interest to lease space for medically

related services in the Cockburn Integrated Health and Community Facility. A viable, vibrant and integrated health centre requires a comprehensive radiology practise to realise the centres service delivery and financial potential.

Submission

Maga Pty Ltd trading as SKG Radiology has presented an offer to the City of Cockburn to lease 600 sq.m. of space to establish a radiology clinic to offer MRI,CT Ultra Sound and plain film at the Cockburn Integrated Health and Community Facility.

Report

The intent of the Integrated Health and Community Facility as described in the Business Plan is a balance between two objectives. Firstly, to provide and facilitate the provision of community services in particular the library, meeting rooms, GP Superclinic. Secondly, the facility will generate income for the City through the leasing of property such as office accommodation, health services and the café. A radiology clinic located in the facility will contribute significantly to the two primary objectives.

SKG are a large national radiology company with a solid financial basis and well known to GP's who will operate from the new facility. The company will be required to invest several million dollars in equipment for the facility.

The City has received advice from MMJ that the offer from SKG (Maga Pty Ltd) is consistent with local current market levels and industry standards. They therefore recommend that Council accept the offer as market negotiation (see attachment).

The site of the Cockburn Integrated Health and Community Facility is currently on a crown reserve with a management order with the power to lease. An application has been made to the Department of Lands for the City to purchase the land and transfer it from Crown Reserve to freehold land vested in the City. This transfer is due to be completed by June 2014.

Strategic Plan/Policy Implications

Infrastructure

- Community facilities that meet the diverse needs of the community now and into the future.
- Partnerships that help provide community infrastructure.

A Prosperous City

- Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.
- Investment in the local economy to achieve a broad base of services and activities.

Budget/Financial Implications

The lease to SKG will generate a steady income stream for the City. With the transfer of the land from Crown reserve to freehold the income from the tenancies in the Cockburn Integrated Health and Community Facility will be required to be expended on public open space in the area. This will be a ready source of funds for the development of recreation facilities at the Cockburn Central West site.

MMJ have advised that the proposed lease fee and the terms and conditions of the lease reflect current market conditions in the area for such a service in similar localities in metropolitan Perth. The 16 weeks rent free period is considered in line with current market levels and industry standards.

Legal Implications

Section 3.58 of the *Local Government Act 1995* applies for which the City is required to give public notice of the proposed disposition (lease) and to consider any submissions made.

Community Consultation

The Business Plan for the project was advertised for public comment in accordance with the requirements of the Act on 14 April in the West Australian and adopted by Council on 9 December 2010. There were no submissions received. A radiology service was included in the business plan as a preferred and likely tenancy.

Attachment(s)

1. Offer to Lease.
2. MMJ Letter of professional opinion on offer.

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 12 September 2013 Council Meeting.

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

Nil.

17.2 (OCM 12/09/2013) - CITY OF COCKBURN FIRE CONTROL ORDER (112/010; 113/014) (D GREEN) (ATTACH)

RECOMMENDATION

That Council refers the Fire Control Order adopted at the July 2013 Council Meeting to the Bushfire Reference Group Meeting to be held on 1 October 2013 for re-consideration of the following matters:

- (1) policing of the new provisions related to keeping outbuildings clear of flammable material;
- (2) potential to replace these provisions with the previous requirement to install firebreaks around outbuildings;
- (3) opportunity for public comment on the changes regarding protection of outbuildings, and
- (4) public comment period for future Fire Control Orders.

COUNCIL DECISION

Background

At the Council Meeting conducted on 8 August 2013 Councillor Portelli submitted the following Notice of Motion for consideration at the September Council Meeting:

That Council refers the Fire Control Order adopted at the July 2013 Council Meeting to the Bushfire Reference Group Meeting to be held on 1 October 2013 for re consideration of the following matters:

- 1. Policing of the new provisions related to keeping outbuildings clear of flammable material*

- 2. Potential to replace these provisions with the previous requirement to install firebreaks around outbuildings*
- 3. Opportunity for public comment on the changes regarding protection of outbuildings, and*
- 4. Public comment period for future Fire Control Orders*

Submission

N/A

Report

Matters of fire mitigation measures within the City of Cockburn have been addressed in the past through associated Local Law provisions. Local Laws are not flexible enough to enable modification of any requirements which are considered unsuitable for current circumstances, because of the cumbersome and time consuming amendment process, which discourages the replacement of redundant or superseded provisions with more relevant measures.

Accordingly, Council agreed to repeal the Local Laws associated with fire control and replace them with a Fire Control Order, which can be amended at any time by Council resolution.

Previous Council decisions related to this process, dating back to April 2013, are shown in the attachments.

While there has been some opposition to dates associated with firebreak installation periods in the Banjup area, the intent of the Notice of Motion is related to the amendment of the previous Fire Order provisions related to the requirement for firebreaks to be installed around structures located on lots greater than 2032m².

The Draft Fire Order advertised for a 6 week public comment period did not contain a proposed amendment recommended to the Bushfire Reference Group which deleted that requirement and agreed to include what was considered a less imposing provision to ensure flammable material was not located within 5 metres of outbuildings as a preventative measure.

Subsequently, the Banjup Resident`s Group has lobbied to have this provision overturned, primarily because it was unaware of the proposal and believes that the amended requirements will have detrimental consequences on fire reduction strategies applicable to their properties.

The Resident Group's concerns are contained in the attached communication and are alluded to in Councillor Portelli's reasons for submitting the Motion, also attached.

While the reasoning for amending the Fire Order was provided in the Officer Report submitted to the July 2013 Council Meeting, it was not clarified that the amendments had not been readvertised for public consultation.

Accordingly, there was no opportunity for any public feedback on those specific proposals to be provided for Council consideration.

By referring the issue back to the Council Reference Group established for the oversight of bushfire related issues gives the opportunity for those community concerns to be re considered.

Strategic Plan/Policy Implications

Community & Lifestyle

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

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

The Bush Fires Act 1954 enables Council to apply Fire Control Orders in the District.

Community Consultation

The Bushfire Reference Group to consider and recommend.

Attachment(s)

1. Adopted Fire Control Order (with track changes identified)
2. Minute 5078 11 July 2013
3. Minute 5025 11 April 2013
4. Correspondence Banjup Resident's Group
5. Correspondence Councillor Portelli

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 12 September 2013 Council meeting.

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

Nil.

18. EXECUTIVE DIVISION ISSUES

Nil

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

19.1 (OCM 12/09/2013) - AMENDMENT TO 2013/14 FIRE CONTROL ORDER (112/010; 113/014) (D GREEN) (ATTACH)

RECOMMENDATION

That Council refer this matter to the Bushfire Reference Group for consideration.

COUNCIL DECISION

Background

Clr Portelli has submitted the following Notice of Motion for Consideration at the Next Meeting, which was received by email on 16 August, 2013.

That Council:

(1) adopt the revised City of Cockburn Fire Order as attached to the Agenda, to become effective immediately, and

(2) advise all landowners in the City of Cockburn whose property is greater than 2032m² in area of the new Fire Order.

Submission

N/A

Report

Clr Portelli lodged a separate Notice of Motion dealing with this subject at the August Council Meeting. That motion seeks the Bushfire Reference Group to re consider provisions of the adopted Fire Order and recommend a more inclusive consultation process for future changes to the Order.

Clr Portelli has since advised that he wishes to amend the current Fire Order adopted by Council, by removing a provision in the Order (2(b)) which requires owners of land greater than 2032m² to have no flammable material within a 5 metre distance from a shed or outbuilding.

A copy of Clr Portelli's correspondence to this effect is attached.

The proposal is premised on the adopted Fire Order not being subjected to prior public consultation.

The adopted Fire Order varied from that which was advertised for public comment by the change to the provision that previously required outbuildings to be protected by a 3 metre firebreak. Instead, the 5 metre zone excluding flammable material was inserted as it was considered more practical for landowners to comply with and the previous provision was not enforceable. It was reported to the July Council Meeting the difference between the advertised Draft and the recommended Order which was ultimately adopted by Council.

However, this has apparently caused some consternation among the Banjup Resident's Group which has lobbied for the new provision to be deleted.

The City has contacted the Department of Fire and Emergency Services to determine their position regarding the need to have dry vegetation and debris kept clear of outbuildings for properties over 2032sqm in size. The Department advised the City that the recommended clearance around outbuildings is 20 metres. The Current adopted Fire Control Order for 2013-14 includes a requirement for a 5 metre clearance of debris and dry vegetation around

outbuildings, so is already less than the recommended clearance zone. The Notice of Motion to delete clause 2(b) from the current Fire Control Order will remove the requirement for properties over 2032 sqm to have any type of clearance regarding dry vegetation and debris surrounding outbuildings. The deletion of the requirement for the 5 metre clearance around outbuildings is considered by the City to increase the risk of Bushfires spreading and will also reduce accessibility to outbuildings for the purpose of fighting fires. It is therefore recommended that the current 2013-14 Fire Control Order previously adopted by Council be maintained.

This is a matter which would normally be referred to Council's Bushfire Reference Group for initial consideration. Accordingly it is recommended as such.

Strategic Plan/Policy Implications

Community & Lifestyle

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

Leading & Listening

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

Budget/Financial Implications

Additional postage costs (est \$2,000) will be required to advise landowners of 2032 m².

Legal Implications

Sec.33 of the Bush Fires Act refers.

Community Consultation

Normally these matters are subject to initial consideration of Council's Bushfire Reference Group.

Attachment(s)

1. Proposed amended Fire Order
2. Correspondence from Clr Portelli
3. How prepared are you for a bushfire, flyer
4. Cockburn Bush Fire Advisory Reference Group Meeting Notes

Advice to Proponent(s)/Submissioners

Clr Portelli has been advised that this matter is to be considered at the September 2013 Council Meeting.

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

Nil.

20. **NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING**
21. **NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY COUNCILLORS OR OFFICERS**
22. **MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE**
23. **CONFIDENTIAL BUSINESS**
24. **(OCM 12/09/2013) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

RECOMMENDATION

That Council is satisfied that resolutions carried at this Meeting and applicable to items concerning Council provided services and facilities, are:-

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

COUNCIL DECISION

25. CLOSURE OF MEETING

CITY OF COCKBURN

SUMMARY OF MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON THURSDAY, 22 AUGUST 2013 AT 6:00 PM

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CITY OF COCKBURN

MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON THURSDAY, 22 AUGUST 2013 AT 6:00 PM

PRESENT:

Mrs C Reeve-Fowkes	-	Councillor (Presiding Member)
Mr L Howlett	-	Mayor
Mr K Allen	-	Deputy Mayor
Mr S. Portelli	-	Councillor
Mr Y. Mubarakai	-	Councillor
Mr B. Houwen	-	Councillor (Arr. 6.08 pm)

IN ATTENDANCE:

Mr S. Cain	-	Chief Executive Officer
Ms G. Bowman	-	Acting Director, Governance & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr D. Arndt	-	Director, Planning & Development Services
Mr M. Littleton	-	Director, Engineering & Works
Mrs B. Pinto	-	PA to Directors - Finance. & Corporate Services/Administration & Community Services

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.06 pm.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

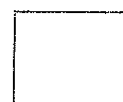
Nil.

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

Nil

4 (DAPPS 22/08/2013) - APOLOGIES & LEAVE OF ABSENCE

Clr T Romano	-	Apology
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CLR BART HOUWEN JOINED THE MEETING THE TIME BEING 6.08 PM.

5. CONFIRMATION OF MINUTES

5.1 (MINUTE NO 193) (DAPPS 22/08/2013) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES AND POSITION STATEMENTS COMMITTEE MEETING - 23 MAY 2013

RECOMMENDATION

That Council adopt the Minutes of the Delegated Authority, Policies and Position Statements Committee Meeting held on Thursday, 23 May 2013, as a true and accurate record.

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor K Allen SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

6. DEPUTATIONS & PETITIONS

Nil

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

Nil

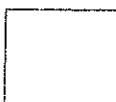
8. DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER

Nil

9. COUNCIL MATTERS

NOTE: AT THIS POINT IN THE MEETING, THE TIME BEING 6.10 PM THE FOLLOWING ITEMS WERE CARRIED BY AN "EN BLOC" RESOLUTION OF COMMITTEE:

9.1	10.7	10.13
	10.8	10.14
	10.10	10.15
	10.12	10.16



9.1 (MINUTE NO 194) (DAPPS 22/08/2013) - PROPOSED NEW POLICY SC53 'SOCIAL MEDIA' (086/001) (D GREEN) (ATTACH)

RECOMMENDATION

That Council adopt proposed new Policy SC53 'Social Media' as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

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

CARRIED 6/0

COUNCIL DECISION

Background

Social Media is the latest form of 'instant interaction' between people and can be used equally for personal use or as a tool to assist business and organisations promote and publicise its services, products and activities.

It has become so popular that it has overtaken most traditional forms of communication and provides users with greater networking and engagement opportunities than ever before.

It enables organisations, in particular, to seek immediate feedback on issues that are reliant on public opinion to assist them in making, or validating, decisions.

The City of Cockburn has been active in trialing Social Media since 2010, mostly through the Corporate use of Facebook, YouTube and Twitter. The City's Libraries and Youth Centre established Facebook pages in 2008.

Statistics identify that the public interest in this form of engagement with Council is increasing rapidly and it is now a suitable time for Council to formalize a Policy on how to best integrate Social Media into its Corporate role and functions.



Submission

N/A

Report

Since the introduction of the World Wide Web 20 years ago, internet based communication has dominated the manner by which personal and business contacts are made.

Public organisations are usually not pioneers in the use of technology based enhancements, as their business models are rarely dependent on them to continue operations. Accordingly, most local governments have not been at the forefront of "non core" issues such as Social Media development when setting strategic goals for the future.

While this has enabled a measured approach in relation to *take up* of such initiatives, it is imperative that the City considers a Policy on this matter, given the opportunities that are presented, but also in recognition of challenges that are presented by its potential introduction.

It is more likely than not that Social Media will continue to develop and grow in terms of its capacity and ability to effect organisations on a daily basis. In this context, Social Media represents a low cost marketing opportunity which needs to be positively harnessed.

It is therefore a relatively simple process to develop the Policy intent of the City of Cockburn and support it with the necessary Action Plan, Policy and Procedural Guidelines.

Council's Strategic Community Plan contains an objective focussed on *Leading and Listening* to achieve the following 5 outcomes:

1. Effective and constructive dialogue with all City Stakeholders;
2. A responsive, accountable and sustainable organisation;
3. Quality customer service that promotes business process improvement and innovation that delivers strategic goals;
4. A skilled and engaged workforce;
5. People of all ages and abilities to have equal access to our facilities and services in the community.

The Social Media Strategy adopted by Council specifically addresses each of these aspirations to ensure the connectivity between Council's goals and operational output is maintained.

The Policy and Guidelines have been developed to enable an easy integration of Social Media practices into the organisation, but to clearly



emphasise the associated "business rules" which need to be adhered to as part of the process.

Strategic Plan/Policy Implications

Community & Lifestyle

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

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.
- Effective advocacy that builds and manages relationships with all stakeholders.
- A skilled and engaged workforce.

Budget/Financial Implications

Any required funds will be requested through normal budget processes.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

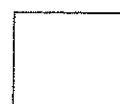
Proposed new Policy SC53 'Social Media'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



9.2 (MINUTE NO 195) (DAPPS 22/08/2013) - REVIEW OF POLICIES AFFECTED BY THE SALARIES AND ALLOWANCES TRIBUNAL DETERMINATION (086/001; 083/003) (D GREEN) (ATTACH)

RECOMMENDATION

That Council:

- (1) approve the amendments proposed for Council Policies SC14 'Mayoral and Deputy Mayoral Allowance', SC15 'Elected Member Information Communication Technology (ICT) Allowance' and AES6 'Attendance at Conferences and Seminars; and
- (2) deletes Policy SC32 'Elected Members Information Technology Allowance';

as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor K Allen SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

At the Council Meeting conducted on 11 July 2013 it was resolved, as part of Item 13.2 "Meeting Attendance Fees – Elected Members", that Council.....:

"(3) refer all Council Policies relating to Elected Member Fees, Allowances and Expenses to the next meeting of the Delegated Authorities, Policies and Position Statements Committee for review".....

Accordingly, five Policies were identified that are affected by the Salaries and Allowances Tribunal (SAT) determination and require consideration by Council in accordance with its July 2013 decision.



Submission

N/A

Report

The SAT determination directly affected the following Council Policies:

1. SC1 'Elected Member Meeting Attendance Fees';
2. SC14 'Mayoral and Deputy Mayoral Allowance';
3. SC15 'Elected Member Communication Allowance';
4. SC32 'Elected Member Information Technology Allowance'; and
5. AES6 'Attendance at Conferences and Seminars'.

In consideration of the SAT determination, each of these Policies has been reviewed and the following conclusions reached.

Ref No.	Policy Position Statement Delegated Authority	Proposed Change(s)	Change Summary
SC1	Elected Member Meeting Attendance Fees (Policy)	No change	Nil
SC14	Mayoral and Deputy Mayoral Allowance	Minor	To include any amendment made by the Salaries and Allowance Tribunal when there has been any review undertaken in an election year. Given the possibility of SAT reviewing these and other allowances during the intervening period, it is recommended that this Policy be amended to reflect this occurrence, if required.
SC15 SC32	Elected Member Communication Allowance (Policy) Elected Member Information Technology Allowance (Policy)	Minor	These currently relate individually to communications (telephone) and information technology (computer) allowances independent of each other. The statute has been amended to combine these into an information and communication technology (ICT) allowance and provides for a slight overall increase in the annual amount payable from \$3,400 (\$2,400 plus \$1,000) to a package of \$3,500. Accordingly, it is proposed to combine both policies into one to reflect this, while maintaining the same

Ref No.	Policy Position Statement Delegated Authority	Proposed Change(s)	Change Summary
			<p>payment regime for the new overall amount of \$3,500. Given that the market for this equipment is so variable, it is proposed that the option of Council providing the equipment be withdrawn to enable individual members the freedom to choose communication devices that best suit them. It should be noted that this does not extend to the provision of any equipment which is introduced on a "trial" basis for the organisation or for other reasons specified and agreed to at the time. In these instances, such equipment provided will remain the property of the City and will be returned by individuals on retirement from office.</p>
AES6	Attendance at Conferences and Seminars	Minor	<p>Policy AES6 currently provides the mechanism by which attendance at conferences and seminars is managed across the organisation. The policy specifies the manner in which associated expenses are provided and acquitted. It also provides for the prepayment of expenses directly attributable to the event, such as registration, airfares and accommodation. The SAT determination has had the effect of amending statute which relates to reimbursement of "indirect" expenses associated with attendance at conferences and which cannot be prepaid, for example, meals, refreshments, dry cleaning and taxi fares. It is now only possible either to reimburse the actual amount of these expenses or to provide an annual "allowance" to members of \$50. As this amount will never cover the expenses accrued in attending conferences, particularly outside the state, it is proposed that the "Expenses" section (Clause 10) of the current policy be amended to reflect this provision, which is intended to apply equally to both elected members and staff. This also</p>



Ref No.	Policy Position Statement Delegated Authority	Proposed Change(s)	Change Summary
			requires the deletion of the "incidental expenses" provision as these can only now be reimbursed by the production of receipts verifying the expenditure and there is no capacity for any such advancement to be made.

Other matters referred to in the Council decision relative to City of Cockburn elected member allowances being recognised under the Commonwealth Income Tax Assessment Act 1936 for Superannuation purposes will be considered in a separate report at a later date.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

The increases in related elected member allowances will be included in the mid-year Budget review.

Legal Implications

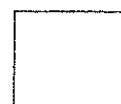
Secs 5.98, 5.98A, 5.99A of the Local Government Act, 1995 and Regs 31 and 32 of the Local Government (Administration) Regulations refer.

Community Consultation

N/A

Attachment(s)

1. Proposed amended Policy SC14 'Mayoral and Deputy Mayoral Allowance'.
2. Proposed amended Policy SC15 'Elected Member Information Communication Technology (ICT) Allowance'.
3. Proposed deleted Policy SC32 'Elected Member Information Technology (IT) Allowance'.
4. Proposed amended Policy AES6 'Attendance at Conferences and Seminars'.
5. Extract from Salaries and Allowances Tribunal Statement.



Advice to Proponent(s)/Submissioners

N/A

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

Nil.

- 9.3 **(MINUTE NO 196) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO POLICY SC35 'GRANTS, DONATIONS & SPONSORSHIPS - COMMUNITY ORGANISATIONS AND INDIVIDUALS' AND ASSOCIATED DELEGATED AUTHORITY ACS2 'APPLICATIONS TO COUNCIL FOR GRANT FUNDED PROJECTS' (086/001; 086/003) (C ROBINSON) (ATTACH)**

RECOMMENDATION

That Council adopt proposed amendments to:

- (1) Policy SC35 'Grants, Donations and Sponsorships – Not-for-profit Organisations and Individuals;
- (2) Delegated Authority ACS2 'Applications to Council for Grant Funded Projects';
- (3) update the Delegated Authority Register accordingly.

as shown in the attachments to the Agenda.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

MOVED Cllr S Portelli that Council cap the total of all grants, donations or sponsorships at 2% of rates or \$A1.0M, whichever is the lesser amount and nett of Dolphins/Environment grants.

MOTION LAPSED FOR WANT OF A SECONDER

MOVED Cllr B Houwen SECONDED Deputy Mayor K ALLEN that the recommendation be adopted.

CARRIED 5/1



COUNCIL DECISION

Background

At the Ordinary Council Meeting of 8 August 2013 Council resolved to adopt the revised guidelines for the City of Cockburn Sponsorship Program and that the Individual Sponsorship allocations are decided under Delegated Authority.

Following the Council decision of 8 August 2013 a review of the Policy for Grants, Donations and Sponsorship - not for profit Organisations and Individuals and a review of the Delegated Authority – Applications to Council for Grant Funded Projects has been conducted to reflect the adopted guidelines for the City's Sponsorship Program.

Submission

N/A

Report

Grants, Donations & Sponsorships – Not-for-Profit Organisations and Individuals (Policy Code: SC 35)

The revised set of guidelines for the City's Sponsorship Program, adopted at the Ordinary Council Meeting of 8 August 2013 are required to be reflected in the SC35 Policy.

The current Policy SC35 also does not clearly outline the different criterion and grant limitations applicable to the different Grant categories that are part of the City's Grants Program.

It is recommended to adopt the attached revised Policy SC35 which includes the reviewed guidelines to the Sponsorship Program and clearly outlines the different criterion and grant limitations applicable to the different Grant Categories under the City's Grant Program.

Application to Council for Grants Funded Projects (Delegated Authority Code ACS2)

The City's Sponsorships Program has two streams, one for Individual applicants and one for Group applicants. The City's Sponsorship Program is currently open twice per year, closing at the end of March and at the end of September. Allocated funds are currently decided by



Council upon recommendations received from the Grants and Donations Committee.

Under the current Sponsorship Program, individual applicants are not eligible for sponsorship if their event or activity falls outside the City's two funding rounds. Thus in the past, worthy individual applicants have missed out on the opportunity for funding.

At the Ordinary Council meeting of 8 August 2013, Council adopted a revised set of guidelines for the City's Sponsorship Program. As part of the revised guidelines it was recommended that the Individual Sponsorship allocations be decided under Delegated Authority throughout the year, allowing Council to be more responsive to individual sponsorship applicants. This recommendation is included in the attached revised Delegated Authority ACS2.

The current Delegated Authority ACS2 includes the Grants, Donations and Sponsorships, however in practice, the allocation of funds towards Donations and Sponsorships are not decided under the Delegated Authority ACS2. The Donations and Sponsorships are decided by Council. The current Delegated Authority ACS2 also does not clearly outline the different criterion and grant limitations applicable to the different Grant categories that are part of the City's Grants Program.

It is recommended to adopt the attached revised Delegated Authority ACS2 which includes the Individual Sponsorship Program and clearly outlines the different criterion and grant limitations applicable to the different Grant Categories under the City's Grant Program. Donations and Group Sponsorships have been removed from this Delegation.

Strategic Plan/Policy Implications

Community & Lifestyle

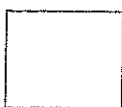
- Community environments that are socially cohesive and embrace diversity.
- Communities that take pride and aspire to a greater sense of community.
- Promotion of active and healthy communities.

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

Nil.



Legal Implications

N/A

Community Consultation

Council Grants, Donations and Sponsorships are widely advertised in the local community through City's website, local media, Cockburn Soundings, Council Networks and related means.

Attachment(s)

1. Proposed amended Policy SC35 'Grants, Donations & Sponsorship – Community Organisations and Individuals'.
2. Proposed amended Delegated Authority ACS2 'Application to Council for Grant and Individual Sponsorship Funded Projects'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

- 9.4 **(MINUTE NO 197) (DAPPS 22/08/2013) - PROPOSED NEW DELEGATED AUTHORITY - OLCS14 'CAT ACT 2011 - ADMINISTRATION AND ENFORCEMENT' (086/003) (J NGOROYEMOTO) (ATTACH)**

RECOMMENDATION

That Council:

- (1) adopt proposed new Delegated Authority OLCS14 'Cat Act 2011 – Administration and Enforcement, as shown in the attachments to the Agenda; and
- (3) update the Delegated Authority Register accordingly.

TO BE CARRIED BY ABSOLUTE MAJORITY OF COUNCIL



COMMITTEE RECOMMENDATION

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

CARRIED 5/1

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

On 2 November 2011 State Parliament passed the Cat Bill 2011 to become the Cat Act 2011. This was assented on 9 November 2011. To ensure local governments and the community are prepared for the introduction of the Cat Act 2011, the legislation was introduced in two phases. Phase 1 commenced on 1 November 2012 and helped provide local governments with the necessary power to prepare their systems prior to the Act commencing on 1 November 2013. During Phase 1 certain provisions have been designed to provide local governments the opportunity to get ready to administer and enforce the legislation.

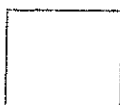
Submission

N/A

Report

This section provides for the commencement of the Act. Section 1 and 2 came into operation on the day on which the Bill received Royal Assent (9 November 2011). The remainder of the Bill other than sections 5, 6, 14(1), 18(1), 22-24, 26-35, 41, 49, 55- 60 and 86 came into effect on 1 November 2012. The remaining sections come into effect on 1 November 2013.

The purpose of the *Cat Act 2011* is to introduce measures to: reduce the large number of stray cats being euthanised each year; encourage responsible cat ownership; and provide for better management of the unwanted impacts of cats on the community and environment.



The key features of the *Cat Act 2011* are to provide that:

- a) all cats, over six months of age, are microchipped, sterilised and registered with the local government area where they are usually kept;
- b) all cats are microchipped and sterilised prior to transfer;
- c) local governments administer and enforce the provisions of the Act;
- d) local governments have authority to seize cats; and
- e) local governments can create local laws for the control of cats within their district.

Part 4, Division 2 of the Act provides that any powers or duties can be delegated from the local government to the Chief Executive Officer and from the CEO to an employee.

Section 44 of the Act provides that a local government can delegate the exercise of any of its powers or discharge of its duties to the CEO. This can be done as a general or specific delegation, and must be in writing and made by an absolute majority of Council. The power to make local laws (under sections 79 and 80) cannot be delegated, nor the power to prescribe offences under section 62, nor the power to review an objection under section 70.

Section 45 provides that the CEO can delegate his or her functions and duties, including those delegated by the local government. However, the powers and function under sections 63, 64 and 65 cannot be delegated to an authorised officer. These sections deal with content of the infringement, extension of time and withdrawal of notice, respectively. The CEO must keep a register of all delegations (section 47). These are to be reviewed at least annually. Local governments are required under the Act to carry out the function of registering cats. Section 48 of the Act provides that a local government can appoint authorised persons to enforce the legislation. Appointments should be completed prior to 1 November 2013.

Therefore it is recommend that Council adopt the attached delegation.

Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

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



Environment & Sustainability

- Identification and minimisation of impacts to human health risk.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed new Delegated Authority OLCS14 'Cat Act 2011 – Administration and Enforcement'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10. PLANNING & DEVELOPMENT DIVISION ISSUES

- 10.1 (MINUTE NO 198) (DAPPS 22/08/2013) - TRANSFER OF DELEGATED AUTHORITY APD37 'INTERNALLY ILLUMINATED DIRECTIONAL SIGNS' TO ENGINEERING DELEGATED AUTHORITY AEW9 ' INTERNALLY ILLUMINATED DIRECTIONAL SIGNS' (086/003)(G BOWERING) (ATTACH)**

RECOMMENDATION

That Council adopt proposed amendments to Delegated Authority APD37 'Internally Illuminated Directional Signs' as shown in the attachments to the agenda.



COMMITTEE RECOMMENDATION

MOVED Deputy Mayor K Allen SECONDED Cllr Y Mubarakai that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

Delegated Authority APD37 'Internally Illuminated Directional Signs' is linked to Administrative Engineering and Works Policy 9 AEW9 'Internally Illuminated Directional Signs'. This policy has previously been amended to clarify that the City's Engineering Department is responsible for management of these forms of directional signs in Road Reserves throughout the City. However the Delegated Authority still delegates the functions to the Director Planning and Development and Manager and Co-ordinator Statutory Planning. The proposed amendments to the Delegated Authority removes this reference and brings the delegation in line with the Policy and the City's management of these signs.

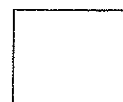
Submission

N/A

Report

The following changes to Delegated Authority APD37 'Internally Illuminated Directional Signs' are:

1. Transfer Delegated Authority APD37 'Internally Illuminated Directional Signs' to AEW9 'Internally Illuminated Directional Signs'.
2. Deletion of the Director, Planning and Development as a Responsible Officer.
3. Amend point 1 under the heading Functions Delegated to insert the words 'the road reserves of' after the word 'signs'.
4. Amend point 2 under the heading Functions Delegated to delete the word 'approved' and insert the words 'approved under point (1) above' after the word 'sign'.



5. Replacement of City of Cockburn Town Planning Scheme No. 3 as the Legislative requirement with the Local Government Act 1995 Section 11.3.1 and 11.3.
6. Deleted heading 'Delegate' and the word 'Nil' below that heading.
7. Delete the heading 'Delegates Authorised' and replace with 'Sub Delegates'.
8. Under the heading of Delegates authorised delete reference to Director Planning and Development; Manager, Statutory Planning; and Co-ordinator Statutory Planning.

These changes clarify the responsibility for these signs sitting with the Engineering and Works Directorate and that the signs are located in Road Reserves only.

Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

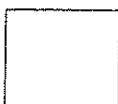
Proposed amended Delegated Authority AEW9 'Internally Illuminated Directional Signs.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10.2 (MINUTE NO 199) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO POLICY APD58 'RESIDENTIAL DESIGN GUIDELINES' (086/001) (D DI RENZO) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to Local Planning Policy APD58 'Residential Design Guidelines' pursuant to clause 2.5.2 of City of Cockburn Town Planning Scheme No. 3, as shown in the attachment.

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor K Allen SECONDED Cllr Y Mubarakai that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

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

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

Council resolved to adopt the Hamilton Hill Revitalisation Strategy (the "Strategy") at the Ordinary Meeting of Council on 8 November 2012. The Strategy recommends a number of changes to the Policy, including the addition of a new section to guide the application of a new proposed split coding R30/40/60.

At the Ordinary Meeting of Council 14 March 2013 Council adopted the modified Policy for community consultation. This includes new



proposed R30/40/60 split coding requirements, and that other updates to the Policy be undertaken.

The draft Policy was advertised concurrently with Amendment No. 100 to City of Cockburn Town Planning Scheme No. 3 (the "Scheme"), which proposes to implement the rezonings identified in the Strategy, including the rezoning of some land to 'Residential R30/40/60'.

Submission

The Policy generated 13 submissions. These are discussed under the subsequent report.

Report

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

The key modification to the Policy is the introduction of a section to guide the application of the new proposed split coding of R30/40/60.

A number of other modifications are also recommended, and this report discusses the proposed modifications and the outcomes of advertising.

Proposed Split Coding Provisions (R30/40/60)

The Strategy and Amendment No. 100 propose a split coding of R30/40/60 over a number of areas that are comprised of large underdeveloped lots (shown in Attachment 2). This is a new split density coding which has not been applied in the City of Cockburn previously. The purpose of this split density is to encourage improved redevelopment outcomes through:

1. The assembly of land parcels into larger development sites that can be developed in a more coordinated manner; and
2. Promotion of two storey construction for higher density developments so as to achieve an improved balance between open space and dwelling floorspace.

This split coding provides for a base coding of R30, with development at the higher coding of R40 or R60 possible if specific criteria are met. Additional development criteria apply as the density increases, as set out in the table below.



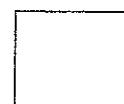
Development Criteria for R40 and R60 under R30/40/60 Coding	
R40 Development Criteria	R60 Development Criteria
<p>Dwellings/buildings fronting/adjacent to a public street are two storey.</p> <p>Dwellings fronting a public street must address the primary street by way of design, fenestration, entry and must contain major opening(s) to a living area and/or master bedroom.</p> <p>The minimum average site area per dwelling shall not exceed 240m².</p> <p>Development shall demonstrate a suitable level of variety in design, height and rooflines and promote surveillance of the street and private access way.</p> <p>Development adjacent to POS must comply with the criteria set out in Section 11.</p>	<p>Development assembles more than one existing lot or the development site is over 2,500m² in area.</p> <p>The majority of dwellings (above 50%) are two storeys or more.</p> <p>Dwellings fronting a public street must address the primary street by way of design, fenestration, entry and must contain major opening(s) to a living area and/or master bedroom.</p> <p>The minimum average site area per dwelling shall not exceed 190m².</p> <p>Development shall demonstrate a suitable level of variety in design, height and rooflines, and promote surveillance of the street and private access way.</p> <p>Development adjacent to POS must comply with the requirements set out in Section 11.</p>

A number of the built form design criteria apply to either an R40 or R60 coding and seek to achieve an improved balance between open space and dwelling floorspace, better surveillance of the public realm, and variety in design.

The key additional requirement for achieving an R60 coding is that development must assemble more than one existing lot, or comprise a development site that is over 2,500m². The purpose of this is to encourage assembly of parcels of land into larger development sites that can be developed at the higher density in a more coordinated manner. Larger development sites provide more flexibility for good built form outcomes at a higher density, rather than needing to design within the constraints of a smaller site.

A submission was received during the advertising period requesting that reconsideration be given to the minimum lot size requirement for achieving the R60 coding in the split coded R30/R40/R60.

The submission asserts that if the minimum lot size criteria for development at the R60 standard are not relaxed, the areas to be identified with a split coding are unlikely to achieve the diversity of development envisaged. This will result in a largely generic response consisting primarily of lower density development.



It is noted that the number of lots identified for a coding of R30/R40/R60 that would meet the lot size criteria is limited, and to increase possible housing diversity it is considered appropriate to reduce the required lot size for achieving the R60 coding in the proposed R30/R40/R60 split-coded areas from 2500m² to 2000m². This would enable approximately 50 split-coded lots to have potential to develop to the R60 coding (if all other criteria in the Policy are met), rather than approximately 15 lots.

Vehicle Access and Parking

The current Policy does not allow the introduction of additional crossovers to lots abutting major roads identified in the Policy, unless it can be demonstrated that an existing crossover cannot be utilised for the proposed development.

However, the introduction of additional vehicle crossovers can also have a negative impact on local roads. Vehicle crossings interrupt the flow of street traffic for pedestrians, cyclists and motorists. Minimising the number of locations where a vehicle can cross the footpath into private property reduces the potential conflict between pedestrians, cyclists and cars.

Additional crossovers impact on the amenity of the streetscape by increasing the amount of hardstanding/paving area in the verge and front setback, and reducing the available area for landscaping and street trees. Multiple crossovers also result in a loss of on street parking potential (where on street parking is permitted), and reduces the area available for placement of bins.

It is therefore considered appropriate that the Policy restrict the introduction of additional crossovers, and require that new developments utilise existing shared/common property access. The proposed modification is reflected in Attachment 1.

Landscaping and Driveways

To improve amenity and safety for larger grouped dwelling sites (over three dwellings), the amended Policy includes the requirement for bollard style lighting.

The amended Policy also includes provisions to ensure that common areas (including accessways) are adequately developed, landscaped and lit where vacant strata lots are proposed in the absence of built form. This is to avoid the situation where vacant strata lots are sold to individual landowners, and the responsibility of developing common areas and driveways is neglected.



Outdoor Living Areas

To ensure that outdoor living areas created in the front setback are useable and provide good amenity for residents it is recommended that Clause 8.2 be modified to include the following:

'Outdoor living areas proposed in the front setback area shall be fully developed including provision of a level area which is either paved and drained or lawned and shall be semi-privatised through the use of fencing compliant with the front fencing requirements of the R-Codes and the area shall be directly accessible from a habitable room. In this regard, a floor plan of the existing dwelling may be required to be submitted which demonstrates that this has been achieved.'

Issues raised during advertising

The Policy was advertised for public comment concurrently with Scheme Amendment No. 100, from 28 May 2013 until 23 July 2013. This included letters to all affected landowners, and a notice in the newspaper.

A total of 12 submissions were made in relation to the advertised Policy, with 10 submissions of support/non-objection, and two submissions raising specific issues.

All submissions are outlined and addressed in Attachment 3, and the key issues raised are discussed below.

The Department of Housing expressed some concerns regarding a number of Policy provisions. A number of the issues raised relate to provisions already contained within the current Policy for example the requirements for the R30/R40 coding, which were introduced as part of the Phoenix Revitalisation Strategy.

The Department of Housing assert that the requirement for one of the dwellings to be two storey or incorporate a habitable mezzanine/loft (to achieve the R40 coding in R30/R40 coded areas) is unnecessary because thoughtful single storey development can achieve the same objectives. However, generally it is not considered that single storey development can achieve the same level of surveillance and variety of height as two-storey development. The Department of Housing have requested that the provision be modified to encourage rather than mandate the requirement. However, this will mean that development at the higher coding will be a given, and will not incentivise the higher coding. The base coding of R30 will still apply if landowners/developers do not wish to meet the criteria for the higher coding.



The Department of Housing have commented on the specified minimum average lot sizes for the proposed R30/R40/R60 provisions, and enquired as to how these will be applied in light of the proposed changes to the Residential Design Codes (due to be gazetted 2 August 2013). The purpose of specifying the minimum average was not to impact on the minimum and average lot sizes set out in the R-Codes, but rather to ensure that the corresponding dwelling densities are achieved, rather than the R40 or R60 development requirements being applied to a density of development that is lower.

However, it is agreed that interpretation of the provision may cause confusion, and upon further consideration it is considered unlikely that development proposals would meet all criteria for the higher coding but not actually achieve the higher density. It is therefore recommended that this requirement be deleted (as shown in Attachment 1).

Other comments made by the Department of Housing have been addressed in the Schedule of Submissions, and there are no other recommended changes to the Policy.

The other submission raising concerns related to the lot size requirements for the split-coded R30/R40/R60 areas, and have been discussed under the section 'Proposed Split Coding Provisions (R30/40/60)'.

Conclusion

It is recommended that Council adopt the modified Policy for final approval, subject to the modifications discussed in this report and incorporated into Attachment 1. The modifications provide guidance for the application of the proposed R30/40/60 split codings, and strengthen the scope of the Policy to facilitate improved built form outcomes.

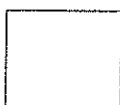
Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

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



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

Environment & Sustainability

- A community that uses resources in a sustainable manner.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

The Policy was advertised for public comment concurrently with Scheme Amendment No. 100, from 28 May 2013 until 23 July 2013. This included letters to all affected landowners. A notice was published in the Cockburn Gazette in accordance with clause 2.5.1 of the Scheme.

Attachment(s)

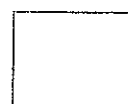
1. Draft APD58 'Residential Design Guidelines' (with proposed modifications).
2. Proposed Hamilton Hill Revitalisation Strategy Rezoning (Scheme Amendment No. 100).
3. Schedule of Submissions.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



- 10.3 **(MINUTE NO 200)** (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO DELEGATED AUTHORITIES AFCS2 'LEASING OF COUNCIL CONTROLLED LAND', APD57 'LAND ADMINISTRATION ACT 1997 - NAMING OF STREETS & PUBLIC OPEN SPACE', LGAES7 LOCAL GOVERNMENT ACT, 1995 - PREPARATION OF BUSINESS PLANS FOR DISPOSAL OF LAND', LGAES11 'LOCAL GOVERNMENT ACT, 1995 - EXECUTION OF DOCUMENTS' AND OLPD17 'DEVELOPMENT CONTRIBUTIONS' (086/001) (A TROSIC) (ATTACH)

RECOMMENDATION

That Council adopts the proposed amendments to the following Delegated Authorities as shown in the attachments to the Agenda:

- (1) AFCS2 'Leasing of Council Controlled Land';
- (2) APD57 'Land Administration Act 1997 – Naming of Streets & Public Open Space';
- (3) LGAES7 'Local Government Act, 1995 – Preparation of Business Plans for Disposal of Land';
- (4) LGAES11 'Local Government Act, 1995 - Execution of Documents'; and
- (5) OLPD17 'Development Contributions'.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

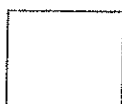
COMMITTEE RECOMMENDATION

MOVED Cllr Y Mubarakai SECONDED Deputy Mayor K Allen that the recommendation be adopted.

CARRIED 6/0

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION



Background

The purpose of this report is to update the Delegated Authorities of Council pertaining to the Strategic Planning division of the City of Cockburn.

Submission

N/A

Report

This report details the Delegated Authority updates pertaining to the Strategic Planning division of the City of Cockburn. In accordance with the DAAPS procedures, each two years division of the City are required to review Delegated Authorities and undertake any necessary updates. The required updates pertaining to the Strategic Planning division are noted following:

Ref No.	Policy Position Statement Delegated Authority	Proposed Change(s)	Change Summary
AFCS2	Leasing of Council Controlled Land (DA)	Minor	Add the positions of Manager, Strategic Planning and Property and Lands Officer as 'Delegates Authorised'.
APD57	Land Administration Act 1997 – Naming of Streets & Public Open Space (DA)	Minor	Add the positions of Manager, Strategic Planning and Administration Officer - Strategic Planning as 'Delegates Authorised'.
LGAES7	Local Government Act 1995 – Preparation of Business Plans for Disposal of Land (DA)	Minor	Add the positions of Manager Strategic Planning and Property and Lands Officer as 'Delegates Authorised'.
LGAES11	Local Government Act 1995 – Execution of Documents (DA)	Minor	Replace the City Surveyor/Land Officer position with Property and Lands Officer as 'Delegates Authorised', while retaining the land matters only restriction.
OLPD17	Development Contributions (DA)	Minor	Add the positions of Coordinator Strategic Planning and Development Contributions Officer as 'Delegates Authorised'.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. AFCS2 'Leasing of Council Controlled Land'
2. APD57 'Land Administration Act 1997 – Naming of Streets & Public Open Space'
3. LGAES7 'Local Government Act, 1995 – Preparation of Business Plans for Disposal of Land'
4. LGAES11 'Local Government Act, 1995 - Execution of Documents'
5. OLPD17 'Development Contributions'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10.4 (MINUTE NO 201) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO DELEGATED AUTHORITY APD54 'DEVELOPMENT APPLICATIONS AND DETAILED AREA PLANS, SUBDIVISIONS, APPEALS AND DEVELOPMENT COMPLIANCE' (083/003) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the in proposed amendments to Delegated Authority APD54 'Development Applications and Detailed Area Plans, Subdivisions, Appeals and Development Compliance' in accordance with Town Planning Scheme No. 3 section 11.3 Delegation of Functions, as shown in the attachments to the Agenda; and
- (2) update the Delegated Authority Register accordingly.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor K Allen SECONDED Mayor L Howlett that the recommendation be adopted.

CARRIED 6/0

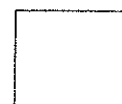
TO BE CARRIED BY ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Town Planning Scheme No. 3 section 11.3 Delegation of Functions sets out the powers which may be delegated to the CEO and from the CEO to any other officer of the local government.

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



Services has reviewed Delegation APD54 made under Town Planning Scheme No. 3 Section 11.3.

The review of the delegations is complete and the DAPPS Committee is now requested to consider and recommend adoption of the proposed amendments of APD54 to Council.

Submission

N/A

Report

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

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

The proposed amendments are detailed below and on the attached Delegated Authority APD54 'Development Applications and Detailed Area Plans, Subdivisions, Appeals and Development Compliance'.

Proposed Amendment	Reason for Amendment
Insert new heading and section titled: POWER TO DELEGATE FUNCTIONS UNDER TOWN PLANNING SCHEME NO. 3	Current version of APD54 fails to explain its purpose and legislative origin.
Amend heading "Functions Delegated" to: FUNCTIONS DELEGATED TO THE CEO:	Functions can only be delegated from the Council to the CEO or a Committee and no functions are delegated to a Committee at this time.
Insert point number 1.8 under the heading "Functions Delegated to the CEO" as follows: 1.8 The authority to determine whether a submission on an application has planning merit.	The power to make a judgement on the planning merit of a submission is incorrectly listed as a condition of item 1
Under the heading	Item 1.4 is a technically incorrect



Proposed Amendment	Reason for Amendment
Conditions/Guidelines, delete item 1.4 and renumber subsequent items accordingly	approach to expressing the delegation of the function to the Manager Statutory Planning directly. This matter has been reworded and is address by the following item on this list.
<p>Under the heading Conditions/Guidelines insert item number 3 as follows:</p> <p>(3) Authority 1.8 subject to:</p> <ol style="list-style-type: none"> 1. If in the opinion of the CEO or sub delegate an objection is not based on a relevant planning consideration having regard to the performance criteria of the Codes and Clause 10.2 of the Town Planning Scheme, the objection may be dismissed and the application may be approved with or without conditions. <p>Renumber subsequent items accordingly.</p>	This Proposed Condition/Guideline 3 applies to proposed delegated function 1.8 and is transferred from deleted Delegated Function 1.4 to remove a technical inaccuracy in the construction of the delegation.
Amend the Heading "Delegate" to "CEO Delegation of Functions"	More clearly states that the following functions are powers delegated by the CEO to employees of the Local Government.
<p>Amend the paragraph below the heading "CEO DELEGATION OF FUNCTIONS" to read:</p> <p>The Chief Executive Officer under Town Planning Scheme No.3 section 11.3.2 delegates the functions 1 through 4 inclusive as set out above, as follows:</p>	It is a requirement to clearly state the provision of the operative legislation which grants the power to delegate a function in the delegation.
Under the Heading "DELEGATE/S AUTHORISED" insert Subdivision Officers as detailed in the attached draft delegation	Subdivision Officer is a new position in the Statutory Planning Department responsible for the assessment of Subdivision Applications. Delegation is required for the position to effectively carry out the required role.

<u>Proposed Amendment</u>	<u>Reason for Amendment</u>
Under the heading "DELEGATE/S AUTHORISED" insert "(not 1.8) as detailed in the attached draft delegation	Clarifies that only the Director Planning and Development and the Managers of Statutory and Strategic Planning are delegated this function.
Minor formatting and grammatical corrections throughout	Correction of inconsistencies and grammar.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

Budget/Financial Implications

N/A

Legal Implications

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

Community Consultation

N/A

Attachment(s)

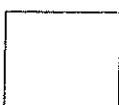
Delegated Authority: APD54 'Development Applications and Detailed Area Plans, Subdivisions, Appeals and Development Compliance'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10.5 (MINUTE NO 202) (DAPPS 22/08/2013) - PROPOSED NEW POLICY 'SUBDIVISION AROUND THOMSONS LAKE' (104/001) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt draft policy on Subdivision around Thompsons Lake in accordance with Clause 2.5.2(b) of Town Planning Scheme No. 3, as shown in the attachment to the Agenda;
- (2) publish a notice of the draft Local Planning Policy Subdivision around Thompsons Lake in accordance with Clause 2.5.3(a) of Town Planning Scheme No. 3; and
- (3) forward a copy of the Policy to the Western Australian Planning Commission.

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor K Allen SECONDED Cllr Y Mubarakai that the recommendation be adopted.

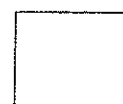
CARRIED 6/0

COUNCIL DECISION

Background

The large number of cases of Ross River Virus (RRV) in Cockburn during summer of 2011/12 were investigated by experts and the WA Department of Health (DoH). Subsequent advice from DoH to the City is that there is a heightened risk of contracting the disease for people residing near Thompsons Lake.

It is considered prudent and responsible for the City to ensure that prospective purchasers of residential properties in this area are alerted to this emerging risk. While comprehensive public awareness campaigns are used to educate a further means of communicating the risk recommended by the DOH is through placing a memorial on new land titles created subdivision stage.



Submission

N/A

Report

RRV is a non fatal but potentially debilitating polyarthritic disease in humans. In previous years the vast majority of cases of RRV in Cockburn were linked to visits to the Peel region. The summer of 2011/12 was different because of the large number of cases contracted in the Perth metropolitan area and Cockburn was the hot spot with about 100 cases, of which most were linked to exposure to mosquito's near to Thomsons Lake. This may have been an isolated event due to unseasonal rainfall in December and January, and long periods of hot temperatures, however the cases were investigated by experts at DoH who reported a clear link with proximity to Thomsons Lake.

DoH concluded that the risk of RRV is significantly increased among residents living within 2km of a nature reserve in the Perth metropolitan area that contains mosquito breeding habitat and natural vertebrate hosts. The hosts in the Thomsons Lake reserve are the Western Grey Kangaroo and the species of mosquito that carries the virus and is common to the area is *Culex annulirostris*. The Department of Environment are responsible for the management of Thomsons Lake Reserve and the City is continuing to work closely with them and the DoH to ensure that the kangaroo population in the reserve is monitored and kangaroo numbers are controlled as necessary.

The City will continue to ensure residents and visitors to local sporting facilities are advised to be vigilant against potential mosquito bites by undertaking the normal precautions (avoid exposure at dawn/dusk, wear loose fitting clothing and use insect repellent). The City has recently developed its first Mosquito Management Plan, which includes monitoring potential breeding sites throughout the City and treating them with larvaecide, with special attention been paid to the area around Thomsons Lake.

While the responsible state and local government agencies will implement measures to minimise the risk, it is prudent that any prospective purchasers of land in this area should be appropriately alerted to this risk.

The City of Mandurah requests that the WAPC impose a standard notification memorial on the titles of all lots created within the City of Mandurah as little or no areas of the City are more than 2km from similarly affected areas. The City of Mandurah has been successfully applying the memorial requirement to subdivision referrals for a number



of years despite not having any formal policy or position statement in this regard.

To more fully inform future owners of the potential risk a new planning policy is recommended that requires:

- 1) Developers to provide a mosquito management plan for all new subdivisions involving the creation of new road infrastructure and/or open space located within 2km of Thomsons Lake.
- 2) A memorial to be placed on all new residential lots created within 2km of Thomsons Lake warning of the heightened risk of mosquito born disease in the area.

The map attached to the proposed policy depicts the subject area which encompasses all lots located within 2km of Thomsons Lake. This is the area that will be subject to the policy.

As this is a Policy affecting land subdivision requirements and processes within the district, the policy was prepared and advertised in accordance with Section 2 of Town Planning Scheme No.3.

The proposed policy was advertised for a 21 day period in the Cockburn Gazette and the City's website between 14 May and 4 June 2013. No submissions were received during the advertising period.

It is recommended that Council now resolve to finally adopt the draft policy as set out in the recommendation section of the report.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

- Promotion of active and healthy communities.

Environment & Sustainability

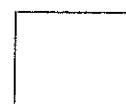
- Identification and minimisation of impacts to human health risk.

Budget/Financial Implications

N/A

Legal Implications

N/A



Community Consultation

N/A

Attachment(s)

Proposed new Policy APD76 "Subdivision Around Thomsons Lake

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

- 10.6 **(MINUTE NO 203) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO POLICY APD68 'LICENCED PREMISES (LIQUOR)' AND POSITION STATEMENT PSPD28 'LICENCED PREMISES' (086/001; 086/002) (G BOWERING) (ATTACH)**

RECOMMENDATION

That Council adopt proposed amendments to Policy APD68 'Licenced Premises (Liquor)' and Position Statement PSPD 28 'Licenced Premises', as shown in the attachment to the Agenda.

COMMITTEE RECOMMENDATION

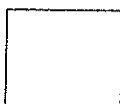
MOVED Mayor L Howlett SECONDED Deputy Mayor K Allen that adopt the recommendation subject to the amendments as shown in the attachments to the Minutes.

CARRIED 6/0

COUNCIL DECISION

Reason for Decision

It cannot be predetermined that a decision would be forthcoming from Council's deliberations.



Background

Policy APD68 'Licenced Premises (Liquor)' and Position Statement PSPD28 'Licenced Premises' were first adopted by Council on 26 July 2012. Their purpose was to provide guidance in the decision making process by Council in relation to planning application and Liquor Licence applications for new and/or amended Liquor Licenced Premises.

This report is presented to consider the proposed changes which are considered to be minor.

Submission

N/A

Report

The current Planning Policy does not clarify the existing power in the Planning Scheme to advertise applications relating to liquor licenced premises. The updated policy states that certain higher profile Liquor Licences will be advertised to enable the City to consult with the owners/occupiers of nearby premises. Advertising/consultation will involve a letter drop to all premises within 200m of the proposed licenced premises. High profile licenced premises include Hotels, Taverns, Nightclubs and bottle shops.

The current Position Statement does not allow Council officers to lodge submissions about a proposed new licenced premises with the Office of Racing Gaming and Liquor under 2 specific circumstances. Firstly when the application is low priority and is certain to be approved by the City and secondly when the deadline for submissions is too short to allow a report to be considered by Council. Two new clauses have been added to the Position Statement to address these circumstances and the authority has been delegated to the Director of Planning and Development.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Lifestyle and Aspiration Achievement

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



- To identify community needs, aspirations, expectations and priorities for services that are required to meet the changing demographics of the district.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Policy APD68 'Licenced Premises (Liquor)'
2. Position Statement PSPD28 'Licenced Premises.'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.7 (MINUTE NO 204) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO POLICY APD9 'SUBDIVISION RETAINING WALLS' (086/001) (A LEFORT) (ATTACH)

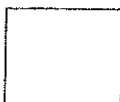
RECOMMENDATION

That Council adopt the proposed amendments to Policy APD9 'Subdivision Retaining Walls' for the purposes of advertising in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachment to the Agenda.

COMMITTEE RECOMMENDATION

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

CARRIED 6/0



COUNCIL DECISION

Background

Planning Policy APD9 'Subdivision Retaining Walls' was first adopted in December 2008 and last reviewed in 2012. Upon review, it is apparent the content of the Policy requires updating.

Submission

N/A

Report

The proposed amendments to Planning Policy APD9 are substantial and required advertising for public comment under Town Planning Scheme No. 3 section 2.5 – Procedures for making or amending a Local Planning Policy.

The proposed modifications to the policy include:

1. Replace references to building licence with building permit.
2. Modification of Clause 3 to provide better clarity about when planning approval is required for retaining walls exceeding 2m in height.
3. Introduction of a new provision (Clause 4) that requires planning approval for retaining walls abutting existing residential development which is outside the subdivision area. This will bring practices in line with the Residential Design Codes requirements.
4. Minor rewording.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.



Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

Nil

Legal Implications

N/A

Community Consultation

Advertising of the amended policy in accordance with section 2.5.1 of Town Planning Scheme No. 3 occurred and no submissions were received.

Attachment(s)

Amended Policy APD9 'Subdivision Retaining Walls'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.8 (MINUTE NO 205) (DAPPS 22/08/2013) - PROPOSED AMENDMENT TO DELEGATED AUTHORITIES APD9 'SUBDIVISION RETAINING WALLS' AND APD56 'BUILDING LICENCES/STRATA PLANS (036/003) (J WEST) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to the following Delegated Authorities.

- (1) APD9 'Subdivision Retaining Walls'; and
- (2) APD56 'Building Licences/Strata Plans'.



COMMITTEE RECOMMENDATION

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

CARIRED 6/0

COUNCIL DECISION**Background**

The Delegations which are the subject of this report have been reviewed in accordance with the annual policy review required by Council. The Delegations which is the subject of this report requires minor wording modifications to provide clarity and reference to contemporary legislation.

Submission

NA

Report

The following Delegations are proposed to have minor administrative changes which do not introduce new provisions or alter the intent of existing policy provisions:

Ref No.	Policy Position Statement Delegated Authority	Change(s) Proposed	Change Summary
APD9	Subdivision Retaining Walls	Minor word and legislation reference changes	<ul style="list-style-type: none"> Change reference from 'Building Licence' to 'Building Permit', refer to Building Act 2011. Extend delegation to include 'Building Surveyors'.
APD56	Building Licences/Strata Plans	Minor word and legislation reference changes	<ul style="list-style-type: none"> Change Policy title and responsible Officer. Change all references from 'Building Licence' to 'Building Permit' Change reference to recognise the Building Act 2011. Delete reference to Policy APD 8, which has previously been deleted.

Strategic Plan/Policy Implications

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.
- To provide effective monitoring and regulatory services that administers relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Delegated Authority APD9 'Subdivision Retaining Walls'
2. Delegated Authority APD56 'Building Licences/Strata Plans'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10.9 (MINUTE NO 206) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO POLICY APD11 'ANCILLARY ACCOMMODATION ON RURAL LIVING, RURAL & RESOURCE ZONED LOTS' (086/001) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to Policy APD11 'Ancillary Accommodation on Rural Living, Rural and Resource Zoned' Lots for the purposes of advertising in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Deputy Mayor K Allen SECONDED Cllr Y Mubarakai that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Note: There was a typographical error in the 'Report' section for this item wherein it refers to APD12 rather than the correct reference to APD11.

Background

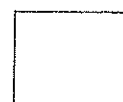
Planning Policy APD11 'Ancillary Accommodation on Rural Living, Rural and Resource Zone Lots' was first adopted in 1997 and last reviewed in 2012. Upon review, it is apparent the content of the Policy requires updating in relation to the gazettal of the revised Residential Design Codes on 2 August 2013.

Submission

N/A

Report

The proposed amendments to Planning Policy APD12 are substantial and required advertising for public comment under Town Planning



Scheme No. 3 section 2.5 – Procedures for making or amending a Local Planning Policy.

The modifications mostly relate to the revised version of the R-Codes gazetted 2 August 2013 and include:

1. Minor rewording including the title of the policy;
2. Modifications to the R-Codes clause numbers;
3. Modifications to the definition of ancillary dwellings; and
4. Deletion of Clauses 6 and 7 which relate to the ancillary dwellings only being able to be occupied by family members and the requirement for a Section 70A Notification on title.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Advertising of the amended policy in accordance with section 2.5.1 of Town Planning Scheme No. 3 occurred and no submissions were received.

Attachment(s)

Draft Amended Policy APD11 Ancillary Dwellings on Rural Living, Rural and Resource Zoned Lots.



Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.10 (MINUTE NO 207) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO POLICY APD49 'RESIDENTIAL DESIGN CODES - ALTERNATIVE ACCEPTABLE DEVELOPMENT PROVISIONS' (086/001) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to Policy APD49 'Residential Design Codes – Alternative Acceptable Development Provisions' for the purposes of advertising in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachment to the Agenda.

COMMITTEE RECOMMENDATION

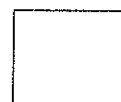
MOVED Cllr S Portelli SECONDED Mayor L Howlett that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Planning Policy APD49 'Residential Design Codes Alternative Acceptable Development Provisions' was first adopted in December 2008 and last reviewed in 2012. Upon review, it is apparent the content of the Policy requires updating in relation to the gazettal of the revised Residential Design Codes on 2 August 2013. The policy also requires reformatting to assist in its implementation to officers and developers.



Submission

N/A

Report

The proposed amendments to Planning Policy APD49 are substantial and required advertising for public comment under Town Planning Scheme No. 3 section 2.5 – Procedures for making or amending a Local Planning Policy. Due to the reformat based on a table format and modification to clause numbers and order, the entire policy is proposed to be replaced and changes shown on the attachment.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Amended Policy APD49 'Residential Design Codes Alternative Deemed to Comply Provisions'.



Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.11 (MINUTE NO 208) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO POLICY APD56 'SINGLE BEDROOM DWELLINGS' (086/001) (ALEFORT) (ATTACH)**RECOMMENDATION**

That Council adopt amendments to Policy APD56 'Single Bedroom Dwellings' for the purposes of advertising in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachment to the Agenda.

COMMITTEE RECOMMENDATION

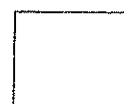
MOVED Deputy Mayor K Allen SECONDED Cllr Y Mubarakai that the recommendation be adopted.

CARRIED 6/0**COUNCIL DECISION**

Note: There was a typographical error in the 'Report' section for this item wherein it refers to APD12 rather than the correct reference to APD56.

Background

Local Planning Policy APD56 'Single Bedroom Dwellings' was first adopted in December 2008 and last reviewed in 2012. Upon review, it is apparent the content of the Policy requires updating in relation to the gazettal of the revised Residential Design Codes on 2 August 2013 and some other minor amendments.



Submission

N/A

Report

The proposed amendments to Planning Policy APD12 are substantial and required advertising for public comment under Town Planning Scheme No. 3 section 2.5 – Procedures for making or amending a Local Planning Policy.

The proposed modifications include:

1. Deletion of the first paragraph of the Background section as it is considered unnecessary.
2. Minor rewording in accordance with the revised R-Codes gazetted 2 August 2013.
3. Modification to the minimum lot sizes permissible for the development of Single Bedroom Dwellings in accordance with the revised minimum lot sizes contained in the revised R-Codes gazetted 2 August 2013.
4. Deletion of several 'notes' which are considered superfluous to the policy.
5. Deletion of Sections 4 (Open Space), 5 (Setbacks), 6 (Car Parking) and 7 (Other - Storeroom) of the policy as all these requirements are contained in the 'deemed to comply' sections of the R-codes applicable to grouped dwellings and single houses and are therefore superfluous.
6. Deletion of Section 7 (Other – Environmental Design Considerations) as these requirements are contained within the City's Local Planning Policy APD58 and this is considered a duplication and unnecessary.
7. Modification to Section 7 (Other – Construction Type) to allow single bedroom dwellings to be of a pre-fabricated construction but clearly stating that sea containers and dongers proposed to be used for Single Bedroom Dwellings will not be supported. There are many pre-fabricated small dwellings that have been well designed and would be unlikely to detract from the amenity of the area and these should be considered for approval.



Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

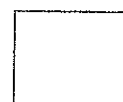
Draft Amended Policy APD56 .Single Bedroom Dwellings.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10.12 (MINUTE NO 209) (DAPPS 22/08/2013) - PROPOSED MINOR AMENDMENTS TO POLICIES APD12 'AGED OR DEPENDANT PERSONS' DWELLINGS, APD31 'DETAILED AREA PLANS', APD35 ' FILLING OF LAND', APD44 ' CHILD CARE CENTRES WITHIN RESIDENTIAL AREAS, APD53 COOGEE RESIDENTIAL HEIGHT REQUIREMENTS AND APD72 'SIGNS AND ADVERTISING' (086/001) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to the following Policies for the purposes of public consultation in accordance with section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

- (1) APD12 'Aged or Dependent Persons Dwellings';
- (2) APD31 'Detailed Area Plans';
- (3) APD35 'Filling of Land';
- (4) APD44 'Childcare Centres within Residential Areas';
- (5) APD53 'Coogee Residential Height Requirement'; and
- (6) APD72 'Signage and Advertising'.

COMMITTEE RECOMMENDATION

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

CARRIED 6/0

COUNCIL DECISION

Background

The Statutory Planning local planning policies which are the subject of this report have been reviewed in accordance with the annual policy review required by Council. The policies, the subject of this report require minor modifications to provide clarity and consistency.



Submission

N/A

Report

The following local planning policies are proposed to have minor administrative changes which do not introduce new provisions or alter the intent of existing policy provisions:

Ref No.	Local Planning Policy	Change(s) Proposed	Change Summary
APD12	Aged or Dependent Persons Dwellings	Minor Rewording	<ul style="list-style-type: none"> Update R-Code references to reflect revised version (Gazetted August 2013). Aligning shops and services to TPS 3 zones. Deletion of reference to 5 dwellings as this is already contained in the 'deemed to comply' provisions of the R-Codes and is a duplication. Deletion of requirement for retirement villages to contain communal areas as this is considered onerous.
APD31	Detailed Area Plans	Minor Modification	<ul style="list-style-type: none"> Modification to the minimum lot size from 350m² to 260m² to reflect the revised version of the R-Codes (Gazetted August 2013),
APD35	Filling of Land	Minor Modifications	<ul style="list-style-type: none"> Substitute the word 'licence' with 'permit' in relation to Building Permits. Update the year of AS 2870. Delete Clause 4 which refers to condition numbers that are no longer applicable and are a process that is not required to be part of the policy.
APD44	Childcare Centres in Residential Areas	Minor modification	<ul style="list-style-type: none"> Modify policy (including title) to apply to all zones instead of only residential areas.
APD53	Coogee Residential Heights Policy	Minor Rewording	<ul style="list-style-type: none"> Update R-Code references to reflect revised version (Gazetted August 2013).

Ref No.	Local Planning Policy	Change(s) Proposed	Change Summary
APD72	Signage Policy	Minor Modification	<ul style="list-style-type: none"> Update Clause 25 of the policy in relation to window signage requirements being consistent with Section 8.5 of Part viii - Signs, Hoardings, Bill Posting Local Laws

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

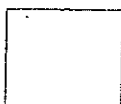
- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.
- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.
- To maintain a professional, well-trained and healthy workforce that is responsive to the community's needs.
- To maximise use of technology that contributes to the efficient delivery of Council's services.
- To develop and maintain a financially sustainable City.

Budget/Financial Implications

Costs involved in publication of a formal notice advertising the minor changes in accordance with clause 2.5.1 of TPS 3 which can be accommodated by the operational budget.

Legal Implications

N/A



Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the proposed amended policies shall be published in a newspaper circulating the Scheme Area.

Attachment(s)

1. APD12 'Aged or Dependent Persons Dwellings'
2. APD31 'Detailed Area Plans'.
3. APD35 'Filling of Land'
4. APD44 'Child Care Centres Within Residential Areas'
5. APD53 'Coogee Residential Heights Policy'
6. APD72 'Signage Policy'

Advice to Proponent(s)/Submissioners

N/A

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

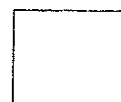
Nil.

10.13 (MINUTE NO 210) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO DELEGATED AUTHORITY SPD7 'PREVENTION OF SAND DRIFT FROM SUBDIVISION AND DEVELOPMENT SITES' AND PROPOSED DELETION OF SPD6 'HEALTH ACT 1911 - AUTHORISATION OF DEPUTIES', APD24 'EATING HOUSE LOCAL LAW - LICENSING EXEMPTIONS' AND APD25 'SMOKING IN ENCLOSED PUBLIC PLACES' (086/003) (N JONES) (ATTACH)

RECOMMENDATION

That Council

- (1) adopts proposed amendments to SPD7 'Prevention of Sand Drift from Subdivision and Development Sites';
- (2) delete the following Delegated Authorities:
 1. SPD6 'Health Act 1911 Authorisations Of Deputies';
 2. APD25 'Smoking in Enclosed Public Places';
 3. APD24 'Eating House Local Law-Licensing';
- (3) pursuant to Section 26 of the Health Act 1911, authorise Environmental Health Officers as deputies; and
- (4) update the Delegated Authority Register accordingly.



COMMITTEE RECOMMENDATION

MOVED Deputy Mayor K Allen SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

The purpose of this report is to update the Delegated Authorities of Council pertaining to the Environmental Health Services of the City of Cockburn.

Submission

N/A

Report

This report details the Delegated Authority updates pertaining to the Environmental Health Services of the City of Cockburn. In accordance with the DAAPS procedures, each two years, service areas of the City are required to review Delegated Authorities and undertake any necessary updates. The required updates pertaining to Environmental Health Services are noted as follows:

Ref No.	Policy Position Statement Delegated Authority	Proposed Change(s)	Change Summary
SPD6	Health Act 1911 – Authorisations of Deputies	Delete	Section 26 of the Health Act 1911 allows a local government to appoint and authorise any person to be its deputy, and that capacity to exercise and discharge all or any of the powers and functions of the local government for such time and subject to such conditions and limitations (if any) as the local government shall see fit from time to time to prescribe, but so that such appointment shall not affect the exercise or discharge by the local



Ref No.	Policy Position Statement Delegated Authority	Proposed Change(s)	Change Summary
			government itself of any power or function.
SPD7	Prevention of Sand Drift from Subdivision and Development Sites	Minor	Reference to the Public Health Coordinator is to change to Coordinator Environmental Health. This is considered just a minor change and does not affect the intent and purpose of the delegation.
APD24	Eating House Local Laws Licensing Exemptions	Delete	This delegated authority is to be deleted as the Eating House Local Laws have been repealed. This delegation is now redundant and ought to be deleted.
APD25	Smoking in Enclosed Public Places	Delete	This delegated Authority is to be deleted as the Health (Smoking in Enclosed Public Places) Regulations has been repealed. It is replaced by the Tobacco Products Control Act and Regulations 2006.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A.



Attachment(s)

1. Deleted Policy SPD6 'Health Act 1911 - Authorisation of Deputies'.
2. Proposed amended Policy SPD7 'Prevention of Sand Drift from Subdivision and Development Sites'.
3. Deleted Policy APD25 'Smoking in Enclosed Public Places'.
4. Deleted Policy APD24 'Eating House Local Law - Licensing Exemptions'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.14 (MINUTE NO 211) (DAPPS 22/08/2013) - PROPOSED CHANGES TO POSITION STATEMENT PSPD11 'PUBLIC BUILDINGS' (086/002) (J WEST) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Position Statement PSPD11 'Public Buildings'.

COMMITTEE RECOMMENDATION

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

CARRIED 6/0

COUNCIL DECISION



Background

The Building and Health Services Position Statement which is the subject of this report has been reviewed in accordance with the annual position statement review required by Council. The Position Statement subject of this report requires minor wording modifications to recognise the Occupancy Permit process in the Building Act 2011.

Submission

N/A

Report

The following local Building & Health Services Position Statement is proposed to have a minor administrative change which do not introduce new provisions or alter the intent of existing policy provisions:

Ref No.	Local Planning Policy	Change(s) Proposed	Change Summary
PSPD11		Minor Rewording	<ul style="list-style-type: none"> Delete reference to 'Certificate of Building Classification' and insert 'Occupancy Permit' so as to align with the Building Act 2011 provisions.

Strategic Plan/Policy Implications

Governance Excellence

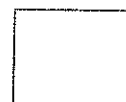
- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.
- To provide effective monitoring and regulatory services that administers relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

NA

Legal Implications

N/A



Community Consultation

N/A

Attachment(s)

Position Statement PSPD11 'Public Buildings'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.15 (MINUTE NO 212) (DAPPS 22/08/2013) - PROPOSED AMENDMENTS TO POLICIES SPD1 'BUSHLAND CONSERVATION' AND SPD3 'NATIVE FAUNA PROTECTION' (086/002) (C BEATON) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to Policy SPD1 'Bushland Conservation' and SPD3 'Native Fauna Protection', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

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

CARRIED 6/0

COUNCIL DECISION

Background

The purpose of these Policies is:

(1) SPD 1 'Bushland Conservation'



Ensure that the conservation, protection and management of local bushland within the District are optimised.

(2) SPD3 'Native Fauna Protection'

Minimise the impact on native fauna in situations where development results in the loss of habitat.

SPD 1 'Bushland Conservation' was first adopted in August 1997 and last reviewed in September 2012. SPD3 'Native Fauna Protection' was first adopted in February 1999 and last reviewed in September 2012. Some minor amendments have been made to reflect name changes to a number of state departments and wording.

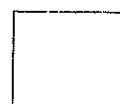
Submission

N/A

Report

Ref No.	Policy Position Statement Delegated Authority	Proposed Change(s)	Change Summary
SPD1	Bushland Conservation	Minor	<p>The main change is to SPD1 'Bushland Conservation' where a paragraph has been added to define overarching public open space objectives. An extra point has also been added to Section 8 - Bushland Resource Recovery, which relates to developers being encouraged to utilise existing vegetation and salvaged plants in landscaping.</p> <p>As outlined in the amended Policy, each of these documents provides guidance in regard to bushland conservation and fauna protection respectively.</p>
SPD3	Native Fauna Protection	Minor	Remain largely unchanged with only some minor changes to officer titles, wording to improve readability and changes reflecting name changes to state departments

Each of the policies, SPD 1 and SPD 3 remain largely unchanged with only some minor changes to officer titles, wording to improve readability and changes reflecting name changes to state departments.



The main change is to SPD1 'Bushland Conservation' where a paragraph has been added to define overarching public open space objectives. An extra point has also been added to Section 8 - Bushland Resource Recovery, which relates to developers being encouraged to utilise existing vegetation and salvaged plants in landscaping.

As outlined in the amended Policy, each of these documents provides guidance in regard to bushland conservation and fauna protection respectively.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Environment & Sustainability

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Proposed amended Policy SPD1 'Bushland Conservation'
2. Proposed amended Policy SPD 3 'Native Fauna Protection'.

Advice to Proponent(s)/Submissioners

N/A.



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

Nil.

10.16 (MINUTE NO 213) (DAPPS 22/08/2013) - ADOPTION OF POLICIES, POSITION STATEMENTS, AND DELEGATED AUTHORITIES OF THE PLANNING AND DEVELOPMENT DIVISION (086/001, 086/002, 086/003) (A TROSIC, A LEFORT, N JONES)**RECOMMENDATION**

That Council adopt the Policies, and Position Statements and Delegated Authority of the Planning and Development Division with no changes.

COMMITTEE RECOMMENDATION

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

CARRIED 6/0**COUNCIL DECISION****Background**

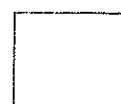
The purpose of this report is to review Policies, Position Statements, and Delegated Authorities pertaining to the Planning and Development division of the City of Cockburn.

Submission

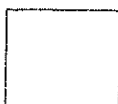
Nil.

Report

This report details the Policies, and Position Statements pertaining to the Planning and Development Department that have been reviewed and do not require updating at this time.

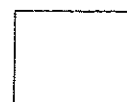


Policies	
APD2	Industrial Subdivision Policy
APD4	Public Open Space
APD6	Residential Rezoning and Subdivision Adjoining Midge Infested Lakes and Wetlands
APD7	Rural Subdivision Policy
APD10	Discretion to Modify Development Standards – Non-Residential Development
APD13	Telecommunications Policy – High Impact Facilities
APD14	Domestic Satellite Dishes
APD18	Outbuildings
APD20	Design Principles for Incorporating Natural Management Areas Including Wetlands and Bushlands in Open Space and / or Drainage Areas.
APD21	Pedestrian Access Way Closures'
APD26	Control Measures for Protecting Water Resources in Receiving Environments
APD27	Subdivision Policy for Sand Extraction Sites & Other Sites in Jandakot and Banjup North of Armadale Road
APD29	Development Compliance Process
APD30	Access Street - Road Reserve and Pavement Standards
APD36	Service Stations and Petrol Filling Stations
APD39	Location of High Voltage Overhead Power lines and Microwave Towers
APD41	Authorisation of Development Compliance and Planning Officers to Enter Land within the District
APD42	The Keeping of Horses and Other Animals in the Resource Zone
APD43	Outstanding Development Conditions
APD48	Sea Containers
APD52	Appointment of Real Estate Agent to Sell Council Owned Property
APD54	Alfresco Dining
APD55	Relocation of Building Envelopes
APD59	Phoenix Business Park Design Guidelines
APD60	Muriel Court Structure Plan – Design Guidelines
APD61	Newmarket Precinct Design Guidelines
APD62	Vehicle Access Policy
APD63	Renewable Energy System
APD64	Heritage Conservation Design Guidelines
APD65	Naval base Holiday Park Heritage Area
APD66	Food Act 2008- Food Exemption
APD67	Lodging House Design Guidelines
APD69	Uniform Fencing
APD70	Waste Management in Multiple Unit Developments
APD71	Industrial Development
APD73	Cockburn Coast Design Guidelines for Robb Jetty and



	Emplacement Precincts
APD74	Large Public Events – Approval
APD75	Naming of Streets & Public Open Space
SPD2	Plan for the District - Community Facilities Infrastructure
SPD3	Native Fauna Protection Policy
SPD5	Wetland Conservation Policy
SPD6	Health Act 1911 and Food Act 2008 – Authorisation of Deputies
SPD7	Prevention of Sand Drift From Subdivisions and Development Sites
SPD 8	Cockburn Sound Catchment Policy
Position Statements	
PSPD4	Control of Smoke and Dust From Development Sites
PSPD5	Copies of Approved Building Plans
PSPD6	Inspection of Building Under Construction
PSPD7	Jandakot Airport
PSPD22	Fire Management Plans
PSPD15	Design Guidelines for Cockburn Commercial Park – Lot 502 Sudlow Road Bibra Lake
PSPD18	Design Guidelines for the LandCorp portion of South Beach Development
PSPD19	Street Addressing
PSPD20	Street Naming of Parks & Reserves
PSPD21	Uninhabitable premises
PSPD23	Clause 32 Applications
PSPD24	Public Works and Development by Public Authorities
PSPD25	Response to Appeals
PSPD26	Retrospective Development Applications
PSPD27	Town Planning Infringement Notices
Delegated Authorities	
APD21	Pedestrian Access Way (PAW) Closure
APD39	Location of High Voltage Overhead Power Lines & Microwave Towers
APD52	Appointment of Real Estate Agent to Sell Council Owned Property
APD55	Structure Plans, Rezoning Applications & Metropolitan Region Scheme Amendments
APD58	Large Public Events – Approval

Due to this suite of documents being updated during the 2012 programme of the DAAPS committee, there is no required amendments at this point in time. It is recommended that Council note this accordingly.



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.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

Nil.

Legal Implications

Nil.

Community Consultation

Nil.

Attachment(s)

Policies = 44
Position Statements = 15
Delegated Authority = 5

Advice to Proponent(s)/Submissioners

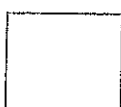
N/A

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

Nil.

11. FINANCE & CORPORATE SERVICES DIVISION ISSUES

Nil



12. ENGINEERING & WORKS DIVISION ISSUES

Nil

13. COMMUNITY SERVICES DIVISION ISSUES

Nil

14. EXECUTIVE DIVISION ISSUES

Nil

15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

17. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS

Nil

18. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

Nil

19. CONFIDENTIAL BUSINESS

Nil

20 (DAPPS 22/08/2013) - CLOSURE OF MEETING

6.50 pm.



CONFIRMATION OF MINUTES

I, (Presiding Member) declare that these minutes have been confirmed as a true and accurate record of the meeting.

Signed: Date:/...../.....



POS	LICENSED PREMISES	PSPD28
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POSITION STATEMENT:	PSPD28
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Environmental Health Services Statutory Planning Services
SERVICE UNIT:	Environmental Health Services Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Environmental Health
FILE NO.:	086/002
DATE FIRST ADOPTED:	9 August 2012
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
VERSION NO.	2

Dates of Amendments / Reviews:	
DAPPS Meeting:	26 July 2012
OCM:	

BACKGROUND:

Local Government has a specific role, as identified in the Liquor Control Act 1988. This role needs to be acknowledged and actioned by the City therefore there is a need for the City to establish a position in relation to Liquor Licence Applications, made under the Liquor Control Act 1998.

PURPOSE:

To provide guidance to the City when determining applications for liquor licensed premises.

POSITION:

- (1) The proponent may be required to submit a Public Interest Assessment Report (PIAR) prior to determination of any planning application for licensed premises, in order for the City to assess the potential impact of the proposed licensed premises.
- (2) The proponent, when submitting an application for planning approval for a bottle shop, shall be required to provide evidence that the catchment area for the proposed licensed premises is not already adequately serviced with existing bottle shops.
- (3) The City shall not support applications for licensed premises located within close proximity to existing or approved educational establishments, places of public worship or community/recreational facilities (particularly youth

POS	LICENSED PREMISES	PSPD28
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orientated community facilities). A specific separation distance is not specified as it would be dependent upon the location/orientation of the educational establishment, place of public worship or community/recreational facility and the proposed licensed premises.

- (4) The City shall support applications for small bar licences in commercial zoned areas and will provide assistance to the applicant in establishing that the application is in the public interest, where it is supported by the Council and the local community.
- (5) In relation to each new or amended liquor licence the City shall lodge an intervention (in the form of a report) before the liquor licensing authority for the purpose of indicating the City's opinion on the application.
- (6) In relation to a liquor licence application that is not supported by the City and the community, the City will lodge an objection before the liquor licensing authority.

Delegations:

- a. Where a liquor licence application is considered to comply with the City's Town Planning requirements ~~and is certain to be supported by Council~~ then an appropriate submission to the Director of Racing Gaming and Liquor shall be lodged by the Director of Planning and Development.
- b. Where a liquor licence application is advertised by the Director of Racing Gaming and Liquor and there is insufficient time to allow a report to be considered by Council, an appropriate submission to the Director of Racing Gaming and Liquor shall be lodged by the Director of Planning and Development.

Definitions:

1. Licensed premises – all premises requiring or having a liquor licence.
2. Bottle shops – premises having a liquor licence to sell packaged liquor for consumption off the premises.
3. Small bar licence – premises having a liquor licence for the sale and supply of liquor for consumption on the premises only and with a maximum capacity of no more than 120 people at any one time.
4. Public Interest Assessment Report – as defined in the Liquor Control Act, 1988 (as amended).

Detailed Area Plan R-Code Variation

The City of Cockburn's relevant Planning Policies, District Planning Scheme and the R-Codes are varied in the following manner:

1. R-CODING

a) Density Coding is R80.

2. SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

a) The requirement to consult with adjoining or other land owners to achieve a variation to the R-Codes is not required where the design complies with the following standards.

3. BUILDING SETBACKS

Setbacks for development shall be in accordance with the following:
(except where noted, all other setbacks shall be in accordance with the R-Codes).

- a) For road frontage a minimum 1.0m setback is permitted.
- b) For laneway frontage a nil setback is permitted.
- c) For the northern and eastern lot boundaries (interface with single residential) setbacks shall be as per the R-Codes.
- d) For basement parking a nil setback is permitted to the northern and eastern boundaries.

4. BUILDING HEIGHT

- a) A maximum building height of 13.6m above the finished ground floor level is permitted.
- b) Basement level development is limited to a maximum height of 1.2m above post subdivision ground level where the property interfaces with the public domain.

5. OPEN SPACE

a) The minimum open space requirement is 30%.

6. STREET INTERFACE

- a) Development must address Perlinte View by way of design and must contain entry, major openings and/or balconies.
- b) No blank facades are permitted to Perlinte View.
- c) Development is encouraged to provide for passive surveillance of the adjoining laneway through the use of balconies or major openings to habitable rooms.

7. VEHICULAR ACCESS

a) No vehicular access is permitted where shown on plan.

OTHER:

8. FINISHED LOT LEVELS

a) Finished ground floor levels must be within 0.5m of the finished design surface of the lot. No brick build-up or additional fill will be permitted for dwelling construction.

9. SERVICE AREAS AND SERVICE HARDWARE

a) To be located and/or screened so that they are not visible from the public domain. Solar panels excepted.

10. RETAINING WALLS

a) Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining walls present.



ENDORSEMENT TABLE	
This Detailed Area Plan has been adopted by Council and signed by the Principal Planner:	
Principal Planner	_____
Date	_____
DAP Reference	_____
OCM Date	_____

Detailed Area Plan - Lot 1
LOT 1 PERLINTE VIEW, PORT COOGEE
AN AUSTRALAND PROJECT

Taylor Burrell Barnett

187 Roberts Road Subiaco Western Australia 6008
Tel: (08) 9382 2911 Fax: (08) 9382 4564 email: admin@tbpplanning.com.au

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scale: 1:500 @ A3 | 1:250 @ A1

0 5 10m

designed: KS/MB
checked: SD
drawn: JP
date: 20/08/2013
project: PCG 94

Detailed Area Plan R-Code Variation

The City of Cockburn's relevant Planning Policies, District Planning Scheme and the R-Codes are varied in the following manner:

1. R-CODING

a) Density Coding is R80.

2. SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

a) The requirement to consult with adjoining or other land owners to achieve a variation to the R-Codes is not required where the design complies with the following standards.

3. DESIGN ELEMENTS

- All dwellings (including patios, pergolas, shade covers and gazebos) must be located within the building envelopes depicted on the DAP.
- Lots on this DAP are exempt from R-Code provisions determining solar access for adjoining lots.
- Dwellings must address the Primary Street by way of design, fenestration and entry, and must contain major opening(s) and/or balconies.
- For lots with multiple street frontages, the dwelling must address both the Primary and Secondary Streets through design, fenestration, materials, major opening(s) and/or balconies. No blank facades are permitted.
- At least one balcony greater than 10m² is to be provided to the Primary Street elevation of each dwelling. Balconies provided to the Secondary Street on corner lots are encouraged.
- Balconies with an area of 10m² or greater shall be credited toward the minimum open space requirement equal to the area of the balcony.
- Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the building, unless otherwise agreed with the adjoining property owner.

4. BUILDING SETBACKS

Setbacks for development shall be in accordance with the following:

- Setback to a balcony (complying with the specified Design Elements criteria) from the Street is a minimum of 1.0m.
- Dwelling upper levels are to be setback 3.0m from the southern lot boundary (Lots 6 and 7) beyond 18m of the front lot boundary (where indicated on the DAP).¹
- Dwelling upper levels are to be setback 3.0m from the western lot boundary (Lots 2-5) beyond 18m of the front lot boundary (where indicated on the DAP).¹
- A nil setback is permitted on the lot side boundaries for a maximum length determined by the required front and rear setback. Refer to the DAP plan for determining nil setback areas permitted to the upper and ground levels of each dwelling.

NOTE:

¹ - The specified 18.0m front lot boundary setback is to be measured along the centreline of each lot given that lots are not rectangular in shape.

5. DWELLING HEIGHT

a) A maximum building height of 13.6m above the finished ground floor level is permitted.

6. GARAGES AND VEHICULAR ACCESS

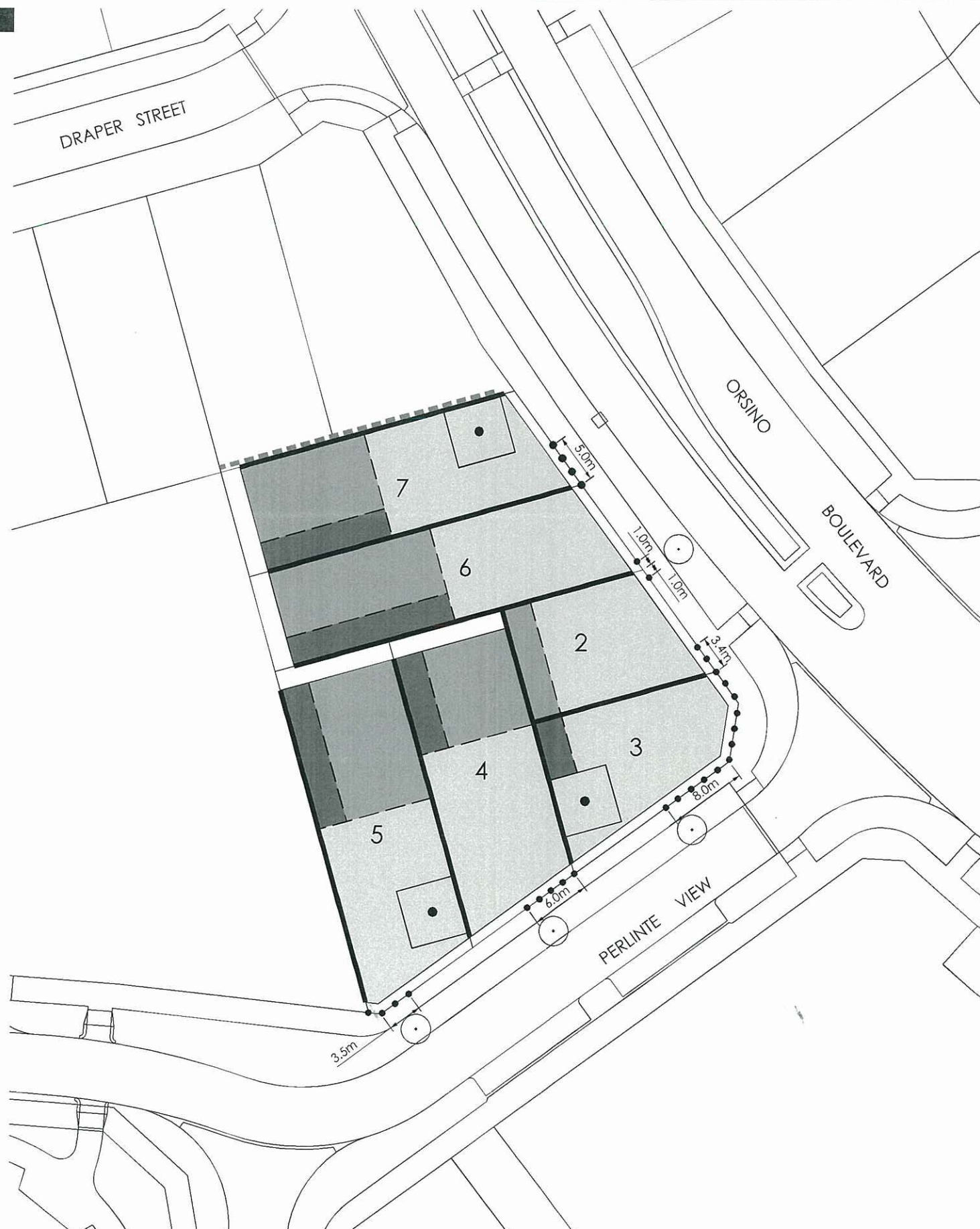
- No vehicular access is permitted where shown on the plan. Garage locations are shown in preferred locations, however crossover locations are mandatory.
- The garage shall not dominate the front elevation of the dwelling. To comply with this requirement, the garage shall be setback a minimum of 0.5m behind the proposed dwelling setback. Consideration may be given to other means by which the requirement for the garage not to dominate the front elevation can be achieved.
- Development above garages may overhang the garage setback requirements.
- Carports are not permitted.

OTHER:**7. FINISHED LOT LEVELS**

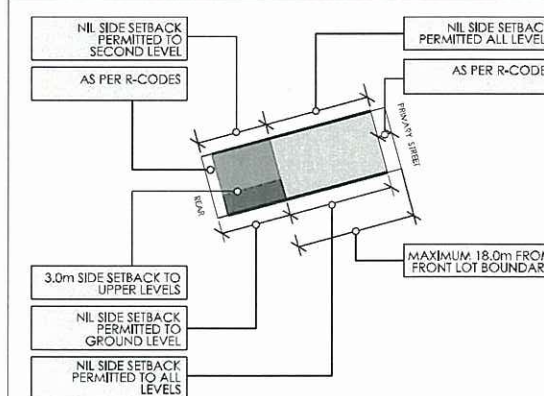
a) Finished ground floor levels must be within 0.5m of the finished design surface of the lot. No brick build-up or additional fill will be permitted for dwelling construction.

8. RETAINING WALLS

a) Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining walls present.

**LOCATION PLAN****LEGEND**

- Building Envelope (Three and Above)
- Building Envelope (Second Level)
- Building Envelope (Ground Level)
- Preferred Garage Location
- Upper Level Setback
- Nil Building Setback
- Retaining Walls
- Existing Street Tree
- No Vehicular Access
- Stormwater Pit

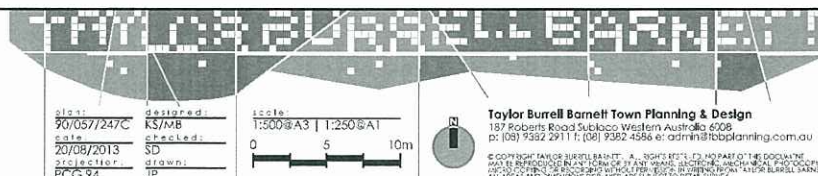
TYPICAL SETBACK REQUIREMENTS**ENDORSEMENT TABLE**

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner:

Principal Planner _____
 Date _____
 DAP Reference _____
 OCM Date _____

Detailed Area Plan - Lots 2 - 7

LOTS 2-3 AND 6-7 ORSINO BOULEVARD AND LOTS 4-5 PERLENTE VIEW, PORT COOGEE
 AN AUSTRALAND PROJECT



DETAILED AREA PLAN R-CODE VARIATION

The City of Cockburn's relevant Planning Policies, District Planning Scheme and the R-Codes are varied in the following manner:

1. R-CODING

- a) Density Coding is R30

2. SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- a) The requirement to consult with adjoining or other land owners to achieve a variation to the R Codes is not required where the design complies with the following standards.

3. DESIGN ELEMENTS

- a) All dwellings (including patios, pergolas, shade covers and gazebos) shall be located within the building envelopes depicted on the DAP.
 b) Lots on this DAP are exempt from R-Code provisions determining overshadowing of adjoining sites.
 c) Dwellings must address the Primary Street by way of design, fenestration, entry and must contain major opening(s) to a living area and/or bedroom on the Primary Street elevation.
 d) For lots with multiple street frontages, the dwelling must address both the Primary and Secondary Streets (and Laneway) through design, fenestration, materials, major opening(s) and/or balconies. No blank facades are permitted.
 e) At least one balcony greater than 10m² is to be provided to the Primary Street elevation of each dwelling. Balconies provided to the Secondary Street on corner lots are encouraged.
 f) Balconies with an area of 10m² or greater shall be credited toward the minimum open space requirement equal to the area of that balcony.
 g) Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the building, unless otherwise agreed with the adjoining property owner.
 h) The minimum open space requirement is 35%.

4. DWELLING SETBACKS

Setbacks for development shall be in accordance with the following:

(except where noted all other setbacks shall be in accordance with the R-Codes)

- a) Setback to the dwelling from the Primary Street is a minimum of 2.5m (subject to engineering requirements of retaining wall being met, as per retaining wall advice below). A maximum dwelling setback of 4.0m applies to all lots fronting Orsino Boulevard.
 b) Setback to the dwelling (all levels) from the Secondary Street is a minimum of 1.0m.
 c) A nil rear setback is permitted to the dwelling from a laneway (subject to retaining wall locations).
 d) Setback to a balcony (complying with the specified Design Elements criteria) from the Primary Street is a minimum of 1.0m.
 e) Dwelling upper levels are to be setback 3.0m from the southern lot boundary beyond 18m of the front boundary (where indicated on the DAP).
 f) A nil setback is permitted on the northern and southern lot side boundaries (where indicated on the DAP) for a maximum length determined by the required front setback. Refer to 'Typical Setback Requirement' illustration for determining nil setback areas permitted to the upper and lower levels of the dwelling.

5. DWELLING HEIGHT

- a) A maximum building height of 10.0m above the finished ground floor level is permitted.

6. GARAGES AND VEHICULAR ACCESS

- a) Laneway lots must obtain vehicle access from the Laneway.
 b) A 0.5m minimum garage setback is permitted to the laneway boundary (subject to retaining wall locations).
 c) Development above garages may overhang the garage setback requirements and extend out to the lot boundary.
 d) Carports are not permitted.

7. FENCING

- a) Any fencing proposed to lot boundaries shall be in accordance with specifications detailed in Port Coogee Guidelines - Appendix C.

OTHER:

8. FINISHED LOT LEVELS

- a) Finished ground floor levels must be within 0.5m of the finished design surface of the lot. No brick build-up or additional fill will be permitted for dwelling construction.

9. RETAINING WALLS

- a) Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining walls present.
 b) Dwellings are generally to be setback 1.0m from retaining walls for single storey dwellings and 1.5m to double storey dwellings. Certification for load bearing walls must be obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall.



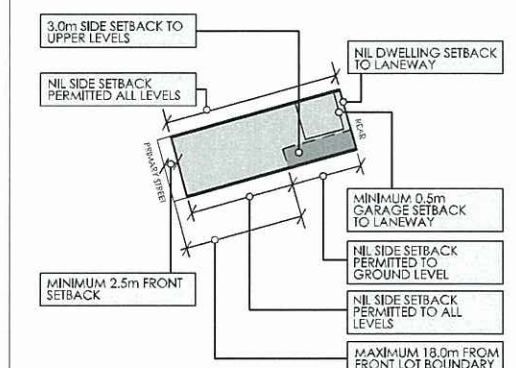
LOCATION PLAN



LEGEND

- Building Envelope (Upper Levels)
- Building Envelope (Ground Level)
- Preferred Garage Location
- 3.0m Minimum Setback for Upper Levels
- Nil Building Setback
- Retaining Walls
- No Vehicular Access

TYPICAL SETBACK REQUIREMENTS



ENDORSEMENT TABLE

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner:

Principal Planner _____
 Date _____
 DAP Reference _____
 OCM Date _____

Detailed Area Plan - Stage 10B, Laneway Lots (R30)

PORT COOGEE
 AN AUSTRALAND PROJECT

90/05/2488
 15/08/2013
 PCG 94

scale
 1:1000 @ A3 | 1:500 @ A1
 0 10 20m

Taylor Burrell Barnett Town Planning & Design
 187 Roberts Road Subiaco Western Australia 6008
 P: (08) 9552 2911 F: (08) 9382 4586 e: admin@tbpplanning.com.au
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Detailed Area Plan R-Code Variation - single residential lots

The District Town Planning Scheme and R-Codes are varied as follows:

R-CODING

Density Coding is R50.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

The requirements to consult with adjoining or other land owners to achieve a variation to the R Codes is not required where the design complies with the following criteria.

DESIGN ELEMENTS

- All dwellings (including patios, pergolas, shadecovers and gazebos) shall be located within the building envelopes depicted on the DAP.
- Lots on this DAP are exempt from provision 5.4.2 of the R Codes determining Overshadowing of Adjoining Sites.
- Dwellings must address the Primary Street by way of design, fenestration, entry and must contain major opening(s) to a living area and/or master bedroom.
- For lots with multiple street frontage, the dwelling must address both the Primary Street and the Secondary Street (and/or Laneway where applicable) through design, fenestration, materials and major opening(s).
- At least one balcony greater than 10 m² is to be provided to the Primary Street elevation of each dwelling. Balcones provided to the secondary street on corner lots are encouraged.
- A balcony with an area of 10 m² or greater shall be included as part of the minimum open space requirement equal to the area of that balcony.
- A minimum provision of 35% open space is required.
- Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless otherwise agreed with the adjoining property owner.
- Rear setback areas for lots 982-986 are exempt from the requirements of R-Codes Provision 5.4.1.

DWELLING SETBACKS

- Setbacks for development shall be in accordance with the following (except where noted, all other setbacks shall be in accordance with the R-Codes)
- A balcony (complying with the specified Design Elements criteria) is permitted to project a maximum of 1.5m into the primary street minimum setback.
- A nil rear setback is permitted to the dwelling on a laneway boundary for first & second levels.
- A nil side setback is permitted to the dwelling on a laneway boundary where indicated on the DAP (namely lots 750,981 and 982) subject to engineering requirements associated with retaining walls.
- A side setback of 1m minimum, and 1.5m minimum to major openings, is required to Orsino Boulevard.
- **North-South generally orientated lots (Lots 750-751 and 976-985)**
 - Primary street setback is a minimum of 2.5m.
 - Dwelling upper levels (second level and above) are to be setback 3.0m from the western lot boundary beyond 18m of the front boundary (where indicated on the DAP).
 - A nil setback is permitted for walls on the western lot side boundary (where indicated on the DAP) for a maximum length determined by the required front and rear setbacks. Refer to "Typical Setback Requirements" illustration for determining nil setback areas permitted.
 - A nil setback is permitted for walls on the eastern lot side boundary (where indicated on the DAP) for a length of up to 18m from the front lot boundary (less required front and rear setbacks). Refer to "Typical Setback Requirements" illustration for determining nil setback areas permitted.
- **East-West generally orientated lots (Lots 773-784)**
 - Primary street setback is a minimum of 2.5m (subject to engineering requirements of retaining wall being met, as per retaining wall setback notation below).
 - A 1m setback is permitted to secondary street for corner lots 773, 778, 779 & 784.
 - Dwelling upper levels (second level and above) are to be setback 3.0m from the southern lot boundary beyond 18m of the front boundary (where indicated on the DAP).
 - A nil setback is permitted for walls on the northern and southern lot side boundaries (where indicated on the DAP) for a maximum length determined by the required front setback. Refer to "Typical Setback Requirement" illustration for determining nil setback areas permitted.

DWELLING HEIGHT

- A maximum building height of 13.6m above the finished ground floor level is permitted.

GARAGES AND VEHICULAR ACCESS

- Designated garage locations are mandatory.
- Laneway Lots must obtain vehicle access from the Laneway.
- A 0.5m minimum garage setback is required to the laneway boundary.
- No vehicular access is permitted within 6m of an intersection where shown on the DAP.
- Development above garages may overhang the garage setback requirements and extend out to the dwelling building line.
- Carports are not permitted.
- Garages shall not dominate front facades and shall be setback a minimum 0.5m behind the proposed dwelling setback. Consideration may be given to other means by which the requirement for garages not to dominate may be achieved.

ADVICE NOTE:

Finished Lot Levels

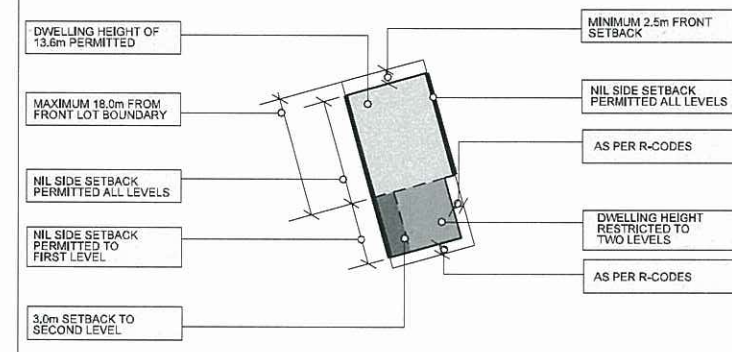
- Finished ground floor levels must be within 0.5m of the finished design surface of the lot, no brick build-up or additional fill will be permitted for dwelling construction.

Retaining Walls

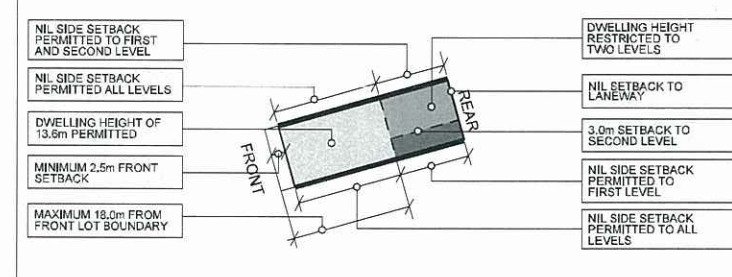
- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining walls present.
- Dwellings are generally to be setback 1m from retaining walls for single storey dwellings and 1.5m for double storey dwellings. Certification for load bearing walls must be obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall.



Typical Setback Requirements Lots 750-751, 976-986



Typical Setback Requirements Lots 773-784



Location Plan

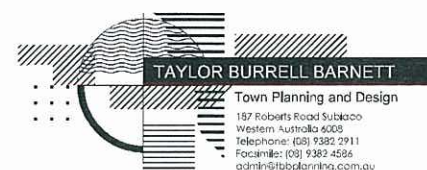


Endorsement Table

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner:













Principal Planner _____

Date _____



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Legend



- | | | | |
|---|--|---|-------------------------------------|
|  | Building Envelope (Third Level and above) |  | Retaining walls |
|  | Building Envelope (Second Level) |  | Feature Walls |
|  | Building Envelope (First Level) |  | Stair Access Locations |
|  | Preferred Garage Location |  | Landmark Design Elements Encouraged |
|  | Designated Garage Location |  | Vehicle access restricted |
|  | Upper Level Setback
(refer typical setback illustration for detail) | | |
|  | Nil Building Setback | | |

PROJECT

Detailed Area Plan - Bluewater

PORT COOGEE

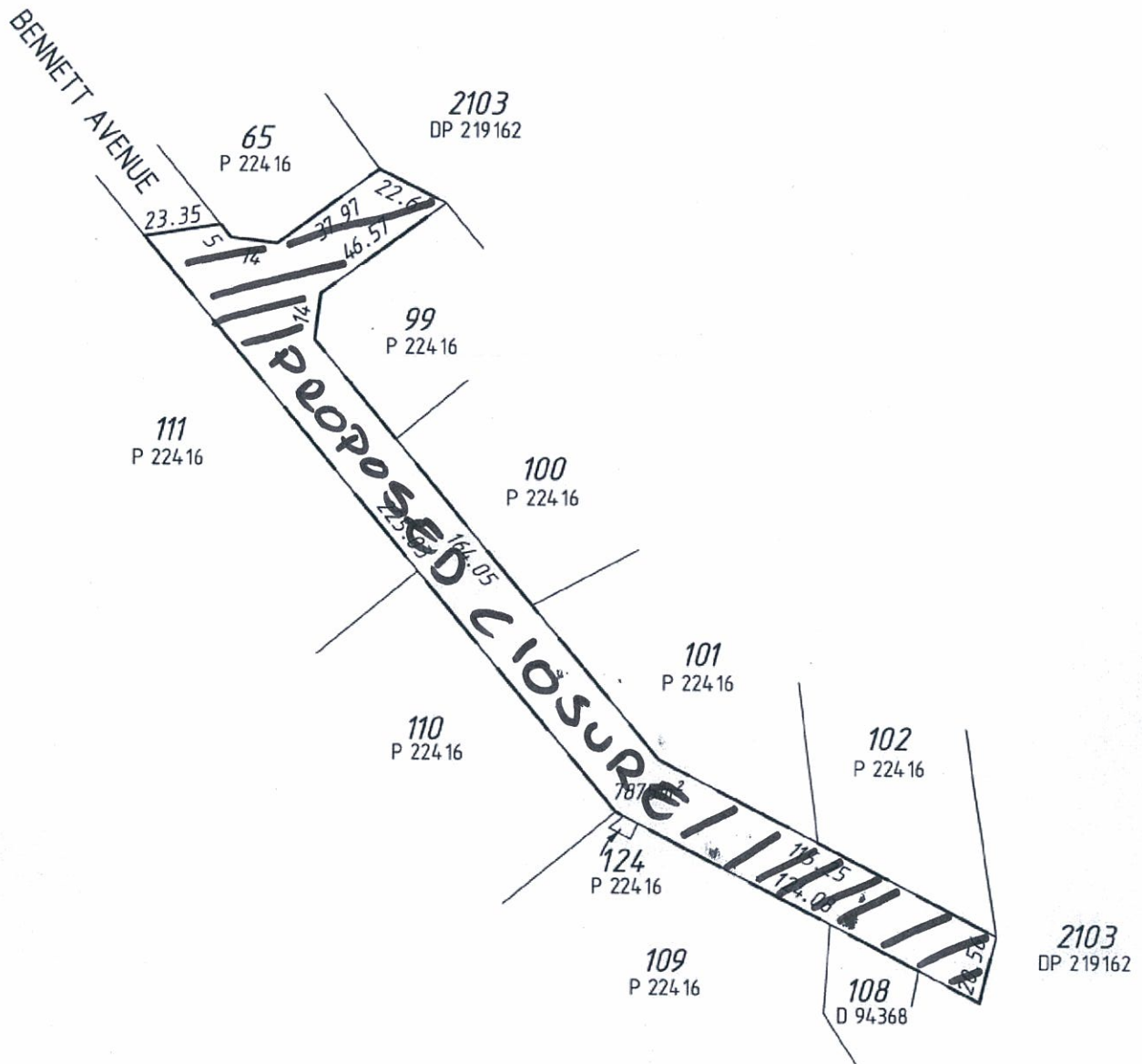
CLIENT	DATE		
AUSTRALAND	26/08/2013		
PLAN NUMBER	SCALE	PROJECTION	
90/057/119K	1:1500 @ A3	MGA 94	
DESIGNED BY	CHECKED BY	DRAWN BY	
MB	SD	NM	

ALL MEASUREMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO OUR SITE SURVEY



<p>Rev. Initial Issue Description</p> <p>1 1/1/2014 1/1/2014</p>		<p>FILES</p> <p>map0000 - n/a</p> <p>Location - 96236-006 area2.dwg</p>		<p>N</p>		<p>BENNETT AVENUE COCKBURN COAST</p>		<p>CLIENT</p> <p>LANDCORP</p>		<p>The contents of this plan are correct and current as of the date stated within the boundary limits. All landowners have been notified by the relevant authority of the plan and they are responsible for checking the relevant title deeds.</p>	
<p>SCALE 1:1000 @ A3 - 1:2000 @ A1</p> <p>ALL DISTANCES ARE IN METRES</p> <p>For a true to scale reproduction of this plan, print it on A3 with the plotting facility set to None.</p>		<p>TAX 4/7/2019</p> <p>Drawn Date Checked</p>		<p>McMULLENOLAN GROUP</p> <p>Surveying Excellence</p>		<p>96236 - 006 - A4</p>		<p>Project Name: 96236-006</p> <p>Client: LANDCORP</p> <p>Scale: 1:1000 @ A3 - 1:2000 @ A1</p>		<p>96236 - 006 - A4</p>	



P.O. Box 3526 Success, W.A. 6964. E-mail: info@mcmullenolan.com.au

Phone: +61 (0)8 6436 1599, Fax: +61 (0)8 6436 1500

MAPS Ref:- 96236sk-007a.dgn Date:- 25/03/2013

Road Closure Portion of
Bennett Avenue
Cockburn Coast



Scale 1 : 2000

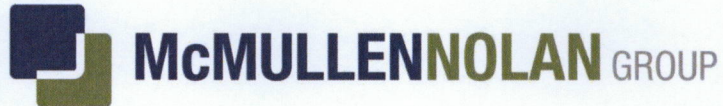
4 April 2013
Our Ref: 96236

Property and Lands
PO Box 1215
BIBRA LAKE WA 6965

Attn: Lee Gatt

Dear Lee

CITY OF COCKBURN
DOC No
05 APR 2013
SUBJECT 160/002
RETENTION 30.1 A5
PROPERTY 1956
APP
ACTION ACTION REQUIRED LEE GATT



\$750.00

RECEIVED
WITH
PAYMENT....

RE: PROPOSED ROAD CLOSURE – BENNETT AVENUE, COCKBURN COAST

Please find enclosed a sketch indicating the portion of Bennett Avenue to be closed, an aerial image over the site and a cheque for \$750.00.

I am writing on behalf of Landcorp who seeks formal resolution from the City of Cockburn to close and amalgamate the above-mentioned portion of road. Landcorp is currently negotiating a revised structure plan over the area which is bounded by Rollinson Road to the north, Cockburn Road to the east, McTaggart Cove to the south and the railway to the west. Under the current version of the structure plan the northern portion of Bennett Avenue will be retained, only the southern half, as depicted on the enclosed sketch, is to be closed.

As is evident, there are a number of lots facing the portion of Bennett Avenue which is the subject of this application. It is proposed that these lots will be amalgamated at some stage either prior to or as part of the road closure process.

Currently one of these parcels has a lease over it. As I understand it, the lease is soon to expire and will not be renewed. Landcorp is to provide the necessary details of this direct to your department.

The Department of Regional Development and Lands has been made aware of this proposal and have advised that we need formal resolution to continue the process. Our client will pay all costs associated with the closure and amalgamation process.

Kind regards,

Trevor Veen
Associate, Project Manager - Land Development

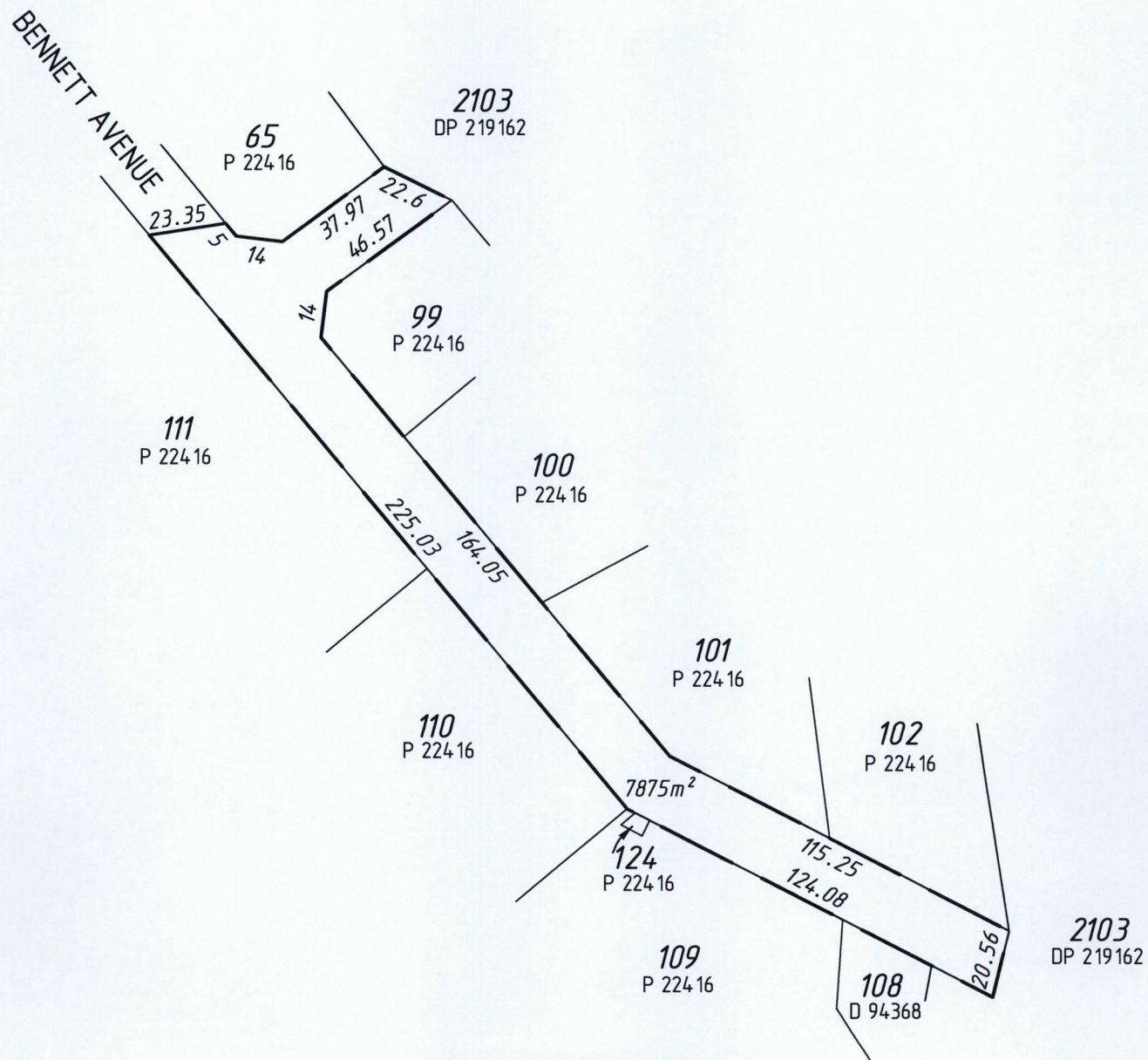
CC to Landcorp – Matthew Pears

Level 1, 2 Sabre Crescent, Jandakot, Western Australia 6164
PO Box 3526, Success, Western Australia 6964
Phone: 90 009 363 311
Tel: +61 8 6436 1599 Fax: +61 8 6436 1500
www.mcmullenolan.com.au info@mcmullenolan.com.au



FS 565311





McMULLENOLAN GROUP
Surveying Excellence

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Phone: +61 (0)8 6436 1599, Fax: +61 (0)8 6436 1500

MAPS Ref:- 96236sk-007a.dgn Date:- 25/03/2013

Road Closure Portion of
Bennett Avenue
Cockburn Coast

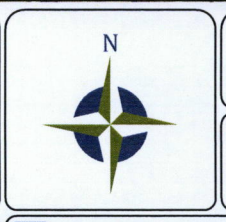


Scale 1 : 2000



Rev.	Description	TAV	Date	TAV	Checked
A	Initial Issue		4/4/2013		

FILES
map:COGO- n/a
Ustation: 96236cpm-006a-area2.dgn



BENNETT AVENUE
COCKBURN COAST

CLIENT:

LANDCORP

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of the plan currency by contacting the McMullen Nolan Group.

Project Mgr: Matthew Webb Datum MGA

From: [Peter Coward](#)
To: [Matthew Pears](#)
Cc: [Sergio Famiano](#); [Jenna Woodward](#)
Subject: RE: Lot 99 Bennett Ave Hamilton Hill
Date: Monday, 8 April 2013 7:46:42 AM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.jpg](#)

Hi Matthew,

Thank you for the advice and the email, I apologise for the delay in responding over the weekend.

As you correctly stated, we are currently attempting to relocate our premises and are facing some challenges on timelines and locations, however, please take this email as acceptance of our understanding and I would be very grateful if you could please advise of any plans or movements with as much time as possible to allow us to act and work together on this.

Kind regards

Peter Coward
 General Manager



T +61 8 9433 5577 | M +61 409 987 426 | F +61 8 9353 3637 | E pcoward@aviewtofood.com.au | W
www.aviewtofood.com.au
 PO Box 44 Fremantle WA Australia 6959

From: Matthew Pears [<mailto:Matthew.Pears@landcorp.com.au>]
Sent: Friday, 5 April 2013 11:23 AM
To: Peter Coward
Cc: Sergio Famiano; Jenna Woodward
Subject: Lot 99 Bennett Ave Hamilton Hill

Hi Peter

Thanks for your time over the phone this morning. As discussed, LandCorp is preparing a road closure application for the portion of Bennett Ave currently servicing lot 99. From our discussions this morning I understand A View to Food, as the current tenants of this lot, are preparing to relocate the Don Victa operation in the next 3 months and as such are likely to have left well before LandCorp requires you to do so for the road closure.

As you are aware the the current holdover lease arrangement between LandCorp as the owner of lot 99 and A View to Food as the tenant require LandCorp to provide 1 months notice in writing of lease termination.

Can I please ask you to respond to this email confirming your understanding and acceptance of the above?

Kind regards

Matthew Pears
Project Manager
LandCorp



Level 6 Wesfarmers House 40 The Esplanade Perth Western Australia 6000
T: 08 9482 7553 **F:** 08 9481 0861 **M:**
E: Matthew.Pears@landcorp.com.au **W:** www.landcorp.com.au



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This footnote also confirms that this email message has been scanned for the presence of known computer viruses.

<www.landcorp.com.au>

Click [here](#) to report this email as spam.



Our Ref: A535144
Enquiries: Matthew Pears – 9482 7553

Chris Pemberton
Land Management Coordinator
ATCO Gas Australia Pty Ltd
12-14 The Esplanade
PERTH WA 6000

Dear Chris

PROPOSED CLOSURE OF PORTION OF BENNETT AVE – COCKBURN COAST

I understand you recently had an email correspondence with Rory Creevey from The City of Cockburn regarding the proposed closure of the southern section of Bennett Ave, Hamilton Hill.

LandCorp has been advised that this closure will have an impact on your existing infrastructure resulting in a requirement for disconnection/ relocation works. Whilst it is acknowledged that the detailed designs for these works have not yet commenced, LandCorp agrees to undertake these works in accordance with ATCO's reasonable requirements prior to formalisation of the road closure.

Should you have any questions in relation to the above matter please do not hesitate to contact LandCorp's project manager Matthew Pears – 9482 7553.

Yours sincerely

Mario Claudio
Business Manager – Urban Developments

7 June 2013



Our Ref: A535144
Enquiries: Matthew Pears – 9482 7553

Tracy Martino
Building Services Officer
Development Services Branch
Water Corporation
PO Box 100
LEEDERVILLE WA 6902

Dear Tracy

PROPOSED CLOSURE OF PORTION OF BENNETT AVE – COCKBURN COAST

I understand you recently had an email correspondence with Rory Creevey from The City of Cockburn regarding the proposed closure of the southern section of Bennett Ave, Hamilton Hill.

LandCorp has been advised that this closure will have an impact on your existing infrastructure resulting in a requirement for disconnection/ relocation works. Whilst it is acknowledged that the detailed designs for these works have not yet commenced, LandCorp agrees to undertake these works in accordance with The Water Corporation's reasonable requirements prior to formalisation of the road closure.

Should you have any questions in relation to the above matter please do not hesitate to contact LandCorp's project manager Matthew Pears – 9482 7553.

Yours sincerely

Mario Claudio
Business Manager – Urban Developments

7 June 2013



Your Ref: PF139864-1
Our Ref: A535144
Enquiries: Matthew Pears – 9482 7553

Mike Jaenke
Telstra Plan Services
Locked Bag 3820
BRISBANE QLD 4001

Dear Mike

PROPOSED CLOSURE OF PORTION OF BENNETT AVE – COCKBURN COAST

I understand you recently had an email correspondence with Rory Creevey from The City of Cockburn regarding the proposed closure of the southern section of Bennett Ave, Hamilton Hill.

LandCorp has been advised that this closure will have an impact on your existing infrastructure resulting in a requirement for disconnection/ relocation works. Whilst it is acknowledged that the detailed designs for these works have not yet commenced, LandCorp agrees to undertake these works in accordance with Telstra's reasonable requirements prior to formalisation of the road closure.

Should you have any questions in relation to the above matter please do not hesitate to contact LandCorp's project manager Matthew Pears – 9482 7553.

Yours sincerely

Mario Claudio
Business Manager – Urban Developments

7 June 2013

Our Ref: A535144
Enquiries: Matthew Pears – 9482 7553



Kelly Stasiw
Senior Service Representative
Western Power
363 Wellington Street
PERTH WA 6000

Dear Kelly

PROPOSED CLOSURE OF PORTION OF BENNETT AVE – COCKBURN COAST

I understand you recently had an email correspondence with Rory Creevey from The City of Cockburn regarding the proposed closure of the southern section of Bennett Ave, Hamilton Hill.

LandCorp has been advised that this closure will have an impact on your existing infrastructure resulting in a requirement for disconnection/ relocation works. Whilst it is acknowledged that the detailed designs for these works have not yet commenced, LandCorp agrees to undertake these works in accordance with Western Power's reasonable requirements prior to formalisation of the road closure.

Should you have any questions in relation to the above matter please do not hesitate to contact LandCorp's project manager Matthew Pears – 9482 7553.

Yours sincerely

Mario Claudio
Business Manager – Urban Developments

7 June 2013



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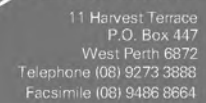
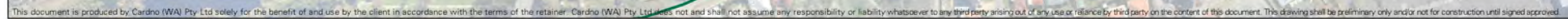
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LOCATION PLAN COCKBURN CENTRAL WEST LANDCORP



Cardno
11 Harvest Terrace
P.O. Box 447
West Perth 6872
Telephone (08) 9273 3888
Facsimile (08) 9486 8664

DATE:	24.07.12	SCALE AT A4:	1:10,000
DESIGNED:	SB	CHECKED:	LVE
DRAWN:	DCD	APPROVED:	LVE
LOCAL AUTHORITY			
City of Cockburn			
PROJECT/PHASE/PLAN NUMBER			
P05002-002-FIG02			
REVISION			A



REVISION



COCKBURN CENTRAL WEST STRUCTURE PLAN - PLAN 1
COCKBURN CENTRAL WEST
LANDCORP



11 Harvest Terrace
P.O. Box 447
West Perth 6872
Telephone (08) 9273 3888
Facsimile (08) 9486 8664

DATE: 13/06/13
DESIGNED: SB
DRAWN: FC
LOCAL AUTHORITY: CITY OF COCKBURN
PROJECT/PHASE/PLAN NUMBER: P5002 - STR02
SCALE AT A3: 1:2500
CHECKED: LVE
APPROVED: LVE
REVISION: E

BUILDING
RESTRICTIONS TO
LOT 1 GAS EASEMENT

BUILDING
RESTRICTIONS TO
LOT 6 GAS EASEMENT

LEGEND

- POS
- Verge
- Easement
- Internal and Parking Area

Typical Building Typologies



Mixed Use Apartments



Walk-up Apartments (3 Storey)



Terraces (2 Storey)



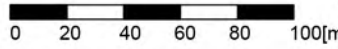
Maisonette

PROJECT
COCKBURN CENTRAL
WEST

ISSUE
NOT FOR CONSTRUCTION

PROJECT NO.
PD 0870

SCALE
1:2000 @ A2



DRAWING TITLE
INDICATIVE BUILDING
FOOTPRINT PLAN

DRAWING NO.
N/A

DATE
30.04.2013

REVISION
C

ASSOCIATIVE IMAGERY



Turf and Shrub Basin Area



Turf and Shrub Basin Area

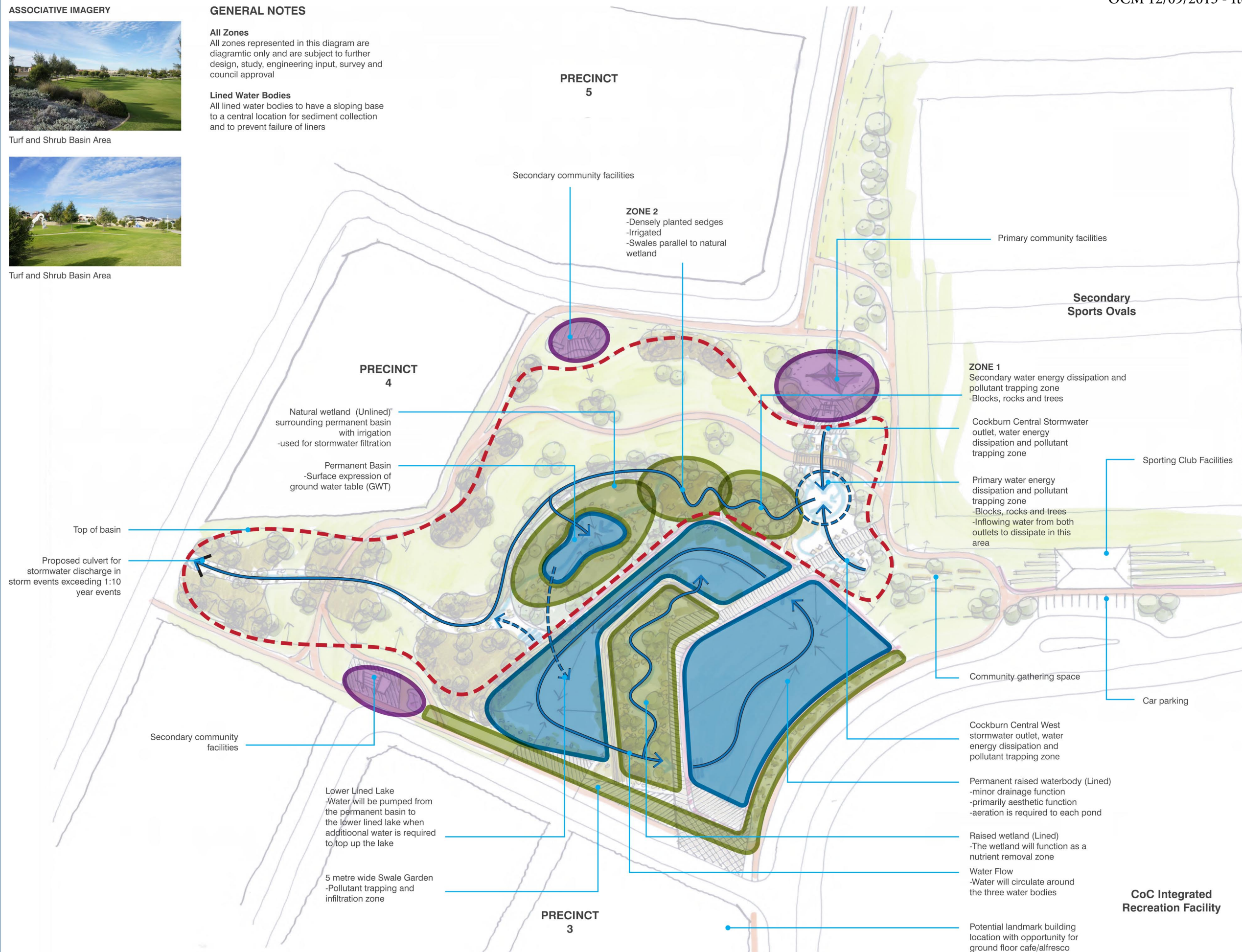
GENERAL NOTES

All Zones

All zones represented in this diagram are diagrammatic only and are subject to further design, study, engineering input, survey and council approval

Lined Water Bodies

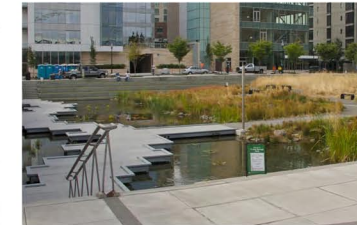
All lined water bodies to have a sloping base to a central location for sediment collection and to prevent failure of liners



Lined Upper Lake



Lined Wetland



Lined Wetland and Lower Lined Lake.



Unlined Natural Wetland and Permanent Basin



Open Swale



Water Energy Dissipation Zone

ZONING DIAGRAM ONLY

SUBJECT TO FURTHER DESIGN, STUDY, ENGINEERING INPUT, SURVEY AND COUNCIL APPROVAL.

File No. 110/070

**SCHEDULE OF SUBMISSIONS
PROPOSED STRUCTURE PLAN – COCKBURN CENTRAL WEST**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Dr Felicity McGeorge 8 Annois Rd Bibra Lake WA 6163	<p>OBJECT</p> <p>1. I wish to address the protection and conservation of the natural areas within this development precinct. The area was part of Bush plan site 458, identified as an area of regionally significant bushland on the Swan Coastal Plain. Bushplan site 458 was belatedly removed from the Bushforever process due to requirements for the regional centre. There is now an opportunity to make good with part of the original conservation area by protecting the wetlands and bushland on this site.</p> <p>Further to this there are other considerations regarding the natural areas and development. In particular the watering and fertilizing regimes used to maintain turf are incompatible with the long term health of wetlands or upland vegetation. These conflicts will need to be carefully managed.</p> <p>Finally with the use of well-placed and managed access to the natural areas they can become a welcome focus for passive recreation and public education.</p> <p>The increasing population of the surrounding areas makes the protection and maintenance of these natural areas more important than ever.</p> <p><i>Further submission received 5 July 2013</i></p> <p>2. It was of some surprise to be made aware of this opportunity for public submission on this area of land given that we had very recently made submissions to council with regard to this land. It was even more surprising or should I say distressing to see that the plans presented previously had dramatically altered and the wetland in the area had been completely obliterated. Upon examination of the documentation supplied it became clear that the apparent</p>	<p>1. Noted. The site was zoned “Urban” as part of the Metropolitan Region Scheme (MRS) Amendment 1038/33 in 2002. In 2001, the EPA’s assessment of the MRS Amendment included vegetation, flora and fauna and wetland. The EPA determined based on its assessment at the time that the environmental impacts from MRS Amendment 1038/33 did not warrant a formal assessment under Part IV of the Environmental Protection Act 1986.</p> <p>The proposed irrigation and nutrient programs for the open space and recreation areas will be subject to the provisions of the adopted Local Water Management Strategy and Urban Water Management Plans approved by the Department of Water and the City.</p> <p>2. Noted. In view of the matters raised by the submission, it is noted that the potential to retain and incorporate the Resource Enhancement wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>justification for the removal of this wetland was arrived at by either extremely deficient execution of professional duties or calculated deliberate deceit.</p> <p>Several conservation groups have been working for the protection of this area since before the year 2000 and it is very disappointing to see our previous work undone and commitments disregarded.</p> <p>Given the very many deficiencies of this documentation I will address only a selection.</p> <ul style="list-style-type: none"> - The description of the area and land use fails to mention the wetland which considering its status as an EPP wetland and importance to the site is rather remiss. - The following is a quote from the City's own Town Planning Scheme with regard to this area. <p><i>"To facilitate the development of a multifunctional Town Centre which shall include a range of intensive residential and commercial development, shopping, entertainment, regional sport, bushland/wetland area and cultural facilities supported by a highly interconnected transport system. There are also restrictions on supermarket uses within the Town Centre. (City of Cockburn Town Planning Scheme No. 3)"</i></p> <p>Why has this been blatantly ignored?</p> <ul style="list-style-type: none"> - It is not true to say the reserves of the Beeliar Regional Park were spared from clearing for agriculture. Most of the reserves have had various levels of clearing with some extensive areas in some reserves. Fortunately with improved revegetation techniques devised by local groups there has been substantial improvement in these areas in the last few decades. Regrown vegetation should not be considered as inferior, especially as in the case of this wetland where the vegetation has regrown naturally and in a relatively weed free condition. This indicates the exceptional quality of the original vegetation. - There are multiple references to the degraded Resource 	<p>requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives lead to the current design. As such, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>However, concerns similar to those raised within this submission have been raised by the City and DPaW, particularly in relation to the proposed removal of the REW. As such, the proponent has liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW.</p> <p>It was noted during assessment of the Proposed Structure Plan that the proponent indicated that a Level 2 Flora Survey was carried out to inform the preparation of the proposal. Both the City and DPaW were of the opinion that the submitted assessment was more in keeping with a Level 1 assessment and initially considered it appropriate to place a condition on any approval of the Proposed Structure Plan to require a Level 2 Flora Survey be undertaken at the subdivision stage. Since that time however DPaW have recommended that in order to maximise the benefit to the environment, a preferred outcome would be for the proponent to expend their funds on positive conservation outcomes such as management / offsets in lieu of a Level 2 survey, given the proposed development of the site.</p>

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		<p>Enhancement Wetland. It is rather alarming to think a large company has paid a so called professional to make this assessment. The wetland is not degraded. In fact the water quality is superior to most of the nearby Beeliar Wetlands and the diversity of wetland vegetation is the greatest of any wetlands we have worked in, throughout the South Metropolitan area. Destruction of this wetland would cause the loss of high quality functioning wetland and a unique resource for the restoration of other wetlands. I am not using the term unique loosely here. I mean, the only one.</p> <ul style="list-style-type: none"> - There are repeated references to the excavation of the wetland. While there are obvious indications of some use for market gardening as seen by the rows of typha, we have no indication of excavation taking place. The presence of wetland macro invertebrates and the diverse wetland flora tends to support less severe disruption to the bed of the wetland. - <i>"As a result of the historical clearing and agricultural land uses the native vegetation has been largely replaced by weeds including Typha sp in particular surrounding the wetland."</i> <p>This does not concur with the species list of approaching 150 native species. Given the number of species missing from that list it would be fair to make a tally of 150 yet only the weed species typha is mentioned, which incidentally could not be surrounding the wetland as it is a wetland dependent species.</p> <ul style="list-style-type: none"> - <i>"However, some limited wetland environmental attributes remain."</i> <p>This assessment is plainly incorrect. The wetland has many more environmental attributes than others in the vicinity and indeed is used as a resource for the regeneration of other wetlands.</p> <p>The division of the wetland from the eastern wetlands on Cockburn Central does not detract from the importance of protecting this wetland, in fact quite the opposite. As the remaining wetland of this suite and being in such good condition it is imperative it be protected.</p>	

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		<p>The isolation of this area makes it an extremely important part of the regional ecology. Species that require moving between bushland and wetland areas do not always have the capacity to endure the journey across large developed areas between fragmented pockets of remaining habitat. This area provides an absolute classic stop over point for these species to recover and continue. Its' position between the Western and Eastern chain of the Beeliar Wetlands only heightens the importance of this function.</p> <p>It should be noted that acid sulphate soils were particularly problematic on the Cockburn Central sit. It would seem logical to leave the wetland undisturbed.</p> <ul style="list-style-type: none"> - Geomorphic Wetlands of the Swan Coastal Plain - <i>"The wetland is currently in poor condition and heavily infested with invasive weeds in particular Typha sp., with some existing native wetland species."</i> <p>As previously described this is blatantly incorrect. One wonders if the person assessing the area actually attended the site.</p> <ul style="list-style-type: none"> - <i>"Further, the wetland does not have the same environmental values, classification or regional significance compared with wetlands such as Yangebup Lake, Thompsons Lake, Bibra Lake, Kogolup Lake and Little Rush Lake"</i> <p>Again, this assertion is not true. As part of Bushplan site 458 the area was identified as Regionally significant. The removal of the area from the subsequent Bushforever documents occurred because of the planning requirements for the Regional Centre of Cockburn Central and was in no way related to environmental values or regional significance, which remain.</p> <ul style="list-style-type: none"> - Environmental Protection (Swan Coastal Plain Lakes) Policy 1992 Sections of the RE wetland are identified in the Environmental Protection (Swan Coastal Plain Wetlands included within the Lakes EPP were based on areas of standing water on the record date, rather than environmental value. 	

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		<p>The Swan Coastal Plain Wetlands Policy is an extensive policy developed over many years to help facilitate the protection of wetlands on the Swan Coastal Plain. It seems rather presumptuous of the author to dismiss the basis of this assessment process so the statutory obligations can be ignored.</p> <ul style="list-style-type: none"> - Under previous Structure Plans, Cockburn Central West was intended to be an environmental and recreational precinct, however the current Structure Plan for the site has been prepared in accordance with the Urban zoning of the land. (1.3.2 Regional and Sub-Regional Structure Plan p33 - Zoning of Urban under the MRS does not preclude the retention of the wetland and bushland; in fact there is of course a requirement for Public Open Space in every development. <p>"In the context of the above, urban design, planning, built form, traffic and engineering considerations result in a scenario where it is impracticable to retain the wetland" If your planners and engineers are truly incapable of incorporating the wetland into the design, you are being misled that you are employing competent consultants. Considering we were presented with a design incorporating the wetland less than 2 months ago I find this assertion very implausible.</p> <p>It is not correct to describe Bushforever or Regional Park sites as secure. There is very little protection for these sites as was recently seen with the development of a Bushforever site for housing just south of this area.</p> <p>It would seem prudent, given the mounting evidence to show the benefits of experiencing nature to the physical and mental well-being of the population, that the natural areas of this development be retained. This is even more crucial as we increase residential densities.</p>	
2	Cockburn Wetlands Education Centre 184 Hope Road BIBRA LAKE WA 6163	<p>OBJECT</p> <p>1. The Cockburn Wetlands Education Centre is a not-for-profit organisation providing information to the public on wetlands and their</p>	1. Noted.

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		<p>management with a particular focus on environmental education, training and land care. The organisation would like to submit the following comments on the plans for the Proposed Cockburn Central West Structure Plan. The Centre recently submitted a submission on the Regional Aquatic and Recreation Community Facility, dated 22/05/2013. Due to time constraints I have attached this and this also forms part of this submission and should also be read in conjunction.</p> <p>2. Whist we were encouraged to read that the remnant wetland and bushland were being incorporated into the previous submission we are now concerned and confused as to how quickly this has changed in this proposal. We are totally opposed to the destruction of the banksia woodland and the resource enhancement wetland.</p> <p>3. Vegetation field survey is inaccurate and is inadequate.</p> <ul style="list-style-type: none"> • I am not a botanist but the taxon name Triglochin linearis has not been current since 2010. Current family name should be Cyanogeton. This does not give me confidence in the botanical surveys. • The wetland condition assessment on the resource enhancement wetland has been assessed as degraded. How can this conclusion be reached from a trained botanist? • The required number of visits for a Level 2 Flora Survey have not been carried out in the non-flowering period. • The main flowering period for most species growing in the seasonally flooded zone is only just commencing in the September/ October period. Many of these species commence flowering during October and may continue through to November/ December or even February. Whilst the surveys were undertaken in the main flowering period for the dry land, they have not been undertaken during the main flowering period for the seasonally flooded zone of the wetland. The entire seasonally flooded zone is filled with a variety of emergent and submergent species including Myriophyllums, Ornduffias etc. Some of these plants are visible in the photographs in the attachment over many different 	<p>2. Noted. The design of the Proposed Structure Plan has been an iterative process and subject to many revisions over time. Factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives are contributors to the current design.</p> <p>3. Noted. It was noted during assessment of the Proposed Structure Plan that the proponent indicated that a Level 2 Flora Survey was carried out to inform the preparation of the proposal. Both the City and DPaW were of the opinion that the submitted assessment was more in keeping with a Level 1 assessment and initially considered it appropriate to place a condition on any approval of the Proposed Structure Plan to require a Level 2 Flora Survey be undertaken at the subdivision stage. Since that time however DPaW have recommended that in order to maximise the benefit to the environment, a preferred outcome would be for the proponent to expend their funds on positive conservation outcomes such as management / offsets in lieu of a Level 2 survey, given the proposed development of the site.</p>

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		<p>years. Others cannot be seen in the photographs. One species (name unknown to us) dominates this zone alongside the <i>Cycnogeton</i> spp during November. This species was illegally harvested and is clearly evident in its cropped state as a dominant species in the photos dated 22/11/2012. Additional survey for the main flowering period for the wetland must be undertaken during November/December to provide a true species list.</p> <ul style="list-style-type: none"> • Documentation continues to justify the destruction of this wetland is feasible because it has been previously cleared. Firstly, even minus the vegetation it is still a wetland. Secondly, if the wetland was cleared, it has either resprouted or germinated from seed. The vegetation is just one component of the wetland and thus has never been cleared from the site. I would also question on what evidence the clearing was based. If purely from aerial photographs, how can you see plants such as <i>Cycnogetons</i> that survive as tubers when the wetland dries? Apart from some visible evidence that some form of market gardening occurred where there are row formations of <i>Typha</i> spp growing, the excellent state of the current wetland vegetation condition would refute this. <p>4. The banksia woodland has been assessed as being in 'excellent condition'. This should not be cleared. Both the wetland and bushland will provide much needed natural amenity to the residents and other visitors to the site. The urban development on the other side of the road was about 'creating communities'. All natural assets were destroyed during this process. The remnant bushland and resource enhancement wetland should be considered an asset to compliment the site development not something to destroy.</p> <p>5. We are totally opposed to the wetland 'acting as a drainage catchment for the site and becoming part of an artificially created ecosystem' for the development.</p> <p>The wetland is in very good condition and is filled with a combination of submergent and emergent wetland plants not commonly found in</p>	<p>4. Noted. In view of the matters raised by the submissioner, it is noted that the potential to retain and incorporate the Resource Enhancement wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives lead to the current design. As such, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>However, concerns similar to those raised within</p>

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		<p>nearby wetlands. Many of these plants, for example submergents like <i>Myriophyllums</i> and <i>Ornduffias</i>, have disappeared from wetlands once drainage was incorporated due to subsequent increased nutrients, algal growth and reduced water visibility. Submergent plants require light penetration to support their growth beneath the water. A separate drainage catchment should be created for drainage purposes on this site. If it takes the form of an artificial wetland, which could have both community and environmental benefits, it should function separately to the existing wetland ensuring both runoff and groundwater flow (if any) should not contaminate this existing wetland. The artificially created ecosystem could value-add to the existing wetland system instead.</p> <p>The emergent and submergent plants are also highly valued for environmental and educational purposes and for sustainable seed supplies. The seed is so valued and concentrated in such a small area (a rarity), that sometime during spring 2012 (first noticed and reported on 22/11/2012) the 'entire' wetland was illegally harvested for two species of plants. As one of the seeds cannot be stored the quantity collected points towards commercial supply.</p> <p>We are totally opposed to the 'beautification of the wetland'</p> <p>This suggests that our natural-looking wetlands have no place and should be modified. This viewpoint is very reflective of the early European settlers who valued grassed edges and weeping willows. This viewpoint is very out-dated. In our opinion this wetland would rate as one of the most beautiful and natural-looking wetlands in the surrounding area because of the combination of emergent and submergent vegetation, fringing vegetation and connecting bushland. We use this wetland as an educational tool to show our work experience students, trainees and volunteers, that with good water quality, what many wetlands would have looked like before drainage was connected. Despite the wetland showing minor signs of past usage (evident rows in the wetland) it retains all the natural vegetation attributes of a healthy and good condition wetland. Frogs are good environmental indicators and the sound of the frog chorus during an evening visit of the frog breeding season is testimony to the wetland health. In addition, more than 70% of our wetlands have been lost or highly modified. The 'beautification' of the wetland will</p>	<p>this submission have been raised by the City and DPaW, particularly in relation to the proposed removal of the REW. As such, the proponent has liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW and associated vegetation.</p> <p>5. Noted. As per response (4.) above. In addition, the LWMS has undergone a preliminary assessment by the DoW and the City. A number of issues have been identified by DoW and the City in relation to the proposed LWMS including the use of 'artificial' lined lakes.</p> <p>Most of the issues have been addressed by the applicant however as there are some matters still outstanding relating to water management which need to be addressed prior to approval of the Proposed Structure Plan. As such, the City recommends that approval of the Proposed Structure Plan will be subject to a condition requiring the final endorsement of the LWMS by DoW and the City.</p>

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		<p>lead to wetland loss</p> <p><i>'The beautification of the wetlands will allow for the community to be passively engaged through the provision of community park infrastructure that compliments the wetland site'.</i></p> <p>The community park infrastructure should be concentrated around the artificial drainage site. Minimal infrastructure should be incorporated at the existing wetland to allow for passive wetland appreciation such as hard-scaping existing access tracks, minimal seating. The Baumea juncea sedge lands are particularly prone to trampling. Careful consultation with the City of Cockburn Environmental Department should be considered. Exercise equipment should not be incorporated in this passive zone.</p> <p><i>'The wetlands will become a prominent feature of the site that provides another focal point for the integrated network of boardwalks and pathways'.</i></p> <p>The drawings suggest a boardwalk crossing the existing wetland. Access should consider the fire access path that traverses through the bushland. The access path should not act as a barrier to movement of wildlife between the wetland and bushland areas. This connection should be retained or enhanced. A boardwalk could traverse a newly created drainage site rather than the existing wetland. Boardwalk installation methods through existing wetlands, has proven to be highly destructive and should be avoided.</p>	
3	Telstra Locked Bag 2525 Perth WA 6001	<p>NO OBJECTION</p> <p>1. Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p> <p>Any network extension that may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. or the Telstra Smart Community website: http://www.telstra.com.au/smart-community/developers/ .</p>	1. Noted.

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		More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/ . I add this information about NBN Co. as it is not known when services will be available from NBN Co. Telstra may provide services if NBN Co. cannot.	
4	Western Power GPO Box L921 PERTH WA 6842	<p>NO OBJECTION</p> <p>1. Western Power wishes to advise there are no objections to the above proposal, however, as there are overhead powerlines and/or underground cables, adjacent to or traversing the property the following should be considered, prior to any works commencing at the above site/development/property or if any alignments, easements or clearances are encroached or breached.</p> <p>This has also been forwarded to our Transmission team for possible easements as there are transmission lines in the vicinity.</p> <p><i>Working in proximity to Western Power Distribution Lines</i></p> <p>All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below:</p> <p>http://www.westernpower.eom.au/safety/WorkingAroundPowerlines/working near electricity.html</p> <p>http://www.westernpower.eom.au/safety/DialBeforeYouDig.html or www.1100.com.au or http://www.commerce.wa.gov.au/WorkSafe/</p> <p><i>Working in proximity to Western Power Transmission Lines</i></p> <p>All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines.</p> <p>Our standard conditions for working in close proximity to overhead transmission lines are attached for your information. For more information on this please visit the Western Power Website link below:</p>	<p>1. Noted. The submission relates to technical information and studies required to be completed at the detailed design and subdivision stage. The LSP includes provisions which relate to the Western Power easement and measures to ensure subdivision and development is designed to appropriately interface with the easement.</p> <p>It is noted that the proposal identifies land within the power lines transmission corridor for car park purposes. The area is required to accommodate approximately 700 bays to service the City's Integrated Recreation and Community Facility ("IRCF") F. In this regard the proponent and the applicant and the City have been liaising with Western Power to secure agreement to permit the construction of car parking bays within the easement area.</p> <p>It is considered appropriate that a condition be placed on any approval of the Drat Structure Plan to require formal approval from Western Power as the project would be potentially compromised without it.</p>

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		<p>http://www.westernpower.com.au/safety/Safety_Transmission_Lines.html</p> <p>If you require further information on our infrastructure including plans, please complete a request for Digital Data Please note: Western Power must be contacted on 13 10 87, or complete the attached DQA form, if your proposed works involve:</p> <p>A) Any changes to existing ground levels around poles and structures. B) Working under overhead powerlines and/or over underground cables.</p> <p>Western Power is obliged to point out that any change to the existing (power) system, if required, is the responsibility of the individual developer.</p>	
5	Beau Woods Unit 7E, 817 Beeliar Drive COCKBURN CENTRAL WA 6164	<p>SUPPORT (subject to conditions)</p> <p>1. A pedestrian bridge over Beeliar drive is essential. This will link this new precinct with Gateways/GP Super Clinic/Youth Facilities. The traffic volumes will deter pedestrians and cyclists as this will eventually be busier than south street. Why spend so much on community recreation facilities and then force people to drive in a car to access those facilities. A bridge must be a priority!</p>	<p>1. Supported (in part). The requirement for high level pedestrian connectivity with adjacent precincts is recognised and the Proposed Structure Plan provides direct pedestrian/cycling links across Beeliar Drive through the future Wentworth Parade signalised intersection. Connection with the existing town centre is proposed via the Midgegooroo Avenue and Signal Terrace intersection. In addition to these provisions, the City recommends the current level of pedestrian movement be updated as a condition of any approval to investigate additional features such as grade separated crossings to adjacent areas.</p>
6	Water Corporation PO BOX 100 LEEDERVILLE WA 6902	<p>NO OBJECTION</p> <p>1. The Water Corporation has no objections to the structure plan. The Corporation has adopted water and wastewater scheme planning for this area that will need to be revised to provide for the proposed high development densities.</p> <p><i>Wastewater planning</i></p>	<p>1. Noted. The submission relates to technical information and studies required to be completed at the detailed design and subdivision stage</p>

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		<p>The site is situated within the Corporation's Jandakot Sewer District. The land use which formed the basis for Corporation's adopted (2007) planning for the Jandakot Sewer District assumed that this land would be developed for "Public Purposes".</p> <p>The wastewater planning therefore assumes low flow rates from this site. The wastewater planning will therefore need to be revised once the structure plan has been finalized and when more detailed wastewater flow information becomes available from the proponents through the more detailed planning stages of the project.</p> <p>There is currently no wastewater infrastructure on the site and reticulation sized gravity sewers will therefore need to be planned and built as part of the future subdivision and development of the land. The Corporation's current wastewater planning for this part of the catchment indicates that wastewater flows from this land will need to be directed by gravity towards the north and north-west to discharge into the extension of the existing DN500 collector sewer on North Lake Road.</p> <p><i>Water planning</i></p> <p>The site is situated within the Corporation's Thompson's Lake Gravity water supply scheme. While this site is presently not directly serviced with water, the Corporation's long term water planning appears to have made allowances for servicing of this land from the surrounding distribution network.</p> <p>There are existing large water distribution mains on the southern side of Beeliar Drive / Yangebup Rd and on the western side of Poletti Rd that are likely to have sufficient capacity to provide services to the initial stages of development. If you have any further queries in this regard please contact me on Tel. 9420-3165. Please quote our reference number on any return correspondence.</p>	
7	Department of Water PO BOX 332 MANDURAH WA 6210	<p>OBJECT</p> <p>1. The Department of Water (DoW) has reviewed the information and wishes to provide the following advice:</p> <p><i>A. Urban Water Management</i></p>	<p>1. Noted.</p> <p>1A. Supported. Any approval of the Proposed Structure</p>

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		<p>Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, the proposed LSP should be supported by an approved Local Water Management Strategy (LWMS) prior to finalising and supporting the LSP</p> <p>A LWMS was not included with LSP documents referred to the Department. The proponent has since provided the Local Water Management Strategy Cockburn Central West (RPS, June 2013), which the DoW are currently reviewing. The LSP should not be finalised in the absence of an LWMS endorsed by the DoW and City of Cockburn.</p> <p>B. Wetland</p> <p>The proponent is to be advised that the proposed site contains a Resource Enhancement Wetland (REW). REWs may have been partially modified but still support substantial ecological attributes and functions. In addition, the wetland is also an EPP wetland that is protected under the Environmental Protection (Swan Coastal Lakes) Policy 1992. For these reasons, this proposal must be referred to the Land Use Planning section at the Department of Environment and Conservation's Swan Region (C/- Locked Bag 104, Bentley Delivery Centre, WA 6983).</p> <p>It should be noted that the proposed urban structure and subsequent drainage strategy within the LWMS are highly dependent on the proposed modification/development of the wetland. As a critical factor for the LSP the proposal should not be finalised until the wetland issue has been resolved.</p> <p>C. Acid Sulfate Soils</p> <p>It appears that there are high to moderate risk of ASS occurring within 3m of natural soil surface that could be disturbed by most land development activities on the subject land. For this reason, this proposal must be referred to the Land Use Planning section at the Department of Environment and Conservation's Swan Region (C/- Locked Bag 104, Bentley Delivery Centre, WA 6983).</p>	<p>Plan will be subject to the requirement for an associated LWMS to be approved by the DoW and the City.</p> <p>1B. Noted. The potential to retain and incorporate the REW within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors including drainage invert levels, vehicular access/egress safety requirements and significance of regional recreational facilities lead to the current design.</p> <p>However in recognition of the concerns raised by the City and DPaW in relation to the proposed removal of the REW, the proponents have liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW. This will form part of any approval of the Proposed Structure Plan.</p> <p>1C. Supported. The proponent will be required to prepare and implement an Acid Sulfate Soil Management Plan in accordance with the requirements of the Department of Environmental Regulation.</p>

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		<p>D. Groundwater</p> <p>The subject area is located within the Jandakot Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer is subject to licensing by the DoW. The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.</p> <p>2. The DoW will not be in a position to support the LSP until wetland issues regarding the REW and EPP have been resolved, and the LWMS has been finalised.</p>	<p>1D. Noted.</p> <p>2. Supported. Any approval of the Proposed Structure Plan will be subject to the resolution of the REW to satisfaction of the EPA, DPaW, WAPC and the City. In addition, approval of the Proposed Structure Plan will be subject to LWMS being approved by the DoW and the City.</p>
8	Landowner within Cockburn Central	<p>SUPPORT (subject to modifications)</p> <p>1. Having read extensively the documents provided I wish to put across my strong support for the Cockburn Central West Structure Plan. The creation of vibrant urban walkable communities with strong connections to public transport infrastructure is vital for the long-term liveability of residents of Perth.</p> <p>2. The following comments are provided in a positive light to attempt to further the proper and orderly planning of the district.</p> <p>A. LSP boundary</p> <p>The boundary of the Structure Plan is noted as being all land within the inner edge of Poletti Road, Beeliar Drive, North Lake Road and Midgegooroo Avenue. It is noted that the land within the current and proposed Midgegooroo Avenue road reserve is located within the Development Zone and DA area 23 of the City's Town Planning Scheme. Excluding the Midgegooroo Avenue Road Reserve from the Structure Plan will create a strip of un-structure planned (and therefore technically un-zoned) land between the Town Centre and Cockburn Central West.</p>	<p>1. Noted.</p> <p>2A. Noted but no modification required. The boundaries of Midgegooroo Avenue and the CCW site are not subject to modification under the provisions of the Proposed Structure Plan. It is acknowledged that Midgegooroo Avenue is currently zoned Regional Centre under TPS3 and this will provide flexibility should the form and function of Midgegooroo Avenue change in the future. It is therefore not considered necessary to extend the boundary of the Proposed Structure Plan given an underlying zoning already exists.</p>

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		<p>The Structure Plan makes considerable mention of the form and function of the future Midgegooroo Avenue. Particularly how it will function in the long term as a Wellington Street type; both in terms of traffic flow and also intensity of uses. The exclusion of this land is not orderly and proper planning and leaves the long-term future of the form and function of Midgegooroo Avenue in doubt.</p> <p>Recommendation –</p> <p>The land utilised as the Midgegooroo Avenue road reserve be included within the boundary of the Structure Plan where it is zoned Development under the City's Town Planning Scheme.</p> <p>B. Widening of Midgegooroo Avenue</p> <p>It is noted that it is intended to eventually widen Midgegooroo Avenue to a 4-lane dual carriageway. This will be undertaken as part of a long-term program to increase the road capacity of the surrounding road network.</p> <p>The widening of Midgegooroo Avenue would be in stark contrast to the comments throughout the Structure Plan for the Avenue to be an urban boulevard bound by intense development and in essence a main street environment. By widening Midgegooroo Avenue it creates a physical and possibly dangerous barrier to pedestrian movements between the town centre and the Structure Plan area.</p> <p>With the widening of Midgegooroo the road environment will have a feel very different to that of a slow speed main street that is part of a vibrant walkable town centre. It will act as simply an access Street to Gateways shopping centre. As such driver behaviour will be influenced by the environment they are in; this will most likely lead to increased speed, risk taking and inattention. All are a great risk to the pedestrian.</p> <p>Moreover, the Traffic Impact Assessment does not consider the impact of induced demand on the road network. Meta-analysis of road upgrades all over the world show that when roads are</p>	<p>2B. Noted however no modification required. The widening of Midgegooroo Avenue is not considered a direct result of the Proposed Structure Plan however the additional traffic generated by the proposal will contribute toward its use. Widening is currently underway and is the result of wider regional traffic movements, Cockburn Central Town Centre and the expansion of the Cockburn Central Gateway Shopping Centre.</p> <p>Based on the requirements of the City and Main Roads, the installation of two lanes in each direction (dual carriageway) is required to ensure that current and future traffic levels within the locality can be suitably managed. There is a possibility that once the North Lake Road extension is developed, Midgegooroo Avenue may be reverted to single carriageway.</p>

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		<p>widened base traffic volumes can increase up to 40% in the immediate months after the widening opens with the new capacity quickly filled within 2 years of opening. These factors are not assessed as part of the traffic impact assessment.</p> <p>Recommendation –</p> <ul style="list-style-type: none"> - The Traffic Impact Assessment be updated to include the possibility of induced demand on the surrounding upgraded road network. Particularly as the timing of the North lake Road flyover is still unknown. - Council articulate that the long term purpose of Midgegooroo Avenue through the Structure Plan area is as a main street environment and that the form, width and engineering of the road should reflect that. <p>C. Use Permissibility Table</p> <p>The Use permissibility table features three zones, which have identical use permissibility on all uses except as 'Health Studios' and 'Grouped Dwellings'. It seems unnecessarily complicated in its current format and adds additional confusion to the planning system.</p> <p>Recommendation - Simplify the use permissibility table by reformatting into a user-friendlier format.</p> <p>D. Grouped Dwellings</p> <p>It is noted that as Grouped Dwellings are a discretionary use within the Mixed Use as Residential, Retail and Commercial zone. This is capped at a maximum of 30% of developable land within a parcel. Considering the intent of the Structure Plan to create: An innovative mixed use development integrating regional recreational aspirations into the existing landform and surrounds whilst extending the urban fabric of the highly successful Cockburn Central Town Centre. The inclusion of grouped dwellings within the Structure Plan area would not support the highly successful fabric of the Town Centre, which is punctuated by high density multiple dwellings within mixed use</p>	<p>1C. Noted however no modification required. Whilst it is noted that there are similarities between the zones, all three are aimed at providing greater development direction than a single zoning over the site. Given the absence of an appropriate 'mixed use' zoning within TPS3, the Draft Structure Plan clearly sets out the objectives of each of the three types of mixed use zones. It is considered that the Detailed Area Plan once prepared will largely guide development as per the existing Cockburn Central Town Centre.</p> <p>1D. Supported (in part). The inclusion of grouped dwellings as 'D' discretionary uses within the Proposed Structure Plan whilst not desirable, does provide greater flexibility in terms of future housing diversity. It is recognised that the Proposed Structure Plan is predicated on delivering a suitably dense and vibrant activity centre and for this reason grouped dwellings will be limited. It is recommended that the Proposed Structure Plan be further refined to clearly outline acceptable locations of grouped housing to provide greater certainty and alignment with Directions 2031</p>

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		<p>developments, and be against the design rationale as noted above.</p> <p>Recommendation -</p> <p>The use as Grouped Dwellings be an 'X' use within Mixed Use as Residential, Retail and Commercial zone. Should the above recommendation not be supported consideration be given to altering Note 1 of the land use permissibility table to limit individual lots or strata lots within grouped dwelling development to be no greater than 100 square metres. Nb. This recommendation should be read in conjunction with the section on height.</p> <p>E. Height</p> <p>The Structure Plan sets a height minimum of 3 stories for mixed-use developments and 2 stories for grouped dwellings. The allowance of 2 story developments would be out of keeping with the highly successful built form fabric of the town centre. The structure plan makes reference to any 2-story development being offset by other developments of higher heights. It does not however note a mechanism to enforce this.</p> <p>Recommendation –</p> <p>Remove all mentions of the ability of some development types to be able to build to 2-story; with the minimum required height for all development within the Structure Plan area to be set at 3-story. Nb. This recommendation should be read in conjunction with the section on grouped dwellings.</p> <p>F. Bicycle Parking Rate</p> <p>The Structure Plan makes no reference to minimum bicycle parking requirements. The Residential Design Codes and therefore the bicycle-parking standard for residential developments do not apply to the structure plan area.</p> <p>Recommendation –</p>	<p>density targets.</p> <p>1E. Supported. The proposal to allow limited opportunities for two storey development within the Proposed Structure Plan was based on responding to market conditions and development feasibility. The importance of these factors is acknowledged however given the site's aims and objectives within Directions 2031 it is considered appropriate to instead prescribe a minimum height of 3 storeys. This will ensure adequate continuity and appropriate urban scale throughout the project area.</p> <p>1F. Supported. In accordance with clause 6.5.1(c) of the Proposed Structure Plan, the provision of bicycle parking and end of trip facilities will be prescribed within the future detailed area plan/design guidelines</p>

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		<p>The inclusion of bicycle parking and end of trip facilities should be included within the parking standards of the Structure Plan; standards should exist for retail, commercial and residential components of developments. The inclusion of such facilities has a major impact on people choices to take alternative transport options.</p> <p>G. <i>Public Open Space - Primary Oval Credit</i></p> <p>It is noted that the Primary AFL oval is to be ceded to the Crown free of cost for the purpose of public open space/recreation. The POS schedule notes that the 1.925 ha of land that makes up the AFL oval is credited as unrestricted Public Open Space. What is not clear is the leasing arrangement that will occur over that land once the future Integrated Sports precinct is partially occupied by the Fremantle Dockers.</p> <p>From experience of other such arrangements between Local Government and elite sporting teams is that the oval will be utilised by the Fremantle Dockers for vast periods of time and the public use of the land will be severely restricted; both in terms of time and activities that can occur on the oval. In light of such information it should be questioned if the oval should be fully credited as unrestricted public open space or if a proportional amount should be determined.</p> <p>Recommendation</p> <p>Clarification should be sought on the use arrangement of the Fremantle Dockers and how that will impact on the use by the public of the open space. Until such time the oval should not be allowed to be credited fully as unrestricted public open space.</p> <p>H. <i>Slow Speed Mixed Traffic Zone</i></p> <p>The use of this form of road treatment is strongly supported. It has widely been used throughout the world to much success. Some minor additions to the zone are proposed below to increase the awareness of drivers entering the zone.</p>	<p>1G. Noted but no modification required. The Proposed Structure Plan identifies that public open space provision complies with the requirements of Liveable Neighbourhoods. The associated public open space schedule includes the 'Primary Oval' as 'restricted open space' noting the potential for the area to be used for AFL training purposes. It should be noted that this is not guaranteed at this stage and the Proposed Structure Plan demonstrates that regardless of the oval's potential usage and management, public open space is compliant across the subject site and wider Town Centre area.</p> <p>1H. Supported (in part). The existing 'Slow Speed Mixed Traffic Zone' within the Proposed Structure Plan is subject to further detailed planning and design. It is recommended as part of the updates to the traffic assessment that greater detail be provided as to the potential operation and</p>

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		<p>Recommendation –</p> <ul style="list-style-type: none"> - Extend the southern extent of the Slow Speed Mixed Traffic Zone to the just beyond both legs of the 'T-Junction' at the northern corner of Parcel 7. - Extend the Slow Speed Mixed Traffic Zone northwards along the access street between Parcels 2 and 3 to at least the northern edge of the Active retail/commercial area on parcel 2 (shown as cross hatched on the structure plan map). 	<p>functionality of the slow speed environment.</p>
9	<p>Murdoch Branch of the Wildflower Society of WA 16 Eckersley Heights Winthrop WA 6150</p>	<p>OBJECT</p> <p>1. The Murdoch Branch of the Wildflower Society of WA makes the following comments on this plan.</p> <p><i>Executive Summary</i></p> <p>The Structure Plan is based on delivering the following project vision: <i>"An innovative mixed use development integrating regional recreational aspirations into the existing landform and surrounds whilst extending the urban fabric of the highly successful Cockburn Central Town Centre."</i></p> <p>How is altering the landscape, i.e. obliterating natural areas such as banksia woodland and the Resource Enhancement Wetland (REW), addressing this vision? An artificial wetland, or a re-created wetland, or the proposed drainage sump, can never replace a natural wetland.</p> <p>The Structure Plan states the following:</p> <p><i>"A wide range of technical reports have been prepared to support the CCW Structure Plan, including a flora and fauna survey, a transport assessment, local water management strategy and servicing strategy. The findings of these technical reports have influenced the final structure plan design for CCW."</i></p> <p>The validity of these reports is questionable as the flora condition of the wetland is said to be degraded despite the wetland retaining a variety of habitats due to the wetland assemblage. The advice from the drainage expert was overlooked.</p>	<p>1. Noted. In view of the matters raised by the submission, it is noted that the potential to retain and incorporate the Resource Enhancement wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives lead to the current design. As such, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>Concerns similar to those raised within this submission have been raised by the City and DPaW, particularly in relation to the proposed removal of the REW. As such, the proponent has liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW and associated vegetation.</p>

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		<p>2. Part 1 - Statutory Section –</p> <p>6.5.2 Open Space</p> <p>The Structure Plan states the following:</p> <p><i>“Open spaces should fit into a clear hierarchy that provides for a range of uses and users, from small pocket parks for quiet contemplation to large kick-about areas for active sport. A range of different open space typologies should be provided within the development.”</i></p> <p>Some people require natural areas that are not created sterile landscapes for their wellbeing. The retention of the REW and some of the excellent banksia woodland could provide this.</p> <p>3. Part 2 - Explanatory Section</p> <p>A. 1.3.1.2 City of Cockburn Town Planning Scheme No. 3</p> <p>The Structure Plan states the following:</p> <p><i>“To facilitate the development of a multifunctional Town Centre which shall include a range of intensive residential and commercial development, shopping, entertainment, regional sport, bushland/wetland area and cultural facilities supported by a highly interconnected transport system. There are also restrictions on supermarket uses within the Town Centre.”</i></p> <p>Where in the Structure Plan is there provision for bush land and/or wetland? A revegetated, landscaped artificial drainage basin is a poor substitute for a natural wetland.</p> <p>The Structure Plan states the following:</p> <p><i>“In reference to Provision 2 and the bushland/wetland area, a detailed rationale is provided in Section 2 of this report justifying the removal of the remnant vegetation and the degraded Resource Enhancement Wetland.”</i></p>	<p>In regards to the LWMS, a number of issues have been identified by DoW and the City in relation to the proposal including the use of ‘artificial’ lined lakes. Most of the issues have been addressed by the applicant however as there are some matters still outstanding relating to water management which need to be addressed prior to approval of the Proposed Structure Plan. As such, the City recommends that approval of the Proposed Structure Plan will be subject to a condition requiring the final endorsement of the LWMS by DoW and the City.</p> <p>2. Noted. A mix of recreation opportunities is facilitated by the Proposed Structure Plan.</p> <p>3A. Noted. As per response (1.) above.</p>

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		<p>The detailed rationale for clearing is that this REW has been assessed as a degraded area as it has some weeds present and a fringing monoculture of <i>Astartea scoparia</i>. This is very common with small water bodies but does not mean it is degraded. Further, the REW is identified as supporting a number of fauna habitats. The environmental values of this REW have been underscored.</p> <p>None of the best bush land, i.e. that along the southern boundary of the site, and especially that in the south-eastern corner, is to be retained. This is not acceptable. Remnant bushland such as this provides habitat as well as linkages to other larger bushland areas, especially for the endangered Carnaby's cockatoos with young who forage on the flowers and cannot travel great distances.</p> <p>We are aware of some advice from the Office of the EPA and DEC in relation to the wetland and its protection. It appears the developers have totally ignored this advice. This is of major concern. LandCorp, the government development arm, should be setting an example to other developers. LandCorp supposedly has a sustainable development mantra and philosophy, but none of that is evident in this proposal.</p> <p>B. 2.3 Vegetation Complex</p> <p>Table 3 shows 2818 ha or 6% of Bassendean Vegetation Complex – Central and South in existing protection and concludes that there is sufficient banksia woodland of this complex remaining so clearing another 30 ha is acceptable.</p> <p>At 24% of its original area this vegetation complex is considered as vulnerable as it is below the 30% threshold at which species loss accelerates. As much as possible of this complex should be retained on site. The fauna survey also recommends the retention of as much Banksia woodland as possible within the landscape and streetscape.</p> <p>The Structure Plan states the following:</p>	<p>3B. Noted. It was noted during assessment of the Proposed Structure Plan that the proponent indicated that a Level 2 Flora Survey was carried out to inform the preparation of the proposal. Both the City and DPaW were of the opinion that the submitted assessment was more in keeping with a Level 1 assessment and initially considered it appropriate to place a condition on any approval of the Proposed Structure Plan to require a Level 2 Flora Survey be undertaken at the subdivision stage. Since that time however DPaW have recommended that in order to maximise the benefit to the environment, a preferred outcome would be for the proponent to expend their funds on positive conservation outcomes such as management /</p>

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		<p>that more effort has not been taken by the developer to attempt to integrate this small but valuable REW into the design for the site thereby retaining the values, habitat, flora and fauna for the residents and visitors to appreciate. It would be so easy, and much more sensible and cost-effective, to flip the proposed drainage area around and utilise the existing wetland to the south of the proposed ovals rather than build a new wetland to the north of the proposed ovals.</p> <p>D. 2.8 Environment Protection and Biodiversity Conservation Act 1999</p> <p>The Structure Plan states the following:</p> <p><i>“Separate to the Structure Plan approval process and consistent with the EPBC Act, an assessment by qualified environmental professionals has concluded that the proposal is unlikely to have a significant impact on any Matters of National Environmental Significance.”</i></p> <p>We dispute this fact as in the Flora and Fauna Survey report, a number of significant trees are listed that are provide habitat for the Carnaby’s and Forest Red-Tailed Black Cockatoos which are Matters of National Environmental Significance.</p> <p>From a Western Australian Environment Protection Act perspective, the clearing and filling in of the wetland will be at variance with Clearing Principle F of the DEC’s 10 clearing principles. It would not be in variance to this principle if the wetland was retained. Has the DEC been consulted and have they given approval to clear this wetland? No work should commence without the appropriate DEC approvals.</p> <p>E. 3.1 Structure Plan Design Rationale</p> <p>The Structure Plan states the following:</p> <p><i>“Facilitating appropriate land uses in appropriate locations to take advantage of the natural diversity within the site; “</i></p>	<p>3D. Noted. Matters relating to federal level Acts such as the EPBC Act fall outside the scope of the City’s consideration of the Proposed Structure Plan. However it is noted that the proponent is required to ensure that the proposal is consistent with the EPBC Act.</p> <p>3E. Noted. As per response (1.) above.</p>

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		<p><i>"The Structure Plan also places a strong "sense of place" orientation and amenity around the Integrated Facility, which is recognised as the key central development and major attractor and therefore needs to be integrated with its immediate locality."</i></p> <p>There is an opportunity here to deliver a strong "sense of place" by retaining that which is already there, i.e. the banksia woodland and the REW. A contrived, landscaped community will look just like any other development in Perth, Subiaco, or the Eastern States? How will this be any different?</p> <p>The Structure Plan states the following:</p> <p><i>"A Local Water Management Strategy supporting the Structure Plan provides the proposed design and function of an integrated basin and details the wetland values to be replicated (in part) through landscaping, use of native vegetation in rehabilitation and engineering design."</i></p> <p>This section talks about habitat preservation when in fact the habitat that is provided by the existing wetland will be lost. This section also indicates that the detention basins to be utilised on site will include an unlined natural wetland. This is incorrect - it will actually be a lined created wetland. This should be changed to reflect the true nature of the detention basin.</p> <p>Why can't the existing REW act as the detention / drainage basin to treat storm water? Where is the logic in filling an existing REW wetland and attempting to create a wetland 200m further north? There is no provision for relocating the native fauna that inhabit the REW and its associated flora should the REW be destroyed. The environmental values of the REW will be lost once it is filled and replaced with an artificial feature lake.</p> <p>F. 3.4 Public Open Space</p> <p>The Structure Plan states the following:</p> <p><i>"The Structure Plan provides a strong open space focus within the central and north-eastern portions of the site and provides the</i></p>	<p>3F. Noted. The surplus of POS within the subject site will accommodate the existing shortfall within the Cockburn Central Town Centre. Limited POS was planned for within the Town Centre given its urban environment and the aim to establish critical population mass to take advantage of the principles</p>

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		<p><i>total public open space (POS) provision for Cockburn Central West, addresses the POS shortfall from the Town Centre and provides regional open space and recreational functions (refer to Figure 14). “</i></p> <p>POS, especially natural passive vegetated open space, which is as important as active recreational open space, is sadly lacking within the Cockburn Town Centre. Those residents living on the Western side of the Centre might appreciate the amenity of a water body to their west to cool the built environment during hot conditions as well as the option to enjoy looking down to a natural area instead of commercial buildings and apartments.</p> <p>G. 3.5 Place Making</p> <p>The Structure Plan states the following:</p> <p><i>“Place making involves the creation of public spaces and communities that respond to the needs of people living, working and recreating in these areas. It is critical that public spaces within CCW, such as the Integrated Facility and the multi-purpose open space area, are places that are diverse, accessible, interesting, positive, safe and useable to a wide range of people.”</i></p> <p>Not everyone is active or young enough to enjoy the expanse of a football field. Many enjoy quiet contemplation and the natural environment. The REW and its surrounds could provide a special place for the less active to bird watch and enjoy nature.</p> <p>H. 4 Conclusion</p> <p>The Structure Plan states the following:</p> <p><i>“The Structure Plan design has been influenced by the outcome of numerous technical investigations including a flora and fauna survey, transport assessment, local water management strategy and a servicing strategy.”</i></p> <p>It is noted that one of the recommendations of the flora and fauna survey is to retain some of the bushland. This recommendation</p>	<p>of Transit Orientated Development.</p> <p>3G. Noted. As per response (2.) above.</p> <p>3H. Noted. Vegetation retention will be determined in more detail at the subdivision stage.</p>

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		<p>has been ignored.</p> <p>4. Wetland Mitigation Report</p> <p>3.4 Wetland Attributes and Values</p> <p>Section 3.4.3 of the report states the following:</p> <p><i>"It is not considered likely that any significant fauna would use these habitats due to the degraded nature of the majority of vegetation within the wetland (habitat condition mapped in Figure 7)."</i></p> <p>The wetland retains a variety of habitats due to the wetland vegetation assemblage shown by the vegetation assessment, which although it may be degraded, would support a number of fauna species.</p> <p>However, the report clearly states that the wetland has the potential to be restored to conservation category and protection is recommended, which is apparently the advice from the OEPA and DEC. There is no real reason given as to why this wetland needs to be removed, and cannot be retained and enhanced (as is the intent of the designation Resource "Enhancement" Wetland.)</p> <p>5. APPENDIX 2 - Cockburn Central and Solomon Road Development Areas Arterial Drainage Scheme Review (David Wills and Associates 2004)</p> <p>Appendix D: PROPOSED ARTERIAL DRAINAGE SCHEME</p> <p>This report shows the REW as a potential infiltration drainage basin but this has been ignored in the Structure Plan in favour of attempting to re-create an artificial lined wetland further north. The artificial wetland will probably not require a 50 m buffer, which the natural wetland would. Is this a case of economic considerations overriding environmental and social imperatives?</p> <p>6. APPENDIX 3 - Flora and Fauna Survey</p> <p>The report indicates that a Level 2 flora survey and vegetation survey</p>	<p>4. Noted. As per response (1.) above.</p> <p>5. Noted. The regional level drainage scheme is subject to further detailed analysis at the detailed design stage.</p> <p>6. Noted. As per response (3B.) above.</p>

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		<p>was conducted. This is incorrect as only two field visits during the main flowering period (September and October 2011) were conducted. As per EPA guidelines, a further survey is required during the non-flowering season if this is to be considered a Level 2 Flora Survey. It is interesting to note that the consultant is aware that the Flora Survey was not completed as per the guidelines. They have acknowledged this as a limitation in Table 4 and even suggest that species may have been overlooked yet they still state the survey was completed as per guidelines. It is strongly recommended that a Level 2 Flora Survey be completed as per the guidelines so as to give a true and accurate indication of the flora species on site. The development should not proceed until this has been completed because the information in relation to flora is incomplete and cannot be relied upon.</p> <p>The vegetation condition as described in the report is misleading. For some areas, particularly in and around the wetland, the consultant has given the vegetation a rating of degraded on the grounds that species diversity is limited. However limited species diversity is common in Swan Coastal Plain wetland fringes, and especially underneath canopies of healthy and ecologically functioning <i>Melaleuca preissiana</i> and <i>Banksia littoralis</i> such as found on the site.</p> <p>It is stated that a Level 1 Fauna Survey was conducted on the site. Given that much of the site contains good quality vegetation, a Level 2 Fauna Survey conducted by qualified staff would have been more appropriate. Why has only a Level 1 survey carried out?</p> <p>This survey does not support the notion that the wetland is degraded. It seems to indicate that the wetland provides an assortment of habitat types for native species.</p> <p>7. SUMMARY</p> <p>In summary, this project should not proceed as proposed in the draft Structure Plan.</p> <p>The existing REW should not be cleared and filled in solely to create for developable land. Rather, it should be retained and enhanced</p>	<p>7. Not supported. As per response (1.) above.</p>

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		<p>and used to provide the natural infrastructure and habitat. Some of the best remnant native vegetation, especially that containing habitat trees for Carnaby's and Forest Red-Tailed Black cockatoos.</p> <p>There is no recognition of the value of the bushland being impacted both directly through clearing and indirectly through fragmentation. It has been calculated that vegetation is worth between \$3,000 and \$700,000/ha depending upon what ecological services are included, such as oxygen generation, excess nutrient removal, cooling and warming, air cleansing, Black Cockatoo nesting/food, and pest control (see attached document entitled "Trees have an economic value").</p>	
10	Department of Transport GPO Box C102 PERTH WA 6839	<p>OBJECT</p> <p>1. Unfortunately, we will be unable to provide you with detailed comments by your deadline, however I can advise that at present DoT cannot support the current application due to a number of issues.</p> <p>Primarily these concerns arise from the following:</p> <ul style="list-style-type: none"> • Consideration of the proposed future bus rapid transit corridor identified in the Public Transport Plan 2031 and running along Beeliar Drive • Concerns regarding pedestrian permeability and crossing facilities adjacent to the site • The reliability and accuracy of traffic modelling undertaken in support of the structure plan application <p>Apologies for the outline response, however I will endeavour to provide you with detailed comments regarding each of the above issues early next week.</p> <p><i>Further submission received 30 July 2013</i></p> <p>2. Please find below additional comments provided by the Department of Transport (DoT) in relation to the above Local Structure Plan (LSP).</p>	<p>1. Noted. The City's review of the associated transport assessment shares some of these concerns. It is recommended that the submitted Transport Assessment and relevant sections of the Proposed Structure Plan be updated to address these issues to the satisfaction of the City and relevant agencies.</p> <p>2. Supported. As per (1.) above, an updated transport assessment and pedestrian movement plan are recommended as conditions of approval of the Proposed Structure Plan.</p>

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		<p>As noted in my previous e-mail, DoT has identified some issues with the LSP submission that require further clarification in order for DoT to support the proposals. These are primarily related to the following issues:</p> <ul style="list-style-type: none"> • The lack of consideration for the future Bus Rapid Transit (BRT) corridor proposed along Beeliar Drive and identified in the Public Transport Plan • Concerns regarding the pedestrian permeability and crossing facilities adjacent to the site • The reliability and accuracy of traffic modelling provided in support of the application <p>The Public Transport Plan for Perth in 2031 identifies Beeliar Drive as a future BRT route. The provision of this service is not considered within the accompanying documentation supporting the proposals. As the proposed route has not been subject to detailed planning, DoT cannot provide details relating to the specific carriageway pattern requirements likely to arise from the provision of BRT infrastructure. However, DoT requires that the structure plan proposal considers this future requirement and confirms that development will have no impact on the current Regional Road reservation.</p> <p>In addition, the intersection assessments carried out for Beeliar Drive Midgegooroo do not account for the provision of Bus Priority measures which are likely to result in reduced capacity for general traffic.</p> <p>It is not clear whether pedestrian crossing facilities have been included in the intersection assessments. Given that relatively short cycle times of 100 seconds are shown to provide exceptionally high levels of service for traffic, it is assumed that pedestrian movements have not been accommodated within the LINSIG Models. As no phasing diagrams have been provided to accompany the traffic analysis, this cannot be confirmed by DoT.</p> <p>Furthermore it is not clear how pedestrian movements are proposed to operate. It is not clear what the term 'Wellington Street Style'</p>	

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		<p>crossings is intended to mean. It is assumed that this refers to parallel walks as introduced in Perth CBD. DoT would not support this type of crossing, particularly at the Beeliar Drive I Midgegooroo Avenue intersection where effectively pedestrians will need to cross up to 8 lanes of traffic without protection.</p> <p>In general, the LINSIG assessments undertaken appear to indicate that unrealistic performance can be expected at the key intersections around the site. The lack of a base case model, i.e. 2013 model based on current traffic volumes means that a simple comparison between current and future operation based on existing delay and queuing cannot be undertaken to confirm whether LINSIG is providing a reasonable estimation of performance in 2031. Therefore, DoT requires that Main Roads are given the opportunity to review the modelling and comment on its reliability.</p> <p>In addition to the above, it is noted that a Travel Smart Action Plan is to be developed however; little detail is provided to support this statement. DoT requires that further detail is provided, including but not limited to the following:</p> <ul style="list-style-type: none"> • Who should be responsible for developing, administering and monitoring/enforcing the TravelSmart Action Plan (governance framework). • The regulatory/policy framework for the TravelSmart Action Plan. • More guidance on the types of issues that the action plan would address and the tools employed to bring about positive outcomes. <p>In summary, DoT cannot support the current proposals until the items outlined above have been addressed.</p>	
11	Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p>SUPPORT (subject to conditions)</p> <p>1. Thank you for your letter dated 14 June 2013 requesting Main Roads comments on the above proposal. It is noted that in some aspects of GHD's Transport Assessment report it is not consistent to what has been agreed to in recent discussions between Main Roads, City of Cockburn and LandCorp and not reflective of the agreed ultimate</p>	<p>1. Noted.</p>

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		<p>planning design concepts for the various intersection treatments.</p> <p>However, Main Roads has reviewed the proposed Cockburn Central West Structure Plan (CCWSP) which is acceptable subject to the following conditions being imposed by Main Roads:</p> <p>A. Midgegooroo Avenue is to be designed and constructed to its ultimate configuration as a 4 lane dual carriageway whilst retaining all dedicated turning pockets into signalised intersections. This may require additional land on the western side of Midgegooroo Drive.</p> <p>In recent discussions between Main Roads, the City of Cockburn and LandCorp, Main Roads emphasised that these works should be undertaken sooner rather than later as part of the adjacent Cockburn Central Gateway road upgrading requirements with its anticipated increases in traffic volumes and congestion generated by this precinct.</p> <p>B. Buffer Lane should be shown as a cul-de-sac rather than a left in/left out access arrangement due to safety concerns. A left in access within the braking area at the intersection of Midgegooroo Avenue/Beeliar Drive would create confusion for motorists travelling behind a vehicle indicating left as a driver may not be able to tell if the motorist was indicating to turn left into Buffer Lane or at Beeliar Drive. Main Roads can foresee that this would lead to an increase in rear end crashes.</p> <p>Furthermore, Buffer Lane will be located directly opposite a right turn pocket that may result in right angle crashes as vehicles will try and exit Buffer Lane and access the right turn pocket. In addition, there may be a requirement to lengthen the left turn pocket at this signalised intersection due to significant congestion based on the growth in this area</p> <p>C. At the intersections of Junction Boulevard and Stockton Bend on both sides of Midgegooroo Avenue these should be shown as left in/left out movements only. However, the access arrangement for Stockton Bend may need to be reviewed at a later stage with respect to the intersection performance of Midgegooroo</p>	<p>1A. Supported (in part). It is accepted that Midgegooroo Avenue will be widened to a 4 lane dual carriageway road in the near future. However further widening of the road reserve is not supported as it will create an inappropriate separation between the existing Cockburn Central Town Centre and the Proposed Structure Plan area. It is also preferable that flexibility be applied to the design to allow for future conversion back to a 2 lane single carriageway design more in keeping with an urban environment.</p> <p>1B. Not supported. Buffer Lane falls outside the boundary of the Proposed Structure Plan and any future modifications to this road reserve will be at the discretion of the City.</p> <p>1C. Not supported. As per response (1B.) above.</p>

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		<p>Drive/Beeliar Drive and access into the Cockburn Central Gateway shopping Centre precinct for similar reasons outlined in point 2 and may result in becoming a cul-de-sac arrangement.</p> <p>D. The internal subdivision road which travels contiguous with the northern boundary of Parcel 3 is to be redesigned so that it does not terminate at the T Junction opposite Parcel 1 as there are safety concerns with its proximity to the left in/left out access onto North Lake Road.</p> <p>E. No access will be permitted onto Beeliar Drive and all roads between Parcels 10 & 11 shall be internal subdivision roads only.</p> <p>F. Main Roads requires the current detailed geometric design for North Lake Road from Poletti Road to the Kwinana Freeway.</p> <p>In addition to the above, Main Roads also requires both the vertical and horizontal profiles for the intersection of North Lake Road/Midgegooroo Drive/Kentucky Court to ensure that it does not compromise the ultimate grade separation concepts for North Lake Road on both sides of the Kwinana Freeway. To date Main Roads has not received these plans electronically for review to ensure that compatibility exists between the two designs.</p> <p>G. Splitter islands on both sides of Signal Terrace and the Eastern Access Road should be shown as part of the intersection layout in Figure 23 in GHD's Transport Assessment report.</p> <p>H. Main Roads Road Network Services suggests that when a significant increase in vehicle numbers warrant an upgrade to the Poletti Road/Davidson Road intersection, a roundabout treatment should be explored in the first instance and signals should be viewed as a last resort to controlling the increased traffic volumes.</p> <p>I. The verge space appears inadequate for the slow speed zones as indicated in Figures 18, 19 & 20 of GHD's Transport Assessment report.</p> <p>J. The developer is to ensure that there is an adequate reservation set aside to cater for all truncations required on internal</p>	<p>1D. Supported (in part). The design and operation of this road will be subject to further detailed design at the subdivision stage.</p> <p>1E. Noted.</p> <p>1F. Noted. This requirement relates to detailed design matters to be confirmed at the subdivision/development stage.</p> <p>1G. As per (1F.) above</p> <p>1H. Noted. The Proposed Structure Plan does not include any provisions relating to the upgrade of Poletti Road or other roads to accommodate the increase in traffic volumes related to the subject site. This is considered a shortcoming of the Structure Plan, which forms the basis of the recommended condition regarding the voluntary legal agreement as well as the updating of the transport plan. This will deal with any traffic management measures to be implemented.</p> <p>1I. Noted. The existing 'Slow Speed Mixed Traffic</p>

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		<p>subdivision roads for street corners.</p> <p>K. The developer shall be responsible for all costs associated with the various road and intersection upgrades including all costs associated with the installation of traffic signals. This includes signing, road markings, relocation of services, street lighting and Main Roads costs involved in the checking of the design and constructions drawings and any site inspections. Any services, infrastructure or roadside furniture that requires relocation as a result of the applicant's works will be at the applicant's cost.</p> <p>L. The applicant is required to undertake a transport noise assessment in accordance with the guidelines of the WAPC State Planning Policy 5.4 "Road and Rail Transport Noise and Freight Considerations in Land Use Planning" and implement those recommendations as specified in the acoustic noise report.</p>	<p>Zone' within the Proposed Structure Plan is subject to further detailed planning and design. It is recommended as part of the updates to the traffic assessment that greater detail be provided as to the potential operation and functionality of the slow speed environment.</p> <p>1J. As per (1F.) above</p> <p>1K. As per (1H.) above.</p> <p>1L. Supported (in part). The associated Detailed Area Plan/Design Guidelines will outline the requirement for noise assessments and mitigation measures in accordance with SPP5.4 where applicable.</p>
12	<p>Cultural Development Coordinator City of Cockburn 9 Coleville Crescent SPEARWOOD WA 6163</p>	<p>NO OBJECTION (subject to modification)</p> <p>1. I wish to make comment on the Draft Cockburn Central West Structure Plan for the City's consideration.</p> <p>At the Ordinary Council Meeting of May 2011 (Minute 4516) it was recommended that the City establish a Memorial Walk Trail. The recommendation from that meeting is as follows,</p> <p><i>"That Council:</i></p> <p><i>(1) provide in principle support to the establishment of a Memorial Walk Trail;</i></p> <p><i>(2) identify the Cockburn Central Recreational reserve as the preferred location for the establishment of a Memorial Walk; and</i></p> <p><i>(3) include the creation of a Memorial Walk into the detailed planning for the site."</i></p> <p>This submission discusses the how a Memorial Walk Trail within the Cockburn Central West location could be included into the ongoing planning of the site.</p> <p>The main points of this submission can be summarised as follows:</p>	<p>1. Supported. The City's DCP13 includes the provision of a 'Cockburn Central Heritage Park'. In lieu of a 'Heritage Park' which is considered to concentrate matters of heritage into one area only, an alternative memorial walk trail would be preferred. This would be in keeping with the overall recreation theme of the subject area and enables aspects of heritage to be present throughout the development rather than in one location only.</p> <p>It is therefore recommended that the text of the Proposed Structure Plan be modified to delete reference to the requirement for a future Scheme Amendment to modify DCP13. Additional text is required to clarify that approval of the Proposed Structure Plan would instead change the scope of the previously planned 'Cockburn Central Heritage Park' within DCP 13 to a memorial walk trail. And that the trail would maintain the general intent of the original proposal and provide for additional opportunities to recognise Australia's participation in various theatres of war.</p>

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		<ul style="list-style-type: none"> Naming the main thoroughfare ANZAC Way / Road / Boulevard / Drive. The construction of this road will time with the 2015 Centenary of ANZAC – Preliminary research shows this name will not clash with other names in the area. Other roads in the development could then be named in a similar vein e.g. Digger Drive, Remembrance Road. Installation of a significant artwork to honour Indigenous Veterans. POS at the site will be adjacent to Midgegooroo Drive, (Midgegooroo was an Indigenous Leader at time of European arrival) and ANZAC roads. Installing interpretative seating/paving or similar around the POS / lake to recognise veterans of other conflicts. Using further artwork with small footprint such as columns and banner poles across the site to pick up other relevant themes. <p>This submission will require LandCorp, the City and community representatives to work together to finalise the details of the attached Memorial Walk Concept document and embed it into the Cockburn Central West Structure Plan.</p> <p><i>*Proposed Cockburn Central West Memorial Walk booklet enclosed</i></p>	
13	Neil Goldsborough Wildflower Society	<p>OBJECT</p> <p>As a concerned citizen and member of the Wildflower Society I would like to make the following comments on this Draft Structure Plan.</p> <p>1. 2.8 Environment Protection and Biodiversity Conservation Act 1999</p> <p>Flora and fauna of national conservation significance are protected by the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>The clearing of the wetland will be at variance with Clearing Principle</p>	<p>1. Matters relating to federal level Acts such as the EPBC Act fall outside the scope of the City's consideration of the Proposed Structure Plan. However it is noted that the proponent is required to ensure that the proposal is consistent with the EPBC Act.</p> <p>In line with the matters raised by the submissioner,</p>

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		<p>F of the DEC's 10 clearing principles. Has the DEC been consulted and have they given approval to clear this wetland? No work should commence without the appropriate DEC approvals, or the EPBC act</p> <p>It is important to note a Structure Plan is not the tool for determining whether an action requires referral to the Commonwealth government under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>All recommendations should be in accordance with statutory regulations, when clearing is to occur. Then the correct procedures must be followed, this is obviously not occurring in this proposal and there should not be considered.</p> <p>The determination for either undertaking a referral and/or determining the significance of an impact on a threatened species is the responsibility of the proponent.</p> <p>If the proponent is ignoring the advice of the EPA and DEC in developing this area, why should they bother to refer this proposal to a Department that could place stringent requires on the project?</p> <p>Separate to the Structure Plan approval process and consistent with the EPBC Act, an assessment by qualified environmental professionals has concluded that the proposal is unlikely to have a significant impact on any Matters of National Environmental Significance.</p> <p>Banksia Woodlands are the feeding grounds for the Endangered Carnaby's Black Cockatoo as these areas are cleared the numbers of cockatoo's declines. This has been shown in the last few years of Cocky monitoring by Birdlife Australia and DEC over the past few years.</p> <p>2. 2.3 Vegetation Complex</p> <p>Table 3 shows 2818 ha or 6% of Bassendean Vegetation Complex – Central and South in existing protection and concludes that there is sufficient Banksia Woodland of this complex remaining so clearing another 30 ha is acceptable.</p>	<p>it is noted that the potential to retain and incorporate the Resource Enhancement wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives lead to the current design. As such, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>Concerns similar to those raised within this submission have been raised by the City and DPaW, particularly in relation to the proposed removal of the REW. As such, the proponent has liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW and associated vegetation.</p> <p>2. The site was zoned "Urban" as part of MRS Amendment 1038/33 in 2002. In 2001, the EPA's assessment of the MRS Amendment included vegetation, flora and fauna and wetland. The EPA determined based on its assessment at the time that the environmental impacts from MRS</p>

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		<p><i>"The extent of the vegetation proposed for clearing (which is mostly in Degraded to Completely Degraded' condition) is approximately 30 ha or 0.14% of the present regional extent remaining of this vegetation complex."</i></p> <p>This is death by a thousand cuts, as these areas of bushland are cleared as they are deemed unimportant for wildlife because they are classified DEGRADED. At 24% of its original area this vegetation complex is considered as vulnerable as it is below the 30% threshold at which species loss accelerates. As much as possible of this complex should be retained on site and rehabilitated. Remnant bushland such as this provides linkages to other larger bushland areas, especially for the Endangered Carnaby's Black Cockatoos with young who forage on the fruits and cannot travel great distances. It is quite easy to destroy an area, but next to impossible to replace this vegetation when it is lost.</p> <p>3. Executive Summary</p> <p>The Structure Plan for Cockburn Central West is based on delivering the following project vision:</p> <p><i>"An innovative mixed use development integrating regional recreational aspirations into the existing landform and surrounds whilst extending the urban fabric of the highly successful Cockburn Central Town Centre."</i></p> <p>How is altering the landscape i.e. Obliterating the natural areas such as banksia woodland and the ER wetland addressing this vision?</p> <p><i>"A wide range of technical reports have been prepared to support the CCW Structure Plan, including a flora and fauna survey, a transport assessment, local water management strategy and servicing strategy. The findings of these technical reports have influenced the final structure plan design for CCW."</i></p> <p>The validity of these reports is to be questioned as the flora condition of the wetland is said to be degraded despite the wetland retaining a variety of habitats due to the wetland assemblage growth. The</p>	<p>Amendment 1038/33 did not warrant a formal assessment under Part IV of the Environmental Protection Act 1986.</p> <p>Despite this, the retention of existing vegetation as far as practicable will be investigated at the subdivision stage.</p> <p>3. Noted. As per response (1.) above.</p>

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		<p>advice from the drainage expert was overlooked.</p> <p>4. Part One Statutory Section - 6.5.2 Variety In Size And Use –</p> <p><i>“Open spaces should fit into a clear hierarchy that provides for a range of uses and users, from small pocket parks for quiet contemplation to large kick-about areas for active sport. A range of different open space typologies should be provided within the development.”</i></p> <p>Some people require natural areas that are not created sterile landscapes for their wellbeing. The retention of the Resource Enhancement Wetland and some of the excellent Banksia Woodland could provide this.</p> <p>5. Part Two Explanatory Section - 1.3.1.2 City of Cockburn Town Planning Scheme No. 3</p> <p><i>“2. To facilitate the development of a multifunctional Town Centre which shall include a range of intensive residential and commercial development, shopping, entertainment, regional sport, bushland/wetland area and cultural facilities supported by a highly interconnected transport system. There are also restrictions on supermarket uses within the Town Centre. “</i></p> <p>Where in the draft is there provision for bushland and/or wetland? A revegetated, landscaped artificial drainage basin is a poor substitute for this.</p> <p><i>“In reference to Provision 2 and the bushland/wetland area, a detailed rationale is provided in Section 2 of this report justifying the removal of the remnant vegetation and the degraded Resource Enhancement Wetland.”</i></p> <p>The detailed rationale for clearing is that this Resource Enhancement Wetland has been assessed as a degraded area as it has some weeds present and a fringing monoculture of <i>Astartea scoparia</i>. This is very common with small water bodies but does not result in it being degraded and it is identified as supporting a number of fauna habitats. The environmental values of this Resource Enhancement</p>	<p>4. Noted. A mix of recreation opportunities is facilitated by the Proposed Structure Plan through the varying types of POS provided.</p> <p>5. Noted. As per response (1.) above.</p>

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		<p>Wetland have been underscored. Wetlands form zones in the way that plant communities grow, plants need the correct conditions to thrive in. Therefore when a plant community is established it will dominate an area, this is not degraded it is natural.</p> <p>6. Site Conditions and Environment - 2.4.2.3 Key Wetland Outcomes & 2.5 Environmentally Sensitive Areas</p> <p><i>"In the context of the above, urban design, planning, built form, traffic and engineering considerations result in a scenario where it impracticable to retain the wetland."</i></p> <p>Figure 10: Wetlands shows this lake as an EPP Lake boundary (DEC, 18.12.92) Geomorphic Wetland Management Category/21.11.2011. This is a priority wetland that should be retained. The Resource Enhancement Wetland has also been identified as an Environmentally Sensitive Area and therefore any clearing requires the approval of the DEC. If the Resource Enhancement Wetland is removed the wetland values could only be replicated in part, in other words they will be lost. It is very disappointing that more effort is not taken by the developer to attempt to integrate this small but valuable Resource Enhancement Wetland into the design for the site thereby retaining the values, habitat, flora and fauna for the residents and visitors to appreciate.</p> <p>7. 3.1 Structure Plan Design Rationale</p> <p><i>"Facilitating appropriate land uses in appropriate locations to take advantage of the natural diversity within the site; "</i></p> <p><i>"The Structure Plan also places a strong "sense of place" orientation and amenity around the Integrated Facility, which is recognised as the key central development and major attractor and therefore needs to be integrated with its immediate locality."</i></p> <p>There is an opportunity here to deliver a strong "sense of place" by retaining that which is already there, i.e. the Banksia Woodland and the Resource Enhancement Wetland. A contrived, landscaped community will look just like any other development in Perth, Subiaco, and Eastern States? How will this be any different?</p>	<p>6. Noted. As per response (1.) above.</p> <p>7. Noted. As per response (1.) above.</p>

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		<p><i>“A Local Water Management Strategy supporting the Structure Plan provides the proposed design and function of an integrated basin and details the wetland values to be replicated (in part) through landscaping, use of native vegetation in rehabilitation and engineering design.”</i></p> <p>Why can't the Resource Enhancement Wetland also act as the drainage basin? There is no provision for relocating the native fauna that inhabit the Resource Enhancement Wetland and its associated flora should the Resource Enhancement Wetland be destroyed. The environmental values of the Resource Enhancement Wetland will be lost once it is filled and replaced with an artificial feature lake.</p> <p>8. 3.4 Public Open Space</p> <p><i>“The Structure Plan provides a strong open space focus within the central and north-eastern portions of the site and provides the total public open space (POS) provision for Cockburn Central West, addresses the POS shortfall from the Town Centre and provides regional open space and recreational functions (refer to Figure 14).”</i></p> <p>The POS is sadly lacking within the Cockburn Town Centre. Those residents living on the Western side of the Centre might appreciate the amenity of a water body to their west to cool the built environment during heat conditions as well as the option to enjoy looking down to a natural area instead of commercial buildings and apartments.</p> <p>9. 3.5 Place Making</p> <p><i>“Place making involves the creation of public spaces and communities that respond to the needs of people living, working and recreating in these areas. It is critical that public spaces within CCW, such as the Integrated Facility and the multi-purpose open space area, are places that are diverse, accessible, interesting, positive, safe and useable to a wide range of people.”</i></p> <p>Not everyone is active or young enough to enjoy the expanse of a</p>	<p>8. Noted. The surplus of POS within the subject site will accommodate the existing shortfall within the Cockburn Central Town Centre. Limited POS was planned for within the Town Centre given its urban environment and the aim to establish critical population mass to take advantage of the principles of Transit Orientated Development.</p> <p>9. Noted. As per response (4.) above.</p>

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		football field. Many enjoy quiet contemplation and the natural environment. The ERW and its surrounds could provide a special place for the less active to bird watch and enjoy nature.	
14	Dr Vincent Cusack 2 Renegade Way Kingsley WA 6026	<p>OBJECT</p> <p>1. The draft Cockburn Central West Structure Plan requires significant change and should not be supported in its current form. As you are aware once the Structure Plan is adopted by Council, and the Western Australian Planning Commission, the community will have little opportunity to influence the development.</p> <p>Having had the privilege to work at the City of Cockburn as Sustainability Officer for a year, I am aware of the enormous talent and expertise of the staff there in the various service areas. I would encourage drawing upon that expertise and recommend further consultation with them to significantly improve the Structure Plan. My submission is therefore not intended to be lengthy document but one I trust will be considered.</p> <p>2. The draft Structure Plan should be assessed using the sustainability principles that Cockburn portrays. My contention is supported by the following State legislation and the City of Cockburn's Sustainability Policy and Strategy.</p> <p><i>2004 - Western Australian Local Government Act 1995</i></p> <p>In 2004 the <i>Local Government Act 1995</i> was amended to deal with a range of matters including provisions to incorporate the sustainability themes into the content and intent of legislation. Section 1.3 (3) of the Act now states that:</p> <p><i>"In carrying out its functions a local government is to use its best endeavours to meet the needs of current and future generations through integration of environmental protection, social advancement and economic prosperity."</i></p> <p><i>2005 – Planning and Development Act 2005</i></p> <p>The <i>Planning and Development Act 2005</i> introduced a specific purpose of the Act regarding sustainability. Section 3 (1) (c) states:</p>	<p>1. Noted.</p> <p>2. Noted. The Proposed Structure Plan is considered to facilitate sustainability in accordance with the City's sustainability policy and strategy, particularly through the economic and social development of the site. This can be attributed to the following:</p> <ul style="list-style-type: none"> - The promotion of a mixed use, vibrant area with community facilities which will contribute to a sense of place; - The co-location of higher density residential uses within a high frequency public transport node; - The co-location of residential, commercial and recreational uses – which will support the City's TravelSmart objectives. <p>While the Proposed Structure Plan exhibits an overall or high level move towards sustainable development, there are concerns from the City and DPaW in relation to some aspects of the environmental integrity of the proposal.</p>

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		<p><i>"To promote the sustainable use and development of land in the State."</i></p> <p>The emphasis on sustainability within the principal legislation governing planning practice in WA is an important reflection of the role for promoting sustainable development through planning.</p> <p><i>2006 – City of Cockburn Adopts Definition of Sustainability</i></p> <p>In 2006, the City of Cockburn adopted its first definition of sustainability and in 2011 this was expanded to include governance. Sustainability in Cockburn is defined as: <i>"Pursuing governance excellence to meet the needs of current and future generations through integration of environmental protection, social advancement and economic prosperity."</i></p> <p>The sections of the state legislation above and the City of Cockburn's Sustainability Policy SC37 and Sustainability Strategy provides the framework that enables private enterprise, the community and government to maximise the social, environmental and economic benefits while limiting negative impacts. In other words all three areas need to be considered equally when assessing Structure Plans for subdivisions and development.</p> <p>The Draft Structure Plan fails this basic sustainability check by seemingly placing the economic considerations over and above adequate environmental assessment.</p> <p>3. Below are just some of the environmental concerns.</p> <p>A. <u>Flora Survey</u>: Indicates that a Level 2 Flora Survey has been undertaken but has not been done in line with the EPA guidelines. A survey in the non-flowering period was not undertaken and is recommended.</p> <p>B. <u>Fauna Survey</u>: The fauna survey was rudimentary and not undertaken by an appropriately qualified professional. Given the quality of the bushland and wetland on site a Level 2 Fauna survey should have been undertaken.</p>	<p>3A. Noted. It was noted during assessment of the Proposed Structure Plan that the proponent indicated that a Level 2 Flora Survey was carried out to inform the preparation of the proposal. Both the City and DPaW were of the opinion that the submitted assessment was more in keeping with a Level 1 assessment and initially considered it appropriate to place a condition on any approval of the Proposed Structure Plan to require a Level 2 Flora Survey be undertaken at the subdivision</p>

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		<p>C. The practice of clear-felling land in order to provide developers with a level site is not supported because of the enormous environmental destruction and hydrological change. In fact the role of vegetation for soil stability and preventing erosion appears to not even be considered.</p> <p>It is recommended to limit site disturbance when excavating, and preserve as much vegetation on site as possible, as plant roots stabilise the land keeping the soil in place.</p> <p>The role of trees and vegetation in capturing stormwater has not been considered nor has the many benefits of trees in terms of habitat and in reducing the heat island effect.</p> <p>D. <u>The Wetland Mitigation Report</u>: The surveys undertaken and detailed within this report do not support the conclusion of the document that the wetland is degraded. These surveys actually indicate that the wetland should be classified as in good to very good condition. The Wetland Mitigation Report is inadequate and the City of Cockburn should require and alternative professional assessment.</p> <p>E. <u>Local Water Management Plan</u>: This document does not provide enough detail in relation to how the stormwater on site is to be managed. It indicates that in events greater than a 1 in 10 that storm water will be directed to the drain on North Lake Road and thus channelled to Yangebup Lake. There are no details about how this can be achieved or if indeed it is even possible. It is recommended that the Local Water Management Plan be thoroughly assessed by the City's Engineers.</p> <p>It is most surprising that the proponent, LandCorp, intends to fill a Resource Enhancement Wetland. These wetlands have been identified by the EPA as being wetlands that can be enhanced to conservation category and wetlands that are considered Environmentally Sensitive Areas by the EPA. Why, in 2013 are LandCorp proposing to fill a wetland when more that 80% of the wetlands on the Swan Coastal Plain have been lost.</p> <p>The intent is to fill the wetland and create an artificial</p>	<p>stage. Since that time however DPaW have recommended that in order to maximise the benefit to the environment, a preferred outcome would be for the proponent to expend their funds on positive conservation outcomes such as management / offsets in lieu of a Level 2 survey, given the proposed development of the site.</p> <p>3B. Noted. The level of fauna survey undertaken to inform the Proposed Structure Plan was Level 1 and generally accords with requirements of the EPA's Guidance Statement No. 56 and Position Statement No. 3. In addition, the proponents will be required to undertake more detailed assessments at the subdivision stage to the satisfaction of DPaW and WAPC.</p> <p>3C. Noted. The Proposed Structure Plan outlines a desire for cut and fill to be equal across the site resulting in no requirement for import or export to achieve desired levels.</p> <p>3D. Noted. The potential to retain and incorporate the Resource Enhancement wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives lead to the current design. As such, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>However, concerns similar to those raised within this submission have been raised by the City and DPaW, particularly in relation to the proposed removal of the REW. As such, the proponent has liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is</p>

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		<p>wetland/drainage basin 200m north. The City of Cockburn should incorporate setbacks or buffer distances around the wetland in the Structure Plan and work towards enhancing the wetland. Adequate buffer distances around areas of potential acid sulphate soils (ASS) have proven to be the best management tool for reducing the ASS risk.</p> <p>Thank you for the opportunity to provide a submission on the Draft Cockburn Central West Structure Plan.</p>	<p>conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW.</p> <p>3E. Noted. In regards to the LWMS, a number of issues have been identified by DoW and the City in relation to the proposal including the use of 'artificial' lined lakes. Most of the issues have been addressed by the applicant however as there are some matters still outstanding relating to water management which need to be addressed prior to approval of the Proposed Structure Plan. As such, the City recommends that approval of the Proposed Structure Plan will be subject to a condition requiring the final endorsement of the LWMS by DoW and the City.</p>
15	Urban Bushland Council WA Inc. PO Box 326 West Perth WA 6872	<p>OBJECT</p> <p>1. Please find attached our comment on the Proposed Cockburn Central West Structure Plan.</p> <p>Our objection to the proposed Structure Plan is based on the clearing of wetland vegetation and filling of a Resource Enhancement Wetland.</p> <p>There are a number of justifications made in the supporting documents for the Structure Plan providing reasons why the area should be cleared and developed. While we agree that Transport Orientated Hubs and medium/high density dwellings are an important way to reduce the impact on developing greenfield sites to address population growth, we strongly disagree that these developments should come at the cost of clearing existing remnant urban bushland and destroying wetlands.</p> <p>The area proposed to be cleared has been identified by the City of Cockburn as an actively managed conservation area in the City of Cockburn Natural Area Management Strategy 2012 – 2020. In the</p>	<p>1. Noted. In view of the matters raised by the submission, it is noted that the potential to retain and incorporate the Resource Enhancement wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives lead to the current design. As such, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>However, concerns similar to those raised within this submission have been raised by the City and DPaW, particularly in relation to the proposed removal of the REW. As such, the proponent has liaised with the OEPA and DPaW to determine an</p>

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		<p>guiding document Directions 2031 and Beyond the population growth expected must be “planned carefully to ensure we preserve the qualities and characteristics we most value”, including “wetlands”. Even the Urban Stormwater: Best Practice Environmental Management Guidelines, referred to in the proposal, list as the number one objective of water sensitive urban design as “Protect and enhance natural water systems within urban developments”.</p> <p>The proposal is to clear and fill the natural water system (wetland), in complete denial of best practice management. The proposal documents go to extreme lengths to downplay the importance and significance of the environmental values of the area. Descriptions of past land clearing and excavation of the wetland appear to describe a completely artificial wetland, which is far from the reality of the area. Descriptions of it being in a completely degraded condition and it being of lesser value as it has been dissected by a road are statements designed to devalue the habitat and ecological role the wetland currently plays and results from flora surveys.</p> <p>Planning for sustainable urban developments must identify and protect environmentally values including Resource Enhancement Wetlands irrespective of the zoning. To propose filling a natural wetland and subsequently constructing an artificial wetland in an adjacent area is nothing less than bad planning, reckless environmental vandalism and a waste of public money.</p> <p>2. Background</p> <p>The City of Cockburn is seeking comments in respect of a proposed structure plan for the area known as 'Cockburn Central West' which is bounded by North Lake Road, Midgegooroo Avenue, Beeliar Drive and Poletti Road, Cockburn Central.</p> <p>The Cockburn Central West Structure Plan proposes open space, recreational and mixed use (residential, commercial and retail) development consistent with an activity centre that promotes a mixture of compatible land uses. The proposed structure plan forms the basis for considering future subdivision and development applications over the subject land.</p>	<p>appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW.</p> <p>2. Noted.</p>

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		<p>The urban Bushland Council WA Inc. is opposed to this draft structure plan in its current form due to the proposed clearing of remnant native vegetation and the out-dated idea of filling-in a natural wetland.</p> <p>3. The Proposal</p> <p>The Proposal will involve:</p> <ul style="list-style-type: none"> • Clear and remove a REW wetland (which is at least 4 ha); and • Clear and remove all 13 ha of native vegetation on site, of which 5.5 ha is in Very Good or Excellent condition (from RPS Environmental Report). Total site area is 32.5 ha. <p><i>A. Section 6.5 Principles for the Design Guidelines</i></p> <p>Unfortunately there is no mention of protection or enhancement of the natural environment in the Principles for the Design Guidelines, even though wetlands are specifically mentioned in "Directions 2031 and beyond - metropolitan planning beyond the horizon" August 2010:</p> <p>"What should we plan for? By 2031 the population of Perth and Peel is expected to have grown by between 35 and 40 per cent. This has significant implications for the city which must be planned carefully to ensure we preserve the qualities and characteristics we most value - the beaches, parks and bushland, the Swan River, lakes and wetland habitats, and the Darling Escarpment."</p> <p><i>B. Section 1.2.2 Area and Land Use</i></p> <p>This short section describes the area and land use thus: "The Cockburn Central West Structure Plan Area comprises 32.5ha. It is currently vacant of any built structures and comprises remnant vegetation of varying quality."</p> <p>Disturbingly this brief description does not include the acknowledgement of the site containing a natural wetland which has been identified and recognised by its intrinsic environmental</p>	<p>3. Noted. The site was zoned "Urban" as part of MRS Amendment 1038/33 in 2002. In 2001, the EPA's assessment of the MRS Amendment included vegetation, flora and fauna and wetland. The EPA determined based on its assessment at the time that the environmental impacts from MRS Amendment 1038/33 did not warrant a formal assessment under Part IV of the Environmental Protection Act 1986.</p> <p>3A. As per response (1.) above.</p> <p>3B. As per response (1.) above.</p>

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		<p>values by the local and state government. The wetland area is listed as:</p> <ul style="list-style-type: none"> • A Resource Enhancement Wetland (REW); • An EPP Wetland (Protected under an Environmental Protection Policy); and • An Environmentally Significant site by the EPA. <p>The City and State Government should not accept the loss of a REW wetland, and a large portion of the native veg in Very Good or better condition should be retained in the development.</p> <p>The City of Cockburn expects other developers to retain, protect and rehabilitate REW wetlands. The City of Cockburn should be setting an example to other developers of best practice urban development, especially as stated in Section 2.4.2.3: “Cockburn Central West is a key demonstration site for the delivery of the State Planning Policy 4.2 Activity Centres and the State Government’s Directions 2031 and Beyond planning framework”.</p> <p>The State Planning Policy 4.2 Activity Centres does not state that environmental considerations should be dismissed, rather the principle of environmental sustainability is referenced in Section 6.0 (my emphasis):</p> <p>6.0 Resource conservation - Activity centre structure plans should ensure environmentally sustainable outcomes by incorporating innovative design, construction and management principles.</p> <p>We strongly recommend that the wetland and areas of remnant native vegetation be integrated into the Structure Plan, as expected under SPP 4.2. Innovative design to incorporate these features will ensure the project becomes a demonstration site of best practice.</p> <p><i>C. Section 2.4.2.3 Key Wetland Outcomes</i></p> <p>This section lists a number of irrelevant points to justify the filling-in of the existing natural wetland on the site. There can be no</p>	<p>3C. Noted. The City recognises the significance of the concerns raised by the submissioner and whilst the proponent is actively addressing these matters, it is considered appropriate that specific conditions be</p>

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		<p>justification for filling-in natural wetlands on the Swan Coastal Plain. The text in italics is from Section 2.4.2.3:</p> <p>The Structure Plan proposes to utilise the wetland area for development, based on the following factors:</p> <p>Cockburn Central West is a key demonstration site for the delivery of the State Planning Policy 4.2 Activity Centres and the State Government's Directions 2031 and Beyond planning framework</p> <p>The previous point details how the SPP 4.2 specifically refers to Environmentally Sustainable outcomes making this point mute.</p> <p>Given the site's proximity to the Cockburn Central train station, the site is a logical choice for consolidating higher density urban development in accordance with Transit Orientated Development Principles</p> <p>TOD Best Practice Principles do not advocate the destruction of wetlands. Rather they advocate the preservation of significant environmental features.</p> <p>http://www.ppt.asn.au/pubdocs/TOD%20presentation_People%20for%20Public%20Transport%20AGM.pdf</p> <p>In the context of the above, urban design, planning, built form, traffic and engineering considerations result in a scenario where it impracticable to retain the wetland</p> <p>Innovative design and planning is required to ensure best practice outcomes, as specified in SPP 4.2 "Activity centre structure plans should ensure environmentally sustainable outcomes by incorporating innovative design, construction and management principles." It is a sad day when natural features such as wetlands cannot be protected and conserved by local governments and state agencies as it is simply deemed "impracticable".</p> <p>The RE wetland has been historically cleared and excavated, is in poor condition and already severed from its original extent by</p>	<p>placed on any approval of the Proposed Structure Plan. The onus is then on the proponent to address these concerns to the satisfaction of the City and other agencies involved.</p>

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		<p>Midgegooroo Road</p> <p>Remnant bushland on the Swan Coastal Plain has been impacted by numerous pressures, which do not automatically deem these areas as worthless. The area has been identified as an actively managed conservation area by the City of Cockburn and has been given the priority classification of "Medium" (City of Cockburn Natural Area Management Strategy 2012 – 2020.). For this proposal to now dismiss this natural area as being suitable for filling-in is not justified by the fact that a significant natural wetland currently exists on the site and is being actively managed by the City of Cockburn.</p> <p>We would like to assume that as an RE wetland this area would be protected from development. Further we would like to assume that it is not the place of the public to inform the local government of the importance of this habitat to the City, as described in its own Management Strategy.</p> <p>City of Cockburn Natural Area Management Strategy 2012 – 2020. Area 25 is the Cockburn Central Bushland reserve proposed to be cleared and the wetland filled-in. From: http://www.cockburn.wa.gov.au/Your_Council/Acts_and_Information/Public_Documents/3049-natural_area_management_strategy_2012-20_version_4.3.pdf</p> <p>The site's proximity to a significant area of securely reserved and managed environmental assets within the Beeliar Regional Park and other reserves.</p> <p>The fact that other wetlands are preserved in the area does not delete the fact that a significant natural wetland exists on this site. Many wetlands have been filled-in across the Swan Coastal Plain in the past and this is universally regarded by scientists as a planning mistake that has caused significant environmental harm. The SW WA region is an internationally recognised Biodiversity Hotspot, a classification given to areas of outstanding natural biodiversity that are also at risk due to impacts of human development. It is everybody's responsibility to ensure that the</p>	

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		<p>biodiversity of an area is adequately protected and enhanced. The wetland proposed to be filled-in not only has its own inherent environmental values but it also contributes to the ecological linkages across the region, which are an essential component of environmental sustainability.</p> <p>Notwithstanding that the RE wetland cannot be retained, the Structure Plan proposes to provide a site drainage strategy based on Best Water Sensitive Urban Design principles (my emphasis).</p> <p>As there has been no credible justification in Section 2.4.2.3 for the filling-in of a natural wetland as proposed by the development, the final point above is an insult as it refers to the Best Water Sensitive Urban Design Principles. These Principles list as the number one objective to "Protect and enhance natural water systems within urban development" (see extract below).</p> <p>The City of Cockburn has blatantly disregarded the first principle of the Best Water Sensitive Urban Design Principles that they have quoted by proposing not to protect and enhance the natural water system, but rather to clear native vegetation and fill-in a natural wetland. The complete opposite of the best practice guidelines they have the audacity to quote. (Quote enclosed)</p> <p>Above: Urban Stormwater: Best Practice Environmental Management Guidelines, CSIRO 1999. Chapter 5 Water Sensitive Urban Design.</p> <p>From: http://www.publish.csiro.au/?act=view_file&file_id=SA0601047.pdf f</p> <p>D. <i>Section 2.5 Acid Sulfate Soils</i></p> <p>The low lying site has areas of moderate acid sulphate risk which should not be disturbed. Excavation of these areas will produce acid and pollute soil, surface and ground water. Any mitigation works specified in an Acid Sulfate Soil and Dewatering Management Plan will be expensive and environmentally harmful. Disturbance of these acid sulphate soils is not best practice.</p>	<p>3D. Noted. The proponent will be required to prepare and implement an Acid Sulfate Soil Management Plan in accordance with the requirements of the Department of Environmental Regulation.</p>

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		<p>4. Flora and Fauna Survey Report</p> <p><i>A. Section 2.8.2 Native Vegetation and Extent.</i></p> <p>The vegetation complex, Bassendean Complex Central and South is considered as vulnerable as it is below the 30% threshold at which species loss accelerates. As much of this complex as possible should be retained on site.</p> <p><i>B. Section 3.2 Vegetation Field Survey</i></p> <p>The report indicates that a Level 2 flora survey and vegetation survey was conducted. This is incorrect as only two field visits during the main flowering period (September and October 2011) were conducted. The information in relation to flora data is incomplete and cannot be relied upon.</p> <p>As per the EPA guidelines a Level 2 Flora Survey requires further visits to be carried out in the non-flowering season. A further survey is required during the non-flowering season if this is to be considered a Level 2 Flora Survey. It is interesting to note that the consultant is aware that the Flora Survey was not completed as per the guidelines. They have acknowledged this as a limitation in Table 4 and even suggest that species may have been overlooked yet they still state the survey was completed as per guidelines. It is strongly recommended that a Level 2 Flora Survey be completed as per the guidelines so as to give a true and accurate indication of the flora species on site. The development should proceed until this has been completed.</p> <p><i>C. Section 4. Fauna Survey</i></p> <p>This Section indicates that a Level 1 Fauna Survey to be conducted on the site. Given that much of the site contains good quality vegetation a Level 2 Fauna Survey conducted by qualified staff would have been more appropriate. A Level 1 Fauna Survey is inadequate for a development proposing the destruction of a wetland ecosystem of this level of significance.</p>	<p>4A. Noted. Potential retention of existing vegetation will be explored at the subdivision stage in accordance with standard practice.</p> <p>4B. Noted. It was noted during assessment of the Proposed Structure Plan that the proponent indicated that a Level 2 Flora Survey was carried out to inform the preparation of the proposal. Both the City and DPaW were of the opinion that the submitted assessment was more in keeping with a Level 1 assessment and initially considered it appropriate to place a condition on any approval of the Proposed Structure Plan to require a Level 2 Flora Survey be undertaken at the subdivision stage. Since that time however DPaW have recommended that in order to maximise the benefit to the environment, a preferred outcome would be for the proponent to expend their funds on positive conservation outcomes such as management / offsets in lieu of a Level 2 survey, given the proposed development of the site.</p> <p>4C. Noted. The level of fauna survey undertaken to inform the Proposed Structure Plan was Level 1 and generally accords with requirements of the EPA's Guidance Statement No. 56 and Position Statement No. 3. In addition, the proponents will be required to undertake more detailed assessments at the subdivision stage to the satisfaction of DPaW and WAPC.</p>

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		<p>D. <i>Section 7. Assessment Against The 10 Clearing Principles.</i></p> <p>The proposal is at variance to principle F of the DEC 10 clearing principles as it is proposing to clear and fill the REW. It would not be in variance to this principle if the wetland was retained.</p> <p>E. <i>Section 8 Recommendations and Conclusions</i></p> <p>A recommendation of the flora and fauna survey is to retain some of the bushland. This recommendation has been ignored.</p> <p>The City of Cockburn should consider best practice planning guidelines for Urban Design and TOD's as quotes in this submission and retain, protect and enhance the identified environmentally sensitive areas. Anything less would be a disservice to the environment the council has been given the responsibility to sustainably manage and to the ratepayers who will be left with an inferior development.</p> <p>F. <i>Section 8.2 Fauna Conclusions</i></p> <p>This section states "The Resource Enhancement management category wetland at the site was cleared prior to 1965. Although mostly degraded, it contains a variety of habitats due to wetland vegetation assemblage regrowth".</p> <p>Although suggesting the wetland is degraded (which based of the vegetation assessment, it clearly is not) this section indicates that the wetland retains a variety of habits to due the wetland assemblage growth. This alone is reason enough for it to be retained.</p> <p>Note that although it may have been cleared in the past the Rights in Water and Irrigation Act 1914 still define this area as a wetland.</p> <p>The Rights in Water and Irrigation Act 1914 (WA) ("RIWI Act") defines a wetland as a natural collection of water (permanent or temporary) on the surface of any land and includes any lake, lagoon, swamp or marsh; and a natural collection of water that</p>	<p>4D. As per response (1.) above.</p> <p>4E. As per responses (1.) and (4A.) above.</p> <p>4F. Noted. Matters relating to federal level Acts such as the EPBC Act fall outside the scope of the City's consideration of the Proposed Structure Plan. However it is noted that the proponent is required to ensure that the proposal is consistent with the EPBC Act.</p>

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		<p>has been artificially altered. A wetland is not a watercourse (i.e. any river, creek, stream, brook or reservoir in which water flows into, through or out of; or any place where water flows that is prescribed by local by-laws to be a watercourse).</p> <p>Given the potential for Carnaby's Black Cockatoo, this structure plan proposal should be referred to the Department of Sustainability, Environment, Water Population and Communities (DSEWPC). Evidence to show that this has occurred should be provided within the structure plan documentation. The plan should not be finalised until the outcome of the assessment by DSEWPC is known The Rainbow Bee Eater was noted during the flora survey and it is listed as a conservation significant species under the EPBC Act. What has been done to determine if this species will be impacted by the development and how will these impacts be mitigated?</p> <p>5. Wetland Mitigation Report</p> <p>This document appears biased and designed to mislead, particularly in relation to the wetland vegetation condition (Section 5.3).</p> <p><i>Section 2.2 Evaluation of Wetlands</i></p> <p>The existing wetland is classified as a Resource Enhancement Wetland. Table B clearly states that these wetlands have the potential to be restored to conservation category and protection is recommended. This supports recent advice from the OEPA and DEC in relation to this wetland. What reason is given being given as to why this wetland is to be removed? City of Cockburn vegetation surveys indicate that the wetland vegetation condition ranges from Very Good to Excellent.</p> <p>Has permission been given by both DEC and the Minister for Training and Workforce Development; Water; and Forestry to impact this wetland? Under the RIWI Act, a person intending to do anything that causes obstruction of or interference to a wetland or its bed or banks must first obtain a permit from the Minister for Training and Workforce Development; Water; and Forestry . It is an offence for a person, unless authorised, to obstruct, destroy, or interfere with a</p>	<p>5. Noted. As per responses (1.), (4A.) and (4B.) above. In addition, the proposal to provide car parking is subject to approval from Western Power and it is anticipated that some vegetation will be retained as not all of the easement area is required or able to be developed for car parking purposes.</p>

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		<p>wetland that is wholly or partly on Crown land, and offenders may be liable to a penalty of \$10,000, or \$50,000 for a company.</p> <p><i>Section 3.2.4 Vegetation and Flora</i></p> <p>This section indicates that a Level 2 Flora Survey was conducted in October 2011. This is incorrect as the EPA guidelines for a Level 2 Flora Survey were not met. Thus the information in relation to flora data is incomplete and cannot be relied upon.</p> <p><i>Section 3.4.6 Revised Wetland Boundary</i></p> <p>The wetland Boundary has only been revised by the proponent. It has not formerly been revised by the DEC thus this information is irrelevant.</p> <p><i>Section 4.2 Current Proposal</i></p> <p>This section and the entire document provides no evidence as to why the existing wetland cannot be retained and enhanced.</p> <p><i>Section 5.3 Wetland Vegetation</i></p> <p>The information provided in relation to the wetland condition is contrary to the City of Cockburn vegetation data. The City of Cockburn completed its own independent assessment of the vegetation within the wetland in 2009. The survey indicated that the vegetation ranges from good to excellent within and around the wetland.</p> <p><i>Section 5.4 Fauna Habitat</i></p> <p>It does not appear that a detailed fauna survey was undertaken. This section does not support the notion that the wetland is degraded. It seems to indicate that the wetland provides an assortment of habitat types for native species.</p> <p><i>Structure Plan Map</i></p> <p>The area under the power lines has been identified for car parking.</p>	

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		<p>This City of Cockburn Natural Area Management Strategy, which was endorsed by Council in November 2012, identifies this area as an important ecological corridor. Clearing of this area is at odds with the City of Cockburn Natural Area Management Strategy.</p> <p>6. Local Water Management Strategy</p> <p><i>Section 2.4.2. Wetlands</i></p> <p>The EPA has not given approval to fill the existing Resource Enhancement Wetland (REW) and EPP wetland. The OEPA has in fact indicated in a number of letters to WALA, LandCorp and LandCorp's environmental consultants, RPS that the environmental values of the REW should be maintained as part of the Draft Activity Structure Plan.</p> <p>It is never acceptable to fill-in wetlands and this proposal is no exception.</p> <p><i>Section 3.3. POS Irrigation</i></p> <p>This section indicates that the feature lake will be lined and topped up with groundwater. Has approval been sought from DoW to use groundwater to top up an ornamental lake? Will the bore have capacity to also service the AFL and rugby playing fields?</p> <p><i>Section 5.2.2 Major Events</i></p> <p>Events greater than 1 in 10 ARI are to be directed to Yangebup Lake via the North Lake Road drain. There needs to be some detail provided that this drain has the capacity to deal with the additional drainage. This drain has also been identified as taking additional drainage from the Muriel Court redevelopment.</p> <p>Yangebup Lake is already described as hyper eutrophic and experiences frequent algal blooms and is a source of nuisance midge. Adding additional stormwater without treatment to remove nutrients will only exacerbate the problem which will have further detrimental impacts on local residents and business. Stormwater entering this drain will need to be treated to remove nutrients. Details</p>	<p>6. Noted. Consistent with the submissioners concerns, a number of issues have been identified by DoW and the City in relation to the proposed LWMS including:</p> <ul style="list-style-type: none"> - Proposed discharge of 100 year ARI event to Lake Yangebup via North Lake Road swale system; - Use of 'artificial' lined lakes (as shown in Attachment 5); and - Public open space irrigation capacity. <p>Most of the above issues have been addressed by the applicant however as there are some matters still outstanding relating to water management which need to be addressed prior to approval of the Proposed Structure Plan.</p> <p>As such, it is recommended that approval of the Proposed Structure Plan proceed subject to a condition requiring the final endorsement of the LWMS by DoW and the City.</p>

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		<p>on how this is to be achieved should be included in the LWMS. Note that North Lake Road may also be widened in the future which may impact on the existing drain.</p> <p><i>5.2.3 Detention Basin (Feature Lake) Design</i></p> <p>The Proposal to fill in the REW and create an artificial wetland north of the REW is counterintuitive. Land for development should not come at the cost of clearing significant remnant vegetation.</p> <p>This section talks about habitat preservation when in fact the habitat that is provided by the existing wetland will be lost. This should be reworded and the term habitat preservation removed. A preferred term could be habitat recreation to offset loss.</p> <p>This section indicates that the detention basins will include an unlined natural wetland. This is incorrect. It will actually be a lined created wetland. This should be changed to reflect the true nature of the detention basin.</p> <p>I fail to see the logic in filling an existing REW wetland and attempting to create a wetland 200m further north. Why has this been done when the exiting wetland could be utilised to treat storm water. Has this been done to negate the need to provide a 50 metre buffer around the existing wetland and thus create more developable land?</p> <p>How much power will be used to pump water through the designed lakes? Have the costs been considered both in terms of maintenance and ongoing power charges?</p> <p><i>Section 5.4</i></p> <p>Table 1 indicates that the existing natural wetland will be used to help control groundwater levels post development. How will this be achieved if the wetland is to be filled?</p> <p>Thank you for your consideration of our comments. We are very concerned about out-dated notion of filling-in wetlands on the Swan Coastal Plain and look forward to this wetland being incorporated into</p>	

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16	Fremantle Dockers PO Box 381 FREMANTLE WA 6959	<p>the Structure Plan.</p> <p>SUPPORT</p> <ol style="list-style-type: none"> 1. The Fremantle Football Club fully supports the Draft Structure Plan for Cockburn Central West on the basis that it will provide for the recreational needs of the local and broader community. The diversity of proposed land uses and recreational opportunities provided for by the Draft Structure Plan are considered integral to ensuring the long term success of the Cockburn Central Activity Centre. 2. The Fremantle Football Club considers that the objectives of the Draft Structure Plan are clear and the associated framework provides for the 'on the ground' delivery of the overall project. The site is well serviced in terms of infrastructure and therefore able to support such a mix and intensity of activities and functions. 3. The Fremantle Football Club believes that the implementation of the Draft Structure Plan will go a long way in addressing the existing shortfalls in regional sporting and recreation facilities within the City of Cockburn. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted 3. Noted.
17	Ironbark Environmental PO Box 945 Mt Lawley WA 6929	<p>OBJECT</p> <p>I am a professional environmental consultant concerned that the proposed structure plan is based on incorrect and incomplete environmental information.</p> <ol style="list-style-type: none"> 1. Incorrect vegetation condition assessment of the site's wetland <p>Firstly, the wetland that is proposed to be cleared and filled as part of eventual development is likely to contain vegetation which in Good to Very Good¹ condition, if not in parts in Excellent condition. The proposal's environmental report states that this vegetation is in Degraded condition (Quadrat Q8) and extrapolated in Figure 4 of the RPS Environmental Report (RPS, 2013).</p> <p>From the species composition and coverage's included in the report, a condition rating of Degraded is not technically possible. Whilst condition rating is a complex and technically challenging task, an assessment which describes bushland as Degraded where it has</p> 	<ol style="list-style-type: none"> 1. Noted. It was noted during assessment of the Proposed Structure Plan that the proponent indicated that a Level 2 Flora Survey was carried out to inform the preparation of the proposal. Both the City and DPaW were of the opinion that the submitted assessment was more in keeping with a Level 1 assessment and initially considered it appropriate to place a condition on any approval of the Proposed Structure Plan to require a Level 2 Flora Survey be undertaken at the subdivision stage. Since that time however DPaW have recommended that in order to maximise the benefit to the environment, a preferred outcome would be

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		<p>less than 16% exotic species cover and more than 100% native species cover is clearly incorrect (Quadrat Q8).²</p> <p>The implication of this incorrect assessment is that the environmental and social value of the wetland is significantly under-estimated. Even if the wetland is accurately assessed as a Resource Enhancement Wetland REW) (and that should be subject to professional review) the State Government's policy for REW wetlands is that they are:</p> <p><i>"Priority wetlands. Ultimate objective is for management, restoration and protection towards improving their conservation value. These wetlands have the potential to be restored to conservation category. This can be achieved by restoring wetland structure, function and biodiversity. Protection is recommended through a number of mechanisms."</i>³</p> <p>The City should not be support the clearing and filling of a wetland which is in such a high condition, let alone specifically protected under the Environmental Protection (Swan Coastal Plain Lakes) Policy 1992.</p> <hr/> <p>¹ These condition ratings are based on the Keighery (1994) Vegetation Condition Scale, published in "Bushland Plant Survey: A guide to Plant Community Survey for the Community.</p> <p>² RPS (2013) Flora and Fauna Survey Report Lots 1, 53 and 55 North Lake Road, Lot 54 Poletti Road and Lots 54, 804 and 9504 Beeliar Drive Cockburn Central, This report forms Appendix C of the Draft Cockburn Central West Structure Plan. Notes: Most of the technical information in Appendix C, is in appendices to the Flora and Fauna Report (pages unnumbered). It is unclear why the report includes vegetation coverage's that do not aggregate to 100%.</p> <p>³ (Water and Rivers Commission, 2001) Water and Rivers Commission Position Statement: Wetlands.</p> <p>2. Wetland's environmental values are misrepresented in the proposed structure plan report</p> <p>The incorrect information on the wetland's values has flowed through to the draft structure plan and is exacerbated by an incomplete description of the wetland's values.</p>	<p>for the proponent to expend their funds on positive conservation outcomes such as management / offsets in lieu of a Level 2 survey, given the proposed development of the site.</p> <p>2. Noted. The potential to retain and incorporate the Resource Enhancement wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to</p>

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		<p>Section 2.4.2.1 of the structure plan main report focuses on wetlands and presents not one of the wetland's positive environmental values. These positive values include:</p> <ul style="list-style-type: none"> • A natural open water body with fringing native vegetation; • Habitat for waterbirds and native fauna; • Major landscape amenity feature on the Site. <p>The fact that the proposal has selectively presented environmental information to Council on which the merits of the proposal are assessed completely 'null and voids' any sustainability assessment or trade-offs that decision-makers are asked to consider.</p> <p>3. Proponent's flora survey is mis-represented</p> <p>The proponent has stated that a Level 2 flora and vegetation survey has been carried out. This is not correct. A Level 2 flora survey is expected for such a proposal under state government process/Environmental Protection Authority policy and is more comprehensive than a Level 1 survey. A Level 2 survey requires visits in the flowering and non-flowering periods to identify the widest range of plant species present on the site.</p> <p>This did not occur and hence the consultant has not met the requirements of a Level 2 survey (See Table 4 of Appendix C). Given that a Level 2 flora survey did not occur the assessment of the proposal should stop until an additional survey is conducted.</p> <p>4. Conclusions and other advice</p> <ul style="list-style-type: none"> - I suggest that the City has at least two choices: it either asks the proponent to re-submit the proposal with full and accurate environmental information and modify the structure plan design and layout accordingly, or the City can engage independent environmental professionals to critique the proponent's professional environmental reports.⁴ - The proponent should be required to conduct the necessary work to comply with a Level 2 flora and vegetation survey, as the proponent's documentation has intimated. - The Site's vegetation in Excellent to Very Good condition is 	<p>Directions 2031 objectives lead to the current design. As such, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>However, concerns similar to those raised within this submission have been raised by the City and DPaW, particularly in relation to the proposed removal of the REW. As such, the proponent has liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW.</p> <p>3. Noted. As per response (1.) above.</p> <p>4. Noted. As per responses (1.) to (3.) above. In addition, potential retention of existing vegetation will be explored at the subdivision stage in accordance with standard practice.</p>

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		<p>worthy of consideration for retention, at least in part, as part of the overall design. It is an asset to the Site and City of Cockburn community and an effort should be made to protect at least a 4 hectare area as part of the Site's development.</p> <p>-----</p> <p>⁴ I am not soliciting professional opportunities for myself.</p>	
18	Australand Holdings Limited Level 2, 115 Cambridge Street WEST LEEDERVILLE WA 6007	<p>SUPPORT (subject to modifications)</p> <ol style="list-style-type: none"> 1. Whilst we are generally satisfied with what is proposed we do have a few concerns which are highlighted in detail below. The main issues we would like to raise are as follows; <ul style="list-style-type: none"> • The centralising of the Integrated Community Facility within CCW; • Issues around traffic and parking associated with the Midgegooroo Avenue widening; • The densities called for at CCW are very low for a transit orientated location. 2. As a preface to the following comments it is our view that the role of Cockburn Central West (CCW) be carefully considered and very clearly understood in the context of the broader regional centre location, specifically Cockburn Central Town Centre (CCTC) and the Gateway shopping centre. As presented, the Local Structure Plan (LSP) is considered to lack clarity in terms of what this part of the regional centre is destined to be. Is it a part of the regional centre that is to be principally residential supported by commercial/retail at ground floor (Junction Blvd / Signal Tce) creating a new urban character & linkage to the train station around the development of an Integrated Community Facility (ICF) and the relocated Fremantle Football Club (FFC)? Or on the basis of the proposed LSP, is the location seen as a bona-fide mixed-use precinct with a greater emphasis on non-residential development (retail and commercial in particular)? With this fundamental proposition better understood, the planning framework and controls necessary to guide development can be more easily identified and better resolved. 3. LANDUSE 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. The Proposed Structure Plan proposes open space, regional recreation and mixed use (residential, commercial and retail) development consistent with an activity centre that promotes a mixture of compatible land uses. Given the site's various constraints including the western power easement, adjacent regional roads and varying topography the design response is aimed at facilitating innovative mixed use developments integrated with regional recreational uses whilst extending the urban fabric of the existing Cockburn Central Town Centre. Matters relating to design and integration will be subject to further assessment and approval through the development of the associated design guidelines. 3. Noted. The Proposed Structure Plan provides guidance in relation to the delineation of

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		<p>The LSP Summary Table suggests that 70-80% of the Mixed Use zones will be developed for residential purposes. Recognising this, it is recommended the land use terminology and colours on the LSP be changed to provide a true reflection on what the predominant land use is intended to be across the various development parcels that make up the LSP area. If a commercial edge or sleeve is required to a particular street frontage, this can be illustrated or notated on the plan and separately referred to in the document. If a development parcel is identified or intended to be developed for more than 50% commercial/retail i.e. non-residential, designation for mixed use development could remain.</p> <p>Expanding on the introductory preface, it is recommended the extent of frontage identified for non-residential development be reconsidered and refined downwards. Approximate distances of over 400 metres for retail and 600 metres for commercial frontage are depicted on the LSP for non-residential development. The approach is fragmenting and watered-down to the extent that there is no concentration of commercial activity. This together with the low densities and the distance from the train station is likely to affect the viability and success of what is proposed. The preference for commercial development or convertible residential across certain frontages is also questioned.</p> <p>The future viability of the Beeliar Drive frontage for commercial development is highly questionable. Direct access is not possible understandably. This in turn, however, affects viability. The use class table refers to 'Showroom' as being an 'X' use (not permitted), the most likely and suitable form of commercial use across such a frontage. This leaves office use as the most likely prospect in terms of future development. If this is expressly intended, the vision for this frontage should be more precisely explained. If not, the frontage should be accepted as being residential.</p> <p>The same concern regarding non-residential frontage applies to Midgegooroo Avenue. Single sided retail strips are rarely successful. Knowing this and the development of the eastern side of Midgegooroo Avenue is for predominantly residential land use, it is strongly recommended this aspect to the LSP be reconsidered. The LSP for CCW, including the western side of Midgegooroo Avenue,</p>	<p>recommended uses and frontages. It is noted however that these are notional only and the final machinations of the various land parcels will be determined through the development of the associated design guidelines. It is at this stage that matters relating to optimum layouts, active frontages etc will be implemented.</p> <p>The location of the IRCF has been the subject of much review and the position outlined within the Proposed Structure Plan is based on optimising access and parking opportunities, existing topography and association with adjoining playing fields.</p> <p>The inclusion of Grouped Dwellings as 'D' within all zones is not supported given the City's expectation that densities be maximised within residential parcels. Educational Establishments are recommended to be retained as 'D' uses in order to give ample consideration of their potential wider impacts. Retaining Place of Public Worship does not preclude advertising however these types of uses are consistent with vibrant activity centres. The modification of Market use from 'X' to 'D' is supported noting the benefits such a use may provide to the community. The restriction of Showroom uses is based on the subject areas access limitations and the potential size and scale of showrooms which would detract from the urban fabric of the development. Fast Food Outlet is consistent with development within an activity centre and is to be retained as a 'P' use. Given the potential amenity issues associated Reception Centre, this is to be retained as an 'A' use.</p>

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		<p>needs to very carefully consider its role and place relative to the CCTC and Gateways. This is particularly the case should the LSP be contemplating or promoting the spread of retail beyond the ICF central to the Precinct.</p> <p>With respect to the focal point of CCW, it is also recommended strong consideration be given to moving this in an easterly direction towards the CCTC. An intensive, centralised precinct within CCW is recommended between Parcel 6 and the Ovals situated on the west side of Midgegooroo Avenue. This precinct would straddle the north-south stretch of the 'Slow Speed Mixed Traffic Zone'. The benefits of this would be several and include:-</p> <ul style="list-style-type: none"> • A reduced (pedestrian) distance to the CCTC and Cockburn Central train station; • A more centralised focus within CCW; • A focus that would address both FFC's oval and the ovals extending to Midgegooroo Avenue; • A more prevalent visual connectedness to Midgegooroo Avenue and the Town Centre; and • The development of a centralised focus more removed from the power line infrastructure that extends along the western side of CCW. <p>It is appreciated that the proximity of parking beneath the power line infrastructure is likely to have influenced the siting of the ICF. Shifting the focus for CCW in an easterly direction, however, is considered to be advantageous to the extent that it will result in more foot traffic to and from the parking beneath the power lines, contributing to street activation and the viability of non-residential land uses at street level.</p> <p><i>Notes:</i></p> <p>The following points are offered in respect of 'use' classifications in the Use Class Table:-</p> <ul style="list-style-type: none"> • The 'D' classification for 'Grouped Dwellings' should apply across all zones; 	

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		<ul style="list-style-type: none"> • If tertiary education is being promoted as integral to the development of the ICF and FFC, 'Educational Establishment' should be a 'P' use; • Typically, a 'Place of Public Worship' is classified as an 'A' use given the potential impact of such on residential amenity; • Discounting the prospect of a suitably located and managed 'Market' by identifying the use as 'X' precludes what could be an excellent community activity; • 'Showrooms' should not be classified 'X' if the extent of commercial frontage proposed remains as presented. Showrooms and offices, indicative of what has happened in the Town Centre, are considered to be the two primarily viable commercial uses; • 'Fast Food Outlets' should be classified as 'D', providing a higher degree of control in terms of where this use might be established within CCW; • A Reception Centre should be classified 'D', noting such is likely to be integral to the development of the ICF and FFC. <p>3. DENSITY</p> <p>The document refers to an overall dwelling density of R30. R30 would amount to a medium density yield. Given the very valuable nature of the land, both in a monetary and geographical sense as part of an emerging regional centre, a much higher density should be targeted. A suitable reference in this regard could be the south-eastern quarter of the Muriel Court precinct where high density residential development is required by the applicable planning controls. Generally speaking proposed density is driven by the requirement for car parking, particular note should be made of the possibility to put car parking below the ground rather than limit the outcome of a proposed development to parking on grade which could also have negative visual outcomes. We would recommend that a car parking study be undertaken to ascertain the potential for parking on each site and the proposed finish ground levels for each development site to provide an option to not have lots with fill provided at street level as opposed to 2 - 3 metres below street level</p>	<p>3. Supported (in part). The Proposed Structure Plan does not specifically designate an R-code density for the development and the projected yield (i.e. 1000 dwellings) does not equate to an R30 density based on net subdividable area. It is noted that the subject area encompasses 7 hectares of POS, 6.5 hectares of Western Power Easement and 2.6 hectares for the IRCF site. As such only a third of the site is zoned for Mixed Use purposes and section 3.3 of the Structure Plan outlines how the proposal generally satisfies the density for secondary activity centres as recommended in SPP 4.2.</p> <p>Despite the above, the City recommends that the provisions relating to grouped dwellings and building heights be modified to the City's</p>

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		<p>saving the requirement for imported fill.</p> <p>4. TRAFFIC</p> <p>The LSP refers to Midgegooroo Avenue as becoming a pedestrian friendly trafficable environment, allowing pedestrians to more easily navigate and traverse between Cockburn Central West and the Town Centre. At the same time, the LSP refers to Midgegooroo being a four lane road. This aspect to the LSP is not supported.</p> <p>It is counterintuitive to suggest that Midgegooroo Avenue can be a four lane road and pedestrian friendly at the same time. To this end, reference to the potential future upgrade of Poletti Road to carry a more significant proportion of north-south traffic viz a viz Midgegooroo Avenue should be committed as part of the LSP rather than be offered as a prospect. If Midgegooroo Avenue proceeds to be developed in the first instance as a four lane road, the likelihood of it being downgraded in the future to a two lane road is highly unlikely. The advantages to Midgegooroo Avenue being developed as a pedestrian friendly two lane road under the LSP include:-</p> <ul style="list-style-type: none"> • A genuine commitment to the seamless integration of CCTC with CCW. The most significant issue facing the on-going development and prosperity of this regional centre is the division of the various precincts comprising the location by major traffic corridors. Beeliar Drive is currently a significant impediment to the integration of the CCTC and Gateways. The development of Midgegooroo Avenue as a four lane road stands to have the same impact on delivering a genuine connection between CCTC and CCW; • The predominant land use either side of Midgegooroo Avenue both now and into the future will be residential. In this knowledge, and recognising a viable alternative to traffic flow (Poletti Road), every possible effort should be made to ensure Midgegooroo Avenue is developed as a friendly pedestrian environment and suitable to amenity based residential development. The impact of two lanes of traffic on residential 	<p>satisfaction to ensure future development fully achieves the density and diversity objectives set by Directions 20131 and SPP4.2</p> <p>4. Supported (in part). The widening of Midgegooroo Avenue is not considered a direct result of the Proposed Structure Plan however the additional traffic generated by the proposal will contribute toward its use. Widening is currently underway and is the result of wider regional traffic movements, Cockburn Central Town Centre and the expansion of the Cockburn Central Gateway Shopping Centre.</p> <p>Based on the requirements of the City and Main Roads, the installation of two lanes in each direction (dual carriageway) is required to ensure that current and future traffic levels within the locality can be suitably managed. There is a possibility that once the North Lake Road extension is developed, Midgegooroo Avenue may be reverted to single carriageway.</p> <p>The Proposed Structure Plan does not include any provisions relating to the upgrade of Poletti Road to accommodate the increase in traffic volumes related to the subject site. This is considered a shortcoming of the Proposed Structure Plan, which forms the basis of the City's recommended condition regarding the preparation of a voluntary legal agreement relating to the upgrade of Poletti Road as well as the updating of the transport plan.</p>

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		<p>development stands to be considerably less than four lanes of traffic. In this regard, the LSP in essence acknowledges a less than desirable residential setting by requiring an acoustic assessment to be undertaken in respect of all new residential development;</p> <ul style="list-style-type: none"> Poletti Road widened to four (4) lanes as suggested in the LSP could perform the same role as Midgegooroo in a setting that is far more appropriate to larger volumes of traffic. Poletti Road is flanked by power line infrastructure on its eastern side and industrial development for the most part on its western side. Accordingly, the development of this as a four lane road would be considered orderly and proper compared to Midgegooroo Avenue. It is also noted that if parking for CCW is to take place under the power line infrastructure, a widened Poletti Road would be the logical pathway into and out of the location. This approach to the development of the CCW traffic network would also stand to significantly reduce the amount of 'through-traffic' that would otherwise impact residential amenity within CCW. <p>5. PARKING</p> <p>The parking standards proposed for CCW in the LSP are supported as presented. They are considered fair and reasonable for the uses referred to in a location that forms an extension of a fully planned and integrated Transit Orientated Development ('TOD'). The support for the standards as presented include the '0' parking provision for dwellings. The Perth property market has matured over the past decade to a point where a small number of dwellings in 4/5 locations like Cockburn Central can be developed and successfully sold without dedicated parking. This approach represents a significant step in addressing the issue of car overdependence in a location supported by a high level of service and comprehensive public transport.</p> <p>6. PRINCIPLES FOR DESIGN GUIDELINES</p> <ul style="list-style-type: none"> <u>Built form (pedestrian scale).</u> Reference to weather protection 	<p>5. Noted.</p> <p>6. Noted. Matters relating to urban design and built form are only notional at this stage given the role of</p>

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		<p>should be included.</p> <ul style="list-style-type: none"> • <u>Height and Setbacks</u>. The reference to tall buildings and proximity to Cockburn Central Train Station requires clarification. The height of development should take place in a coordinated manner taking into account a range of considerations. • <u>Fine Grain Development</u>. To avoid the development of large monolithic buildings, a larger number of smaller lots are recommended in the subdivision of CCW. • <u>Materials and Articulation</u>. All designs should be "required" to use high quality design details, materials and finishes (as against being "encouraged"). • The location and placement of transformers and power related infrastructure should be determined at the time of subdivision. • <u>Landmark Sites/Corners</u>. landmark corners should accord with those required under the CCTC ISP along Midgegooroo Avenue. This includes four on the western side of Midgegooroo Avenue (where it intersects with North Lake Road, Junction Boulevard, Signal Terrace - south side, and Beeliar Drive). • <u>Climate Response</u>. Building envelopes should contain significant amounts of insulation to slow thermal transfer through walls. This comment is not clearly understood. Clarity where sustainable built form is required should include reference to the requirement for compliance with the relevant provisions of the BCA and/or applicable Australian Standards. • <u>Public Art</u>. A significant opportunity for the erection of a landmark piece of public art on the corner Signal Terrace and Midgegooroo Avenue should be realised. This art could be used to signify the entrance to CCW, and would be located in the south eastern corner of the 'Ovals' space. It is recommended the opportunity in this regard be notated on the LSP in much the same way as landmark Sites are identified. • <u>Pedestrian Access to Buildings</u>. This section should include reference to the requirement for direct access between ground level residential courtyards and the abutting road reserve/street 	<p>the Proposed Structure Plan in establishing a framework for future development. The matters raised in this submission will be considered during the preparation of the associated design guidelines.</p>

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		<p>frontage.</p> <ul style="list-style-type: none"> • <u>Noise Assessments</u>. These would not be required for development on Midgegooroo Avenue if this road reserve is more appropriately developed as a two lane road (as per comments above). <p>We are prepared for our submission to be viewed publicly as part of a council agenda report or on the City's website if required.</p>	
19	TPG Town Planning and Urban Design PO BOX 7375 Cloisters Square PERTH WA 6850	<p>SUPPORT (subject to conditions/modifications)</p> <p><i>TPG Town Planning, Urban Design and Heritage (TPG) have prepared the preliminary submission as set out below on behalf of Perron in relation to the draft Cockburn Central West Structure Plan (CCWSP) prepared by Cardno (and others) on behalf of LandCorp. Perron and TPG reserve the right to provide supplementary information to support this preliminary submission.</i></p> <p>In general terms, the CCWSP is supported in terms of the proposed land use composition and distribution as it will support the ongoing development and evolution of the broader Cockburn Central Secondary Centre. However, there are a number of concerns in relation to the suitability of the transport assessment prepared by GHD and how this has influenced the structure planning process and outcomes.</p> <p>Uloth and Associates have undertaken a preliminary review of the transport assessment with a copy provided at Appendix A.</p> <p>The primary issues and concerns are identified in detail below.</p> <p>Road Upgrades General</p> <p>The CCWSP identifies and relies upon various road upgrade initiatives. Many of these formed part of the structure planning process and outcome for Stage 3 of the Gateways Precinct and were specifically included within Part 1 of the Gateways Precinct Local Structure Plan as 'Developer Contributions to Infrastructure'.</p> <p>The CCWSP also identifies that Main Roads WA and/or the City are undertaking the identified road upgrade works. As the City is aware,</p>	<p>1. Supported (in part). The subject site is surrounded by major arterial roads which are either currently or in the future being widened and upgraded to accommodate increasing traffic demands. It is for this reason that no direct vehicular access to any development parcels is proposed from North Lake Road, Midgegooroo Avenue or Beeliar Drive. Given these constraints, the number of internal roads and access points to the surrounding network has also been limited by the Proposed Structure Plan.</p> <p>Access from the west is proposed via Poletti Road which is currently developed to an industrial standard. The Proposed Structure Plan does not include any provisions relating to the upgrade of Poletti Road to accommodate the increase in traffic volumes related to the subject site. This is considered a shortcoming of the Structure Plan, which forms the basis of the City's recommended condition regarding the preparation of a voluntary legal agreement as well as the updating of the associated Transport Assessment.</p> <p>While the City acknowledges that the IRCF will be an attractor and contributor to the requirement to upgrade Poletti Road, the other future residential and mixed use/commercial development likewise represents a contributor which directly drives the need for upgrading of Poletti Road.</p>

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		<p>Perron as a development application requirement is undertaking many of these works on the basis that both the City and Main Roads WA at the time of structure planning did not consider they were responsible, irrespective of the wider improvements to the sub-regional transport network that would result.</p> <p>Given that the CCWSP outcomes rely on road upgrade works being undertaken by and at the total cost of Perron it would seem appropriate that the CCWSP contain provisions to ensure that fair and equitable contributions are made to the upgrading of these infrastructure items in accordance with prevailing State level planning policy.</p> <p>For those infrastructure upgrades identified in the CCWSP not being undertaken by Perron the responsibility for any developer contributions for infrastructure and in particular any future road upgrading have not been adequately resolved. Part 1 of the CCWSP does not include a section dealing with developer contributions or obligations as would ordinarily be expected. We note that this was a key consideration that held up the City's consent to advertise the Gateways Precinct Local Structure Plan until such time as relevant structure plan provisions and obligations were specifically included in Part 1.</p> <p>We are concerned that the City's position on both the advertising and the actual content of the CCWSP appears on face value to be contradictory to and inconsistent with the position taken by the City on the Gateways Precinct Structure Plan. This specifically relates to the application of Clause 6.2.6.1 (f)(x) of TPS3 (Details of Proposed Structure Plan) which states the following:</p> <p>'The proposed method of implementation including any cost sharing arrangements and details of any staging of subdivision and development'</p> <p>Midgegooroo Avenue Upgrades</p> <p>The future form and any required upgrading of Midgegooroo Avenue does not appear to have been adequately resolved as part of the structure planning process. Part 2 of the CCWSP under 'Movement Network' identifies that the road is proposed to be a dual lane carriageway in both directions but with reduced speeds [50km/hr) to</p>	<p>It is therefore considered appropriate that the City and LandCorp enter into a voluntary legal agreement covering the requirement for LandCorp to upgrade Poletti Road and related intersections and signalise the intersection of Midgegooroo Avenue and Signal Terrace in accordance with the provisions of SPP 3.6. This will secure the upgrades plus light traffic controlled intersections at North Lake Road and Beeliar Drive. The signalisation of the Midgegooroo Avenue and Signal Terrace intersection is considered crucial to the movement network inclusive of pedestrian connections between the Town Centre.</p> <p>The voluntary legal agreement approach will ensure that the roles, responsibilities and contribution amounts can be worked through prior to referral of the Structure Plan to the WAPC for final adoption. This enables a greater understanding of the impacts and upgrade requirements rather than trying to quantify these matters based on the current information provided.</p> <p>It is considered that the requirement for the proponent to update the Transport Assessment, be party to an appropriate voluntary legal agreement and prepare pedestrian movement plan will address many if not all of the concerns raised in this submission.</p>

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		<p>provide a strong pedestrian link between the site and Cockburn Central Town Centre and the Train Station.</p> <p>The transport assessment on the other hand supports Midgegooroo Avenue being retained as a two-lane boulevard (one lane in each direction) for as long as possible rather than being upgraded to the dual carriageway identified under the CCWSP.</p> <p>The one lane in each direction proposition is in direct contrast to the traffic modelling carried out for Stage 3 of the Gateways Precinct which was based on Midgegooroo Avenue being upgraded to four lanes divided as part of the various LandCorp developments to the north of Beeliar Drive. Modelling undertaken at that time in fact showed that this widening to four lanes is required as a matter of urgency as an extension of the works about to commence on Beeliar Drive.</p> <p>Main Roads WA Traffic Modelling</p> <p>It is apparent from the transport assessment that background traffic flows were obtained from the Main Roads WA ROM traffic model. It is also apparent that the ROM model was adjusted specifically for this development to reflect the proposed retention of Midgegooroo Avenue as a two-lane road. It is therefore suggested that the traffic model has been forced to reduce traffic flows on Midgegooroo Avenue in order to achieve an acceptable outcome. The report even goes so far as recommending signage within North Lake Road to encourage traffic on its way to the Gateways Precinct to use Poletti Road rather than continue along North Lake Road to Midgegooroo Avenue.</p> <p>It is also important to note that the traffic modelling has only been carried out for 2031, with significant upgrades to the existing road network in order to achieve anything close to acceptable traffic volumes. However, there is no modelling of any interim scenarios prior to these major infrastructure works when traffic flows will be higher. This is a major flaw in the transport assessment.</p> <p>Interestingly the daily traffic volumes on Beeliar Drive in the vicinity of Midgegooroo Avenue are just 23,000 vehicles per day west of Midgegooroo Avenue and 34,000 vehicles per day east of Midgegooroo Avenue. These traffic volumes are significantly understated even in</p>	

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		<p>comparison to existing 120121 traffic flows reported in the Cockburn Gateway Shopping Centre Transport Assessment Report, which showed in excess of 40,000 vehicles per day on Beeliar Drive east of Midgegooroo Avenue even prior to the current expansion of development underway within the Gateways Precinct.</p> <p>Once the current Gateways Precinct expansion is complete it is expected that traffic volumes on Beeliar Drive will increase to beyond 48,000 vehicles per day which is well beyond the traffic volumes modelled for the CCWSP assessment.</p> <p>Structure Plan Trip Generation and Assignment</p> <p>The CCWSP identifies land uses including 1,000 residential dwellings, an integrated community facility and approximately 20,000 square metres of retail/commercial development.</p> <p>Table 8 in Section 7.5.1 of the transport assessment identifies the corresponding trip generation to be 7,518 vehicle trips per day for the residential development, 12,204 vehicle trips per day for the retail/commercial development and 6,480 vehicle trips per day for the community facility. The overall trip generation for the proposed structure plan is therefore 26, 160 vehicle trips per day, based on trip generation rates that were reportedly agreed to by City and Main Roads WA representatives.</p> <p>However, Table 8 of the transport assessment then suggests that only 20 percent of this trip generation 15,232 vehicles per day will travel external to the proposed structure plan area and therefore provides peak hour trip generation of just 419 vehicle trips per hour in the AM Peak and 472 vehicle trips per hour in the PM Peak. These peak hour traffic flows added onto the adjacent road network represent just 1.6 and 1.8 percent respectively of the overall daily traffic generation. This figure is extremely low and considered to be a gross understatement of the true traffic impact onto the adjacent roads.</p> <p>If the residential dwellings are considered to be trip producers and the retail/commercial and community facility are deemed to be trip attractors within the structure plan area then internal trips will only be those trips from the residential areas travelling to and from the non-residential</p>	

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		<p>developments. Even if 100 percent of the residential trips 17,518 vpd) were all contained within the structure plan area there would still be a requirement for over 11, 100 vehicle trips per day to travel in and out of the structure plan area to satisfy the expected trip generation of the non-residential uses. This is twice as high as the daily traffic volumes modelled within the current assessment.</p> <p>However, it would be more realistic to assume that an upper limit of 40 percent of residential trips would be contained within the structure plan area. This would result in over 20,000 vehicles per day accessing the structure plan area from the external road network. This is almost four times as high as the figures utilised within the transport assessment.</p> <p>It is also important to note that the transport assessment doesn't provide any detail regarding the trip assignment/distribution but simply refers to Zone 774 in the ROM Model as the basis for such distribution. However, by analysing the traffic volume plots in Figures 29 and 30, it is clear that 65 percent of the assumed external trip generation is expected to access the structure plan area via Midgegooroo Avenue.</p> <p>If the external traffic flow generated by the structure plan area is in fact 20,000 vehicles per day instead of the current figure of 5,000 vehicles per day, this would add almost 10,000 vehicles per day onto Midgegooroo Avenue alone, resulting in significantly different intersection operational characteristics than those documented.</p> <p>Intersection Analysis</p> <p>A detailed review of the intersection operational analysis in the transport assessment is not practical at this time. However, the summarised analysis results suggest that the proposed intersection of Beeliar Drive - Midgegooroo Avenue will operate at a high Level of service with minimal traffic queues. In comparison to the detailed traffic modelling carried out as part of the structure planning for Stage 3 of the Gateways Precinct, it is inconceivable to think that significant queuing and congestion will not continue to occur along Beeliar Drive, particularly within the short to medium term prior to major infrastructure upgrades being fully implemented.</p> <p>Uloth and Associates Conclusions</p>	

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		<p>The following conclusions are drawn on the basis of the above comments.</p> <p>The transport assessment grossly under-states the expected traffic impact of the proposed structure plan by assuming that just 20 percent of the total trip generation will travel externally to the development.</p> <p>Utilising the same [agreed) trip generation rates, it is suggested that out of the overall trip generation of 26,160 vehicles per day approximately 20,000 vehicles per day will travel externally, with approximately 1,600 vehicles per hour in the AM peak and 1,800 vehicles per hour in the PM peak. The true traffic impact is therefore expected to be almost four times the impact reported in the transport assessment.</p> <p>Traffic modelling only reflects the 2031 scenario, when major infrastructure upgrades are hoped to relieve congestion by dispersing the current traffic flows. No analysis has been carried out to support any Level of development prior to the ultimate road network being fully implemented.</p> <p>The road network upgrades relied upon to show that this current structure plan is acceptable is unfunded and uncommitted works. It is unacceptable that LandCorp not be expected to contribute to these upgrades as part of this proposal.</p> <p>In Line with the requirements for the Gateways Precinct Structure Plan, it is reasonable to expect a commitment from LandCorp to upgrade Midgegooroo Avenue to four Lanes divided in the short term, and to also make a commitment to other road upgrades that will be required as part of the planned development. However further detailed modelling and assessment will be required in order to identify the required staging and timing of such upgrades.</p> <p>Summary</p> <p>Having regard to the outcomes of the Uloth and Associate preliminary assessment as detailed above, we are concerned that the City has put the draft CCWSP out to public exhibition without applying the same degree of rigor to the initial assessment of the transport assessment and</p>	

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		<p>developer contribution components as was applied to the Gateways Precinct Local Structure Plan. Specifically, we have significant doubts that the CCWSP in its present form would meet the orderly and proper planning prerequisites as set out under Clause 6.2.6.4 of TPS3 that would even allow public exhibition to take place at all. Nevertheless, we acknowledge that this has now occurred and on this basis the resolution of the issues raised above become critical in terms of achieving an appropriate structure planning outcome for the Cockburn Central West Precinct and to deliver the wider benefits to the locality.</p> <p>Relevantly, TPG and Perron are also in the process of preparing a local structure plan for the Stage 4 expansion of the Gateways Precinct. As was the case with the Stage 3 structure plan, transport issues are anticipated to be a major consideration that will need to be addressed as part of the structure plan preparation process. On this basis it is pivotal that the transport assessment for the CCWSP be a robust and appropriate document that allocates responsibilities and requirements fairly and responsibly, as it will need to be considered both in terms of technical recommendations and as a precedent for its suitability to support an equivalent structure planning process within the Gateways Precinct of the Cockburn Central Secondary Centre. It would not be acceptable for the CCWSP to inadequately resolve associated transport issues (including fair and equitable development contributions) and for this burden to be passed on to the developers of other precincts within the locality.</p> <p>We look forward to your consideration of this submission and would be pleased to provide further assistance to resolve the issues identified above.</p> <p><i>Appendix A – Uloth and Associates Review (2 July 2013) and response to Appendix E also enclosed as attachment to above submission.</i></p>	
20	Wildflower Society of Western Australia PO BOX 519 FLOREAT WA 6014	<p>OBJECT</p> <p>The Wildflower Society of Western Australia (Inc.) (WSWA) is a non-profit community organisation that was established in 1958 for the purpose of encouraging the conservation and preservation of Western Australia's unique flora. The organisation's member base currently stands at over 700 members. The Society is writing to you today to</p>	

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		<p>provide comment on the Draft Cockburn Central West Structure Plan (hereafter referred to as the proposal) that was recently released for comment by the City of Cockburn.</p> <p>The Society would like to express its concern in regards to the following issues:</p> <ul style="list-style-type: none"> • Flora Survey undertaken by RPS • Fauna Survey undertaken by RPS • Wetland Assessment • Local Water Management Strategy <p>1. Flora Survey</p> <p>The Society is concerned that referral to the vegetation condition of the proposal site as generally 'Degraded' is misleading. The proposal states:</p> <p>"The vegetation condition for over 71 % of the site is mapped as 'Degraded to Completely Degraded'. The 'Degraded to Completely Degraded' area is inclusive of the wetland area."</p> <p>This statement suggests that the degraded condition of vegetation on site provides leverage for its clearing. However the proposal fails to acknowledge that the Bassendean Complex Central and South has been classified as "Vulnerable" by the Environmental Protection Authority (EPA) (p. 8, RPS 2013), due to the fact that less than 10% of this vegetation type has been protected through reservation. Although it has been stated that the majority of this complex in in 'Degraded' condition the proposal also fails to acknowledge that 30% of this Complex still remains within 'Good to Excellent' condition and therefore should be retained. The Society does not approve clearing 30% of 'Good to Excellent' condition Bassendean Complex-Central and South and instead supports the retaining of 'Good to Excellent' condition vegetation.</p> <p>In addition to retaining vegetation in 'Good to Excellent' condition, the Society also supports the rehabilitation of 'Degraded' vegetation that forms part of the previously planned ecological corridor. In 2012, the City of Cockburn council endorsed the identification of part of the</p>	<p>1. Noted. It was noted during assessment of the Proposed Structure Plan that the proponent indicated that a Level 2 Flora Survey was carried out to inform the preparation of the proposal. Both the City and DPaW were of the opinion that the submitted assessment was more in keeping with a Level 1 assessment and initially considered it appropriate to place a condition on any approval of the Proposed Structure Plan to require a Level 2 Flora Survey be undertaken at the subdivision stage. Since that time however DPaW have recommended that in order to maximise the benefit to the environment, a preferred outcome would be for the proponent to expend their funds on positive conservation outcomes such as management / offsets in lieu of a Level 2 survey, given the proposed development of the site.</p> <p>In view of the matters raised by the submissioner, it is noted that the potential to retain and incorporate the Resource Enhancement wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives lead to the current design. As such, retention of the wetland would</p>

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		<p>proposal area as an ecological corridor in the City of Cockburn Natural Area</p> <p><i>Management Strategy</i></p> <p>The previous identification of the proposal area as an ecological corridor has also been omitted from the proposal and in doing this; LandCorp misleads stakeholders and the community on the environmental values of the area. Part of the area that has been identified as an ecological corridor is planned to be developed into a car park as part of the proposal. The Society does not approve the development of the car park and instead supports the retaining and rehabilitation of 'Degraded' Bassendean Complex-Central and South vegetation that forms the ecological corridor previously endorsed by the City of Cockburn.</p> <p>The Society also believes that assessment of riparian vegetation surrounding the Resource Enhancement Wetland (REW) in the Flora and Vegetation survey is in adequate. The assessment of Quadrat 8 (Appendix 4, RPS 2013) states that the riparian vegetation is 'Degraded' due to low floristic diversity. The results of Quadrat 8 form the basis for representing the condition of Vegetation Type V5 - Scattered Melaleuca preissiana over closed tall scrub of Astartea scoparia and sedges. Vegetation type V 5 covers the entire wetland and its fringing vegetation. This classification of Quadrat 8 as 'Degraded' is incorrect due to the fact that floristic diversity is not an adequate indicator of condition in riparian vegetation. Riparian vegetation throughout much of Australia is dominated by a relatively small number of plant species (Cole 1986) and can be characterised as having low species diversity but with locally high individual species abundance (Fielding & Alexander 1996). In this case, other vegetation condition indicators should have been used to make an assessment such as vegetation structure, recruitment, health, soil stability, or weeds. The assessment of wetland riparian vegetation as 'Degraded' is also hard to substantiate when just two years previously (RPS Level 2 Flora Survey was conducted in October 2011), wetland riparian vegetation has been mapped and classed as 'Excellent to Very Good condition' by independent vegetation condition mapping of the proposal area undertaken by the City of Cockburn.</p>	<p>result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>Concerns similar to those raised within this submission have been raised by the City and DPaW, particularly in relation to the proposed removal of the REW. As such, the proponent has liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW and associated vegetation.</p>

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		<p>Since Quadrat 8 represents Vegetation Type V5, the condition of the wetland and its fringing vegetation has subsequently been mapped as 'Degraded' (Figure 4, RPS 2013). However this is misleading and incorrect due to the fact that Vegetation Type V5 is also represented by Revele 4 (p.19, RPS 2013) whereby vegetation was classified as being in 'Good' condition (Appendix 4, RPS 2013). It is therefore hard to substantiate how Vegetation Type V5 can be mapped as 'Degraded' when vegetation has been classified as both 'Degraded' and 'Good'.</p> <p>The same process has also been used in regards to Vegetation Type V2 which is represented by the survey results of Quadrat 2 (p.19, RPS 2013) whereby the condition of vegetation was classified as 'Good to Degraded' (p. Appendix 4, RPS 2013). Vegetation condition of V2 is then mapped as 'Degraded' in Figure 4. Inadequate mapping and classification of vegetation condition, differing results of previous vegetation condition mapping and omission of previously identified environmental values leads the Society to believe that RPS and LandCorp have together provided misleading information on the condition of native vegetation in order to provide leverage for vegetation clearing. The Society believes that this type of behaviour disrepute's the validity of results provided in the Vegetation and Flora Survey and the proposal. The Society therefore supports a second Vegetation and Flora Survey be undertaken by an independent consultant to verify results of the vegetation condition mapping prior to development. The Society will not support the proposal without a second independent vegetation and Flora Survey being undertaken.</p> <p>2. Fauna Survey</p> <p>Carnaby's Cockatoo provides important ecological functions to vegetation as a pollinator and seed disperser. Conservation of the species is therefore considered important to the Society. Three vegetation types recorded in the Vegetation and Flora Assessment were identified as containing Banksia woodland in 'Excellent to Good' condition. Since Banksia woodland provides important foraging habitat for the species, the Society agrees with and supports the recommendation of RPS to retain Banksia woodland within the development wherever possible (p. 49, RPS 2013).</p>	<p>2. Noted. Further detailed flora and fauna studies will be undertaken at the subdivision stage in accordance with standard practice. Mitigation measures including fauna relocation programs will be implemented at this stage.</p>

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		<p>3. Wetland Assessment</p> <p>The referral to the REW as 'Degraded' in the proposal (p.32) once again is misleading and incorrect. The REW is identified by the EP A as an Environmentally Sensitive Area and has been identified as supporting a variety of fauna habitats (RPS, 2013). The condition of riparian vegetation of the REW has also been incorrectly mapped and therefore the REW cannot be considered 'Degraded'. It is evident that the REW is still in 'Good' condition and performs a variety of ecological functions and habitats for fauna. The Society subsequently does not approve filling of the REW and highly recommends the REW be retained.</p> <p>LandCorp proposes to create another wetland to the North of the REW for the purpose of performing functions such as amenity, managed stormwater detention and infiltration functions. The Society fails to understand why the REW cannot be retained to perform the same functions. The OEP A has also recommended the REW be retained via correspondence with WALA, LandCorp and RPS. The advice provided in relation to wetland and its values has to date been ignored by LandCorp and the Society would like to receive an explanation from LandCorp as to why the OEP As recommendations have failed to be implemented.</p> <p>In summary the Society does not approve the Draft Cockburn Central West Structure Plan due to the following factors:</p> <ul style="list-style-type: none"> • Information presented in the RPS Flora Survey and proposal on condition of the REW is misleading and incorrect; • LandCorp has chosen to omit environmental values of the proposal site from the proposal for the purpose of leveraging clearing of native vegetation; • The proposal will potentially clear Carnaby's Cockatoo foraging habitat; and • The proposal will clear a Resource Enhancement Wetland. <p>The Society highly recommends that vegetation in 'Excellent to Good' condition, Banksia woodland, the ecological corridor and the</p>	<p>3. Noted. As per response (1.) above. In addition, with regards to the LWMS, a number of issues have been identified by DoW and the City in relation to the proposal including the use of 'artificial' lined lakes. Most of the issues have been addressed by the applicant however as there are some matters still outstanding relating to water management which need to be addressed prior to approval of the Proposed Structure Plan. As such, the City recommends that approval of the Proposed Structure Plan will be subject to a condition requiring the final endorsement of the LWMS by DoW and the City.</p>

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21	Department of Parks and Wildlife Locked Bag 104 BENTLEY DC WA 6983	<p>REW be retained.</p> <p>OBJECT</p> <p>In summary, DPaW is unable to support the Cockburn Central West Structure Plan in its current form due to the proposed loss of the wetland.</p> <p>1. Background</p> <p>As you are aware, the subject land contains a wetland identified in the Geomorphic Wetlands Swan Coastal Plain dataset (UFI 6659) as a Resource Enhancement category wetland (REW). REW's are priority wetlands that have been partially modified but still support substantial ecological attributes and functions. More detailed information on the values of the wetland are provided as an attachment (see Appendix 1).</p> <p>The Environmental Protection Authority (EPA) recommends that all reasonable measures are taken to minimise the potential impacts on REW's and their buffers, and states that their rehabilitation should be encouraged as they have the potential to be restored to Conservation category.</p> <p>State Planning Policy 2.9 Water Resources recommends that REW's are managed, conserved and where possible restored.</p> <p>2. Previous Advice</p> <p>The values of the wetland have been recognised in numerous reports and correspondence including:</p> <ul style="list-style-type: none"> Metropolitan Region Scheme Amendment 1038/33 - EPA advice 16 July 2001 Vegetation Condition Mapping commissioned by the City of Cockburn 2009 Stage 2 Cockburn Central Drainage and Wetland Management Plan, 16 May 2012 Stage 2 Cockburn Central Drainage and Wetland Management Plan - Department of Environment and Conservation (DEC) 	<p>1. Noted. The City is aware of the importance and values associated with REW's. Given the significance of the wetland in this case, any proposal to remove the wetland would be subject to relevant approval's being obtained from the EPA, DPaW, WAPC and the City. It is for this reason that removal will not be 'as of right' and instead approval of the Proposed Structure Plan will be subject to an appropriate environmental offset agreement being finalised and approved by the abovementioned agencies.</p> <p>2. Noted. The site was zoned "Urban" as part of the Metropolitan Region Scheme (MRS) Amendment 1038/33 in 2002. In 2001, the EPA's assessment of the MRS Amendment included vegetation, flora and fauna and wetland. The EPA determined based on its assessment at the time that the environmental impacts from MRS Amendment 1038/33 did not warrant a formal assessment under Part IV of the Environmental Protection Act 1986.</p> <p>In view of the matters raised in various correspondence as listed by the submissioner since that time, the potential to retain and incorporate the wetland within the overall design of the proposal</p>

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		<p>advice to the Office of the Environmental Protection Authority (OEPA) 4 July 2012</p> <ul style="list-style-type: none"> • Stage 2 Cockburn Central Drainage Infrastructure - DEC advice to City of Cockburn 6 July 2012 • Stage 2 Cockburn Central Drainage and Wetland Management – OEPA correspondence dated 16 July 2012 • Stage 2 Cockburn Central Drainage and Wetland Management Plan - Department of Water (DoW) advice to RPS 30 May 2012 • Cockburn Central West Recreation Precinct Draft Activity Centre Structure Plan, OEPA correspondence dated 19 February 2013 <p>The 2012 Cockburn Central Drainage and Wetland Management Plan proposed to retain the wetland and utilise it for drainage purposes. The plan stated " ...the RE wetland has been identified for retention and enhancement as part of the drainage design within the development" (RPS 2012, page 13).</p> <p>Advice in the various items of correspondence listed above states that the environmental values of the REW should be maintained including its potential to be rehabilitated or restored, and that land uses should be managed to minimise impacts to the wetland.</p> <p>3. The Current Proposal</p> <p>The 2013 Proposed Cockburn Central West Structure Plan proposes to fill and develop the REW. This is contrary to previous proposals, and is not supported by DPaW. Correspondence of 19 February 2013 from OEPA stated that "the environmental values of the REW should still be maintained as part of the Draft Activity Centre Structure Plan". Note that the OEPA have advised that development within the REW does not require authorisation under the Environmental Protection Act 1986 as the Urban zoning of the site now prevails over the Environmental Protection (Swan Coastal Plain Lakes) Policy 1992.</p> <p>Adequate justification has not provided for the current proposal. That is, it is not demonstrated that there has been an attempt to avoid or adequately mitigate the loss of the wetland. There is no explanation</p>	<p>has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements, significance of regional recreational facilities and commitment to Directions 2031 objectives lead to the current design. As such, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>3. Noted. As discussed in response (2.) above, the City recognises the significance of DPaW's concerns and whilst the proponent is actively addressing these matters, it is considered appropriate that specific conditions be placed on any approval of the Proposed Structure Plan. The onus is then on the proponent to address these concerns to the satisfaction of the City and other agencies involved.</p>

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		<p>for the reversal of the previous position that included a commitment to protect and enhance the REW. The document does not present appropriate mitigation measures and does not consider the use of environmental offsets to offset the potential loss of the wetland.</p> <p>The Western Australian Government's Environmental Offsets Policy seeks to protect and conserve environmental and biodiversity values. Within this decision-making framework consideration of avoidance and mitigation measures is essential. As discussed above, insufficient information has been provided regarding the proposed avoidance and mitigation measures.</p> <p>4. Clearing of Native Vegetation</p> <p>The excavation and drainage works proposed as part of this development will result in clearing of native vegetation. It should be noted that clearing of native vegetation is prohibited in Western Australia, unless the clearing is authorised by a clearing permit obtained from the Department of Environment Regulation, or is of a kind that is exempt in accordance with Schedule 6 of the Environmental Protection Act 1986 or Environmental Protection (Clearing of Native Vegetation) Regulations 2004. Please note that exemptions in the Regulations do not apply in areas that are considered to be environmentally sensitive. A portion of the area is classified as environmentally sensitive due to the presence of the wetland. The proponent should be made aware that in accordance with the Clearing of Native Vegetation Regulations, no clearing of vegetation to facilitate the development can proceed unless authorised by an appropriate permit, irrespective of any development approvals received.</p> <p>5. Matters of National Environmental Significance</p> <p>The native vegetation within the subject site may provide suitable foraging habitat for Carnaby's cockatoo (<i>Calyptorhynchus latirostris</i>) and the forest red-tailed cockatoo (<i>Calyptorhynchus banksii naso</i>), both listed under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and Western Australia's Wildlife Conservation Act 1950. Regardless of any decision under Western Australian planning or environmental approvals processes, the</p>	<p>4. Noted. The proponent will be required to obtain the necessary approvals from relevant agencies prior to undertaking any development on the site.</p> <p>5. Noted. Matters relating to federal level Acts such as the EPBC Act fall outside the scope of the City's consideration of the Proposed Structure Plan. However it is noted that the proponent is required to ensure that the proposal is consistent with the EPBC Act.</p>

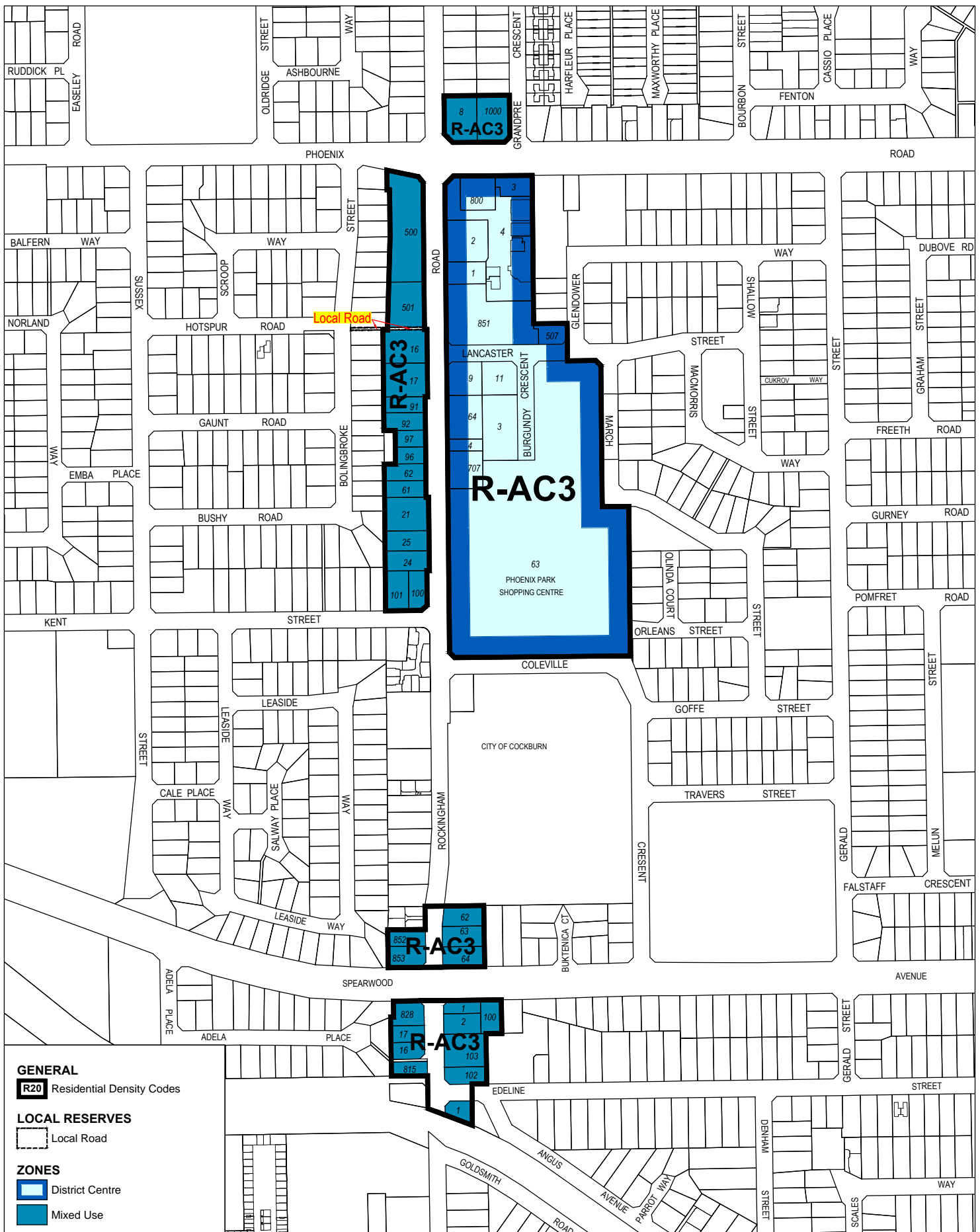
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		<p>proponent should contact the Commonwealth Department of Sustainability, Environment, Water, Population and Communities to determine what responsibilities they have under the EPBC Act.</p> <p>6. Appendix 1 - Technical Comments from the Department of Parks and Wildlife (DPaW) on the Cockburn Central West - Structure Plan, Local Water Management Strategy and Wetland Mitigation Report.</p> <p>The proposal, if implemented will result in the development and loss of a Resource Enhancement category sumpland that the proponent had previously committed for protection and enhancement. In addition, the proposal is not in accordance with various State Government policies.</p> <p><i>Background information</i></p> <p>The former Department of Environment and Conservation provided advice to the Office of Environmental Protection Authority (OEPA) in July 2012 regarding the Stage 2 Cockburn Central - Drainage and Wetland Management Plan (RPS 2012). RPS (2012, page 13) stated '... the RE wetland has been identified for retention and enhancement as part of the drainage design within the development.' The Draft Cockburn Central West Structure Plan (Cardno 2013) is significantly different from RPS (2012) in that the Structure Plan is now proposing that the Resource Enhancement category sumpland will be developed and lost.</p> <p>It is acknowledged that the OEPA have advised the proponent that development within the Resource Enhancement category sumpland does not require authorisation under the Environmental Protection Act 1986 as the Urban zoning of the site now prevails over the Environmental Protection (Swan Coastal Plain Lakes) Policy 1992. However, the OEPA have also advised that the environmental values of the wetland should still be maintained as part of the Structure Plan.</p> <p><i>Wetland values</i></p> <p>The wetland area within Lot 9504 is identified in the Geomorphic</p>	<p>6. Supported. The City shares the majority of the concerns raised by DPaW in relation to the REW and LWMS. In particular, the proposed removal of the existing 'Resource Enhancement Wetland' (REW) - as defined by DPaW's Geomorphic Wetlands Swan Coastal Plain dataset. The justification provided in support of the removal on the wetland is predicated on the fact that given the existing constraints attributed to the site, retention of the wetland would mean the development would not be able to deliver its function as a true 'Activity Centre'.</p> <p>The potential to retain and incorporate the wetland within the overall design of the proposal has been extensively explored by the proponent and the City. However, factors such as drainage invert levels, vehicular access/egress safety requirements and significance of regional recreational facilities lead to the current design. As described above, retention of the wetland would result in the viability of the implementation of Proposed Structure Plan being compromised.</p> <p>Given the concerns raised by the City and DPaW in relation to the proposed removal of the REW, the proponents have liaised with the OEPA and DPaW to determine an appropriate offset arrangement. This approach is conditionally supported by the City subject to the location and quality of the offset arrangement meeting its requirements. Any proposal would need to demonstrate an overall net benefit to the community to effectively compensate for the proposed removal of the REW.</p> <p>It was noted during assessment of the Proposed</p>

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		<p>Wetlands Swan Coastal Plain dataset as a Resource Enhancement category sumpland (seasonally inundated basin) (UFI 6659). The eastern half of the original wetland has been filled and developed. The remaining wetland area was historically disturbed for agricultural purposes; however, aerial imagery indicates that regeneration has been occurring since the mid 1970's (Landgate 2013). DPaW considers that Resource Enhancement category wetlands are priority wetlands that have been partially modified but still support substantial ecological attributes and functions. Resource Enhancement category wetlands have the potential to be restored to Conservation category and require a minimum 50 metre buffer in order to protect their values.</p> <p>It is noted that a revised wetland boundary has been provided in the Wetland Mitigation Report. While a formal review of the wetland mapping has not been conducted , in a preliminary sense the proposed boundary does appear to more accurately define the wetland boundary in that it is consistent with the topography and better reflects the extent of wetland vegetation.</p> <p>The Wetland Mitigation Report indicates that the vegetation condition of the majority (approximately 85 per cent) of the wetland is Very Good/Good to Degraded. The wetland also supports a variety of habitat types in Very Good/Good to Degraded condition. It was previously understood that the wetland was to be protected and enhanced and therefore a formal review of the values of the wetland was not undertaken. However, given the information on wetland values recently provided in the Wetland Mitigation Report it should be noted that the wetland may meet the requirements for Conservation category.</p> <p>The Wetland Mitigation Report describes the wetland in a manner that is not consistent with the information provided and is dismissive of the existing and potential values. This misrepresentation has been continued in the Structure Plan and the LWMS. For example, the wetland is consistently referred to as in poor condition or degraded with limited values and heavily infested with weeds. This is not consistent with the vegetation condition mapping undertaken on behalf of the City of Cockburn in 2009. The vegetation condition and habitat type condition information indicates that the wetland</p>	<p>Structure Plan that the proponent indicated that a Level 2 Flora Survey was carried out to inform the preparation of the proposal. Both the City and DPaW were of the opinion that the submitted assessment was more in keeping with a Level 1 assessment and initially considered it appropriate to place a condition on any approval of the Proposed Structure Plan to require a Level 2 Flora Survey be undertaken at the subdivision stage. Since that time however DPaW have recommended that in order to maximise the benefit to the environment, a preferred outcome would be for the proponent to expend their funds on positive conservation outcomes such as management / offsets in lieu of a Level 2 survey, given the proposed development of the site.</p>

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		<p>maintains high values and supports substantial ecological attributes and functions. Quadrat data from the three wetland sites described in the Flora and Fauna Survey Report (RPS 2013) suggests that weeds are not extensive at these sites (weed coverage 02=7%, 08=16%, R4=5%). The assertion that Typha orientalis is a particular problem within the wetland (Wetland Mitigation Report page 4) is not reflected in the data, as the one quadrat site that recorded Typha orientalis indicated that it covered only 5 per cent of the quadrat area.</p> <p>An interesting feature of this wetland is that it still supports healthy aquatic vegetation, in particular Cycnogeton lineare (previously Triglochin linearis). In consideration of the historical disturbances and the setting, the retention of aquatic vegetation in this wetland is an important value that will be assisting in the maintenance of water quality.</p> <p>It is noted in Table 4 of the Flora and Fauna Survey Report (RPS 2013) that the flora survey was limited and some annual and ephemeral species may be present that were not recorded. The Wetland Mitigation Report should acknowledge that flora species, including species of conservation significance, may be supported by the wetland.</p> <p>The potential fauna habitat values of the wetland have been dismissed in the Wetland Mitigation Report. It is understood that only a limited fauna survey has been undertaken and in consideration of the variety of habitat types present, there is the potential for the wetland to be supporting a variety of fauna species, including species of conservation significance.</p> <p><i>General advice</i></p> <p>The Wetland Mitigation Report has not justified why the Resource Enhancement category sumpland cannot be protected and enhanced as previously committed. Section 4.2 does not provide a strong argument in support of development of the wetland and no alternative options have been proposed. For example, there appears no clear and strong reasoning as to why the proposed lot configuration cannot be redesigned to retain the wetland. Further, it is expected that the decision framework for the use of environmental</p>	

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		<p>offsets and the mitigation process (avoidance, minimisation, rectification, reduction, offsets) (Environmental Protection Authority 2006) would be discussed.</p> <p>It is understood that the proposed detention basin will be located approximately 100 metres north of the existing wetland and will consist of two lined ponds, a lined wetland area and an unlined wetland area that will be a surface expression of the groundwater. It is difficult to understand why a functioning priority natural wetland would be filled and developed and a detention basin constructed in close proximity that will attempt to replicate the lost wetland values and functions.</p> <p>Revegetation of the detention basin is proposed to be based on the six vegetation units found within the Resource Enhancement category sumpland. There is no guarantee that revegetation of the detention basin based on the wetland vegetation communities will be successful. For example, the wetland flora species proposed for revegetation will require wetland (hydric) soils for survival and regeneration. Replicating the ecological values and functions of the Resource Enhancement category sumpland will be difficult to achieve. It is noted that 0.85 hectares of created wetland habitat is proposed to be created to offset the loss of 2.22 hectares of natural priority wetland. In consideration of the uncertainty involved in replicating the ecological values and functions of the natural wetland, and the overall loss in wetland habitat area (1.37 hectares), the detention basin is not considered to compensate for the loss of the Resource Enhancement category sumpland.</p> <p>The Department of Water will need to provide substantial technical advice in regard to the design and function of the detention basin as the LWMS is currently not in accordance with the Decision process for stormwater management in WA (Department of Water 2009) or Interim Position Statement: Constructed Lakes (Department of Water 2007). It is understood that the unlined created wetland area is intended to be a permanent water body and an expression of the groundwater. The Decision process for stormwater management in WA (Department of Water 2009) does not support the creation of permanent open water bodies when they involve the artificial exposure of groundwater. It is noted in the LWMS that the pre-</p>	

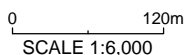
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>development groundwater quality is high in nutrients, particularly nitrogen. The Interim Position Statement: Constructed Lakes (Department of Water 2007) states that 'Constructed lakes should not be connected to groundwater that has existing or potential for high nutrient levels'.</p> <p>The Structure Plan is not in accordance with State Planning Policy 2.9 Water Resources which recommends that Resource Enhancement category wetlands are managed, conserved and where possible restored. It is disappointing that the Structure Plan and supporting documents have ignored various State Government policies.</p> <p>Confirmation is required that the City of Cockburn have agreed to undertake the on-going management of the detention basin once responsibility has been transferred.</p> <p><i>References</i></p> <ul style="list-style-type: none"> • Department of Water 2007, Interim Position Statement: Constructed Lakes, Department of Water, Perth. • Department of Water 2009, Decision process for stormwater management in WA, Department of Water, Perth. • Environmental Protection Authority 2006, Environmental Offsets: Position Statement No. 9, Environmental Protection Authority, Perth. • NatureMap 2013, NatureMap database - http://naturemap.dec.wa.gov.au/default.aspx 	

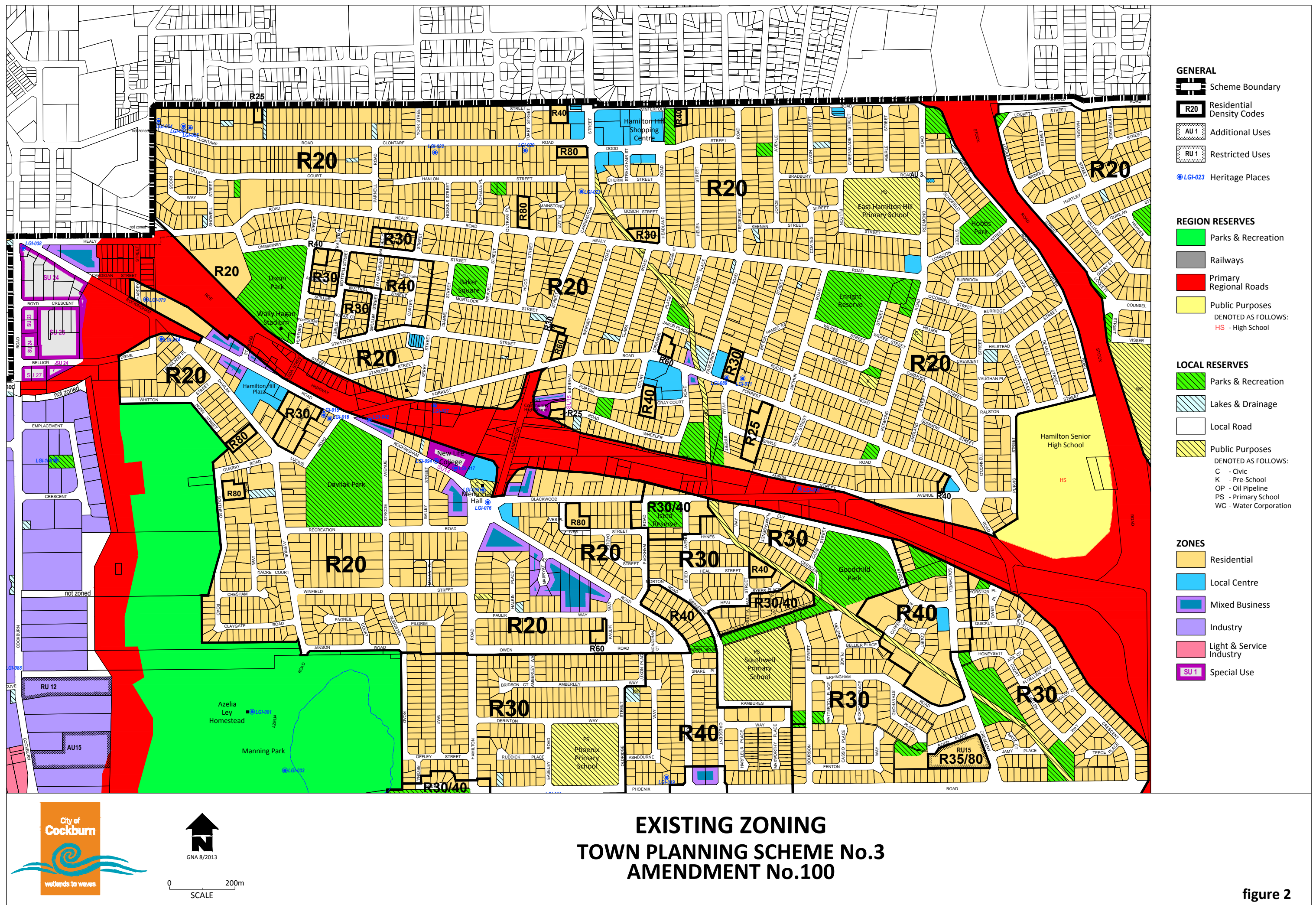


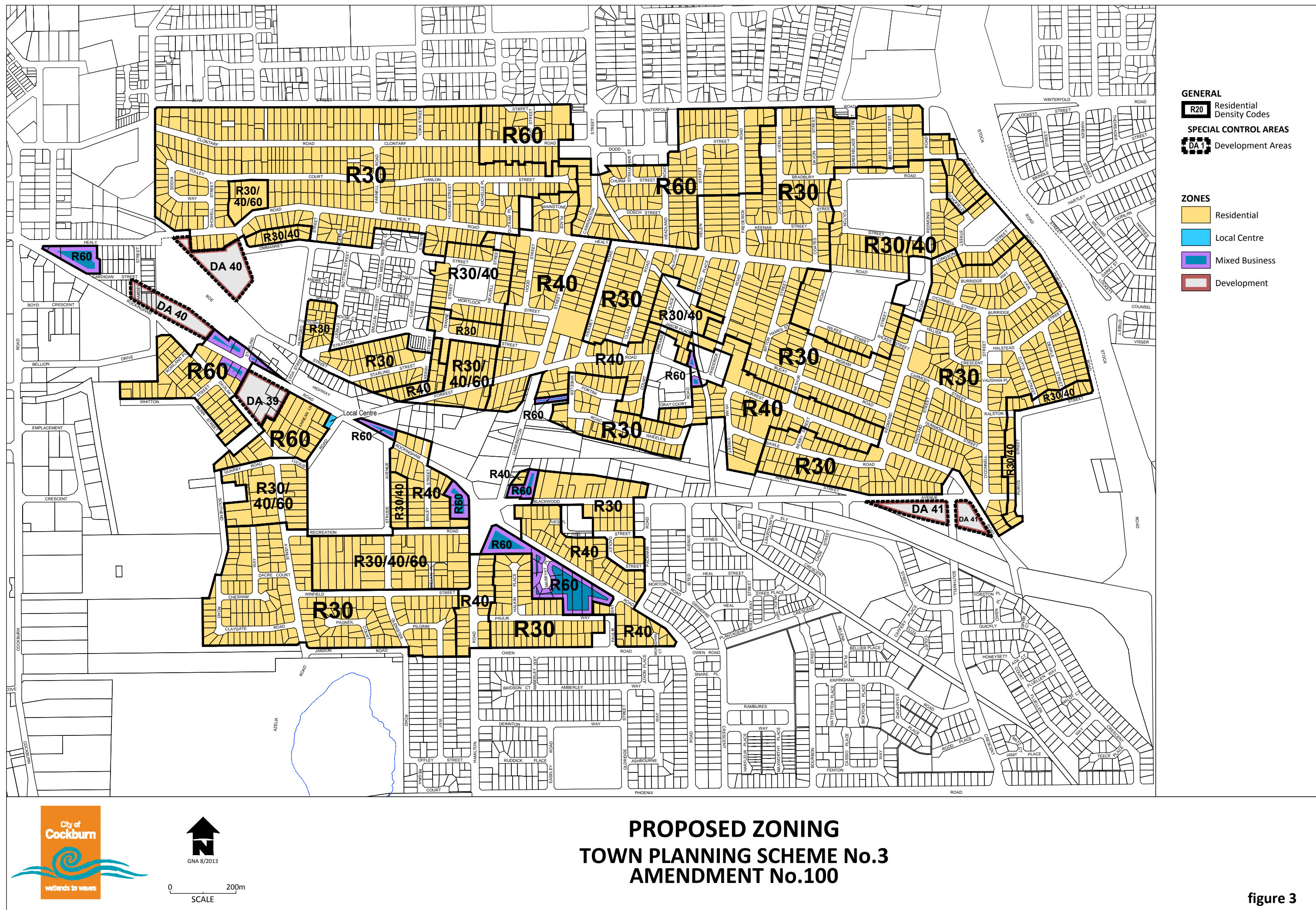
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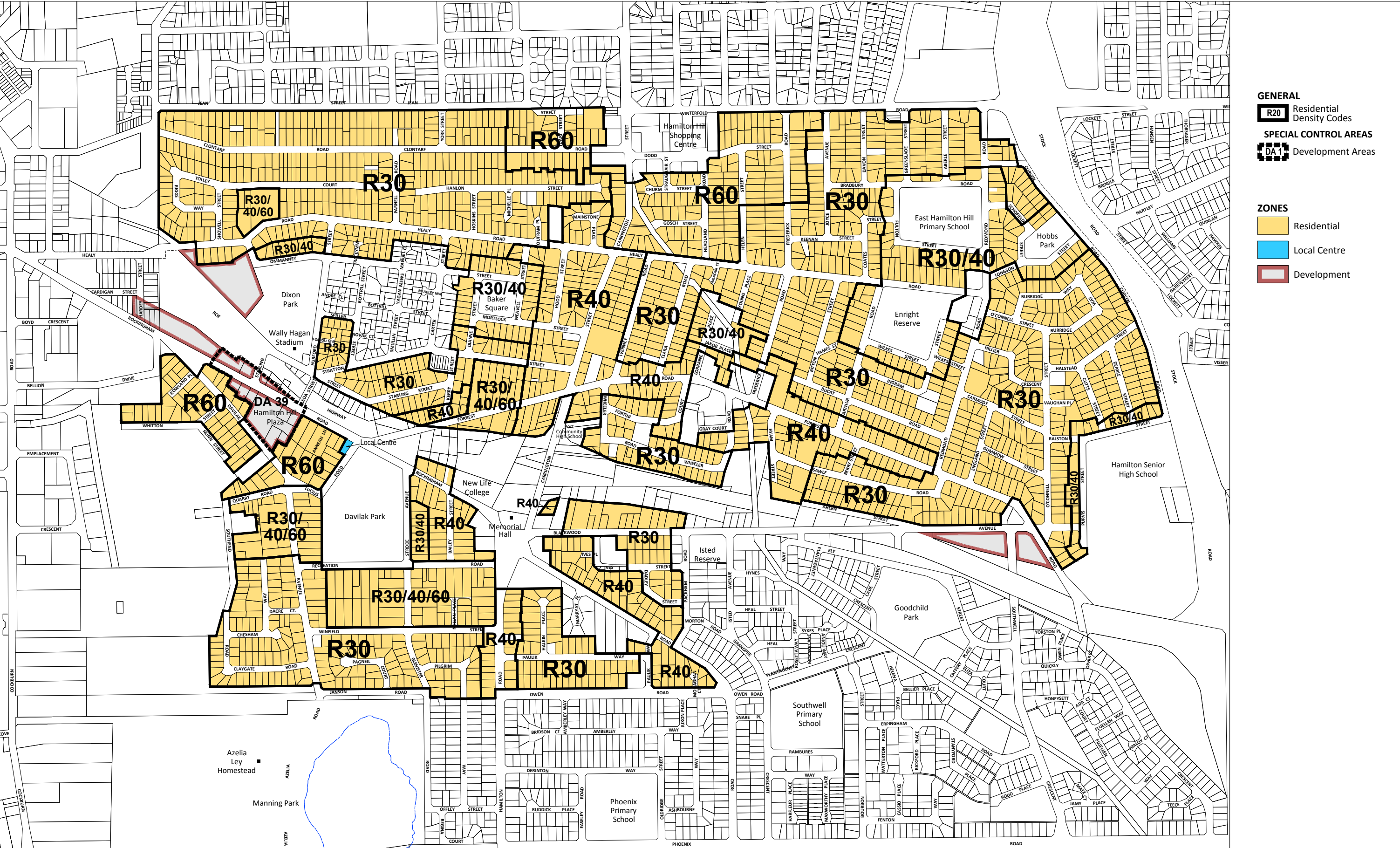
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PROPOSED ZONING TOWN PLANNING SCHEME No.3 AMENDMENT No.96





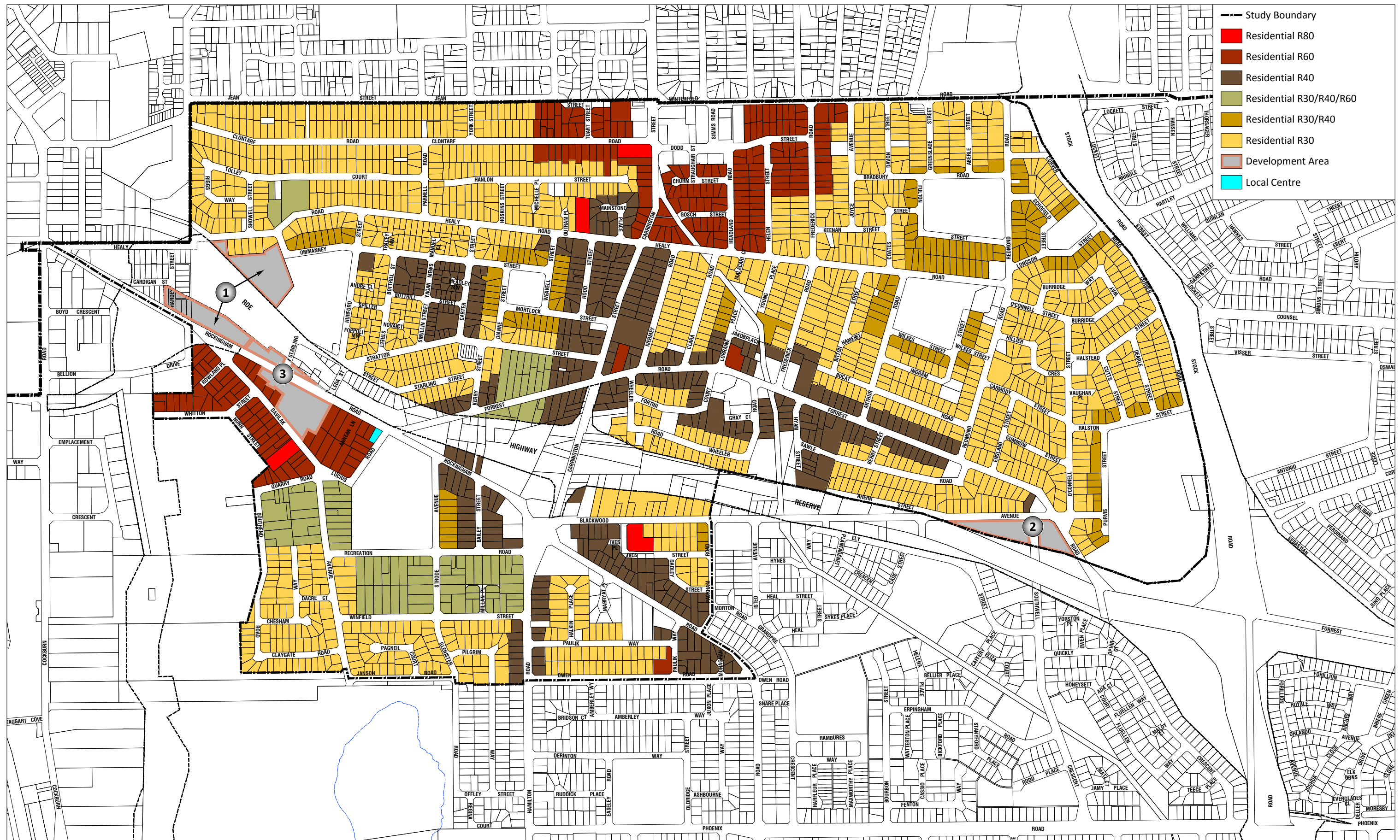




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PROPOSED ZONING
TOWN PLANNING SCHEME No.3
AMENDMENT No.100

figure 3



File No. 109/034

SCHEDULE OF SUBMISSIONS
PROPOSED AMENDMENT NO. 100 – HAMILTON HILL REZONINGS

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	George Boot 77 Jean Street HAMILTON HILL WA 6163	Support I think the rezoning of my house to R30 is a good idea, both for me and the City of Cockburn. It will allow me to build another house at 77 Jean Street and increases rate revenue to the City of Cockburn.	Noted.
2	Zvonko & Ivanka Siljeg 2 Tuart Street HAMILTON HILL WA 6163	Support I support the proposed zoning Town Planning Scheme No. 3 Amendment No. 100. I believe this scheme will encourage new building development and increase the value and appeal of Hamilton Hill.	Noted.
3	Vicki Tinley 7 Livingstone Street BEACONSFIELD WA 6162	Support Just wanted to say I've been happy with the consultation process and manner in which the info has been communicated to the owners, I'm looking forward to the amendments adoption.	Noted.
4	Iain & Jackie Massey 835 Balingup-Nannup Road BALINGUP WA 6253	Support We continue to support the proposed rezoning. It will facilitate the highest and best use of the land, particularly the large blocks of the old housing commission development.	Noted.
5	Jon Roberts 50B Ommanney Street HAMILTON HILL WA 6163	Objection Bakers Square is regularly used by netballers, after school organisations, dog walkers and the general public. With these activities and the nearby Catholic church services, parking is often at a premium and road conditions hazardous, particularly with people taking shortcuts. Increasing the housing density can only exacerbate these. Furthermore, there is a strong stable community in the area, a rarity in suburban Perth. Rezoning would likely disrupt this and reduce the quality of life for current residents. Please reconsider this plan.	Not supported. In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031. As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an

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			<p>additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>It is not supported that medium density development will disrupt the sense of community in this area. Again, as has been seen in the Phoenix Central Revitalisation Area development will occur gradually over time. It will provide landowners with the option to redevelop their property should they chose. The rezonings will increase housing diversity in the area, in particular by increasing the range of smaller dwelling options – this may actually mean that residents can stay in the area longer, rather than having to move away when their existing dwelling or backyard are too large for them to maintain.</p>
6	Phillipp Morris 42 Ommanney Street HAMILTON HILL WA 6163	<p>Support, subject to modifications</p> <p>The rezoning excludes my property which I believe should be rezoned R30/40 or just R40, without rezoning this box area, the premium currently attracted by a subdivisible block will be lost and also on a physical level; there is no consistency with similar areas being rezoned R30/40. Please consider rezoning the Ommanney/Carter Street area to R30/40 or preferably R40.</p>	<p>Not supported.</p> <p>The proposed zoning of this area is consistent with that shown in the adopted Hamilton Hill Revitalisation Strategy.</p> <p>The higher codings of R40 are proposed within proximity to the Forrest Road Neighbourhood Centre and along Rockingham Road and Carrington Street bus routes. R60 codings are proposed within proximity to the Winterfold Road and Rockingham Road centre.</p> <p>The proposed split coded R30/40 lots are located opposite parks, with criteria to achieve the higher codings primarily relating to achieving improved surveillance of the park and variety in dwelling design. The subject land is not located opposite a park, nor is it located on the Rockingham Road or Carrington Street or within close proximity to a neighbourhood centre.</p>

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			<p>It is for this reason that the current coding of R30 is considered appropriate for the subject land and surrounding area, which is why there has not been any proposed zoning changes identified through the Hamilton Hill Revitalisation Strategy.</p> <p>The devaluation of land in itself is not a valid planning consideration.</p>
7	Landowner within Hamilton Hill	<p>Support</p> <p>As a landowner, I support the proposed re zonings to encourage the quality development of Hamilton Hill.</p>	Noted.
8	Alice Mattarocchia 7 Wheeler Road HAMILTON HILL WA 6163	<p>Support</p> <p>I have no problems with the amendments, How long do we have to wait for the rezoning once it has been past? I hope the sooner the better. It has been a very long time in the coming. I have been waiting at least 10 years for it to happen!</p>	<p>Noted.</p> <p>If Amendment No. 100 is adopted by Council for final approval it will be referred to the Western Australian Planning Commission for final approval by the Minister for Planning. Once it is subsequently gazetted the new zonings will take effect and landowners will be able to subdivide or develop in accordance with the new zonings.</p>
9	Dr Gurbakshish Singh PO Box 1453 DERBY WA 6728	<p>Support</p> <p>I am happy with the proposed changes, No arguments I am happy with the rezonings. Thank you.</p>	Noted.
10	S Atkinson 9 Bailey Street HAMILTON HILL WA 6163	<p>Comment</p> <p>High Voltage Line</p> <p>When will the high voltage towers be removed form Bailey Street and Strode Avenue? They are a health risk and don't belong in a residential area.</p>	<p>Noted.</p> <p>The high voltage power lines that run through Hamilton Hill are infrastructure under the control of the State Government. These power lines are important to the regional power network and unable to be placed underground. The Revitalisation Strategy, and Amendment No. 100 do not have the ability to influence a change to such important regional level infrastructure.</p>
11	Joseph Siljeg 12 Blackwood Avenue HAMILTON HILL WA 6163	<p>Support</p> <p>Support submission on Scheme Amendment No. 100, better for people and local government.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
12	Stephen Muldoon Department of Education 151 Royal Street EAST PERTH WA 6004	<p>Support</p> <p>Thank you for your letter dated 28 May 2013 regarding the Scheme Amendment No. 100 (Hamilton Hill Revitalisation Strategy), and Modifications to Local Planning Policy No. APD58.</p> <p>The Department of Education has reviewed the document and advises that its previous comments to the City of Cockburn regarding the Hamilton Hill Revitalisation Strategy remain current. Those comments were as follows:</p> <p>That based upon the additional student yield that may be expected from the increased residential density the existing schools would be able to accommodate the anticipated increase in students.</p> <p>The Department advises that it has no objection to the proposed modifications.</p>	Noted.
13	Erin Davey, BP Refinery Australia PO Box 2131 Rockingham WA 6168	<p>Comments</p> <p>Thank you for your ongoing consultation with regards to the above. BP makes this submission as the owner of two underground pipelines that transport petroleum products from the Kwinana refinery to BP's North Fremantle terminal. The pipeline route is shown on maps 2 and 3 of the consultation document.</p> <p>BP makes the following comments about the amendment and policy changes:</p> <p>1) After reviewing the proposed density changes that form part of the City of Cockburn's revitalisation strategy for Hamilton Hill, BP expects that future developments (residential or otherwise) will be configured to avoid relying on BP's easement for access. That is, the City of Cockburn should not approve any developments that require permanent access ways, including but not limited to driveways, footpaths or gardens, that cross BP's easement. In this way, if BP fences off any part of the easement in the future, individual landowners will not have their site access restricted.</p>	Noted.

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		<p>2) As part of the City of Cockburn's planning approval process, immediate neighbours of the pipeline route should be required to consult with BP about their construction plans.</p> <p>3) The City of Cockburn should remind all developers to make use of the "Dial Before You Dig" facility prior to breaking ground on their development. This should apply to all land-owners abutting the pipeline corridor, regardless of whether the land is owned by BP or other parties.</p>	
14	Antonio Alvarez 28 Frederick Street HAMILTON HILL WA 6163	<p>Support</p> <p>As owner in favour of the proposal I think is a very good idea that the Council of Cockburn of this proposal. The reason why I am in favour of it is because it would bring more families and opportunities for people to live close to the Ocean, Fremantle and the fantastic facilities that Cockburn Council provides. Thank you</p>	Noted.
15	Carolyn & John Tronbridge 7 South Street SOUTH FREMANTLE WA 6162	<p>Support</p> <p>We are completely in favour of the proposed rezonings and fully support the council in pushing forward with legalising the new zonings. We believe new development will revitalise the area and encourage new residents to join the area.</p>	Noted.
16	Carolyn & John Tronbridge 7 South Street SOUTH FREMANTLE WA 6162	<p>Support</p> <p>We are completely in favour of the proposed rezoning's and fully support the council in pushing forward with legalising the new zonings. We believe new development will revitalise the area and encourage new residents.</p>	Noted.
17	Mrs J Raffaele 26 Frederick Road HAMILTON HILL WA 6163	<p>Support</p> <p>This will be good progress for the area. I am in agreement of the changes.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
18	Robin Burnage 46 Stratton Street HAMILTON HILL WA 6163	Support We fully support the proposed rezoning. It will be of huge benefit to the suburb bringing greater population density, economic benefits and the resident investment into the area.	Noted.
19	Carolyn Masson 18 Tolley Court HAMILTON HILL WA 6163	<ol style="list-style-type: none"> 1. I am writing for I believe that the proposition and past plans for turning reserve 37398 as a park for our children and families to meet and play is very important for local families. I think if you rezone part of Healy Road and Tolley Court to R60/40/30 which in turn will bring many new families into the area that a park for children is needed. 2. As for Dixon Park it may one day have Roe Highway running through it, which cannot be appreciated or enjoyed by families. No child or parents wants to go to a park which is parallel to a Highway. 3. I also question the intention for rezoning part of Tolley Court to R60 	<ol style="list-style-type: none"> 1. Noted. The Revitalisation Strategy includes a Public Open Space Strategy which outlines proposed POS upgrades to Reserve 37398, including landscaping design and construction, a playground and fencing in the short term. 2. The Roe Highway reservation is located to the south of Dixon Reserve, and if the construction of Roe Highway were to proceed at any point in the future it is considered that Dixon Reserve could still be made to function as a park given its size. 3. The larger lots adjacent to Reserve 37398 that have been identified for proposed R30/40/60 will provide the opportunity for comprehensive redevelopment that will address the POS.
20	Main Roads Western Australia PO BOX 6202 EAST PERTH WA 6892	Support/No Objection Thank you for your letter dated the 28th of May, 2013 inviting Main Roads comment on the above scheme amendment and Local Planning Policy modification. Main Roads has no objections to the proposals and would like to offer the following comments: <ol style="list-style-type: none"> 1. Main Roads would like to reiterate its previous comments on the Hamilton Hill Revitalisation Strategy dated the 2th of August, 2012. Stating that the Department of Planning is investigating a district distributor standard road between Cockburn Cost Drive and Stock Road. This distributor will generally follow the land reserved for the extension of Roe Highway although some changes may be necessary in order to integrate with the local network. 2. The City of Cockburn's meeting minutes of the 8th of November, 2012 	Noted.

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		<p>state that further work is required along Healy Road, Forrest Road, Carrington Street and Clontarf Road. As these roads interface with roads under the control of Main Roads it would be advisable if Main Roads were consulted with during the redefinition studies that are proposed to take place.</p> <p>3. The modifications to the City of Cockburn's Local Planning Policy state that corner properties shall address the primary street. Whilst Main Roads does not necessarily disagree, it should be a condition of development where alternative access is possible off a local road then this access shall be preferred over any crossover onto a Primary Regional Road.</p> <p>If you require any further information please contact James McCallum on (08) 9323 4214. In reply please quote reference number 04/11588-09 (D13#302192).</p>	
21	Landowner within Hamilton Hill	<p>Support</p> <p>I consider the rezoning of the Hamilton Hill area is an excellent initiative as it will provide a much needed 'facelift' for the area.</p>	Noted.
22	Landowner within Hamilton Hill	<p>Support</p> <p>Hoping the new rezonings are made law soon and we can look to build on our block. We are very much in support of the proposed rezonings.</p>	Noted.
23	P & E Fletcher 13 Davilak Avenue HAMILTON HILL WA 6163	<p>Objection</p> <p>1. The public meeting in September 2012 on this matter was overwhelmingly in favour of retaining the existing "low density" character of Hamilton Hill. At no stage did Council mention or seek any comment on the proposals to re-zone any particular areas of the district.</p> <p>2. In particular, the proposal to re-zone properties close to existing shops to R60 is strenuously not supported. No matter what strategies are adopted, these mostly old and dilapidated shops will not form or constitute a "community centre", and are generally not particularly favoured or patronised by nearby residents and by their nature</p>	<p>Not supported.</p> <p>1. The City has specifically sought public comment on the proposed zoning changes through the advertising of the Revitalisation Strategy which included a proposed zoning plan, and subsequently through the Scheme Amendment process. This has resulted in general support for the proposed increase in residential codings.</p> <p>2. The Revitalisation Strategy is a long term strategic plan for the area. Development will occur gradually</p>

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		<p>provide more for passing trade in take-away food and liquor. To re-zone nearby residential streets from R30 or less to R60 solely because of their proximity to these old shops is simply not a credible reason. The only supporters of such proposals as far as I can tell are Developers and Local Councils both of whom will be the only beneficiaries in terms of the profits and income streams so derived.</p> <p>3. Such high-density infill in existing streets will always negatively impact property owners who do not desire to sell or sub-divide, many of whom chose their present location due to NOT being infilled. Despite the best intentions of the new proposed residential design guidelines, it is inevitable (if adopted) that the redevelopment of any property to such a high density will result in the existing properties being overshadowed and overlooked by thin, tall, densely packed dwellings.</p> <p>4. Adequate parking for visitors or party patrons can never be provided on the street, and is very unlikely to be provided in any new development resulting in blocked streets and parking on neighbouring properties lawns and verge. Noise from parties, cars and dogs is already a problem and will be many times worse if R60 developments are allowed in previously unspoilt streets.</p>	<p>over time, as has been seen in the Phoenix Revitalisation Strategy area. It is considered that an increase in residential codings will encourage redevelopment of commercial areas. In addition, the actions the Revitalisation Strategy include the preparation of masterplans for the Rockingham Road and Winterfold Road Centres, and a Public Realm Improvement Strategy for Rockingham Road and Winterfold Road, which will be prepared by the City in conjunction with landowners of commercial properties in these areas. It is considered this revitalisation will benefit all residents in the area.</p> <p>3. Overlooking and overshadowing issues are addressed by the Residential Design Codes of WA, and the privacy and amenity of the adjoining dwellings will be protected as part of any future development application and approval process.</p> <p>4. In regard to resident and visitor parking, the Residential Design Codes of WA require the provision of adequate resident and visitor parking on site for all residential development regardless of the density of the development. As such there should not be excessive additional parking pressure on public streets.</p>
24	John Douglass 11 Portsea Rise MOSMAN PARK WA	<p>Support</p> <p>I am generally in support of the Scheme amendments.</p>	Noted.
25	Tony Watson (MW Urban) PO Box 214 NORTH FREMANTLE WA 6159	<p>Conditional Support</p> <p>This submission is made on behalf of Melanie Makris, Dean De Petra and Sheree Johansen, the joint the owners of Lot 65, No.7 Recreation Road in Hamilton Hill.</p> <p>1. The City is to be congratulated for progressing the Hamilton Hill Revitalisation Strategy via the proposed amendment of its Town</p>	<p>1. Noted.</p> <p>2. Supported. It is noted that the number of lots identified for a coding of R30/R40/R60 that would meet the lot size criteria is limited, and to increase possible diversity of housing it is considered appropriate to reduce the required lot size for achieving the R60 coding in the proposed</p>

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		<p>Planning Scheme No.3. The implementation of the re-zonings identified in the Strategy will provide the basis for positive change in the area. Over time, the changes will result in:-</p> <ul style="list-style-type: none"> • The redevelopment of existing housing stock that is currently blighted. At present this housing stock offers little in the way of neighbourhood character and occupant amenity; • Development at densities higher than currently exist, providing for a wider variety of housing stock, improving afford ability and sustainability; • An increase in the size of the local population, supporting the growth and level of service offered by local commercial centres in the suburb; and • A built environment that improves the relationship between the public and private domains, resulting in a more engaged community and a strong sense of place. <p>With respect to the subject and surrounding land, however, the City is strongly encouraged to reconsider its approach toward facilitating higher density development.</p> <p>2. R60 on lots greater than 2500m²</p> <p>The subject land is proposed via the Scheme amendment to be residentially zoned with a split coding of R30/40/60. Where development is proposed at the higher of the two codings (R40 and R60), it will only be approved where consistent with a number of assessment criteria. It is these criteria, particularly where applicable to the R60 code, that reconsideration should take place. Specifically, the City should reconsider the land area requirement that would provide for development at this density.</p> <p>The R60 criteria includes amongst matters, a requirement that Development assembles more than one existing lot or the development site is over 2500m² in area. This is considered a short-coming of the proposed changes to the area. The City's information indicates there are just 55 lots more than 1800m² in size in Hamilton Hill. A further assessment of this information reveals there are just 14-15 lots greater than 2500m² in size (of which 7-8 are balance lots associated with the 'Primary Regional Road' that traverses the area).</p>	<p>R30/R40/R60 split-coded areas from 2500m² to 2000m². This would enable approximately 50 split-coded lots to have potential to develop to R60 (if other criteria in the Policy are met), rather than the current 15 lots).</p> <p>3. Noted. Given the ambiguity of this requirement it is proposed to be deleted from APD58.</p>

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		<p>The concerns associated with the 2500m2 land criteria are as follows:-</p> <ul style="list-style-type: none"> · The prospect of land assembly by private individuals is highly unlikely. Property owners do not typically work together to achieve coordinated outcomes as envisaged by the City; they prefer to pursue development alone. If there is a desire to work together, unrealistic expectations regarding property values invariably fail the process. This in turn has the potential to affect the prospects of third-party property developers looking to participate in redevelopment. · The development industry continues to de-risk following the Global Financial Crisis, with the capital required to undertake larger developments being difficult to obtain. This has led to a less than preferred outcome in terms of the development model used by small to mid-size developers. · The preferred development model of small to medium size developers due to a range of financial limitations is 'house and land' packages consisting of single houses or grouped dwellings on land in respect of which a subdivision approval has been obtained. This provides for the de-risking of a project via the sale of tenure (a parcel of land) prior to the development of built form. Outside the domain of larger developers in project areas, therefore, the development of multiple dwellings at density in suburban settings is a marginal prospect. The development of larger dwellings on grouped housing sites will continue to be the most risk-averse form of development. This, however, should not be at the expense of appropriate multiple dwelling solutions at higher densities, including the highest proposed within Hamilton Hill being R60. · Additional to the above, the incentive to develop at the higher density is further undermined by the fact that single and grouped dwellings are not limited by a floor area (plot ratio) cap. This is unlike for example, the development of multiple dwellings at the 	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>higher R40 and R60 standards. The result over the longer term, is the development of a disproportionate number of larger single houses and grouped dwellings viz a viz smaller, and ideally more affordable multiple dwellings.</p> <p>It is envisaged, therefore, that if the criteria for development at the R60 standard are not relaxed, the areas to be identified with a split coding are unlikely to achieve the diversity of development envisaged. This will result in a largely generic response consisting primarily of lower density development. The preferred alternative to this should be the development of a genuine village environment comprising a mix of unique, well designed and interesting developments, providing for a diversity of dwelling sizes, designs and ideally, improved affordability.</p> <p>Accordingly, the City is encouraged to review downwards the lot size required to develop multiple dwellings at the R60 standard. Instead of being 2500m², it is strongly recommended this be reduced to 2000m². This approach should result in the desired outcome for a greater percentage of multiple dwelling developments within Hamilton Hill.</p> <p>It is noted that at 2000m², the majority of lots identified as being over 1800m² in the Revitalisation Study would be suitable for development at the R60 standard. This includes 20 lots in the two street blocks bound by Hamilton Road in the east, Davilak Road in the west, Winfield Road to the south and Recreation Road to the north. This location is ideally suited to multiple dwelling developments given its proximity to the Davilak Reserve and the Rockingham Road commercial centre. If the land area is reviewed downward, it is believed the City's initiative in this regard would be a genuine catalyst for the development of multiple dwellings in the area.</p> <p>3. Application of a Minimum Average Site Area (R40/R60)</p> <p>The development criteria for both R40 and R60 development refer to the requirement for a minimum average site area per dwelling (240m² under the R40 criteria, and 190m² under the R60 criteria). To ensure there is no confusion regarding these minimum land area</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>requirements it is recommended in both instances the criteria refer to their application to grouped housing development. It is also recommended the average areas referred to accord with those prescribed in the R-Codes.</p> <p>In the event you would like to discuss the content of this letter, please contact the undersigned on 0400382445.</p>	
26	Olga Cernega 9 Joyce Avenue HAMILTON HILL WA 6163	<p>Objection</p> <p>I do not support a proposal where R60 is immediately adjacent to R30 separated by property fence only, instead of separated by road or street such situation occurs around Hamilton Hill Shopping Centre on Winterfold Road. Around all other shopping centres the density from R60 is gradually dispersing over R40 into R30, which seems to be a logical and gentle transition. Around Hamilton Hill shopping centre the Scheme is proposing R60, where 5-7 houses can be built next to R30 with potential 2 houses. It creates overlooking and overshadowing issues negatively impacting on R30 properties where the owners do not have the same potential as their immediate R60 neighbours over the fence.</p> <p>My suggestion is to gradually transit from R60 areas through areas of R30/40 into areas of R30. Moreover, to keep the separation between zones with Street/Road instead of with a rear fence. In the area affecting my property I see as a logical border between zones the Frederick Road.</p> <p>Furthermore to the discussion of the proposal for such an extensive R60 area around the Hamilton Hill shopping centre, is the capacity of the shopping centre large enough to accommodate this? Especially since a part of the original shopping centre area has been reduced few years ago by demolishing a whole row of shops and replaced them with small town houses on Dodd Street (I think your map does not reflect that and it is still showing this area as part of the shopping centre).</p> <p>Thank you for this opportunity to express our concerns and we hope it will be considered.</p>	<p>Not supported.</p> <p>The distribution of the residential codings is based on walkability to centres, which is why it is not considered appropriate to propose an R40 coding to the rear of the proposed R60 area where there is not be a higher level of accessibility. The rezonings also aim where possible to have a consistent streetscape on both side of the road. Overlooking and overshadowing issues are addressed by the Residential Design Codes of WA, and the privacy and amenity of the adjoining dwellings will be protected as part of any future development application and approval process.</p> <p>The Hamilton Hill shopping centre is a neighbourhood shopping centre that provides daily and weekly shopping and some services. The City's Local Commercial Activity Centre Strategy identifies that the Hamilton Hill Neighbourhood Centre has a shortfall of at least 29 dwellings within a 200m catchment, with an additional 148 dwellings being desirable. Therefore it is considered that the rezonings will support the centre positively.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
27	Lisette Turkington, Department of Housing Level 4, 169 Hay Street EAST PERTH WA 6004	<p>Support</p> <p>Thank you for providing the Department of Housing with the opportunity to comment on Scheme Amendment 100 (Hamilton Hill Revitalisation Strategy), and Modifications to Local Planning Policy No. APD58 (Residential Design Guidelines).</p> <p>In the first instance, the Department wishes to express its support for the overall proposed zoning changes affecting the Hamilton Hill area. The Department currently has over 500 assets within Hamilton Hill, and many of these will be affected by the proposed amendment. The Department believes the proposed density increases will assist in the delivery of key Affordable Housing outcomes through an infill approach.</p> <p>The Department has reviewed Policy APD58 (Residential Design Guidelines) and wishes to submit the following comments, particularly in light of the policy surrounding split coding.</p> <ol style="list-style-type: none"> Part 11 - 11.1 At least one of the dwellings is two storey or incorporates a habitable mezzanine/loft (excluding bedrooms) in order to create variety in design, height and rooflines & provide opportunity for surveillance of the POS. <p>Whilst the Department recognises and appreciates the City of Cockburn's aspiration to provide built form variety and create passive surveillance through two storey/mezzanine/loft style development, mandating an upper floor will have a significant impact on construction costs and housing affordability. The additional cost is considered to be without benefit as thoughtful single storey construction can deliver the same built form objectives. The Department therefore recommends that this provision be reviewed to encourage, rather than mandate, two storey development and support single storey construction where sufficient building variety and surveillance can be achieved</p> <ol style="list-style-type: none"> 11.3 Rear dwellings should be designed so that significant sections of the front elevations can be seen from the street (i.e. major openings to internal living areas). 	<ol style="list-style-type: none"> Not supported. Generally it is not considered that single storey development can achieve the same level of surveillance and variety of height as two-storey development. The Department of Housing have requested that the provision be modified to encourage rather than mandate the requirement. However, this will mean that development at the higher coding will be a given, and will not incentivise the higher coding. The base coding of R30 will still apply if landowners/developers do not wish to meet the criteria for the higher coding. Supported. It is recommended that this provision be clarified to state 'Whenever possible rear dwellings should be designed so that significant sections of the front elevations can be seen from the street (i.e. major openings to internal living areas)'. Supported. The purpose of specifying the minimum average was not to impact on the minimum and average lot sizes set out in the R-Codes, but rather to ensure that the corresponding dwelling densities are achieved, rather than the R40 or R60 development requirements being applied to a density of development that is lower. However, it is agreed that interpretation of the provision may cause confusion, and upon further consideration it is considered unlikely that development proposals would meet all criteria for the higher coding but not actually achieve the higher density. It is therefore recommended that this requirement be deleted.

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		<p>Whilst the Department believes this provision reflects a best practice approach for ensuring passive surveillance, some clarity of its application for larger grouped dwelling sites may be necessary. For example, how does the City intend for this provision to apply for a three unit site? Is it intended that the dwelling situated in the middle, which could be considered a rear dwelling as it is rear if the front unit, is required to be address in this provision?</p> <p>3. Part 12 - 12.1 Split coded residential lots may be developed at R40 or R60, where development is consistent with the requirements of this policy and the following criteria:</p> <p>R40 Development Criteria No. 3. The minimum average site area per dwelling shall not exceed 240m2.</p> <p>The Department believes further clarification may be necessary as it is currently unclear as to how this provision is intended to apply.</p> <p>Recent amendments to the R-Codes are due to be gazetted 2 August 2013. According to Table 1 of the new document, for R40 development, the minimum is 180m2 and the average is 220m2. The Department would like to suggest that the City clarify how this provision would align with the new R-Codes. Where the City seeks to vary the site area requirements (CI5.1.1) of the RCodes, the Department wishes to remind the City to consult with the Department of Planning as this may require the approval of the WAPC under Part 7 of the RCodes.</p> <p>R60 Development Criteria No. 4. The minimum average site area per dwelling shall not exceed 190m2.</p> <p>Similarly to Development Criteria No. 3. for R40, the Department is seeking clarification as to how this policy objective is to be interpreted and applied, particularly in light of the new R-Codes document.</p>	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		Should you wish to discuss this submission further, please do not hesitate to contact Andra Biondi on 9222 4826 or alternatively andra.biondi@housing.wa.gov.au	
28	Bruno & Mavis Gosatti 856 Karnup Road Hopeland via Sepentine WA 6125	<p>Objection</p> <p>The zoning of some areas is quite nice now giving more people the opportunity to housing, whether affordable rental housing or purchase.</p> <p>Rezoning to any smaller lots than outlined in the plans should not be considered.</p>	<p>Not supported.</p> <p>The proposed rezonings are consistent with the adopted Revitalisation Strategy. No specific reason has been given as to why rezoning to facilitate smaller lots should not be considered. The proposed rezonings have received broad support throughout the community consultation that has been undertaken on the Revitalisation Strategy and Amendment No. 100. The rationale underpinning the zoning changes reflects the prevailing <i>Directions 2031</i> Strategic Plan, whereby opportunities for urban consolidation in appropriate areas is emphasised. The proposed rezonings will also facilitate a greater variety of housing diversity in the area.</p>
29	Grant Coble-Neal, Western Power GPO Box L921 PERTH WA 6842	<p>No objection</p> <p>Thank you for taking the time to provide us with this information.</p> <p>The planning advice you have provided has been noted in our planning database in advance of our next review of network capacity requirements. During this time, one of our planning officers may contact you to clarify development details.</p> <p>A key planning consideration is to determine whether forecast demand for network capacity, which is comprised mainly of firm network connection applications, is in line with long-term trends or represents a significant change to trend. Relatively large changes in forecast demand will receive close attention.</p> <p>Western Power strives to continually improve the accuracy and timeliness of it planning information. Toward this objective, Western Power presents its plans via the Annual Planning Report (APR) and the Network Capacity Mapping Tool (NCMT)</p>	<p>Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>In addition Western Power supplies its NCMT data to the Department of Planning for integration into cross-agency publications and planning tools.</p> <p>I invite you to review the information provided via the APR and the NCMT for your area. Once again, thank you for assisting us in delivering quality information to our customers and the broader community.</p>	
30	Lynnette Voevodin 71 Curven Road HAMILTON HILL WA 6163	<p>Objection</p> <p>Plant more TREES, there needs to be a green belt from the coast to Bibra Lake. Fine to plan more houses but more people need more TREES.</p> <p>The two areas ringed here on map 3 are dangerous, ugly, rubbish riddled, treeless, filthy and noisy.</p>	<p>Noted.</p> <p>The Revitalisation Strategy includes a number of recommendations that will assist in the revitalisation of the area. It includes a Public Open Space Strategy that includes upgrades to 13 parks in Hamilton Hill, including landscaping for many of them. The Revitalisation Strategy also includes the requirement for a Street Tree Strategy to be prepared in the medium term (1-3 years).</p>
31	Jan Hilbert 18 Tolley Court HAMILTON HILL WA 6163	<p>Comments</p> <p>The community needs more parks and places for the children to play. The house market is so high that the good old Australian garden is something of the past. We need more community spaces.</p> <p>Please consider this for the sake of our children. Don't lose the old Aussie ways.</p>	<p>Noted.</p> <p>The Hamilton Hill Revitalisation Strategy includes a Public Open Space Strategy that includes upgrades to 13 parks in Hamilton Hill.</p>
32	Francene Leaversuch 3/5 Wollaston Road Mount Claremont, WA, 6010	<p>Conditional Support</p> <p>I am making this submission on behalf of myself and husband, Tim Leaversuch, owners of 10 Kerry Street, Hamilton Hill, and Bill and Lee Hazell, owners of 12 Kerry Street, Hamilton Hill. Their written consent can be provided if required. As landowners within Hamilton Hill, we support the City of Cockburn's Hamilton Hill Revitalisation Strategy (HHRS), in line with the WA Planning Commission's 2031 and Beyond Strategic document, promoting development through urban infill. We would like to request revision of the zoning code of our two properties (occupying the same lot) from R30 to R40, which is consistent with the Lots immediately to the South and East of our Lot. Our request meets with the objectives of the HHRS, particularly objectives 2-4:</p>	<p>Supported.</p> <p>Upon reconsideration of this issue, it is considered there is justification to extend the proposed R40 coding boundary to Stratton Street, including No. 2, 4, 6, 8, 10 and 12 Kerry Street in the proposed R40 zone.</p> <p>This row of properties directly abuts a proposed R30/40/60 area, and rather than stopping the proposed R40 boundary halfway along this street it is logical to extend this boundary to the northern end of the street.</p> <p>It is therefore recommended that the boundary be</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>2. Provide opportunities for urban infill that meet the needs of the existing and future community of Hamilton Hill;</p> <p>3. Contribute to the urban infill aspirations of Direction 2031; and</p> <p>4. Provide for a more sustainable, accessible and compact urban form within Hamilton Hill. Our request is also in line with the residential density and zoning plan principles. The second principle, addressing higher density development, recommends that development should be focused around; o the suburbs Neighbourhood Centres and substantial Local Centres:</p> <ul style="list-style-type: none"> · High frequency bus routes; · Areas of POS; · Around primary and secondary schools and; · Large land parcels which offer the opportunity to undertake coordinated urban infill development. Our Lot on Kerry Street is metres away from a local primary school (the Kerry Street Community School) and is in very close proximity to Forrest Road, a high frequency bus route. <p>There is also a bus stop on Kerry Street located near our Lot. We are also located nearby the Hamilton Hill Plaza (approximately 5-10 minutes' walk) - meeting at least 3 of the above 5 principles. We hope this submission meets with the planning intentions for the area. If you have any queries regarding this submission please do not hesitate to contact me.</p>	<p>extended as shown in Attachment 1 (Scheme Amendment No. 100).</p>

Economic Development Directions Strategy

STAGE 1 PROJECT PLAN



City of Cockburn

September 2013

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1.0 BACKGROUND TO THE PROJECT

1.1 WHY IS ECONOMIC DEVELOPMENT IMPORTANT?

A successful local economy is a key driver of the wellbeing of a community. As a result, Council has an important role to play in promoting and facilitating economic development for local businesses and supporting the City's residents through the provision of jobs and services.

Given the close relationship with residents and the business community, Council is in a unique position to identify economic development initiatives in order to capitalise on opportunities for growth.

The development of an economic development strategy is an important part of gaining an understanding of roadblocks and the prioritisation of resources to support the continued growth of strategic employment within the City.

Further a strategy will identify the options available and make recommendations on how the internal processes of Council may deliver economic development initiatives.

1.2 WHAT IS AN ECONOMIC DEVELOPMENT STRATEGY?

An Economic Development Strategy is a plan of action to help build prosperity and sustainable growth within the City of Cockburn. The Strategy will provide Council with a framework to guide the City's business and industry focused activities towards building a vibrant and diverse economy.

Commonly economic development strategies work with the business community, including but not limited to:

- A vision, objectives and aspirational goals;
- Councils role – Leadership opportunities;
- Demographic, employment, skills and infrastructure analysis to provide the evidence of what the strategy should focus on;
- Key sector opportunities;
- Business community outlook;
- How to attract knowledge intensive and export orientated development;
- The impact activity centres have and their role in enhancing economic development;
- Partnership and networking opportunities;
- Investment opportunities;
- Collaborative opportunities with key partners;
- Environmental and sustainability considerations;
- How to attract and retain businesses and development;
- The role of the digital economy and what it means for the business community;
- Developing regional export and marketing opportunities;
- Communication plans and marketing opportunities;
- Skilled workforce needs;
- An implementation plan.

2.0 CORPORATE STRATEGIC PLANS

The importance of planning for economic development is identified in a number of the City's strategic plans, as follows:

CITY OF COCKBURN STRATEGIC COMMUNITY PLAN 2012-2022

Council's highest level strategic document identifies the importance of economic development within its vision for the City:

Council's vision is to build on the solid foundations that our history has provided to ensure that the Cockburn of the future will be the most attractive place to live, work, visit and invest in, within the Perth Metropolitan area.

A key theme is the inclusion of:

A Prosperous City - *Our vision is for a prosperous, diverse, innovative and sustainable economy that provides high levels of employment opportunity.*

Further stating the need to:

- *Identify, target and facilitate sustainable development in Cockburn Central reflecting the status of a Strategic Regional Centre;*
- *Engage stakeholders on the delivery of industrial, commercial and infrastructure projects;*
- *Ensure that the City's sustainable development framework drives and enables diverse business investment and activities;*
- *Facilitate and promote economic development aligned to business centre growth;*
- *Identify initiatives and incentives to broaden the range of educational facilities, programs and partnerships.*

CITY OF COCKBURN SUSTAINABILITY STRATEGY 2013-2017

As a result of the strategic objectives identified within the 5 year sustainability strategy, the following KPI's are identified within the associated action plan for 2013-2014:

Eco 1.1 Develop an economic development strategy for the City of Cockburn.

Eco 1.2 Determine the priority for an economic development office.

Eco 1.3 Determine whether tourism should be incorporated into an economic development strategy or as a stand-alone strategy.

Eco 1.4 Consider the role of the tertiary sector in the City's economic development strategy.

3.0 STRATEGY AND POLICY CONTEXT

STATE PLANNING STRATEGY (1997) & DRAFT STATE PLANNING STRATEGY (2012)

The State Planning Strategy (“SPS”) was first published in 1997 and provides the basis for long-term State and regional land use planning within Western Australia. It sets out the key principles, strategies and actions relating to environment, community, economy, infrastructure and regional development which should guide all future planning decisions.

The following aspirations from the SPS directly relate to the formulation of the Strategy:

- Promote opportunities for small scale entrepreneurship that can supply the marketplace with more quality goods and services;
- Identify greater opportunities for local ownership, content and employment;
- The demographic makeup of a community displays a mix of cultures, age cohorts, skills and qualifications;
- A range of opportunities for local entrepreneurship, recreational activities and cultural expression;
- Contribute to Perth being globally recognised as a “knowledge city”;
- Attract creative industries;
- Encourage innovative enterprise businesses, knowledge and industry clusters;
- Increased attraction and retention of creative human capital;
- Suitable land is reserved for business and industry such as project ready industrial lands and related buffers and infrastructure;
- Infrastructure is well connected and coordinated and enhances business efficiency and liveability;
- Attract and retain skills and workforce.

In December 2012 a draft State Planning Strategy was advertised for public comment. It presents a vision for Western Australia to 2050 and beyond based on a framework of planning principles, strategic goals and State strategic directions.

DIRECTIONS 2031 AND BEYOND: METROPOLITAN PLANNING BEYOND THE HORIZON

“Directions 2031 and Beyond” is a high level strategic plan that establishes a vision for future growth of the Perth metropolitan and Peel regions, and provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate growth. The anticipated population increase to 2.2 million by 2031 will translate directly into the need for another 328,000 houses and 353,000 jobs.

Given the expectations in terms of population growth, there is a clear need to grow and expand the economic and employment base in line with expected increases in population.

One of the key objectives of *Directions 2031 and Beyond* is to improve the relationship between where people live and work, to reduce commuting time and cost, and the associated impact on transport systems and the environment. The connected city scenario is expected to deliver improved levels of employment self-sufficiency across all sub-regions.

Activity centres are identified as key locations to encourage the agglomeration of economic activity and cultivation of business synergies. Further, specialised activity centres identify specific roles. For example Jandakot Airport is identified as a specialised centre in recognition of the strategic significance of its aviation functions as well as its operations and associated land uses that contribute to local employment and the economic development of the State. An economic development strategy should seek to identify ways in which to support these important centres.

DRAFT OUTER METROPOLITAN PERTH AND PEEL SUB REGIONAL STRATEGY, AUGUST 2010

As an implementation mechanism of *Directions 2031 and Beyond*, draft sub regional strategies have been prepared including the *Outer Metropolitan Perth and Peel Sub-regional Strategy* which focuses on providing an adequate supply of suitable urban land to support the strategic and sustainable growth of the city to 2031 and beyond.

The draft sub regional strategy identifies manufacturing, retail and education, health and the public administration service sector as the main sectors of industry providing employment in the south west.

Employment self-sufficiency in the south-west subregion is currently 60 per cent. To achieve the Directions 2031 employment self-sufficiency target of 70 per cent, an estimated 87,000 to 113, 000 additional jobs will need to be provided in the sub-region over the next 25 years.

Highlighted is the Western Trade Coast Area as a major focus of metropolitan and State industrial activity, with a focus on heavy manufacturing, processing, fabrication and export. Of relevance is the inclusion of Latitude 32 and the Australian Marine Complex at Henderson both of which is located within the City of Cockburn . These areas are recognised for their important contribution to meeting the short, medium and long term market demand for industrial land in metropolitan Perth and will generate significant employment opportunities for the south-west sub-region. Further, the planned outer harbour of Cockburn Sound will provide a regional hub for the continued growth of national and international trade.

Recommending a way forward, the strategy identifies the need for the Department of Planning, in partnership with local government, to develop a metropolitan and Peel region economic development and employment strategy which should seek to address issues specific to the south-west sub-region such as:

- Increasing the supply of industrial land to meet future demand; and
- Finalising the Western Trade Coast economic development strategy.

As of June 2013 a regional economic development strategy has not yet commenced for outer metropolitan south west sub region and the Western Trade Coast economic development strategy has not been finalised. Nonetheless there is an obvious role for the City of Cockburn to engage and collaborate at the regional level to promote economic development for the City and include these important issues within the City's Economic Development Strategy.

ECONOMIC AND EMPLOYMENT LANDS STRATEGY: NON-HEAVY INDUSTRIAL. PERTH AND PEEL REGIONS. APRIL 2012.

Prepared at the metropolitan level by the Department of Planning and various state agencies, the strategy focuses on general and light industry needs in order to identify employment land requirements in both the metropolitan Perth and Peel regions for the next 20 years and beyond.

Of note is the recognition of the changing face of industrial land given the increasing pressure to convert industrial land to higher end uses, including office and residential. What this means for the economic development strategy is the need to allow industrial land to evolve as technology and innovation advances, however also ensure their operations are not impeded due to non-industrial uses and their operations being allowed to encroach onto industrial land. This is particularly relevant for Jandakot Airport and areas such as the Australian Marine Complex. The South west region accommodates the largest percentage of industrial zoned land within the Perth and peel regions and there is a clear need to support the success of these areas while ensuring the needs of residents are also well balanced.

The southern sub regions are recognised as collectively experiencing rapid expansion, however the growth of these regions is dependent on infrastructure servicing issues. For the City of Cockburn this relates to road transport and freight rail line efficiency and access. The Strategy states further intermodal facilities in key locations need to be identified to optimise chain efficiencies.

Specifically the strategy recognises the northern sector of the South west, the City of Cockburn, and the south east sub regions as having the greatest opportunity and economic value.

Sites identified as providing future industrial land supply include: Jandakot airport and Latitude 32 Industry Zone – Flinders Precinct. A key action recommended for the south west sub-region is the need to develop an economic development and employment strategy for the southwest sub region.

Key directions for economic and employment lands include:

- Providing a diverse range of lot sizes with a focus on delivering large lots;
- Mixed use developments to create amenity;
- The identification of potential end users for each estate;
- Measures to facilitate great private sector involvement;
- Incentives to facilitate regeneration of existing industrial areas and delivery of new estates;
- Strategic protection from competing uses;
- Focus on sustainability;
- Understanding industrial market through data collection;
- Ensure adequate buffer zones are planned and protected;
- Making land development ready to de-risk development from the perspective of property financiers;

STATE PLANNING POLICY 4.2 ACTIVITY CENTRES FOR PERTH AND PEEL.

State Planning Policy No. 4.2 ("SPP 4.2") Activity Centres Policy is a state planning policy for the planning and development of activity centres throughout Perth and Peel.

The main purpose of SPP 4.2 is to specify broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with the coordination of their land use and infrastructure planning.

SPP 4.2 focuses on employment targets set out within *Directions 2031* being provided within activity centres. These centres should be locations for employment generating activities and should facilitate:

- *Employment opportunities in activity centres in higher-order centres by maximising the density and range of activities to improve access to jobs;*
- *Smaller-scale offices and commercial tenancies, particularly in neighbourhood and district centres, to facilitate the transition of home-based businesses and the growth of small business;*
- *Low-impact service industries locating in centres close to residential areas;*
- *Education and training, health and other specialist facilities in activity centres;*
- *Co-locating retail, residential, commercial, entertainment and other compatible urban uses with tertiary education, health and other suitable specialised centres; and*
- *Horizontal and vertical integration of compatible land uses in activity centres.*

LOCAL AND COMMERCIAL ACTIVITY CENTRES STRATEGY

The creation of new jobs within the City's activity centres and strategic employment centres is a key objective of *Directions 2031*, *State Planning Policy 4.2 Activity Centres for Perth and Peel* (SPP4.2) and the recently prepared *Local and Commercial Activity Centres Strategy* (LCACS).

The background studies prepared for the LCACS suggest that it is more than realistic for the South-West sub-region, including the City of Cockburn to achieve the employment outcomes set for it under *Directions 2031*.

However, even though the City appears to be able to achieve its employment self-sufficiency target, achieving growth in strategic employment, which is knowledge intensive and export orientated, should still remain a key objective for the City.

What is Strategic Employment?

Strategic employment, unlike population-driven employment, results from the creation and transfer of goods and services to an external market.

Again, unlike population driven employment, strategic employment does not automatically occur. It results from an enterprise actively seeking to meet the needs of an external market and developing a competitive advantage in the process.

The presence of strategic employment within a local economy is critical to the long-term prosperity and resilience of an economy; as:

- There is no 'saturation point' to strategic employment (whereas there is only so much population-driven activity that a particular population needs or can afford);
- A diverse range of economic activity servicing external markets diversifies the risk associated with downturns in a single market;
- Strategic economic activity tends to include higher 'value-added' activities that are more likely to result in greater flow-on benefits to the local economy;
- Strategic economic activity tends to result in higher wage-productivity for employees and significant business opportunities for small to medium enterprises.

Understanding the characteristics, needs and future growth opportunities of major strategic employers within the City is essential for Cockburn if the City is to play a proactive role in the future economic development of these industries.

An economic development strategy will be an important part of gaining an understanding of roadblock and the prioritisation of resources to support the continued growth of strategic employment within the City.

CITY OF COCKBURN LOCAL PLANNING STRATEGY

The Local Planning Strategy provides an opportunity for an integrated approach to planning across all areas of a municipality including consideration of social, environmental and economic aspects with linkages to the Council's Corporate Plan.

The following strategies from the Local Planning Strategy directly relate to issues relating to economic development:

Strategy (p) - Provide flexibility in the planning system to meet the needs of small business.

Action (1) Ensuring that town planning schemes allow for the development of small businesses in close proximity to residential areas; and (3) Incorporate in town planning schemes the location of Business Parks (with access to high quality telecommunications and good public transport) close to residential areas for the use of small businesses and local residents.

Strategy (q) - Provide for the likely growth of downstream processing and value adding industries.

Action - (1) Ensuring that regional plans and statutory schemes protect access corridors to industrial sites, buffer zones and transport infrastructure and identify essential infrastructure such as waste management.

Strategy (s) - Make allowance for the needs of new industries and technologies.

Actions - (1) Encouraging local governments to prepare town planning schemes which adopt a merits-based approach for considering manufacturing and industrial development.

4.0 PROJECT DESCRIPTION

5.1 OBJECTIVES

The key objective of this Project is to identify Council's role with regard to economic development and to develop an economic development strategy to ensure a strong economic future for the City's residents and business owners.

Project Objectives

The key objective of this Project is to identify and understand Council's role with regard to economic development, and to determine whether a business case exists for a dedicated economic development portfolio for the future of the organisation. This will investigate the different ways in which local governance can effect economic development, and how the City may consider an evolving role for itself going forward.

The key objective of the Project is therefore:

- Identify Council's current and potential future role in enhancing economic development for the LGA, and make recommendations on structural mechanisms and resources required to effectively implement economic development.

Associated with this will be examination of:

- Key industry sectors that enhance economic and employment growth opportunities in the City of Cockburn, and how these can be supported through local governance;
- Council policies and processes that impact on economic development and make recommendations for improvements;
- Social, cultural and environmental factors within the City's control that can impact on economic development.

A key outcome sought is for the Strategy to align and address the objectives of the City's *Community Strategic Plan* and the *Sustainability Action Plan 2013/2014*, and the employment objectives for the region identified within *Directions 2031*.

5.0 APPROACH

Approach

Given the need to firstly identify Council's role, relationship and structure options, it is recommended the strategy be prepared over two stages. The Project plan (Attachment 1) provides more detailed information.

Stage 1 - *Economic Development Directions Strategy*

It is proposed stage 1 (which is the topic of this report) focus on setting the vision, objectives and general directions to seek consensus on Council's economic development role. This includes:

- Identifying key industry sectors and set clear directions to enhance economic and employment growth opportunities in the City of Cockburn;
- Understanding what Cockburn's economy should look like in the future;
- Linking economic development initiatives with land use planning requirements;

- Identifying Council policies and processes that impact on economic development and make recommendations for improvements;
- Considering in the making of recommendations social, cultural and environmental factors;
- Identifying Council's role in enhancing economic development for the City and make recommendations on structure mechanisms and resources required to effectively implement the Economic Strategy;

Stage 2 – Economic Development Strategy

Stage 2 will see the implementation of stage 1 recommendations, including the development of an Economic Development Strategy via the identified implementation mechanism and if resources are made available. This will logically inform the future organisational design of the City, and in what form Stage 2 occurs will be informed by Council's decision on Stage 1.

Reasons to support a two staged process include:

- An effective Economic Development Strategy is one that integrates with all areas of Council. Therefore providing a directions report is an important first step in reaching a whole of Council consensus and road map;
- There is a need to agree on a vision and objectives before making more detailed recommendations;
- An Economic Development Strategy will cut across several Council existing and emerging strategies and therefore it is important to understand how this will occur. For example the NBN network is expected to be delivered across Cockburn within the next three years, as a result it is timely to have a conversation regarding development of a digital economies strategy (a Corporate Business Plan 2013/2014 requirement) given its direct relationship with economic development;
- It provides an opportunity to inform future structures, including how Cockburn can work with Kwinana given the recent amalgamation announcements;
- Should an economic development unit be recommended within Council's structures, a two staged strategy would allow the new position/s to take ownership over the development of a strategy and importantly develop relationships with the business community within its development and delivery.

The outputs of the Economic Development Directions Strategy will include:

- A background analysis report;
- An Economic Development Strategy Directions document.

6.0 STAKEHOLDER AND COMMUNITY ENGAGEMENT

Stage 1 - Economic Development Directions Strategy will be presented to Council seeking support for an agreed approach.

Preparation of Stage 2 – Economic Development Strategy will involve liaison with key stakeholders and will be presented to Council for adoption for community consultation.

7.0 PROJECT TIMING AND BUDGET

The total estimated timeline for the Project is 8 months.

8.0 PROJECT GOVERNANCE

The Project will be managed by the Strategic Planning Services section of the City of Cockburn.

9.0 PROJECT DELIVERY

The development of Stage 1 - Economic Development Directions Strategy is outlined in table 1.

Table One- Detailed Project Delivery Strategy

Stage	Timing	Project Deliverables/ outcomes
Step 1 - Information gathering.		
1.1 Set up an internal project reference group with Strategic Managers.		
Tasks for the group: <ul style="list-style-type: none">• Discuss the City's roles and responsibilities regarding economic development.• Identify any relevant information and experience that can contribute to the development of the Strategy.• Identify what relationship economic development has with existing CoC strategies.• Provide feedback on the project plan prior to reporting to Council.	August 2013 (Complete)	<ul style="list-style-type: none">- Formulation of a reference group.- Register of all in house information relevant to economic development of the CoC.- Identification of various roles and responsibilities to guide the Strategy process.
1.2 Undertake a comprehensive profile of the Cockburn economy and population, its strengths and attributes, weaknesses and constraints.		
Tasks: Provide an analysis of the following key areas to inform the Strategy:	Aug – Sept 2013	<ul style="list-style-type: none">- Key background analysis information to inform the Strategy.

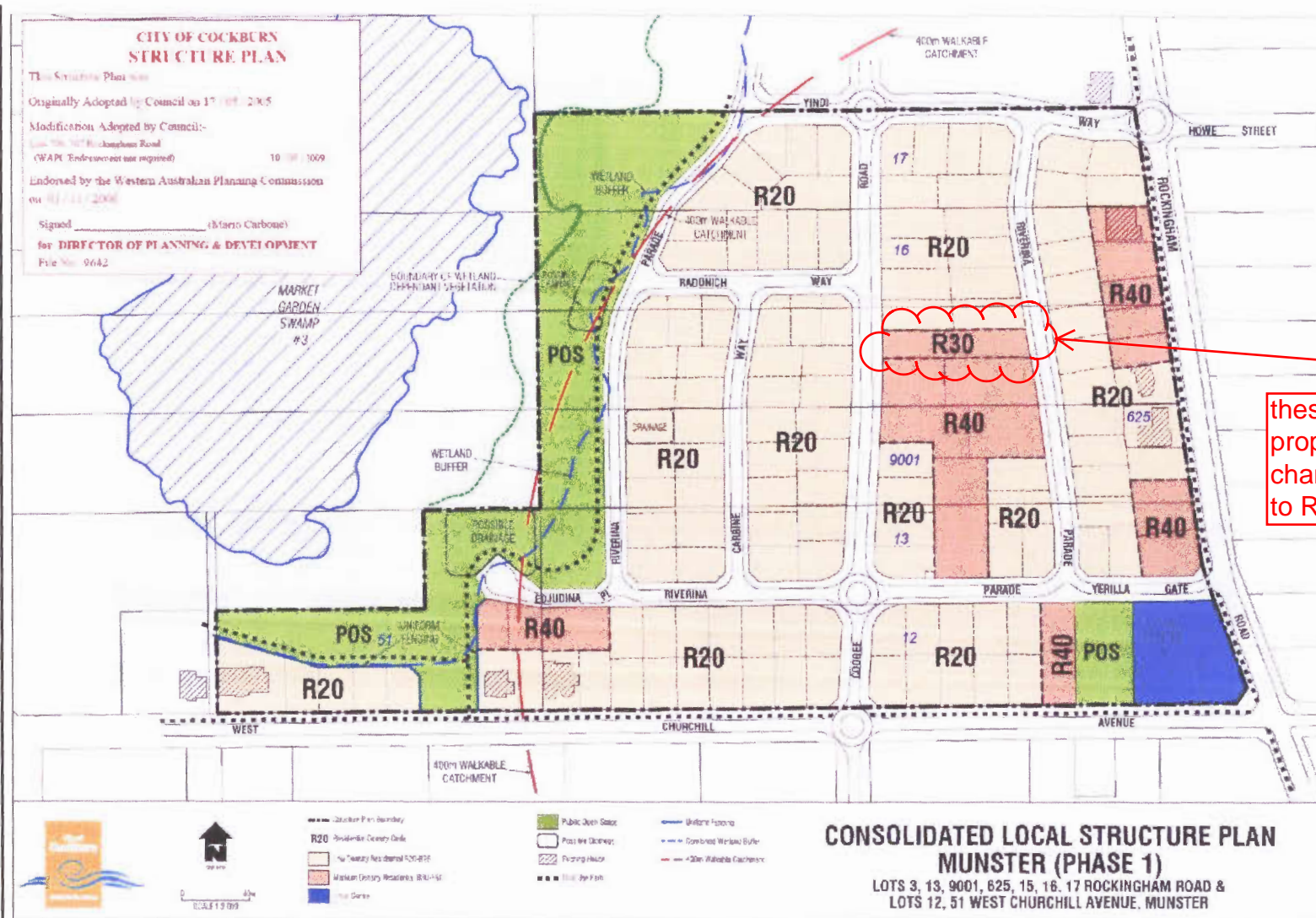
<ul style="list-style-type: none"> • Population characteristics and trends; • State of the economy; • Industry and key sectors; • Employment modelling and centres analysis. 		(Background analysis report)
1.3 Identify key elements impacting on key sectors and business environments.		
Tasks: <ul style="list-style-type: none"> • Identify key land use planning and infrastructure projects directly impacting on key sectors. • Analyse the impact of place on opportunities in CoC and identify key opportunities by reviewing the recommendations of the LCACS. Identifying opportunities for the City of Cockburn to be a better place to “live, work and play”. • Identify key land use requirements and infrastructure needs and prioritise these based on an analysis of needs of businesses including the 6 key sectors. 	Oct 2013	This stage will assist in identifying the need for specialist economic development consultant to contribute to the final ED Strategy in stage 2.
1.4 What role should emerging digital strategies have within the context of the City’s economic development objectives.		
Tasks: <ul style="list-style-type: none"> • With the Information Services Manager, identify recommendations for the integration of digital strategy considerations within the directions report. • This will include conducting a review of other Councils strategies and approaches. 	Nov 2013	Key recommendations to embed digital strategies into the directions strategy.
Step 2 - Identifying the vision and objectives to guide the Directions Strategy and recommendations.		
2.1 Establish the vision and objectives.		
Tasks: <ul style="list-style-type: none"> • Present the findings of step 1 to the internal project reference group. Purpose of the meeting will be to consolidate findings and confirm an overarching vision and objectives 	Dec 2014	Identification of vision and objectives.

<p>to guide the Directions Strategy.</p> <ul style="list-style-type: none"> • Key to this step will be reaching a consensus on a vision for what economic development objectives are trying to achieve. 		
Step 3 - Sorting out Councils role.		
3.1 How do Councils existing functions impact upon and integrate with economic development?		
<p>Tasks:</p> <ul style="list-style-type: none"> • Identify City of Cockburn and Kwinana's current involvement and role with regard to economic development. • Investigate how Councils functions impact upon economic development and how an economic development role would integrate within the City's structure and future structures following amalgamation. 	Jan 2014	
3.2 Identify Regional Collaboration Opportunities.		
<p>Tasks:</p> <ul style="list-style-type: none"> • Identify opportunities for the City to collaborate with other Councils, industry related groups and lead agencies. • Identify opportunities for regional marketing and ways to support the key sectors. • Research examples of business assistance programs. • Investigate a need for a regional economic development strategy/action plan and the City's role in its establishment. 	Feb 2014	Key recommendations and opportunities for regional collaboration.
3.3 Identify the resources and roles required to deliver the recommendations		
<p>Given the findings and identified recommendations, identify implementation structures and resources.</p> <p>Tasks:</p> <ul style="list-style-type: none"> • Investigate a selection of Council structures by contacting the ED unit/manager of several 	Feb 2014	<p>Outcome: An economic development road map.</p> <p>Understanding of costs associated with</p>

<p>Councils.</p> <ul style="list-style-type: none"> • Make recommendations concerning the structure and role of Councils Economic Development approach/process. This may include recommendations for an ED Unit. • Document role of stakeholders. • Produce an action plan for Stage 2 based on the needs identified. • Identify Key Performance Indicators determining success of economic development initiatives. • Identify the role of a consultant in producing the stage 2 Economic Development Strategy. 		<p>an EDS specialist.</p>
Step 4 – Directions Strategy finalisation.		
4.1 Report preparation.		
<p>Tasks:</p> <ul style="list-style-type: none"> • Prepare draft Economic Development Directions Strategy. • Prepare Council report. • Council consideration of Draft Strategy. 	<p>Report to Council: March 2014</p>	<p>Outcome: Economic Development Directions Strategy document.</p>

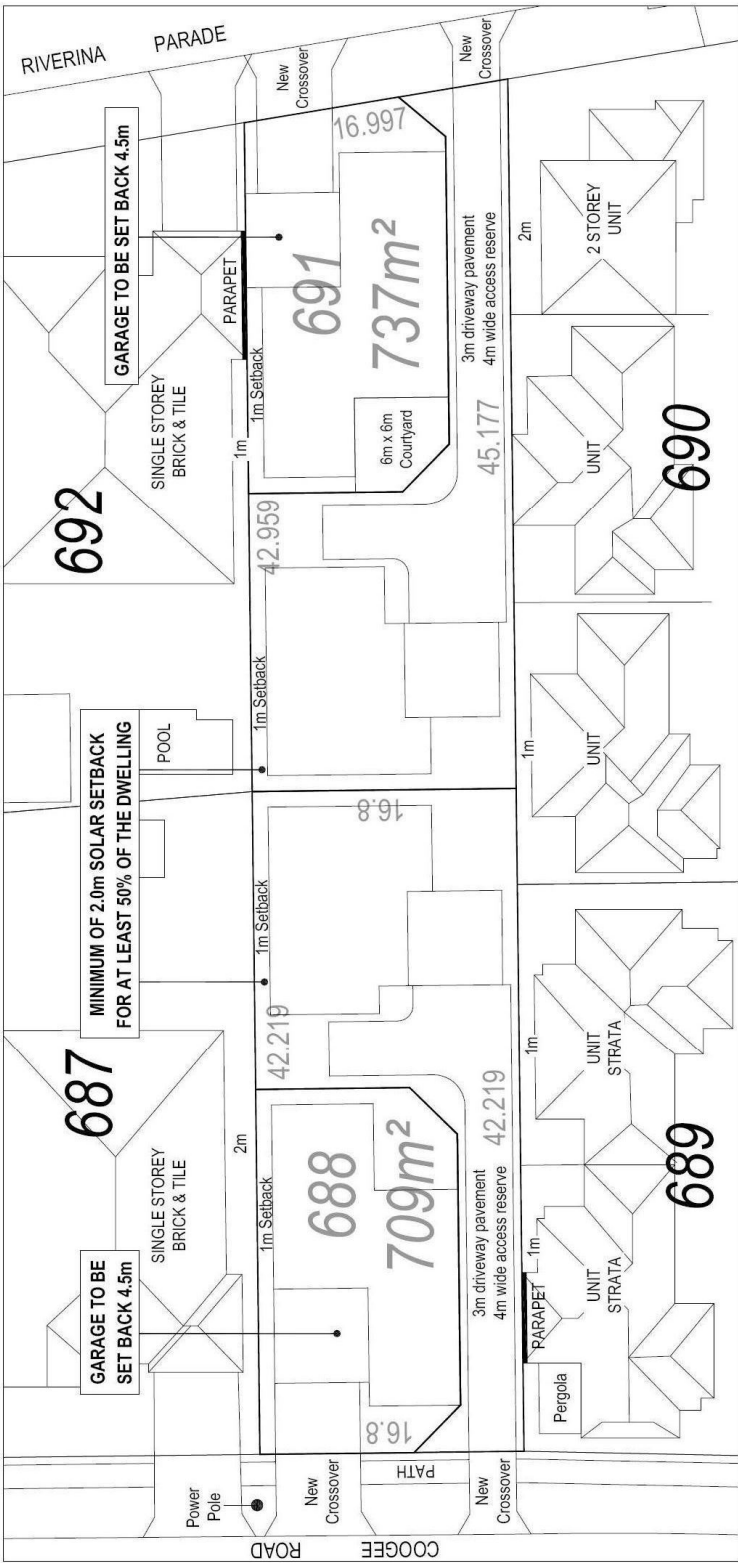
PLAN-IT

Proposed Modified Munster Phase 1 LSP



MODIFIED STRUCTURE PLAN REPORT – RIVERINA PARADE

MAY 2013



MARCH 2013

PROPOSED DEVELOPMENT PLAN FOR
LOT 691 RIVERINA PARADE AND LOT 688 COOGEE ROAD, MUNSTER

MODIFIED STRUCTURE PLAN REPORT – RIVERINA PARADE

MAY 2013



SOURCE: NEARMAPS 2012



LOCAL CONTEXT PLAN

2321-06-01 (05.04.2013), not to scale



Figure 2



 Structure Plan Boundary  Special Use Zone	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS
	Lot 46 Woodrow Avenue, Hammond Park	<ul style="list-style-type: none"> Educational Establishment Place of Worship 	<ul style="list-style-type: none"> Planning approval Development shall generally accord with the layout depicted on the site Masterplan (refer Part 2 - Attachment 2)



LOT 46 FRANKLAND AVENUE,
HAMMOND PARK

4.046 ha TOTAL SITE
0.872 ha FUTURE CHURCH SITE

- JARRAH TREE TO REMAIN
- SHE-OAK TREE TO REMAIN
- EUCALYPTUS TREE TO REMAIN
- TREE TO REMAIN
- NEW TREE
- TREE TO BE REMOVED

136 TOTAL CARPARKING BAYS



SITE MASTERPLAN

SCALE : 1:500@A1

0 5 10 30 50m

HAMMOND PARK CATHOLIC PRIMARY SCHOOL

Woodrow Avenue Hammond Park

JOB NO. : 1234

DATE : 06/12/2012

DWG NO. : SK01

340 Hay Street Subiaco
Western Australia 6008
T +61 8 9381 4844
E eiwarch@eiwarch.com.au
W eiwarch.com.au
ABN 88 1290 054 672



building ideas
© eiw architects

File No. 110/085

SCHEDULE OF SUBMISSIONS
PROPOSED STRUCTURE PLAN – CATHOLIC SCHOOL SITE – LOT 46 WOODROW AVENUE HAMMOND PARK

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Stephen Muldoon, The Department of Education 151 Royal Street East Perth WA 6004	<p>Support</p> <p>Thank you for your letter dated 8 July 2013 regarding the Structure Plan Proposal for Lot 46 Woodrow Avenue, Hammond Park.</p> <p>The Department of Education has reviewed the document and advises that it has no objection to this Proposal.</p>	Noted.
2	Western Power GPO Box L921 PERTH WA 6842	<p>No Objection</p> <p>Western Power does not have any specific comments at this time to the above proposal, however we would appreciate being kept informed of developments. As there are overhead powerlines and/or underground cables, adjacent to or traversing the property the following should be considered, prior to any works commencing at the above site/development/property or if any alignments, easements or clearances are encroached or breached.</p> <p>Working in proximity to Western Power Distribution Lines</p> <p>All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below: http://www.westernpower.com.au/safety/WorkingAroundPowerLines/working_near_electricity.html http://www.westernpower.com.au/safety/DialBeforeYouDig.html or www.1100.com.au http://www.commerce.wa.gov.au/WorkSafe/</p> <p>If you require further information on our infrastructure including plans, please complete a request for Digital Data Please note: Western Power must be contacted on 13 10 87, or complete the attached DQA form, if your proposed works involve:</p> <p>A) Any changes to existing ground levels around poles and structures.</p> <p>B) Working under overhead powerlines and/or over underground cables.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.	
3	Assunta Dinardo, Main Roads Western Australia PO Box 6202 EAST PERTH WA 6692	<p>No objection</p> <p>Thank you for your letter dated 8 July 2013 requesting Main Roads comments on the above proposal.</p> <p>The proposed Structure Plan for the Catholic School Site on Lot 46 Woodrow Avenue, Hammond Park is acceptable to Main Roads.</p> <p>If you require any further information please contact Ms Assunta Dinardo on (08) 9323 4163 quoting file reference 04/11993-19 (D13#386061).</p>	Noted.
4	Jacyln Drummond, Burgess Design Group PO Box 8779 Perth Business Centre WA 6849	<p>Support with modification</p> <p>We write with regard to the proposed Local Structure Plan (LSP) prepared to facilitate development of the Hammond Park Catholic Primary School over Lot 46 Woodrow Avenue, Hammond Park.</p> <p>This submission on the Proposed LSP has been prepared by Burgess Design Group through Project Managers E & G Developments and further to our correspondence dated 13 February 2013. This previous correspondence was prepared in relation to design associated with the development and co-ordination of the reconstruction of Frankland Avenue, in accordance with the requirements as set out within the Southern Suburbs District Structure Plan Stage 3 (SSDSP).</p> <p>Background Planning for the SSDSP3 has been ongoing for some time, the purpose of the SSDSP as documented within the SSDSP3 is as follows: <i>"1.2 Purpose The SSDSP3 shows the broad land use framework including the major road network, neighbourhood structure, commercial, education, community and significant open space areas. It will form the basis of co-ordinating and considering Local Structure Plans ("LSP'S") and plans of subdivision to be prepared by landowners in the area".</i></p> <p>A key issue associated with the purpose of the SSDSP Stage 3 in relation to Frankland Avenue is the co-ordination and consideration of Local Structure Plans. To assist with co-ordinating development, the SSDSP3 includes technical analysis and supporting documents. Appendix 2 of the adopted SSDSP3 is the SKM Infrastructure Servicing Advice, Stage 3 (1994). The SKM report clearly states that the areas of land including portions of Lot 126 and Lots 47, 48 and 49 together with the proposed school site located on Lot 46, require filling to enable future lots to be serviced with reticulated sewer.</p>	<p>Comments Noted.</p> <p>It is correct to note that Appendix 2 (SKM report) of the adopted Southern Suburbs District Structure Plan Stage 3 clearly states that the areas of land including portions of Lot 126 and Lots 47, 48 and 49 together with the proposed school site located on Lot 46, require filling to enable future lots to be serviced with reticulated sewer. Moreover it is correct to note that this is a much as 2m in some parts.</p> <p>That being said, the need to raise the road and the cost associated with the raising is a matter for the affected landowners undertaking development who are necessitating the need to raise the road and upgrade it from</p>

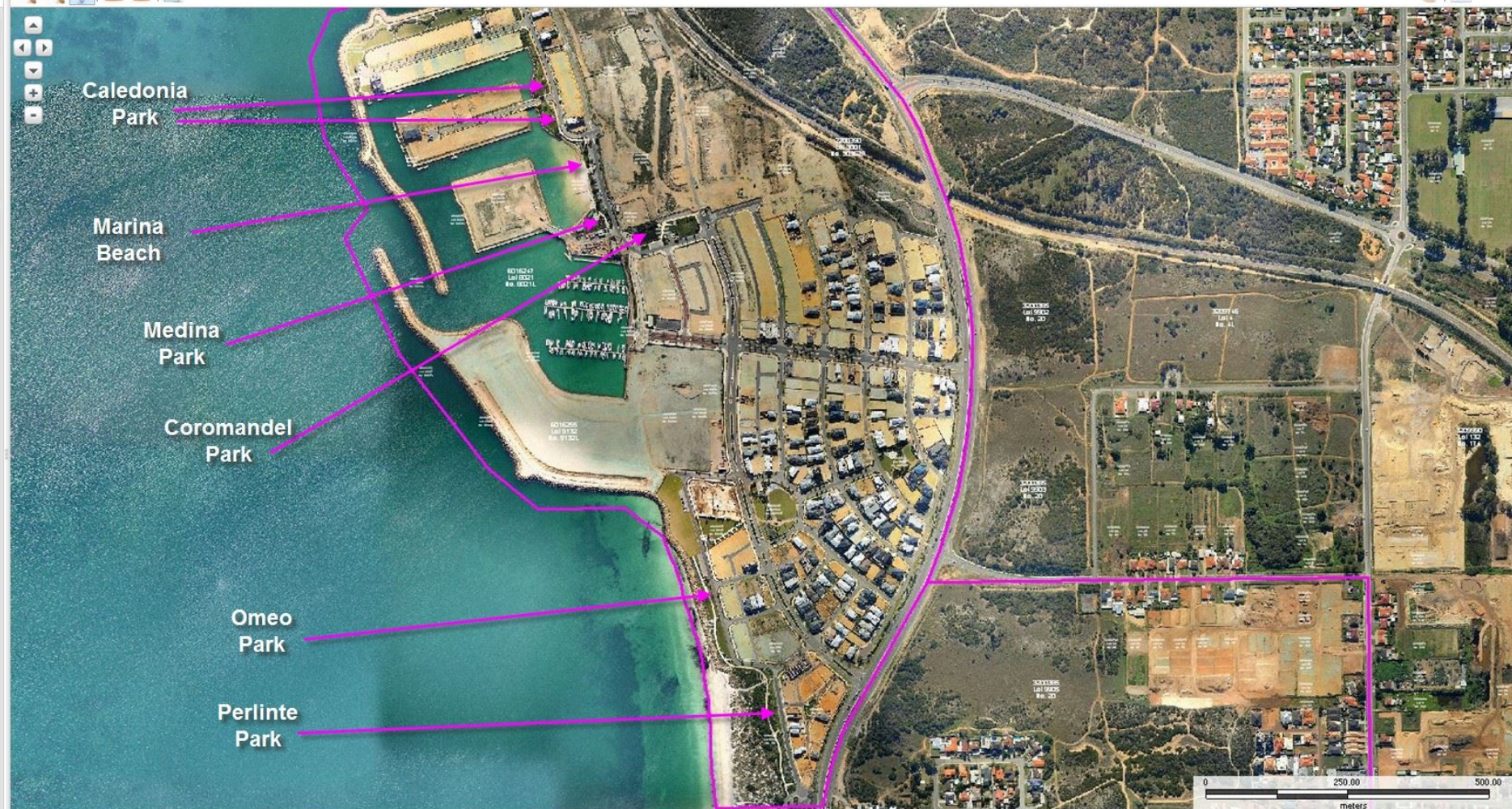
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>A review of the background technical reports and the undertaking of due diligence with the Water Corporation revealed that conceptual sewer planning requires the "lifting" of a portion of the Frankland Avenue Road Reserve, in part by 2 metres, from the existing level of RL23m to RL25m. In approaching the City of Cockburn regarding the proposed design levels for Frankland Avenue, our Project Team was directed by the City to consult with the adjoining landowners. In this instance this included the owner of Lot 46 the Catholic Education Office (CEO). Following discussions with the City in this regard, it was advised that:</p> <ul style="list-style-type: none"> Any reconstruction of Frankland Avenue by the owners of Lot 126 will require the reinstatement of crossovers to Frankland Avenue; and Any issues that arise within the Primary School as a result of the reconstruction of Frankland Avenue may be addressed by the City in its consideration and approval of the Local Structure Plan for the school site. <p>Our letter of 13 February 2013, proposing development to the City of Cockburn outlined the position of the owners of Lot 126 with regards to the requirements of the SSDSP3 and to request that the City and landowners proposing development abutting Frankland Avenue make planning and development decisions based on the SSDSP Stage 3. In particular with regard to finished design levels.</p> <p>In this regard, the City was advised that based on the investigations and discussions carried out that our client has reached the following position:</p> <ol style="list-style-type: none"> We are to proceed with the lodgement of the Local Structure Plan for Lot 126 Frankland Avenue in accordance with the design (including final levels) for Frankland Avenue; Given that the matter was documented in the SSDSP3, it would be anticipated that at the time of subdivision and/or development that a road contribution condition would be imposed and that the cost of the road upgrade would be borne by all parties abutting the road (in a proportionate manner) in accordance with the Planning and Development Act; Our client does not agree to undertake any reconstruction works within Lot 46 as a consequence of the lifting of Frankland Avenue. The lifting of this road is a prerequisite to development in this area which has been well documented for a number of years and was known to the City in making its recommendation to the JDAP. Any reconstruction works to be undertaken within Frankland Avenue to reinstate the crossover to the proposed car park with Lot 46 is a matter for further negotiation. Once again, it was requested in our February correspondence that the City and landowners abutting Frankland Avenue make planning and 	<p>rural standard. How this cost is shared is also not a matter for the City to be involved in or regulate. Such matters are dealt with via the Planning and Development Act 2005 between affected parties.</p> <p>The City will continue to make decisions at all stages of the development process that ensure compliance with the SSDSP3 and proper and orderly planning of the locality.</p> <p>The zoning of the subject site to Special Use is in itself not a trigger for the lifting of the road. The development of the subject site for Educational purposes and the surrounding land for residential purposes and associated road network is the trigger for the road lifting. The City will continue to require this to occur at the appropriate stages of the development process.</p> <p>The City therefore notes the submission but does not support the inclusion of any provisions into the Structure Plan report relating to the lifting of Franklin Avenue and the sharing of associated costs.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>development decisions based on the SSDSP Stage 3. A copy of this correspondence is enclosed for Council's reference.</p> <p>Submission Comment</p> <p>Whilst Burgess Design Group, on behalf of our client, generally supports the intent of the proposed Local Structure Plan over Lot 46 to facilitate the School, we respectfully request that the following items be addressed in greater detail within the report/plan and amendments made where necessary:</p> <p>1. Parking: Any on-street embayed parking required along Frankland Avenue will be installed taking into consideration the requirements to lift portions of Frankland Avenue in accordance with the SSDSP3, at the cost of the proponent; <i>and</i></p> <p>2. Road Upgrades: The proponent acknowledging that the 'school use' has a proportionate impact on the need to upgrade the existing surrounding road network from a rural to urban standard (including finished levels) as required by planning and development policy, as well as the proportionate need for proposed new roads surrounding the subject site. As such, in accordance with the requirements of the SSDSP3, the LSP should be updated to reflect the need to pay proportionate cost contributions towards all boundary roads abutting the site.</p> <p>Conclusion</p> <p>The requirement to lift Frankland Avenue, as established in the servicing report appended to the Southern Suburbs District Structure Plan Stage 3, impacts upon both the subject lot (Lot 46) and also Lot 126 (being our clients land).</p> <p>We therefore respectfully request that the proposed Local Structure Plan over Lot 46 Woodrow Avenue, Hammond Park, be amended to acknowledge the requirement to 'lift' Frankland Avenue and the need to contribute proportionate cost towards carrying out these works.</p> <p>Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact the undersigned on 9328 6411.</p>	
5	Lauren Taylor, State Heritage Office PO BOX 7479 Cloisters Square WA 6850	<p>Support</p> <p>Thank you for your correspondence received on 9 July 2013 regarding the proposed Structure Plan Proposal. The following comments are made on behalf of the State Heritage Office:</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>1. The Heritage Council has no objection to the proposed structure plan proposal as it does not appear to impact upon any place of State cultural heritage significance.</p> <p>The comments made in this letter are not statutory advice and are provided only to assist the determining authority in its decision. Should you have any queries regarding this matter please contact Lauren Taylor at lauren.taylor@stateheritage.wa.gov.au or on 65524152.</p>	
6	Department of Water, Brett Dunn PO Box 332 Mandurah WA 6210	<p>No Objection</p> <p>Thank you for your referral regarding the abovementioned property and a proposed structure plan for a catholic school site. The Department has reviewed the proposal and wishes to provide the following advice.</p> <p>Urban Water Management Drainage on the site should be managed in accordance with best practice as per the Stormwater Manual for Western Australia (DoW, 2004-2007). Any connection to an arterial drainage network must be approved by the City of Cockburn.</p> <p>Groundwater The proponent has applied for the relevant licence under the Rights in Water and Irrigation Act 1914 to abstract groundwater for irrigation.</p> <p>Should you have any further enquires please contact Brett Dunn at the DoW's Mandurah Office on 9550 4202.</p>	Noted.

Layers

- Roadnames ☒ ☐
- display_for_intermap ☒ ☐
- MRS_Regional_Roads ☐ ☐
- contours ☐ ☐
- BuildingEnvelopes-TPS3-Original ☐ ☐
- Building_Envelopes ☐ ☐
- Strata ☐ ☐
- COC_BOUNDARY ☒ ☐
- Roads ☐ ☐
- Suburbs ☒ ☐
- Aerial 2013 May ☒ ☐
- Aerial 2013 Feb ☐ ☐
- Aerial 2013 Jan ☐ ☐

[illegible]

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Views 

File No. 047/001

SCHEDULE OF SUBMISSIONS
PROPOSED PUBLIC OPEN SPACE RESERVE NAMES WITHIN PORT COOGEE DEVELOPMENT (MARINA BEACH)

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Karen Anderson Email	<p>Support</p> <p>I have purchased a block in the Terranovis estate and my street name is going to be Karbuni Road, I'd like the park to be named something fun loving beachy and sunny. Marina park is my favourite name you have picked.</p> <p>I'd like for you to not have it an ethnic name. Only for the fact that Perth, Freo is very multi-cultural and Cockburn is flooded with Italian, Croatian, Portuguese, Greek names etc.</p> <p>It needs something fresh, beachy, like an American beach name :)</p> <p>Hope I don't offend anyone by this email. I do come from a multi-cultural family myself.</p>	General support noted
2	Lynda Sach Email	<p>I refer to your advertisement in this week's Gazette referring to the naming of various parks and the beach at Port Coogee, and asking for suggestions.</p> <p>I would like to suggest a name for the beach. I think that Marina beach is a bit bland and uninteresting and I would like to suggest naming the beach "Diana Beach" after one of the two wrecks situated just off the coast at Coogee.</p> <p>The Diana was a wooden ship built and rigged in 1878. On the night of the 15th July 1878 severe storms drove four vessels ashore in Fremantle, including the "Diana," its wreck lies adjacent to the South Fremantle Power Station about 100m from the shore.</p> <p>Diana Beach I think is a more fitting name for the beach. Which would commemorate the Maritime history of Coogee, and also be more in keeping with the wonderful nautical names that have been selected for the streets and most parks in Port Coogee.</p>	<p>Provided by Carol Catherwood</p> <p>In principle, the naming of a beach to reflect the maritime history of the area is an excellent suggestion. The development area to the north of Port Coogee, known as 'Cockburn Coast' is in closer proximity to the wreck of the Diana. The wreck lies just south west of the power station building and is concealed beneath sand.</p> <p>The Heritage Strategy prepared for the Cockburn Coast development recommends interpretation of this site in the Cockburn Coast project to communicate the tangible and intangible values and history of the wreck to the community. It makes a similar recommendation for the wreck of the 'James' which is located adjacent to the 'Diana'.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Please give my suggestion some thought, I would appreciate a response following your consideration of my suggestion.</p>	<p>The Place Making Strategy for Cockburn Coast also seeks to interpret elements of the area's past into the development of this new urban place. It would be inappropriate to take a name intrinsic to the Cockburn Coast development area and use it in the adjacent development of Port Coogee.</p> <p>There is a wreck site located within the boundaries of the Port Coogee development, the iron barque 'Omeo'. A name which reflected this wreck would be more appropriate.</p>
3	Joshua Morgan 34 Wheeler Road HAMILTON HILL WA 6163	<p>Support</p> <p>I like the proposed Marina Beach, I think it's a good name for a beach within the Port Coogee Marina - Makes sense.</p>	Support noted

VERSION	AMENDMENT	AUTHORISED BY	DATE

PRELIMINARY
for discussion

ARMADALE ROAD

ROAD WIDENING
52 m²

LOT 615
1093 m²

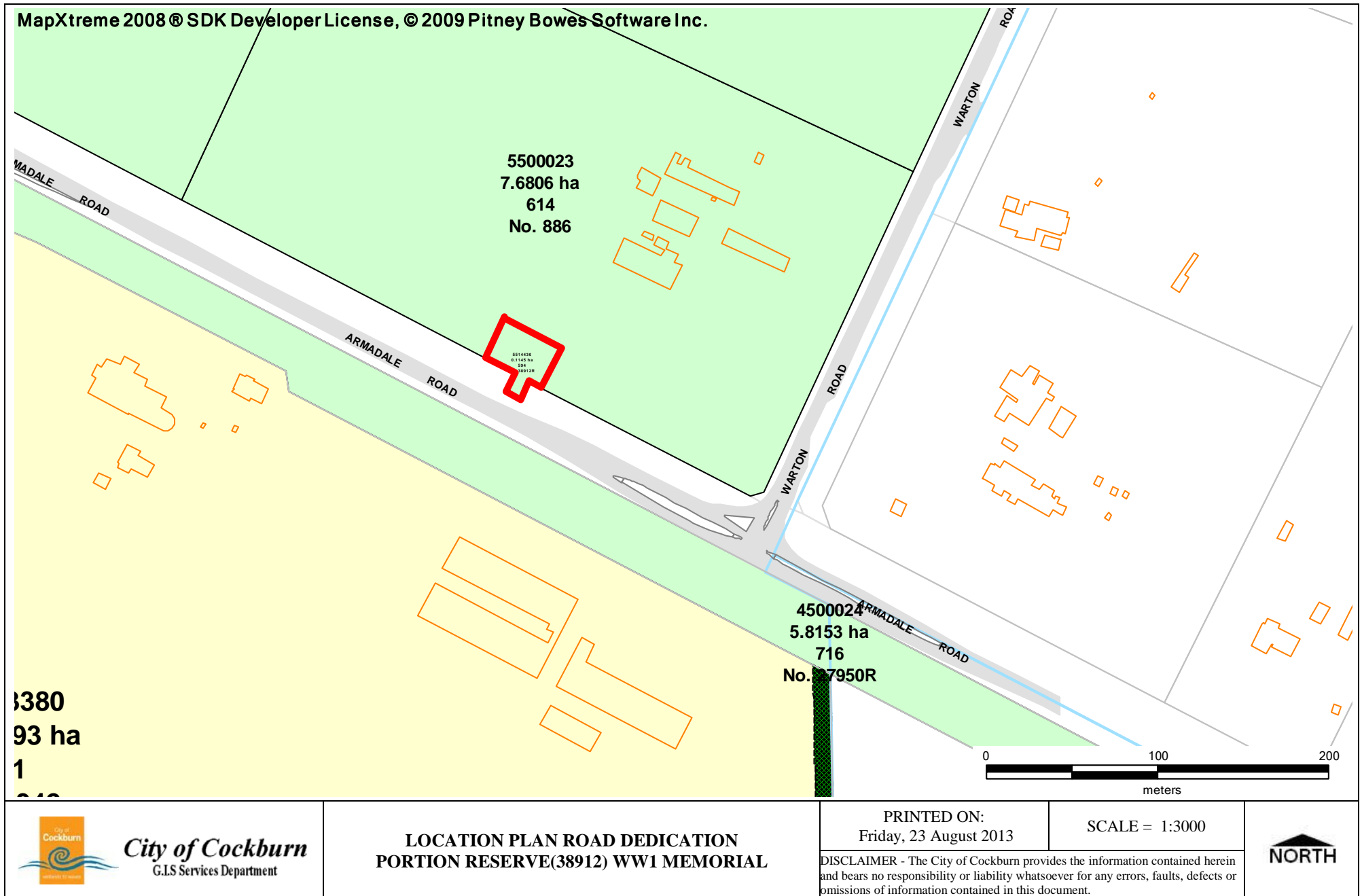
LOT 614
DP190387

TYPE		CROWN	
PURPOSE		SUBDIVISION	
PLAN OF			
LOT 615 & ROAD WIDENING			
SSA NO			
DISTRICT		COCKBURN SOUND	FILE
TOWNSITE		???	
LOCAL AUTHORITY		CITY OF COCKBURN	
LOCALITY		BANJUP	
FORMER TENURE	ON	FIELD BOOK	
LOT 594 ON DP 217070 C/T: LR3146 - 720	INDEX BG 34 (5) 06.02		
Scale: @ A3 ALL DISTANCE ARE IN METRES			
SURVEYOR'S CERTIFICATE - Reg 54 I, MATTHEW DUNN hereby certify that this plan is accurate and is a correct representation of the - (a) survey; and (b) calculations from measurements, undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.		SURVEYOR'S CERTIFICATE - Compiled I, hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.	
Licensed Surveyor	Date	Licensed Surveyor	Date
LODGED	TYPE OF VALIDATION	SURVEY FIRM	
DATE	FULL AUDIT	GIUDICE SURVEYS	
FEE PAID	LEGAL COMPONENT	8 Shilling Street FREMANTLE WA T: 9335 6222 F: 9430 4980	
ASSESS No.	DOCKET CERTIFIED CORRECT I.S.C. F.S.C.	LICENSED LAND SURVEYORS E: giudice@giudicesurveys.com	
IN ORDER FOR DEALINGS			
SUBJECT TO			
FOR INSPECTOR OF PLANS & SURVEYS DATE			
AUTHORIZED LAND OFFICER			
APPROVED			
INSPECTOR OF PLANS & SURVEYS DATE			
AUTHORIZED LAND OFFICER			

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

UNLODGED VERSION
subject to change.
LANDGATE Certified Correct version
should be used for design and/or legal purposes.
09/05/2013

INTERESTS & NOTIFICATIONS	
DEPOSITED PLAN	
76449	
SHEET 1 OF 1 VERSION 1	



Direct Indial: Troy Cappellucci – 9411 3541
Ref: 5514436 - DA12/0511

19 September 2012

**PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING WAR
MEMORIAL
38912R ARMADALE ROAD, BANJUP**

You are advised that Council at its Ordinary Meeting of Council held on 13 September 2012 approved the above-mentioned application at No. 38912R Armadale Road, Banjup, subject to the following conditions and advice notes:

Conditions:

1. The proposed new timber post and rail fencing is to be in the same material, finish, texture and colour as the existing fencing.
2. The vehicle parking area shall be sealed, kerbed, drained and line marked in accordance with the approved plans and specifications certified by a suitably qualified practicing Engineer to the satisfaction of the City.
3. The proposed vehicle crossover being constructed in accordance with the City of Cockburn specifications.
4. The existing and new landscaping proposed for the site must be irrigated and maintained to the satisfaction of the City.
5. The installation of outdoor lighting is to be provided within the vicinity of the proposed granite memorial block. This is to be in accordance with the requirements of Australian Standard As 4282-1997: 'Control of the Obtrusive of Outdoor Lighting'.
6. An additional plaque to remember the men of Banjup who served their country in wars subsequent to World War I being provided on-site, in a location and design agreed upon by the Banjup Residents Group and Cockburn RSL to the satisfaction of the City.
7. A photographic record of the current War Memorial site to be provided to the City;

8. A suitable sized sign describing the War Memorial site and its history to be installed on the site or adjacent to the site; and
9. Electrical power points and a water tap to be installed at a suitable location on the site.

Advice Notes:

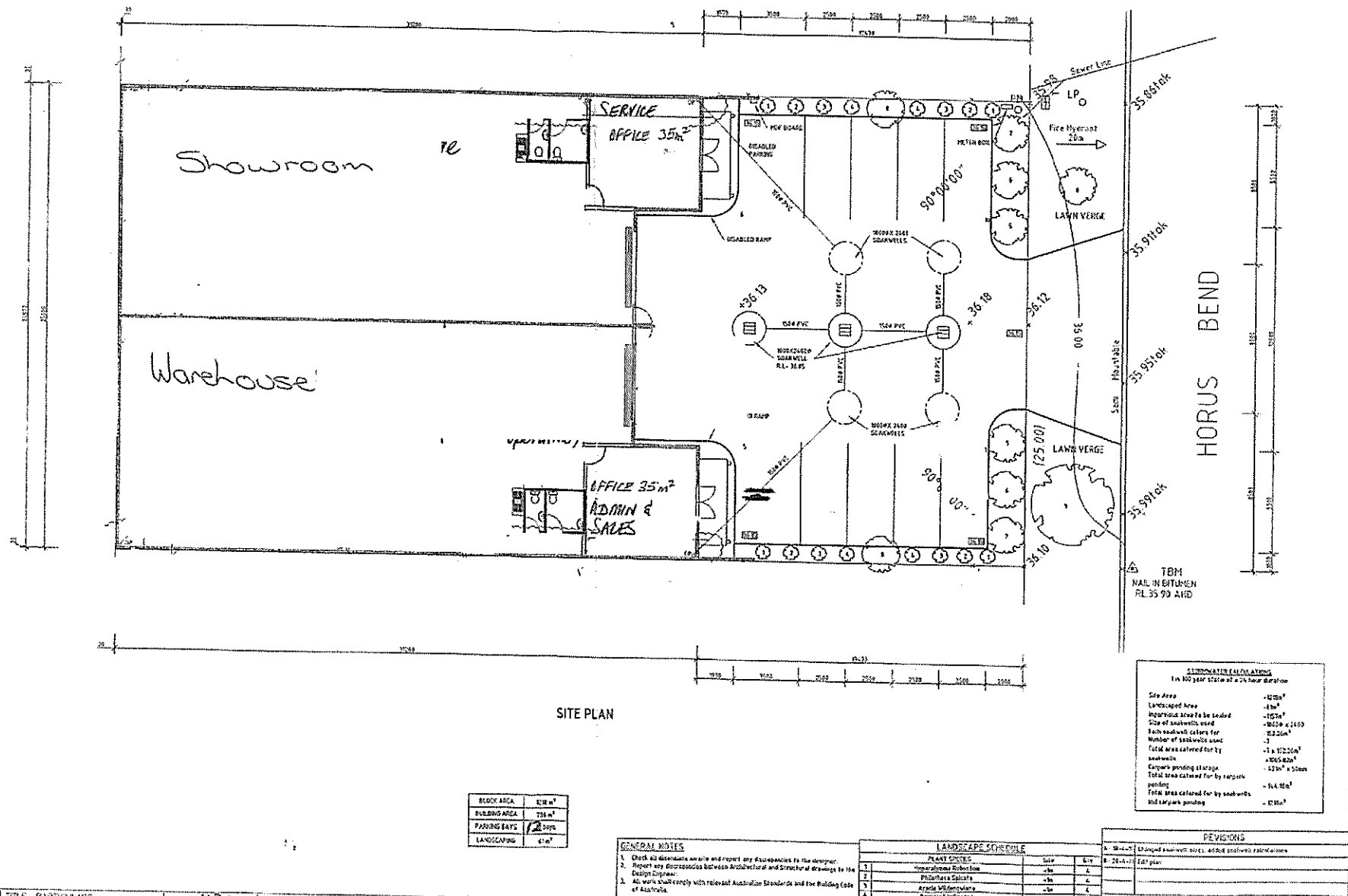
1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, with any requirements of the City of Cockburn Town Planning Scheme No. 3, or the requirements of any other external agency.
2. Access and facilities for **disabled persons** is to be provided in accordance with the requirements of the Building Code of Australia.
3. Routine maintenance does not require development approval. This includes the following:
 - (i) Repainting previously painted surfaces in the same colour scheme.

If there are any questions regarding what constitutes routine maintenance, the City's Planning services should be consulted.

Please contact the undersigned if you have any further queries with regard to this matter.

Yours sincerely

Troy Cappellucci
SENIOR STATUTORY PLANNER



To whom it may concern,

My name is Lou Slood and I with my wife Julie are the proprietors of Malibu boats WA and Liquid Elements, our retail sales of water sports equipment store.

For the past eight years we have been operating our business out of WA waterski park in Baldivis under the name of Bonney's ski shop and Malibu boats WA. In October last year Frank Bonney the owner of the waterski park passed away leaving the waterski park and caravan park to his son (Noel) and daughter. Noel as one of his first acts as owner of the waterski park terminated our lease agreement for reasons associated with the land leased at the ski park. So we went looking for a suitable location that was modern with easy access to freeways and Perth waterways.

As you will no doubt be aware it's hard to find areas that are new and modern where businesses care about their appearance and everything is neat and tidy. Then we found 24 Horus bend Bibra lake, I rang the agent and organized to look at the buildings, my wife Julie came up early the next morning and inspected then rang me to say it was ok. I then contacted the agents to organize a time for inspection and to meet to discuss what the building was zoned for and if our business could operate at Horus bend as it does at the waterski park. The agent then visited us at the waterski park and looked at our operation and said that in his opinion it would be ok but we needed to lodge an application with the City of Cockburn.

The agent himself said that a neighbour of these building had been refused an application because he did not fill out the appropriate forms correctly and had been quite verbal about the council (and still is). We filled out the forms which I took to council chambers to lodge and had an interview with a representative of the planning department who looked up what the buildings are zoned for and useage then went to the planning to discuss and came back and informed me yes it's all good you should not have any problems.

With time running short we had to vacate our old building by the 26th of January and we had to move, at this point we still believed our application to be correct so we moved into Horus bend and did not start to trade. As with all businesses money and sales are very important for a business to survive and we had customers knocking on our door for our services almost immediately so we started to trade in the first week of February. The big problem that now seems to be the sticking point of the application is the carpark space, unfortunately for us tradesmen turn up and apart from taking ages to do a job tend to park all over the place with no regard for anybody (I believe on one such occasion a council representative drove past and observed the amount of vehicles and thought this was to be the norm.) I also believe this drive past was a result of our old next door neighbour complaining about our business.

In our application to council in December we stated that the terms of our lease of both units 1 & 2 is 5 years with a 5 year option this has not changed. We also indicated that we have +/- 15 boats on the premises at any one time, and with this being a seasonal business we could have up to 20 boats over the summer period, this was the case when we moved in however at the present time our numbers are fluctuating between 10 and 15 with a drop to 10 likely from now on. This is due to a new business plan we have adopted which is now starting to come together. We see no reason for the numbers to ramp up again over winter as we are seasonal. Another initiative we are investigating is out sourcing work (bigger jobs) so we have no impact on parking whilst keeping the

number of boats to an acceptable level. If this can be achieved the roller door will only be open for moving boats in and out of the unit and we will not be parking boats in the parking bays. The other area we highlighted was staff numbers being 5, this now seems to be more like 3. We are now operating with 3 full time and we do not see any reason for this to change.

We would like to continue with a workshop facility if possible to handle daily jobs that come up such as fitting accessories to new boats and others as well as minor serviceing. My job as well as being proprietor is retail sales of new boats and service manager, being the owner I oversee the workshop to ensure our customers boats are looked after and are maintained to an acceptable level, this is what made this building appealing as both units were together. If we can be achieved we believe that the roller door will only be open to move boats in and out and that no carparks be utilised for storage or parking during the day.

We have now had a couple of visits from council representatives and have visited the council chambers as well, as we have indicated on all occasions we will comply with council, and that representatives are most welcome to inspect our premises at any time. I know you will understand that if we believed at any time that this venture was not possible in Horus bend we would not have spent the amount of money we have already on facilities.

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

OCM 12/9/2013 - Item 15.1

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	1/07/2013	70,663.00
EF072158	11060	OLD JANDAKOT PRIMARY SCHOOL COMM CULTURAL GRANT	1/07/2013	2,146.00
EF072159	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	1/07/2013	2,302.04
EF072160	15883	TONY ROMANO - COUNCILLOR MONTHLY COUNCILLOR ALLOWANCE	1/07/2013	1,291.67
EF072161	16793	BIBRA LAKE LAKESIDE VILLAS M/MENT COMMUNITY CALENDER	1/07/2013	3,909.00
EF072162	18333	APPLECROSS CALISTHENICS CLUB REGISTRATION FEES	1/07/2013	400.00
EF072163	21797	INTERSKILL PTY LTD EDUCATION & TRAINING SERVICES	1/07/2013	1,705.00
EF072164	22701	AUBIN GROVE PRIMARY SCHOOL P & C SUSTAINABLE EVENTS GRANT	1/07/2013	3,500.00
EF072165	23810	SABI ART & DEISGN ARTISTIC SERVICES	1/07/2013	16,500.00
EF072166	23811	THE HANGMAN PICTURE HANGING SERVICES	1/07/2013	693.00
EF072167	24044	SARAH LORD TAFE FEES REIMBURSEMENT	1/07/2013	268.00
EF072168	24676	JASON HOGGAN EXPENSES REIMBURSEMENT	1/07/2013	111.92
EF072169	24960	OLD AQUINIANS HOCKEY CLUB REGISTRATION FEES	1/07/2013	150.00
EF072170	11865	VALMA LUCY OLIVER MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	583.33
EF072171	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	1,833.33
EF072172	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	6,166.67
EF072173	15883	TONY ROMANO - COUNCILLOR MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	583.33
EF072174	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	583.33
EF072175	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	583.33
EF072176	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	583.33
EF072177	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	583.33
EF072178	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	583.33
EF072179	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	5/07/2013	583.33
EF072180	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	8/07/2013	204,133.00
EF072181	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	8/07/2013	214.92
EF072182	10365	COC VOLUNTARY SES EXPENSE REIMBURSEMENTS	8/07/2013	11,897.91
EF072183	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	8/07/2013	2,780.46

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072184	11399	SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE	8/07/2013	3,580.78
		EXPENSE REIMBURSEMENTS		
EF072185	12575	ST JEROMES SENIORS CLUB	8/07/2013	60.00
		BUS HIRE SUBSIDY		
EF072186	13795	SABBIR HUSSAIN	8/07/2013	1,225.00
		SALARY PACKAGED LAPTOP REIMBURSEMENT		
EF072187	17272	SOUTH COOGEE JUNIOR FOOTBALL CLUB	8/07/2013	3,418.91
		REGISTRATION FEES		
EF072188	18553	SELECTUS PTY LTD	8/07/2013	11,808.42
		PAYROLL DEDUCTIONS		
EF072189	19794	THE SOUTHERN LIONS RUGBY UNION CLUB	8/07/2013	1,000.00
		SPORTS CLUB		
EF072190	22110	BRUCE MENTZ	8/07/2013	167.00
		EXPENSES REIMBURSEMENT		
EF072191	24426	KATY BOSCHETTI	8/07/2013	1,983.10
		SALARY PACKAGED LAPTOP REIMBURSEMENT		
EF072192	25063	SUPERIOR PAK PTY LTD	8/07/2013	757.35
		VEHICLE MAINTENANCE		
EF072193	25066	SANDRA GASKETT	8/07/2013	366.50
		UNIVERSITY FEES CONTRIBUTION		
EF072194	25067	CAMERON DIXON	8/07/2013	495.67
		SALARY PACKAGED IPAD REIMBURSEMENT		
EF072195	25068	TAMMIE TINGLEY	8/07/2013	329.85
		UNIVERSITY FEES CONTRIBUTION		
EF072196	10152	AUST SERVICES UNION	8/07/2013	3,258.00
		PAYROLL DEDUCTIONS		
EF072197	10305	CHILD SUPPORT AGENCY	8/07/2013	6,540.76
		PAYROLL DEDUCTIONS		
EF072198	10733	HOSPITAL BENEFIT FUND	8/07/2013	2,078.30
		PAYROLL DEDUCTIONS		
EF072199	11001	MUNICIPAL EMPLOYEES UNION	8/07/2013	853.60
		PAYROLL DEDUCTIONS		
EF072200	11856	WA LOCAL GOVERNMENT SUPER PLAN	8/07/2013	304,087.05
		PAYROLL DEDUCTIONS		
EF072201	11857	CHAMPAGNE SOCIAL CLUB	8/07/2013	1,124.00
		PAYROLL DEDUCTIONS		
EF072202	11859	STAFF SOCIAL CLUB	8/07/2013	55.00
		PAYROLL DEDUCTIONS		
EF072203	11860	45S CLUB	8/07/2013	48.00
		PAYROLL DEDUCTIONS		
EF072204	18005	COLONIAL FIRST STATE	8/07/2013	362.09
		PAYROLL DEDUCTIONS		
EF072205	18247	ELLIOTT SUPERANNUATION FUND	8/07/2013	150.68
		PAYROLL DEDUCTIONS		
EF072206	18432	HESTA SUPER FUND	8/07/2013	2,596.41
		PAYROLL DEDUCTIONS		
EF072207	18718	FIRST STATE SUPER	8/07/2013	971.99
		PAYROLL DEDUCTIONS		
EF072208	18719	COLONIAL FIRST STATE - DAVID GIBSON	8/07/2013	48.54
		PAYROLL DEDUCTIONS		
EF072209	19010	SUMMIT PERSONAL SUPER PLAN	8/07/2013	402.32
		PAYROLL DEDUCTIONS		
EF072210	19193	REST SUPERANNUATION	8/07/2013	43.02
		PAYROLL DEDUCTIONS		

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072211	19706	ING MASTERFUND	8/07/2013	21.60
		PAYROLL DEDUCTIONS		
EF072212	19726	HEALTH INSURANCE FUND OF WA	8/07/2013	2,901.15
		PAYROLL DEDUCTIONS		
EF072213	19727	MTAA SUPER FUND	8/07/2013	354.20
		PAYROLL DEDUCTIONS		
EF072214	19997	AUSTRALIANSUPER	8/07/2013	11,594.07
		PAYROLL DEDUCTIONS		
EF072215	20056	CBUS	8/07/2013	1,149.87
		PAYROLL DEDUCTIONS		
EF072216	20217	DOWNING SUPERANNUATION FUND	8/07/2013	9,229.00
		PAYROLL DEDUCTIONS		
EF072217	20300	CATHOLIC SUPER & RETIREMENT FUND	8/07/2013	623.24
		PAYROLL DEDUCTIONS		
EF072218	20337	THE LLOYDS SUPERANNUATION FUND	8/07/2013	1,505.82
		PAYROLL DEDUCTIONS		
EF072219	20755	COLONIAL FIRST STATE - ROBERT GRAEME WATSON	8/07/2013	46.67
		PAYROLL DEDUCTIONS		
EF072220	20929	AUSTRALIAN ETHICAL RETAIL SUPERANNUATION FUND	8/07/2013	218.56
		PAYROLL DEDUCTIONS		
EF072221	21365	ING LIFE - ONEANSWER PERSONAL SUPER	8/07/2013	109.41
		PAYROLL DEDUCTIONS		
EF072222	21526	TASPLAN SUPER	8/07/2013	2,601.83
		PAYROLL DEDUCTIONS		
EF072223	21921	MAURICIO FAMILY SELF MANAGED SUPER FUND	8/07/2013	1,829.16
		PAYROLL DEDUCTIONS		
EF072224	21996	ANZ ONEANSWER PERSONAL SUPER	8/07/2013	372.42
		PAYROLL DEDUCTIONS		
EF072225	22067	STEPHENS SUPERANNUATION FUND	8/07/2013	736.13
		PAYROLL DEDUCTIONS		
EF072226	22901	FONTANA SUPER PLAN	8/07/2013	1,178.48
		PAYROLL DEDUCTIONS		
EF072227	23695	NETWEALTH INVESTMENT & SUPERANNUATION	8/07/2013	1,023.91
		PAYROLL DEDUCTIONS		
EF072228	23993	ONEPATH LIFE LIMITED	8/07/2013	964.85
		PAYROLL DEDUCTIONS		
EF072229	24379	AUSTSAFE SUPER	8/07/2013	97.07
		PAYROLL DEDUCTIONS		
EF072230	24620	E & B PINTO SUPERANNUATION FUND	8/07/2013	1,065.82
		PAYROLL DEDUCTIONS		
EF072231	24813	RECRUITMENT SUPER	8/07/2013	360.71
		PAYROLL DEDUCTIONS		
EF072232	25043	COLONIAL FIRST STATE- KERRY MARGARET ROBERTS	8/07/2013	128.13
		PAYROLL DEDUCTIONS		
EF072233	10154	AUST TAXATION DEPT	15/07/2013	66,303.00
		PAYROLL DEDUCTIONS		
EF072234	10195	BIBRA LAKE PRIMARY SCHOOL	15/07/2013	1,100.00
		COMMUNITY GRANT		
EF072235	10350	COCKBURN BMX CLUB	15/07/2013	4,000.00
		REGISTRATION FEES / GRANT		
EF072236	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE	15/07/2013	2,659.79
		EXPENSE REIMBURSEMENTS		
EF072237	10838	KERRY STREET COMMUNITY SCHOOL	15/07/2013	1,100.00
		COMMUNITY GRANT		

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072238	10888	LJ CATERERS	15/07/2013	6,982.50
		CATERING SERVICES		
EF072239	10953	MELVILLE-COCKBURN CHAMBER OF COMMERCE	15/07/2013	2,000.00
		SPONSORSHIP		
EF072240	11396	SOUTH COOGEE PRIMARY SCHOOL	15/07/2013	1,100.00
		COMMUNITY GRANT		
EF072241	11481	ST JEROME'S PRIMARY SCHOOL	15/07/2013	1,500.00
		COMMUNITY GRANT		
EF072242	11511	STATEWIDE BEARINGS	15/07/2013	115.13
		BEARING SUPPLIES		
EF072243	14128	MATER CHRISTI CATHOLIC PRIMARY SCHOOL	15/07/2013	1,100.00
		COMMUNITY GRANT		
EF072244	15363	JONES LANG LASALLE (WA) PTY LTD	15/07/2013	21,216.00
		SHOP RENT - GATEWAY SHOPPING CENTRE		
EF072245	16608	HARVEST LAKES RESIDENTS ASSOCIATION	15/07/2013	1,200.00
		COMMUNITY GRANT		
EF072246	18684	ROAN BARRETT	15/07/2013	425.00
		CPA STUDY FEES CONTRIBUTION		
EF072247	20839	SUCCESS PRIMARY SCHOOL	15/07/2013	1,100.00
		COMMUNITY GRANT		
EF072248	21403	ROBERTA BUNCE	15/07/2013	66.70
		COMMUNITY CARE VOLUNTEER REIMBURSEMENTS		
EF072249	22487	AMANDA SYMONS	15/07/2013	129.00
		EXPENSES REIMBURSEMENT		
EF072250	22608	DMG CONSTRUCTION (WA) P/L	15/07/2013	9,901.43
		BUILDING CONSTRUCTION SERVICES		
EF072251	22701	AUBIN GROVE PRIMARY SCHOOL P & C	15/07/2013	2,500.00
		SUSTAINABLE EVENTS GRANT		
EF072252	22770	MADELINE WILKINS	15/07/2013	400.00
		JUNIOR TRAVEL ASSISTANCE		
EF072253	22779	STUART RAINE	15/07/2013	400.00
		JUNIOR TRAVEL ASSISTANCE		
EF072254	22859	TOP OF THE LADDER GUTTER CLEANING	15/07/2013	9,101.40
		GUTTER CLEANING SERVICES		
EF072255	23338	STEVE PORTELLI	15/07/2013	1,561.92
		MONTHLY COUNCILLOR ALLOWANCE		
EF072256	23765	BOOKERY EDUCATION	15/07/2013	1,050.00
		BOOK SUPPLIES		
EF072257	23951	JESSIE MCDONALD	15/07/2013	400.00
		JUNIOR TRAVEL ASSISTANCE		
EF072258	23952	CHRISTOPHER MINUTILLO	15/07/2013	400.00
		JUNIOR TRAVEL ASSISTANCE		
EF072259	24044	SARAH LORD	15/07/2013	94.97
		TAFE FEES REIMBURSEMENT		
EF072260	24177	JADE GLASSON	15/07/2013	130.00
		EXPENSES REIMBURSEMENT		
EF072261	24391	STEPHEN ROY	15/07/2013	250.00
		PRESCRIPTION SAFETY GLASSES CONTRIBUTION		
EF072262	24904	TOBIAS BUSCH & SAJNI GUDKA	15/07/2013	392.00
		SUSTAINABILITY GRANT		
EF072263	25079	JAMES DAVID GREEN	15/07/2013	100.00
		REFUND OF INFRINGEMENT OVERPAYMENT		
EF072264	25080	ANTONINO SALERNO	15/07/2013	318.00
		REFUND OF INFRINGEMENT OVERPAYMENT		

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072265	25081	CODY DIXON	15/07/2013	400.00
		JUNIOR TRAVEL ASSISTANCE		
EF072266	25082	KATRINA TINSON	15/07/2013	400.00
		JUNIOR TRAVEL ASSISTANCE		
EF072267	25083	SONIA LAMOND	15/07/2013	75.00
		REFUND OF BABYSITTING EXPENSES (SPEAKER)		
EF072268	25085	JOHN SNOBAR	15/07/2013	813.50
		UNIVERSITY FEES CONTRIBUTION		
EF072269	25086	MENTAL HEALTH LAW CENTRE (WA) INC	15/07/2013	100.00
		COUNCIL DONATION		
EF072270	10154	AUST TAXATION DEPT	22/07/2013	203,774.00
		PAYROLL DEDUCTIONS		
EF072271	10944	MCLEODS	22/07/2013	20,234.93
		LEGAL SERVICES		
EF072272	11789	WALGA	22/07/2013	10,790.12
		ADVERTISING/TRAINING SERVICES		
EF072273	11795	WESTERN POWER	22/07/2013	520,000.00
		ELECTRICAL SERVICES		
EF072274	18553	SELECTUS PTY LTD	22/07/2013	10,959.18
		PAYROLL DEDUCTIONS		
EF072275	19792	LINDA METZ	22/07/2013	525.00
		EXPENSE REIMBURSEMENT		
EF072276	23961	SANDRA SWANN	22/07/2013	373.70
		STUDY FEES REIMBURSEMENT		
EF072277	24528	NISHA BURTHEM	22/07/2013	1,134.50
		UNI FEES CONTRIBUTION		
EF072278	24589	GISELLE ALLIEX	22/07/2013	705.38
		UNI FEES CONTRIBUTION		
EF072279	25084	TADEUSZ ZDRZYNSKI	22/07/2013	160.00
		INS CLAIM - REIMBURSEMENT		
EF072280	23351	COCKBURN GP SUPER CLINIC PTY LTD	23/07/2013	55,000.00
		OPERATING FUNDS		
EF072281	10154	AUST TAXATION DEPT	29/07/2013	60,339.00
		PAYROLL DEDUCTIONS		
EF072282	10244	BUILDING & CONST INDUSTRY TRAINING FUND	29/07/2013	50,290.41
		LEVY PAYMENT		
EF072283	11753	WASTE MANAGEMENT & RECYCLING FUND	29/07/2013	861,617.74
		QUARTERLY LANDFILL LEVY PAYMENT		
EF072284	15653	COOGEE BEACH PROGRESS ASSOCIATION	29/07/2013	271.50
		NEWSLETTER PRINTING CONTRIBUTION		
EF072285	18683	JADRANKA KIURSKI	29/07/2013	2,450.00
		REIMBURSEMENT OF TAFE FEES		
EF072286	19588	TIRA LA HOGUE	29/07/2013	998.00
		SALARY PACKAGED LAPTOP REIMBURSEMENT		
EF072287	23550	HENRICKS CONSULTING PTY LTD	29/07/2013	1,226.50
		CONSULTANCY SERVICES - HUMAN RESOURCES		
EF072288	24529	SHARON ENDERSBY	29/07/2013	1,001.60
		SALARY PACKAGED IPAD REIMBURSEMENT		
EF072289	25103	LEE LENYK	29/07/2013	500.00
		PRESENTATION SERVICES		
EF072290	25104	RICK WILKINS	29/07/2013	100.00
		INFRINGEMENT REFUND		
EF072291	10010	AAC ID SOLUTIONS	31/07/2013	2,032.00
		SECURITY & PROMOTIONAL PRODUCTS		

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072292	10023	ACTIV FOUNDATION INC	31/07/2013	4,587.84
		PACKAGING SERVICES		
EF072293	10051	ALL LINES	31/07/2013	8,580.00
		LINE MARKING SERVICES		
EF072294	10058	ALSCO PTY LTD	31/07/2013	375.75
		HYGIENE SERVICES/SUPPLIES		
EF072295	10071	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD	31/07/2013	3,422.39
		LICENCE - PERFORMING RIGHTS		
EF072296	10082	ARMANDOS SPORTS	31/07/2013	270.75
		SPORTING GOODS		
EF072297	10086	ARTEIL WA PTY LTD	31/07/2013	390.50
		ERGONOMIC CHAIRS		
EF072298	10091	ASLAB PTY LTD	31/07/2013	1,106.06
		ASPHALTING SERVICES/SUPPLIES		
EF072299	10118	AUSTRALIA POST	31/07/2013	12,968.42
		POSTAGE CHARGES		
EF072300	10153	SISTER CITIES AUST INC	31/07/2013	550.00
		MEMBERSHIP/SUBSCRIPTIONS		
EF072301	10160	DORMA AUTOMATICS	31/07/2013	1,177.94
		AUTOMATIC DOOR SERVICES		
EF072302	10170	MACRI PARTNERS	31/07/2013	11,000.00
		PROFESSIONAL SERVICES		
EF072303	10184	BENARA NURSERIES	31/07/2013	41,422.79
		PLANTS		
EF072304	10195	BIBRA LAKE PRIMARY SCHOOL	31/07/2013	258.50
		COMMUNITY GRANT		
EF072305	10201	BIG W DISCOUNT STORES	31/07/2013	107.42
		VARIOUS SUPPLIES		
EF072306	10207	BOC GASES	31/07/2013	951.40
		GAS SUPPLIES		
EF072307	10212	BOSS BOLLARDS	31/07/2013	1,688.50
		SECURITY PRODUCTS		
EF072308	10219	BOUSFIELDS MENSWEAR	31/07/2013	587.00
		CLOTHING SUPPLIES		
EF072309	10221	BP AUSTRALIA LIMITED	31/07/2013	10,253.44
		DIESEL/PETROL SUPPLIES		
EF072310	10226	BRIDGESTONE AUSTRALIA LTD	31/07/2013	17,691.16
		TYRE SERVICES		
EF072311	10231	BROOKS HIRE	31/07/2013	32,164.00
		HIRE SERVICES - EQUIPMENT		
EF072312	10239	BUDGET RENT A CAR - PERTH	31/07/2013	317.43
		MOTOR VEHICLE HIRE		
EF072313	10246	BUNNINGS BUILDING SUPPLIES PTY LTD	31/07/2013	1,588.39
		HARDWARE SUPPLIES		
EF072314	10247	BUNZL AUSTRALIA LTD	31/07/2013	174.83
		PAPER/PLASTIC/CLEANING SUPPLIES		
EF072315	10255	CABCHARGE AUSTRALIA PTY LTD	31/07/2013	321.24
		CABCHARGES		
EF072316	10256	CABLE LOCATES & CONSULTING	31/07/2013	4,712.40
		LOCATING SERVICES		
EF072317	10279	CASTROL AUSTRALIA PTY LTD	31/07/2013	3,611.96
		GREASE/LUBRICANTS		
EF072318	10287	CENTRELINE MARKINGS	31/07/2013	2,090.00
		LINEMARKING SERVICES		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072319	10292	CHADSON ENGINEERING PTY LTD	31/07/2013	950.40
		MEDICAL SUPPLIES		
EF072320	10333	CJD EQUIPMENT PTY LTD	31/07/2013	4,573.85
		HARDWARE SUPPLIES		
EF072321	10335	CLASSIC HIRE	31/07/2013	15,875.54
		EQUIPMENT HIRING SERVICES		
EF072322	10346	COATES HIRE OPERATIONS PTY LTD	31/07/2013	229.02
		EQUIPMENT HIRING SERVICES		
EF072323	10348	COCA COLA AMATIL	31/07/2013	3,490.83
		SOFT DRINK SUPPLIES		
EF072324	10350	COCKBURN BMX CLUB	31/07/2013	167.00
		REGISTRATION FEES / GRANT		
EF072325	10358	COCKBURN LIQUOR CENTRE	31/07/2013	721.60
		LIQUOR SUPPLIES		
EF072326	10359	COCKBURN PAINTING SERVICE	31/07/2013	8,404.00
		PAINTING SUPPLIES/SERVICES		
EF072327	10360	COCKBURN PARTY HIRE	31/07/2013	183.00
		HIRE OF PARTY EQUIPMENT		
EF072328	10371	COLIN LOCKLEY	31/07/2013	5,093.00
		TRANSPORT SERVICES		
EF072329	10375	VEOLIA ENVIRONMENTAL SERVICES	31/07/2013	5,895.38
		WASTE SERVICES		
EF072330	10384	COMMUNICATIONS AUSTRALIA PTY LTD	31/07/2013	40,562.70
		COMMUNICATION SERVICES		
EF072331	10386	COMMUNITY NEWSPAPER GROUP	31/07/2013	1,632.23
		ADVERTISING SERVICES		
EF072332	10394	CD'S CONFECTIONERY WHOLESALERS	31/07/2013	1,634.41
		CONFECTIONERY		
EF072333	10446	CY O'CONNOR COLLEGE	31/07/2013	460.00
		TRAINING SERVICES		
EF072334	10483	LANDGATE	31/07/2013	6,739.84
		MAPPING/LAND TITLE SEARCHES		
EF072335	10486	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE - FREMAN	31/07/2013	36.31
		SEARCH FEES & LICENCES		
EF072336	10526	E & MJ ROSHER PTY LTD	31/07/2013	12,575.15
		MOWER PARTS		
EF072337	10535	ECOSYSTEM MANAGEMENT SERVICES	31/07/2013	75,623.35
		PLANTS		
EF072338	10550	EMERALD PEST CONTROL	31/07/2013	4,180.00
		PEST CONTROL SERVICES		
EF072339	10557	ENVAR SERVICE PTY LTD	31/07/2013	5,705.20
		PREVENTATIVE MAINTENANCE SERVICES		
EF072340	10567	ESSENTIAL OFFICE PRODUCTS	31/07/2013	22.00
		OFFICE SUPPLIES		
EF072341	10573	FAIRBRIDGE WESTERN AUSTRALIA INC	31/07/2013	1,110.00
		OUTDOOR RECREATION SERVICES		
EF072342	10578	FARINOSI & SONS PTY LTD	31/07/2013	1,126.40
		HARDWARE SUPPLIES		
EF072343	10580	FC COURIERS	31/07/2013	1,776.74
		COURIER SERVICES		
EF072344	10590	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	31/07/2013	17,790.61
		COST SHARING - COMMUNITY FIRE MANAGER		
EF072345	10603	FLOORING SOLUTIONS	31/07/2013	1,716.00
		FLOOR COVERINGS		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072346	10609	FORESTVALE TREES P/L	31/07/2013	9,773.50
		PLANTS - TREES/SHRUBS		
EF072347	10636	FUJI XEROX AUSTRALIA PTY LTD	31/07/2013	82.24
		PHOTOCOPY CHARGES		
EF072348	10641	GALVINS PLUMBING PLUS	31/07/2013	3,871.79
		PLUMBING SERVICES		
EF072349	10655	GHD PTY LTD	31/07/2013	15,751.45
		CONSULTANCY SERVICES		
EF072350	10683	GRONBEK SECURITY	31/07/2013	1,717.13
		LOCKSMITH SERVICES		
EF072351	10709	HECS FIRE	31/07/2013	19,545.90
		FIRE SYSTEM MAINTENANCE		
EF072352	10726	HOLTON CONNOR ARCHITECTS & PLANNERS	31/07/2013	23,265.00
		ARCHITECTURAL SERVICES		
EF072353	10737	RAIN SCAPE WATERWISE SOLUTIONS	31/07/2013	2,048.18
		RETICULATION/IRRIGATION SUPPLIES		
EF072354	10743	ICON-SEPTECH PTY LTD	31/07/2013	23,519.80
		DRAINAGE PRODUCTS		
EF072355	10767	INST OF PUBLIC WORKS ENG AUST - NSW	31/07/2013	1,980.00
		TRAINING SERVICES		
EF072356	10779	J F COVICH & CO PTY LTD	31/07/2013	25,982.96
		ELECTRICAL SERVICES		
EF072357	10781	JANDAKOT EARTHMOVING & RURAL CONTRACTORS	31/07/2013	9,840.00
		FIREBREAK CONSTRUCTION		
EF072358	10783	JANDAKOT METAL INDUSTRIES	31/07/2013	217.80
		METAL SUPPLIES		
EF072359	10787	JANDAKOT ACCIDENT REPAIR CENTRE	31/07/2013	3,000.00
		PANEL BEATING SERVICES		
EF072360	10792	JASOL AUSTRALIA	31/07/2013	157.43
		CLEANING PRODUCTS		
EF072361	10794	JASON SIGNMAKERS	31/07/2013	169,105.71
		BUS SHELTERS		
EF072362	10803	GECKO CONTRACTING TURF & LANDSCAPE MTNCE	31/07/2013	80,836.90
		MOWING/LANDSCAPING SERVICES		
EF072363	10814	JR & A HERSEY PTY LTD	31/07/2013	1,642.86
		SAFETY CLOTHING SUPPLIES		
EF072364	10836	KERB DOCTOR	31/07/2013	2,244.00
		CONCRETE KERBING - SUPPLY & LAYING		
EF072365	10859	LAKELAND SENIOR HIGH SCHOOL	31/07/2013	1,498.75
		ELECTRICAL CONSUMPTION REIMBURSEMENT		
EF072366	10881	LG NET	31/07/2013	1,258.95
		ANNUAL SUBSCRIPTION FEE		
EF072367	10883	LIFTRITE HIRE & SALES	31/07/2013	583.00
		LIFTING SERVICES		
EF072368	10893	LOCAL GOVT SUPERVISORS ASSOC OF WA INC	31/07/2013	77.00
		CONFERENCE/SEMINARS		
EF072369	10903	LOVEGROVE TURF SERVICES PTY LTD	31/07/2013	13,200.00
		TURF MAINTENANCE SERVICES		
EF072370	10913	MACDONALD JOHNSTON ENGINEERING CORP	31/07/2013	223,825.65
		REPAIR SERVICES		
EF072371	10923	MAJOR MOTORS PTY LTD	31/07/2013	413.11
		REPAIRS/MAINTENANCE SERVICES		
EF072372	10938	MAXWELL ROBINSON & PHELPS	31/07/2013	750.00
		PEST & WEED MANAGEMENT		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072373	10939	LINFOX ARMAGUARD	31/07/2013	2,224.42
		BANKING SECURITY SERVICES		
EF072374	10942	MCGEES PROPERTY	31/07/2013	2,200.00
		PROPERTY CONSULTANCY SERVICES		
EF072375	10944	MCLEODS	31/07/2013	6,072.22
		LEGAL SERVICES		
EF072376	10960	METRO FILTERS	31/07/2013	22.50
		FILTER SUPPLIES		
EF072377	10972	MIRACLE RECREATION EQUIPMENT	31/07/2013	7,579.00
		PLAYGROUND/PARK EQUIPMENT		
EF072378	10976	CAFFISSIMO PHOENIX	31/07/2013	204.25
		CATERING SERVICES		
EF072379	10990	MOWER CITY SALES & SERVICES PTY LTD	31/07/2013	3,439.60
		LAWN MOWING EQUIPMENT		
EF072380	10991	BEACON EQUIPMENT	31/07/2013	880.00
		MOWING EQUIPMENT		
EF072381	10997	WILSON PARKING AUSTRALIA	31/07/2013	152,772.26
		SECURITY SERVICES		
EF072382	11026	NESTLE FOOD SERVICES	31/07/2013	378.00
		CATERING SUPPLIES		
EF072383	11028	NEVERFAIL SPRINGWATER LIMITED	31/07/2013	434.50
		BOTTLED WATER SUPPLIES		
EF072384	11030	NEWTON PRIMARY SCHOOL	31/07/2013	357.50
		TRAVEL SMART PROGRAM		
EF072385	11036	NORTH LAKE ELECTRICAL	31/07/2013	6,748.63
		ELECTRICAL SERVICES		
EF072386	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD	31/07/2013	666.47
		PAGING SERVICES		
EF072387	11093	PARKLAND MAZDA	31/07/2013	62,248.50
		REPAIRS/MAINTENANCE SERVICES		
EF072388	11121	PERTH OBSERVATORY	31/07/2013	202.50
		ENTRY FEES		
EF072389	11164	PMP PRINT PTY LTD	31/07/2013	274.99
		PRINTING SERVICES		
EF072390	11182	PREMIUM BRAKE & CLUTCH SERVICE	31/07/2013	2,827.44
		BRAKE SERVICES		
EF072391	11195	PROTECTOR ALSAFE	31/07/2013	113.52
		SAFETY CLOTHING/SUPPLIES		
EF072392	11208	QUICK CORPORATE AUSTRALIA PTY LTD	31/07/2013	10,359.07
		STATIONERY/CONSUMABLES		
EF072393	11210	SOUNDPACK SOLUTIONS	31/07/2013	806.03
		AUDIO SUPPLIES/SERVICES		
EF072394	11214	RAECO INTERNATIONAL PTY LTD	31/07/2013	599.28
		STATIONERY SUPPLIES		
EF072395	11235	REINFORCED CONCRETE PIPES PTY LTD	31/07/2013	12,205.60
		CONCRETE PIPE SUPPLIES		
EF072396	11240	PINK HYGIENE SOLUTIONS	31/07/2013	1,135.20
		SANITARY SERVICES		
EF072397	11244	RESEARCH SOLUTIONS PTY LTD	31/07/2013	18,641.04
		RESEARCH SERVICES		
EF072398	11257	RNR CONTRACTING PTY LTD	31/07/2013	495.00
		SUPPLY & DELIVER EMULSION		
EF072399	11264	ROCLA PIPELINE PRODUCTS	31/07/2013	11,540.01
		CONCRETE LINER SUPPLIES		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072400	11284	ROYAL LIFE SAVING SOCIETY AUSTRALIA	31/07/2013	303.50
		TRAINING SERVICES		
EF072401	11294	SAFEMAN (WA) PTY LTD	31/07/2013	1,221.67
		PROTECTIVE CLOTHING/EQUIPMENT		
EF072402	11304	SANAX MEDICAL & FIRST AID SUPPLIES	31/07/2013	115.94
		MEDICAL SUPPLIES		
EF072403	11307	SATELLITE SECURITY SERVICES PTY LTD	31/07/2013	6,891.20
		SECURITY SERVICES		
EF072404	11308	SBA SUPPLIES	31/07/2013	6,566.09
		HARDWARE SUPPLIES		
EF072405	11318	SELECT SECURITY WA PTY LTD	31/07/2013	293.70
		SECURITY SERVICES		
EF072406	11328	SHACKS HOLDEN	31/07/2013	469.45
		VEHICLE PURCHASES		
EF072407	11333	SHELFORD CONSTRUCTIONS PTY LTD	31/07/2013	1,470.58
		CONSTRUCTION SERVICES		
EF072408	11361	SIGMA CHEMICALS PTY LTD	31/07/2013	445.50
		CHEMICAL SUPPLIES		
EF072409	11380	SNAP PRINTING FREMANTLE	31/07/2013	633.25
		PRINTING SERVICES		
EF072410	11387	BIBRA LAKE SOILS	31/07/2013	1,222.00
		SOIL & LIMESTONE SUPPLIES		
EF072411	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL	31/07/2013	595,177.30
		WASTE DISPOSAL GATE FEES		
EF072412	11436	SOUTHWELL PRIMARY SCHOOL	31/07/2013	262.50
		DONATION		
EF072413	11453	SPEARWOOD NEWSROUND	31/07/2013	1,441.95
		NEWSPAPER SUPPLIES		
EF072414	11459	SPEARWOOD VETERINARY HOSPITAL	31/07/2013	344.00
		VETERINARY SERVICES		
EF072415	11470	SPORTSWORLD OF WA	31/07/2013	799.15
		SPORT SUPPLIES		
EF072416	11474	SPYDUS USERS NETWORK	31/07/2013	100.00
		MEMBERSHIP		
EF072417	11481	ST JEROME'S PRIMARY SCHOOL	31/07/2013	202.04
		COMMUNITY GRANT		
EF072418	11483	ST JOHN AMBULANCE AUST WA OPERATIONS	31/07/2013	199.00
		FIRST AID COURSES		
EF072419	11505	STATE LIBRARY OF WESTERN AUSTRALIA	31/07/2013	3,965.50
		BOOK SUPPLIES		
EF072420	11511	STATEWIDE BEARINGS	31/07/2013	1,059.17
		BEARING SUPPLIES		
EF072421	11525	STRACHAN RA & TD	31/07/2013	1,534.50
		PLUMBING SERVICES		
EF072422	11531	SUNNY INDUSTRIAL BRUSHWARE PTY LTD	31/07/2013	1,944.25
		BRUSH/ROAD BROOM SUPPLIES		
EF072423	11533	SUPERBOWL MELVILLE	31/07/2013	461.90
		ENTERTAINMENT SERVICES		
EF072424	11546	T FAULKNER & CO	31/07/2013	34,210.00
		INSTALLATIONS/SUPPLY OF HAND RAILS		
EF072425	11557	TECHNOLOGY ONE LTD	31/07/2013	22,090.75
		IT CONSULTANCY SERVICES		
EF072426	11563	TELSTRA PLANT DAMAGES	31/07/2013	1,690.88
		REFUND FOR DAMAGED PLANT		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072427	11625	TOTAL EDEN PTY LTD	31/07/2013	13,657.87
		RETICULATION SUPPLIES		
EF072428	11642	TRAILER PARTS PTY LTD	31/07/2013	515.20
		TRAILER PARTS		
EF072429	11655	TRISLEYS HYDRAULIC SERVICES PTY LTD	31/07/2013	999.68
		POOL EQUIPMENT/REPAIRS		
EF072430	11657	TRUCKLINE PARTS CENTRES	31/07/2013	577.73
		AUTOMOTIVE SPARE PARTS		
EF072431	11659	TRUGRADE MEDICAL SUPPLIES	31/07/2013	147.00
		MEDICAL SUPPLIES		
EF072432	11665	TUNNEL VISION	31/07/2013	308.00
		PLUMBING SERVICES		
EF072433	11667	TURFMASTER FACILITY MANAGEMENT	31/07/2013	2,691.58
		TURFING SERVICES		
EF072434	11669	TYCO SERVICES	31/07/2013	351.04
		FIRE ALARM SYSTEM REPAIRS		
EF072435	11697	VAT MAN-FAT FILTERING SYSTEMS	31/07/2013	197.40
		FILTER CLEANING SERVICES		
EF072436	11701	VIBRA INDUSTRIAL FILTRATION A/ASIA	31/07/2013	634.92
		FILTER SUPPLIES		
EF072437	11715	WA BLUEMETAL	31/07/2013	12,316.44
		ROADBASE SUPPLIES		
EF072438	11722	WA HINO SALES & SERVICE	31/07/2013	5,773.96
		REPAIRS/MAINTENANCE SERVICES		
EF072439	11729	WA MOBILE PHONE INSTALLATIONS	31/07/2013	110.00
		INSTALLATION SERVICES		
EF072440	11749	WARRENS EARTHMOVING CONTRACTORS	31/07/2013	6,468.00
		EARTHMOVING SERVICES		
EF072441	11773	WESFARMERS LANDMARK LIMITED	31/07/2013	3,624.19
		CHEMICAL SUPPLIES		
EF072442	11787	DEPT OF TRANSPORT	31/07/2013	207.70
		WA GOVT DEPARTMENT		
EF072443	11789	WALGA	31/07/2013	250.00
		ADVERTISING/TRAINING SERVICES		
EF072444	11793	WESTERN IRRIGATION PTY LTD	31/07/2013	21,111.13
		IRRIGATION SERVICES/SUPPLIES		
EF072445	11795	WESTERN POWER	31/07/2013	34,351.00
		ELECTRICAL SERVICES		
EF072446	11806	WESTRAC PTY LTD	31/07/2013	2,908.31
		REPAIRS/MTNCE - EARTHMOVING EQUIPMENT		
EF072447	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR	31/07/2013	1,798.00
		PRINTING SERVICES		
EF072448	11854	ZIPFORM	31/07/2013	4,154.39
		PRINTING SERVICES		
EF072449	11972	COBEY MAINTENANCE SERVICES	31/07/2013	82,927.15
		TURF MANAGEMENT		
EF072450	11985	IVO GRUBELICH	31/07/2013	880.00
		BUS HIRE		
EF072451	11987	SAFETY ZONE AUSTRALIA PTY LTD	31/07/2013	159.94
		SAFETY EQUIPMENT		
EF072452	11990	EARTHCARE (AUSTRALIA) P/L	31/07/2013	1,597.20
		LANDSCAPING SERVICES		
EF072453	12007	SHANE MCMASTER SURVEYS	31/07/2013	13,772.00
		SURVEYING SERVICES		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072454	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS EXCAVATING/EARTHMOVING EQUIPMENT	31/07/2013	5,912.88
EF072455	12028	CITY OF ARMADALE ANIMAL DISPOSAL SERVICES	31/07/2013	5,590.08
EF072456	12065	ROMERI MOTOR TRIMMERS AUTOMOTIVE UPHOLSTERY SERVICES	31/07/2013	96.80
EF072457	12079	CHARTER PLUMBING & GAS PLUMBING SERVICES	31/07/2013	255.20
EF072458	12123	TRANEN PTY LTD PLANT SUPPLIES	31/07/2013	3,361.88
EF072459	12127	ABLE WESTCHEM CHEMICAL/CLEANING SUPPLIES	31/07/2013	239.20
EF072460	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	31/07/2013	10,484.38
EF072461	12159	CITY OF JOONDALUP OVERDUE BOOK	31/07/2013	4,697.62
EF072462	12194	MOMAR AUSTRALIA PTY LTD HARDWARE SUPPLIES	31/07/2013	2,971.65
EF072463	12200	THORPE-BOWKER BOOKS	31/07/2013	1,507.41
EF072464	12320	MUNDARING GARDEN CENTRE PLANT SUPPLIES	31/07/2013	24,330.55
EF072465	12542	SEALIN GARLETT CEREMONIAL SERVICES	31/07/2013	400.00
EF072466	12550	PPC WORLDWIDE COUNSELLING SERVICES	31/07/2013	18,022.40
EF072467	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	31/07/2013	400.00
EF072468	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	31/07/2013	441.40
EF072469	12820	MONTELEONE FENCING FENCING SERVICES/MAINTENANCE	31/07/2013	4,125.00
EF072470	12863	ANSTAT PTY LTD SUBSCRIPTION RENEWAL	31/07/2013	270.00
EF072471	12883	CONSERVATION VOLUNTEERS AUSTRALIA ENVIRONMENTAL SERVICES	31/07/2013	660.00
EF072472	12983	IFAP- INDUSTRIAL FOUNDATION FOR ACCIDENT PREVENTION SAFETY COURSES	31/07/2013	225.00
EF072473	13037	PPCA LTD LICENCE FEE - SOUND & MUSIC	31/07/2013	482.02
EF072474	13067	FRIENDS OF LIBRARIES AUSTRALIA INC MEMBERSHIP FEES	31/07/2013	120.00
EF072475	13111	OCE-AUSTRALIA LIMITED COPIERS/PRINTERS	31/07/2013	1,626.90
EF072476	13373	THE HIRE GUYS HIRING SERVICES	31/07/2013	2,109.00
EF072477	13409	KLEENIT CLEANING SERVICES	31/07/2013	33,169.30
EF072478	13510	BEAUREPAIRES FOR TYRES TYRES	31/07/2013	265.00
EF072479	13563	ECOJOBS ENVIRONMENTAL PERSONNEL EMPLOYMENT SERVICES	31/07/2013	7,042.05
EF072480	13670	HISCO PTY LTD HOSPITALITY SUPPLIES	31/07/2013	971.33

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072481	13671	STAPLES AUSTRALIA PTY LTD	31/07/2013	560.18
		OFFICE/STATIONERY SUPPLIES		
EF072482	13825	JACKSON MCDONALD	31/07/2013	16,198.06
		LEGAL SERVICES		
EF072483	13832	INSIGHT CALL CENTRE SERVICES	31/07/2013	4,500.27
		COMMUNICATION SERVICES		
EF072484	13873	COCKBURN SES	31/07/2013	3,200.00
		TRAFFIC MANAGEMENT SERVICES		
EF072485	14034	ADECCO	31/07/2013	8,817.12
		EMPLOYMENT SERVICES		
EF072486	14035	EXPO DOCUMENT COPY CENTRE (WA) PTY LTD	31/07/2013	2,115.08
		PORTABLE DISPLAY SYSTEMS		
EF072487	14111	POLYTECHNIC WEST	31/07/2013	306.54
		EDUCATIONAL SERVICES		
EF072488	14187	COCKBURN COUGARS SOFTBALL CLUB INC	31/07/2013	440.00
		REGISTRATION FEES		
EF072489	14426	HARMONY PRIMARY SCHOOL	31/07/2013	262.50
		REIMBURSEMENT		
EF072490	14435	LAKES JUNIOR FOOTBALL CLUB	31/07/2013	1,470.00
		YOUTH ACTIVE PROGRAM REGISTRATION FEES		
EF072491	14447	ANDOVER DETAILERS	31/07/2013	892.00
		DETAILING SERVICES		
EF072492	14459	BIDVEST (WA) PTY LTD	31/07/2013	715.34
		FOOD/CATERING SUPPLIES		
EF072493	14476	COCKBURN PLEASURE BOAT STORAGE	31/07/2013	1,782.00
		STORAGE SERVICES		
EF072494	14593	AUSTREND INTERNATIONAL PTY LTD	31/07/2013	3,477.65
		ALUMINIUM SUPPLIES		
EF072495	14630	NATALE SECURITY SERVICES	31/07/2013	13,662.00
		SECURITY SERVICES		
EF072496	14831	ANGLICARE WA	31/07/2013	400.00
		TRAINING SERVICES		
EF072497	15072	DRUM PRINT & PUBLICATIONS	31/07/2013	290.00
		PRINTING SERVICES		
EF072498	15080	FILDES FOOD SAFETY	31/07/2013	616.00
		THERMOMETERS		
EF072499	15274	CHARITY LINK	31/07/2013	88.00
		MEMBERSHIP FEE		
EF072500	15337	CHUBB SECURITY SERVICES LTD	31/07/2013	1,173.00
		SECURITY SERVICES		
EF072501	15363	JONES LANG LASALLE (WA) PTY LTD	31/07/2013	22,100.06
		SHOP RENT - GATEWAY SHOPPING CENTRE		
EF072502	15393	GREENWAY ENTERPRISES	31/07/2013	7,745.18
		HARDWARE SUPPLIES		
EF072503	15462	GREENSLADES & CO P/L	31/07/2013	90.30
		PET FOOD SUPPLIES		
EF072504	15513	NATIONAL IN HOME CHILD CARE ASSOCIATION	31/07/2013	200.00
		MEMBERSHIP		
EF072505	15541	JANDAKOT NEWS	31/07/2013	198.20
		NEWSPAPER SUPPLIERS		
EF072506	15550	APACE AID	31/07/2013	67,967.35
		PLANTS & LANDSCAPING SERVICES		
EF072507	15588	NATURAL AREA MANAGEMENT & SERVICES	31/07/2013	121,544.83
		WEED SPRAYING		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072508	15625	OPUS INTERNATIONAL CONSULTANTS (PCA) LTD	31/07/2013	12,254.00
		CONSULTANCY SERVICES		
EF072509	15673	MAGNETISM ART & DESIGN	31/07/2013	2,800.00
		ART/DESIGN SERVICES		
EF072510	15678	A2Z PEST CONTROL	31/07/2013	5,508.00
		PEST CONTROL		
EF072511	15786	AD ENGINEERING INTERNATIONAL PTY LTD	31/07/2013	165.00
		SIGNS - ELECTRONIC		
EF072512	15850	ECOSCAPE	31/07/2013	11,107.80
		ENVIRONMENTAL CONSULTANCY		
EF072513	15862	FREMANTLE MILK DISTRIBUTORS	31/07/2013	1,021.15
		MILK DELIVERY		
EF072514	15914	T-QUIP	31/07/2013	2,330.50
		MOWING EQUIPMENT		
EF072515	16064	CMS ENGINEERING PTY LTD	31/07/2013	9,644.80
		AIRCONDITIONING SERVICES		
EF072516	16107	WREN OIL	31/07/2013	54.45
		WASTE DISPOSAL		
EF072517	16113	HURICAIN SPORTS GOODS	31/07/2013	68.75
		SPORTING GOODS		
EF072518	16175	PUBLIC LIBRARIES AUSTRALIA LTD	31/07/2013	385.00
		MEMBERSHIP FEES		
EF072519	16291	WA PROFILING	31/07/2013	18,195.16
		ROAD PROFILING SERVICES		
EF072520	16386	LITTLE RED APPLE PUBLISHING	31/07/2013	29.90
		BOOK SUPPLIES		
EF072521	16396	MAYDAY EARTHMOVING	31/07/2013	43,699.15
		GRADER HIRE		
EF072522	16403	ROBINSON BUILDTECH	31/07/2013	22,283.15
		BUILDING SERVICES - ALTERATIONS		
EF072523	16431	SPYDER DISPLAYS	31/07/2013	3,594.80
		DISPLAYS & BANNERS		
EF072524	16510	LLOYD GEORGE ACOUSTICS PTY LTD	31/07/2013	2,772.00
		CONSULTANCY SERVICES - ACOUSTIC		
EF072525	16572	CUMMINS ENGINE COMPANY	31/07/2013	4,949.18
		MOTOR PARTS		
EF072526	16926	CURTIN UNIVERSITY OF TECHNOLOGY	31/07/2013	5,500.00
		EDUCATION SERVICES		
EF072527	16959	PERTH HOMEGUARD PTY LTD	31/07/2013	500.00
		SECURITY PRODUCTS		
EF072528	16985	WA PREMIX	31/07/2013	21,088.32
		CONCRETE SUPPLIES		
EF072529	16997	AUS SECURE	31/07/2013	1,140.00
		SECURITY SERVICES/PRODUCTS		
EF072530	17097	VALUE TISSUE	31/07/2013	563.20
		PAPER PRODUCTS		
EF072531	17178	THE CLEAN UP COMPANY	31/07/2013	2,871.00
		WASTE DISPOSAL SERVICES		
EF072532	17305	NOEL MORRISON	31/07/2013	1,000.00
		ARTIST		
EF072533	17362	JOHN EARLEY	31/07/2013	240.00
		TRAINING		
EF072534	17471	PIRTEK (FREMANTLE) PTY LTD	31/07/2013	3,586.44
		HOSES & FITTINGS		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072535	17481	ADS AUTOMATION PTY LTD	31/07/2013	258.50
		DOOR/GATE REPAIRS		
EF072536	17587	WEST COAST SHADE	31/07/2013	1,012.00
		SHADE STRUCTURES		
EF072537	17600	ERECTIONS (WA)	31/07/2013	24,076.80
		GUARD RAILS		
EF072538	17606	AUST INSTITUTE OF QUANTITY SURVEYORS	31/07/2013	110.00
		SUBSCRIPTION		
EF072539	17798	WESTERN DIAGNOSTIC PATHOLOGY	31/07/2013	140.14
		ANALYTICAL SERVICES		
EF072540	17887	RED SAND SUPPLIES PTY LTD	31/07/2013	4,400.00
		MACHINERY HIRE		
EF072541	17942	MRS MAC'S	31/07/2013	257.50
		FOOD SUPPLIES		
EF072542	17951	DEVELOPING SKILLS	31/07/2013	553.30
		TRAINING SERVICES -		
EF072543	18038	COCKBURN NETBALL CLUB	31/07/2013	400.00
		SPORTS GRANT		
EF072544	18073	PARAMOUNT SECURITY SERVICES	31/07/2013	5,397.15
		SECURITY SERVICES		
EF072545	18114	BOLLIG DESIGN GROUP P/L	31/07/2013	4,851.00
		ARCHITECTURAL SERVICES		
EF072546	18192	AROMA CAFE	31/07/2013	482.00
		CATERING SERVICES		
EF072547	18216	REGEN4 ENVIRONMENTAL SERVICES	31/07/2013	6,184.20
		CONSULTANCY - ENVIRONMENTAL		
EF072548	18265	FREMANTLE CITY DOCKERS	31/07/2013	585.00
		FOOTBALL CLUB		
EF072549	18272	AUSTRACLEAR LIMITED	31/07/2013	52.66
		INVESTMENT SERVICES		
EF072550	18295	FREMANTLE UNITED SOCCER & RECREATIONAL CLUB INC	31/07/2013	200.00
		REGISTRATION FEES		
EF072551	18303	BIBRA LAKE JUNIOR FOOTBALL CLUB	31/07/2013	1,600.00
		REGISTRATION FEES		
EF072552	18313	CITY OF WHITTLESEA	31/07/2013	17,050.00
		SEMINAR		
EF072553	18333	APPLECROSS CALISTHENICS CLUB	31/07/2013	200.00
		REGISTRATION FEES		
EF072554	18436	JCS PLUMBING SERVICES	31/07/2013	1,595.00
		PLUMBING SERVICES		
EF072555	18445	TRIPSAFE	31/07/2013	331.00
		SAFETY		
EF072556	18508	JOHN TURNER	31/07/2013	4,268.00
		BRICK LAYING SERVICES		
EF072557	18579	DEPARTMENT OF INDIGENOUS AFFAIRS	31/07/2013	385.00
		STREET BANNER SPONSORSHIP		
EF072558	18613	ECO-HIRE	31/07/2013	18,261.80
		EQUIPMENT HIRE		
EF072559	18639	HAMILTON HILL DELIVERY ROUND	31/07/2013	103.60
		NEWSPAPER DELIVERY SERVICE		
EF072560	18731	OCCMEDIC	31/07/2013	240.00
		MEDICAL SERVICES		
EF072561	18734	P & R EDWARDS	31/07/2013	450.00
		ENTERTAINMENT SERVICES		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072562	18764	AFFIRMATIVE PAVING	31/07/2013	1,143.73
		BRICK PAVING SERVICES		
EF072563	18799	DOWN TO EARTH TRAINING & ASSESSING	31/07/2013	3,960.00
		TRAINING SERVICES		
EF072564	18801	FREMANTLE BIN HIRE	31/07/2013	240.00
		BIN HIRE - SKIP BINS		
EF072565	18830	J & M PAULIK & SONS	31/07/2013	100.00
		FLORIST SERVICES		
EF072566	18884	SILICH ENTERPRISES PTY LTD	31/07/2013	3,294.50
		BOLLARDS		
EF072567	18962	SEALANES (1985) P/L	31/07/2013	1,301.63
		CATERING SUPPLIES		
EF072568	19038	DOWSING CONCRETE	31/07/2013	40,225.57
		CONCRETING SERVICES		
EF072569	19107	FOREVER SHINING	31/07/2013	880.00
		MONUMENT		
EF072570	19211	RAC DRIVING CENTRE	31/07/2013	693.00
		DRIVER TRAINING		
EF072571	19293	SPRAYLINE SPRAYING EQUIPMENT	31/07/2013	5,145.52
		SPRAYING EQUIPMENT		
EF072572	19306	ZIP HEATERS (AUST) PTY LTD	31/07/2013	601.26
		HEATERS		
EF072573	19395	PICTON PRESS	31/07/2013	1,127.50
		PRINTING SERVICES		
EF072574	19396	ACP EVENTS	31/07/2013	7,052.00
		EVENT EQUIPMENT HIRE		
EF072575	19436	WHITCHURCH REFRIGERATION & AIRCONDITIONING	31/07/2013	416.90
		AIR CONDITIONING SERVICES		
EF072576	19505	ADVANCED WINDOW SHUTTERS	31/07/2013	3,600.00
		WINDOW SHUTTERS		
EF072577	19533	WOOLWORTHS LTD	31/07/2013	2,057.71
		GROCERIES		
EF072578	19541	TURF CARE WA P/L	31/07/2013	1,040.00
		TURF SERVICES		
EF072579	19545	GRASSWEST	31/07/2013	3,388.00
		BUILDING & GARDEN MAINTENANCE		
EF072580	19546	THE BIG PICTURE FACTORY	31/07/2013	405.90
		PRINTING SERVICES		
EF072581	19619	SKIPPER TRUCKS	31/07/2013	1,771.16
		TRUCKS		
EF072582	19628	PAPERBARK TECHNOLOGIES	31/07/2013	13,893.00
		ARBORICULTURAL CONSULTANCY SERVICES		
EF072583	19652	TMS SERVICES	31/07/2013	4,056.50
		SECURITY SERVICES		
EF072584	19657	BIGMATE MONITORING SERVICES PTY LTD	31/07/2013	1,668.70
		COMPUTER HARDWARE/SOFTWARE		
EF072585	19755	EMBROIDME MYAREE	31/07/2013	2,435.40
		EMBROIDERY		
EF072586	19794	THE SOUTHERN LIONS RUGBY UNION CLUB	31/07/2013	1,600.00
		SPORTS CLUB		
EF072587	19829	BALLMARA PLUMBING & DRAINAGE	31/07/2013	2,915.00
		PLUMBING SERVICES		
EF072588	19847	PFD FOOD SERVICES PTY LTD	31/07/2013	877.50
		CATERING SERVICES		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072589	19856	WESTERN TREE RECYCLERS	31/07/2013	56,245.20
		SHREDDING SERVICES		
EF072590	19867	VERTICAL TELECOMS (WA) PTY LTD	31/07/2013	2,331.21
		COMMUNICATIONS		
EF072591	19885	SAFEGUARD INDUSTRIES	31/07/2013	300.00
		SECURITY SCREENS/DOORS		
EF072592	19967	FINGER FOOD CATERING	31/07/2013	1,998.00
		CATERING SERVICES		
EF072593	20000	AUST WEST AUTO ELECTRICAL P/L	31/07/2013	21,176.43
		AUTO ELECTRICAL SERVICES		
EF072594	20146	DATA#3 LIMITED	31/07/2013	52,134.99
		COMPUTER SOFTWARE		
EF072595	20230	BUTT OUT AUSTRALIA	31/07/2013	649.00
		CLEANING SUPPLIES		
EF072596	20299	REHAB REPAIRS	31/07/2013	204.00
		REPAIRS - HEALTHCARE EQUIPMENT		
EF072597	20307	OCTAGON-BKG LIFTS	31/07/2013	1,318.40
		MAINTENANCE SERVICES		
EF072598	20321	RIVERJET P/L	31/07/2013	36,861.00
		EDUCTING-CLEANING SERVICES		
EF072599	20322	PLANTRITE	31/07/2013	32,476.00
		PLANT SUPPLIES		
EF072600	20341	WILHELMINA MARIA HOUWEN	31/07/2013	1,120.00
		GARDENING SERVICES		
EF072601	20408	JESSICA LOW	31/07/2013	240.00
		WORKSHOP - CIRCUS		
EF072602	20464	THE SALVATION ARMY	31/07/2013	528.00
		COMMUNITY GRANT		
EF072603	20479	L 'N' C HYDRAULIC SERVICES	31/07/2013	2,420.00
		CONSULTANCY SERVICES - HYDRAULIC		
EF072604	20539	THE COX GROUP PTY LTD	31/07/2013	1,100.00
		CONCEPT DESIGNING		
EF072605	20556	DVG MOUNTWAY MELVILLE	31/07/2013	20,582.85
		FLEET VEHICLES		
EF072606	20584	UNITED STATES OF MUSIC	31/07/2013	400.00
		WORKSHOP - HIP HOP		
EF072607	20786	THE BUTCHER SHOP	31/07/2013	478.20
		ARTISTIC SUPPLIES		
EF072608	20839	SUCCESS PRIMARY SCHOOL	31/07/2013	262.50
		COMMUNITY GRANT		
EF072609	20857	DOCKSIDE SIGNS	31/07/2013	374.00
		SIGN MAKERS		
EF072610	20882	BELL-VISTA FRUIT & VEGETABLE	31/07/2013	479.90
		FRUIT & VEGETABLE		
EF072611	20951	ELECTROFEN PTY LTD	31/07/2013	194.70
		FENCING SERVICES		
EF072612	21005	BRAIN TEASERS OZ PTY LTD	31/07/2013	66.00
		EDUCATIONAL PRODUCTS		
EF072613	21127	JOANNA AYCKBOURN	31/07/2013	600.00
		INSTRUCTION - SINGING		
EF072614	21193	SPM CONSULTANTS PTY LTD	31/07/2013	1,874.40
		CONSULTANCY SERVICES		
EF072615	21198	STUDIO KRAZE	31/07/2013	940.00
		VIDEO PRODUCTIONS		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072616	21287	T.J.DEPIAZZI & SONS	31/07/2013	11,132.00
		SOIL & MULCH SUPPLIES		
EF072617	21300	LEASECHOICE	31/07/2013	1,862.46
		LEASE AGREEMENT		
EF072618	21363	TENDERLINK.COM PTY LTD	31/07/2013	550.00
		COMPUTER SOFTWARE		
EF072619	21364	OFFICINO OFFICE FURNITURE	31/07/2013	521.49
		OFFICE FURNITURE		
EF072620	21371	SANPOINT PTY LTD	31/07/2013	1,406.83
		KERBING SERVICES		
EF072621	21463	CAPITAL FINANCE AUSTRALIA LTD	31/07/2013	25,503.31
		FINANCIAL SERVICES - LEASE FINANCES		
EF072622	21469	JOHN HUGHES VOLKSWAGON	31/07/2013	31,247.57
		PURCHASE OF NEW VEHICLE		
EF072623	21529	BRAND SUCCESS	31/07/2013	1,587.30
		PROMOTIONAL PRODUCTS		
EF072624	21627	MANHEIM PTY LTD	31/07/2013	7,205.00
		IMPOUNDED VEHICLES		
EF072625	21644	NATURAL PLAY ENVIRONMENTS PTY LTD	31/07/2013	7,920.00
		PLAYGROUND DESIGN SERVICES		
EF072626	21672	MEGA MUSIC AUSTRALIA	31/07/2013	1,000.00
		MUSICAL INSTRUMENTS/SOUND EQUIPMENT		
EF072627	21678	IANNELLO DESIGNS	31/07/2013	5,654.00
		GRAPHIC DESIGN		
EF072628	21691	ZETTANET PTY LTD	31/07/2013	10,435.00
		INTERNET/WEB SERVICES		
EF072629	21764	LONE RANGERS SHOOTING COMPLEX	31/07/2013	450.00
		AMUSEMENT/ENTERTAINMENT		
EF072630	21796	GREEN LEAF GARDENS	31/07/2013	6,050.00
		LANDSCAPING SERVICES		
EF072631	21879	SPOTLESS SERVICES AUSTRALIA LTD	31/07/2013	19,726.34
		CLEANING SERVICES		
EF072632	21946	RYAN'S QUALITY MEATS	31/07/2013	886.78
		MEAT SUPPLIES		
EF072633	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD	31/07/2013	1,634.25
		MEDICAL SERVICES		
EF072634	22012	ELEGANT GLOVES EVENTS AND SERVICES	31/07/2013	574.00
		CATERING SERVICES		
EF072635	22133	AIR-BORN AMUSEMENTS	31/07/2013	2,670.48
		AMUSEMENT SERVICES		
EF072636	22169	GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA	31/07/2013	4,697.00
		AIR CONDITIONING SERVICES		
EF072637	22242	ASPHALT SURFACES PTY LTD	31/07/2013	28,893.28
		ASPHALTING SERVICES		
EF072638	22343	COMMUNITYWEST INCORPORATED	31/07/2013	1,100.00
		TRAINING SERVICES		
EF072639	22349	FREMANTLE TRAILERS	31/07/2013	9,708.94
		TRAILERS - BOAT AND BOX		
EF072640	22388	CARRINGTON'S TRAFFIC SERVICES	31/07/2013	25,794.19
		TRAFFIC MANAGEMENT SERVICES		
EF072641	22448	CAKES WEST PTY LTD	31/07/2013	55.98
		CATERING		
EF072642	22491	MILOSA JACKSON	31/07/2013	390.00
		TRAINING (SOFTBALL)		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072643	22553	BROWNES FOOD OPERATIONS	31/07/2013	575.43
		CATERING SUPPLIES		
EF072644	22569	KINETIC HEALTH GROUP PTY LTD	31/07/2013	1,054.08
		MEDICAL SERVICES		
EF072645	22572	IRONBARK ENVIRONMENTAL & SUSTAINABLE DEVELOPMENT	31/07/2013	3,927.00
		CONSULTING SERVICES - ENVIRONMENTAL		
EF072646	22607	ACURE TECHNOLOGY PTY LTD	31/07/2013	11,286.00
		INTERNET ACCESS		
EF072647	22608	DMG CONSTRUCTION (WA) P/L	31/07/2013	611.36
		BUILDING CONSTRUCTION SERVICES		
EF072648	22619	KSC TRAINING	31/07/2013	1,318.00
		TRAINING SERVICES		
EF072649	22639	SHATISH CHAUHAN	31/07/2013	400.00
		TRAINING SERVICES - YOGA		
EF072650	22653	PCYC FREMANTLE	31/07/2013	880.00
		SPONSORSHIP		
EF072651	22682	BEAVER TREE SERVICES PTY LTD	31/07/2013	153,194.65
		TREE PRUNING SERVICES		
EF072652	22716	PHOENIX LACROSSE CLUB	31/07/2013	140.00
		SPONSORSHIP / SPORTS EQUIPMENT GRANT		
EF072653	22737	CJS LIMESTONE CONTRACTORS PTY LTD	31/07/2013	41,273.29
		LIMESTONE WORKS		
EF072654	22752	ELGAS LIMITED	31/07/2013	105.60
		GAS SUPPLIES		
EF072655	22798	PUMPS AUSTRALIA PTY LTD	31/07/2013	1,039.50
		PUMP EQUIPMENT		
EF072656	22803	TRANEN PTY LTD	31/07/2013	89,422.30
		PAYMENT RELEASED FROM FUNDS IN TRUST		
EF072657	22805	COVS PARTS PTY LTD	31/07/2013	3,420.44
		MOTOR PARTS		
EF072658	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD	31/07/2013	106,094.08
		FUEL SUPPLIES		
EF072659	22903	UNIQUE INTERNATIONAL RECOVERIES LLC	31/07/2013	384.00
		DEBT COLLECTORS		
EF072660	22970	WASHPOD CONSOLIDATED PTY LTD	31/07/2013	272.80
		CLEANING - EQUIPMENT		
EF072661	23213	SPOTLESS FACILITY SERVICES PTY LTD	31/07/2013	228.44
		LAUNDRY SERVICES		
EF072662	23215	MELVILLE MAZDA	31/07/2013	18,844.14
		PURCHASE OF NEW VEHICLES		
EF072663	23253	KOTT GUNNING	31/07/2013	9,316.38
		LEGAL SERVICES		
EF072664	23254	IBIS INFORMATION SYSTEMS PTY LTD	31/07/2013	5,148.00
		COMPUTER SOFTWARE		
EF072665	23306	KEVIN & FIONA ETHERTON	31/07/2013	180.00
		ENTERTAINMENT SERVICES		
EF072666	23309	FUN IN TRAINING AUSTRALIA PTY LTD	31/07/2013	418.00
		FITNESS CLASSES-INSTRUCTIONS		
EF072667	23348	ZUMBA WITH HONEY	31/07/2013	440.00
		FITNESS CLASSES		
EF072668	23545	CYCLING WA	31/07/2013	1,500.00
		BICYCLE EDUCATION		
EF072669	23570	A PROUD LANDMARK PTY LTD	31/07/2013	2,915.00
		LANDSCAPE CONTRUCTION SERVICES		

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EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072670	23678	SKATEBOARDING AUSTRALIA PTY LTD	31/07/2013	1,950.00
		TRAINING-SKATEBOARD COACHING		
EF072671	23683	ASTRON SOIL & WATER PTY LTD	31/07/2013	2,072.95
		CONSULTANCY-ENVIRONMENTAL		
EF072672	23684	MEDIC ONE PTY LTD	31/07/2013	1,620.00
		FIRST AID		
EF072673	23693	MURDOCH UNIVERSITY SCHOOL OF CHIROPRACTIC AND SPOTS	31/07/2013	6,000.00
		CONSULTANCY HEALTH		
EF072674	23806	PAVY RESOURCES (AUST) PTY LTD	31/07/2013	5,940.00
		CONSULTANCY - COMPUTER		
EF072675	23818	AM & IE MUTCH ENGINEERING CONSULTANTS	31/07/2013	7,780.89
		CONSULTANCY SERVICES		
EF072676	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA	31/07/2013	5,549.08
		PLANT/MACHINERY		
EF072677	23858	SPECIALISED SECURITY SHREDDING	31/07/2013	21.68
		DOCUMENT DESTRUCTION SERVICES		
EF072678	23866	TENNANT AUSTRALIA PTY LTD	31/07/2013	572.11
		PLANT & MACHINERY		
EF072679	23971	FIND WISE LOCATION SERVICES	31/07/2013	3,158.10
		LOCATING SERVICES - UNDERGROUND		
EF072680	23989	AWM	31/07/2013	1,718.10
		FUNITURE - OFFICE		
EF072681	24036	MULTI SWEEP PTY LTD (WA)	31/07/2013	7,258.36
		SWEEPING SERVICES		
EF072682	24126	WA TEMPORARY FENCING SUPPLIES	31/07/2013	4,537.50
		FENCING SERVICES		
EF072683	24144	MELVILLE CITY HOCKEY CLUB INC	31/07/2013	347.00
		YOUTH ACTIVE PROGRAM REGISTRATION FEES		
EF072684	24145	TOMPKINS PARK TOUCH ASSOCIATION	31/07/2013	200.00
		KIDSPORT REGISTRATION FEES		
EF072685	24156	MASTEC AUSTRALIA PTY LTD	31/07/2013	26,254.80
		PURCHASE OF NEW BINS		
EF072686	24160	WILDTHINGS ANIMAL CONTROL SOLUTIONS	31/07/2013	1,100.00
		FERAL ANIMAL CONTROL SERVICES		
EF072687	24171	KARDINYA NETBALL CLUB	31/07/2013	200.00
		REGISTRATION FEES		
EF072688	24180	KARDINYA JUNIOR FOOTBALL CLUB	31/07/2013	680.00
		REGISTRATION FEES		
EF072689	24183	WELLARD GLASS	31/07/2013	192.50
		GLASS REPAIR SERVICES		
EF072690	24186	ELAN ENERGY MANAGEMENT PTY LTD	31/07/2013	1,211.89
		RECYCLING SERVICES - TYRES		
EF072691	24187	TOTAL GREEN RECYCLING	31/07/2013	3,989.26
		E-WASTE RECYCLING SERVICES		
EF072692	24195	PAYNE'S WINDOW CLEANING AND SERVICES	31/07/2013	8,073.81
		WINDOW CLEANING SERVICES		
EF072693	24205	TECHWEST SOLUTIONS PTY LTD	31/07/2013	979.00
		AUDIO VISUAL EQUIPMENT		
EF072694	24294	OASIS PATIOS	31/07/2013	4,100.00
		PATIO SUPPLIES		
EF072695	24444	ROSEMARY ALLAN	31/07/2013	360.00
		WORKSHOPS		
EF072696	24506	AMARANTI'S PERSONAL TRAINING	31/07/2013	540.00
		PERSONAL TRAINING SERVICES		

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072697	24524	CALO HEALTH	31/07/2013	1,520.00
		HEARTMOVE CLASSES		
EF072698	24532	MOBILE MOUSE	31/07/2013	3,750.00
		TRAINING SERVICES		
EF072699	24558	MACQUARIE BANK LIMITED	31/07/2013	25,713.65
		LEASE REPAYMENT		
EF072700	24592	EMC ENGINEERING	31/07/2013	8,580.00
		CONSULTANCY SERVICES		
EF072701	24594	THE GREEN ROOM CREATIVE PTY LTD	31/07/2013	981.20
		GRAPHIC DESIGN SERVICES		
EF072702	24599	POOLWERX SPEARWOOD	31/07/2013	147.95
		ANALYTICAL SERVICES		
EF072703	24643	BIBLIOTHECA RFID LIBRARY SYSTEMS AUSTRALIA PTY LTD	31/07/2013	11,000.00
		PURCHASE OF LIBRARY TAGS		
EF072704	24655	AUTOMASTERS SPEARWOOD	31/07/2013	2,665.00
		VEHICLE SERVICING		
EF072705	24724	QUALITY MARINE COATING SYSTEMS P/L	31/07/2013	3,740.00
		CLEANING SERVICES - ROAD SURFACES		
EF072706	24732	SIGNTRONICS	31/07/2013	3,437.50
		ELECTRICAL SIGNAGE SERVICES		
EF072707	24733	ROAD SPECIALIST AUSTRALIA	31/07/2013	414.57
		ROAD SERVICES		
EF072708	24736	ZENIEN	31/07/2013	9,852.26
		CCTV CAMERA LICENCES		
EF072709	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P/L	31/07/2013	2,537.82
		ELECTRICAL SERVICES		
EF072710	24816	CONSOLIDATED TRAINING SERVICES	31/07/2013	990.00
		TRAINING SERVICES		
EF072711	24863	SID THOO	31/07/2013	12,375.00
		ARCHITECTURAL SERVICES		
EF072712	24865	ANOTHER ANGLE CONSULTING AND TRAINING	31/07/2013	330.00
		CONSULTING SERVICES		
EF072713	24886	A NATURAL SELF	31/07/2013	841.00
		ENTERTAINMENT SUPPLIES		
EF072714	24887	EURO DIESEL SERVICES PTY LTD	31/07/2013	59,515.43
		MOTOR CAR SERVICES		
EF072715	24945	NS PROJECTS PTY LTD	31/07/2013	59,400.00
		PROJECT MANAGEMENT SERVICES		
EF072716	24958	KISS PHOTOBOOTH PTY LTD	31/07/2013	499.00
		PHOTOGRAPHY SERVICES		
EF072717	24961	KERALUP ABORIGINAL CORPORATION	31/07/2013	250.00
		EDUCATIONAL SERVICES		
EF072718	24962	EVERGLAZE	31/07/2013	3,523.14
		PAINTING SERVICES		
EF072719	24970	LEDA SECURITY PRODUCTS PTY LTD	31/07/2013	904.11
		SECURITY PRODUCTS		
EF072720	24976	SNAP PRINTING - COCKBURN CENTRAL	31/07/2013	675.10
		PRINTING SERVICES		
EF072721	24978	AMBIUS	31/07/2013	1,364.00
		PLANTS SUPPLIES		
EF072722	24980	WILLAGEE RUGBY LEAGUE FOOTBALL CLUB	31/07/2013	180.00
		REGISTRATION FEES		
EF072723	24981	DALMATINAC NETBALL CLUB	31/07/2013	1,320.00
		REGISTRATION FEES		

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
EF072724	24983	DYNAMIC GIFT	31/07/2013	1,881.00
		PROMOTIONAL PRODUCTS		
EF072725	25001	JOYCE TASMA	31/07/2013	600.00
		ARTISTIC SERVICES		
EF072726	25002	BRAIN AMBULANCE MENTAL HEALTH EDUCATION	31/07/2013	2,686.00
		EDUCATION		
EF072727	25003	COOGEE PLUMBING	31/07/2013	2,230.80
		PLUMBING SERVICES		
EF072728	25059	THERIAN ANIMAL CARE SOLUTIONS	31/07/2013	10,868.00
		ANIMAL CARE		
EF072729	25060	DFP RECRUITMENT SERVICES	31/07/2013	2,837.64
		RECRUITMENT SERVICES		
EF072730	25061	RMRI AUSTRALIA PTY LTD	31/07/2013	36,384.70
		CONSULTANCY		
EF072731	25063	SUPERIOR PAK PTY LTD	31/07/2013	455.80
		VEHICLE MAINTENANCE		
EF072732	25065	SPECIALISED TRAINING AND DEVELOPMENT	31/07/2013	1,540.00
		TRAINING SERVICES		
EF072733	25077	PETERS SECURITY SCREENS PTY LTD	31/07/2013	100.00
		SECURITY SCREEN SUPPLIES		
EF072734	25089	DOOR REPAIRS WA	31/07/2013	176.00
		DOOR REPAIRS SERVICES		
EF072735	25090	WESLEY SOUTH PERTH HOCKEY CLUB INC	31/07/2013	150.00
		REGISTRATION FEES		
EF072736	25091	ROCKINGHAM FOOTBALL SPORTING AND SOCIAL CLUB INC	31/07/2013	280.00
		REGISTRATION FEES		
EF072737	11794	SYNERGY	31/07/2013	272,338.85
		ELECTRICITY USAGE/SUPPLIES		
EF072738	12025	TELSTRA CORPORATION	31/07/2013	79,689.57
		COMMUNICATIONS SERVICES		
025504	13932	ARMAGUARD	3/07/2013	2,535.55
		BANKING SERVICES		
025505	10589	FINES ENFORCEMENT REGISTRY	4/07/2013	2,451.00
		FINES ENFORCEMENT FEES		
025506	13932	ARMAGUARD	10/07/2013	2,541.20
		BANKING SERVICES		
025507	99999	COCKBURN PRIME TIMERS	16/07/2013	200.00
		BUS HIRE BOND REFUND		
025508	99999	LANDCORP	16/07/2013	2,152.12
		BOND REFUND - HARVEST LAKES RETAIL LANEWAY		
025509	99999	T FITZGERALD	16/07/2013	278.00
		PLANNING REFUND - 2A/233 BERRIGAN DRIVW		
025510	99999	HIRE MAINTENANCE PTY LTD	16/07/2013	139.00
		PLANNING REFUND - 114 EAST CHURCHILL AVE		
025511	99999	EMMAUS DEVELOPMENTS PTY LTD	16/07/2013	32,514.31
		BOND REFUND - 83 WATSON RD, GROUP HOUSING		
025512	99999	JAZZIE CAZZIES	16/07/2013	150.00
		HALL BOND REFUND - BEELIAR		
025513	99999	JAZZIE CAZZIES	16/07/2013	150.00
		HALL BOND REFUND - AUBIN GROVE		
025514	99999	BRIAN MACKIE	16/07/2013	150.00
		HALL BOND REFUND - ATWELL		
025515	99999	VANESSA CLEAVER	16/07/2013	150.00
		HALL BOND REFUND - AUBIN GROVE		

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
025516	99999	BULTON GROUP PTY LTD	16/07/2013	24,823.56
		BOND REFUND - 18 DESERTPEA RD, BEELIAR		
025517	99999	LANDCORP	16/07/2013	230,163.91
		BOND REFUND - HARVEST LAKES STAGE 10B		
025518	99999	GATEWAY PATIOS	16/07/2013	139.00
		PLANNING REFUND - 17A ARLINGTON LOOP		
025519	99999	RESIDENTIAL BUILDING WA	16/07/2013	1,777.38
		PLANNING REFUND - 69 CALEDONIA LOOP		
025520	99999	YARAN PROPERTY GROUP	16/07/2013	33,168.92
		BOND REFUND - 25 SOUTHWELL CRESCENT		
025521	99999	APG HOMES PTY LTD	16/07/2013	678.81
		BUILDING APPLICATION REFUND - BP13/0838		
025522	13932	ARMAGUARD	17/07/2013	1,882.65
		BANKING SERVICES		
025523	13932	ARMAGUARD	24/07/2013	5,837.75
		BANKING SERVICES		
025525	20751	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	29/07/2013	45,747.05
		VEHICLE LICENCING REGISTRATIONS		
025526	13932	ARMAGUARD	30/07/2013	1,641.90
		BANKING SERVICES		
025527	10747	IINET LIMITED	31/07/2013	649.45
		INTERNET SERVICES		
025528	14598	ALF REBOLA THE GOOD GUYS	31/07/2013	455.00
		ELECTRICAL GOODS		
025529	15624	CITY OF SOUTH PERTH	31/07/2013	12.75
		REPLACEMENT OF LOST/DAMAGED BOOKS		
025530	18331	WILDFLOWER SOCIETY OF WA INC.	31/07/2013	692.45
		PLANT INFORMATION/SERVICES		
025531	19620	ALINTA ASSIST	31/07/2013	363.00
		PLUMBING SERVICES		
025532	21471	WA MACHINERY GLASS	31/07/2013	869.00
		GLAZING		
025533	22345	CITY OF SWAN	31/07/2013	31.90
		LOCAL GOVERNMENT		
025534	22680	LEONARD THORN	31/07/2013	750.00
		CULTURAL PRESENTATION SERVICES		
025535	24873	NATIONAL TRUST OF AUSTRALIA (WA)	31/07/2013	125.00
		WORKSHOP		
025536	24974	SCOTT PRINT	31/07/2013	14,306.60
		PRINTING SERVICES		
025537	24975	PIZZA QUEENS	31/07/2013	1,050.00
		CATERING SERVICES		
025538	24977	8WINDS8	31/07/2013	650.00
		CATERING SERVICES		
025539	25087	SPHERE LEGAL PTY LTD	31/07/2013	264.00
		DEBT COLLECTION SERVICES		
025540	10047	ALINTA ENERGY	31/07/2013	1,057.95
		GAS SUPPLIES		
025541	11758	WATER CORP	31/07/2013	50,446.23
		WATER USAGE SUPPLIES		
025542	20679	OFFICE OF STATE REVENUE	31/07/2013	453.08
		RATES REFUND		
025543	24026	BARBARA ZIEMBIENSKI	31/07/2013	363.72
		RATES REFUND		

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF072157	10154	AUST TAXATION DEPT	1/07/2013	70,663.00
025544	24835	PORT CATHERINE DEVELOPMENTS PTY LTD	31/07/2013	533.27
		RATES OVERPAYMENT REFUND		
		ADD RETENTION HELD		
		NIL		
		LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS		
025481	18192	AROMA CAFÉ	27/06/2013	548.00
		CHEQUE LIST TOTAL		7,761,097.50
		TOTAL AS PER AP SOURCE 13GLACT9991000		7,761,097.50
		TOTAL AS PER TR SOURCE 13GLACT9991000		7,761,097.50
		ADDITIONAL DIRECT PAYMENTS		
		BANK FEES		
		MERCHANT FEES COC		1,345.22
		MERCHANT FEES SLLC		1,722.99
		MERCHANT FEES VARIOUS OUT CENTRES		194.60
		NATIONAL BPAY CHARGE		870.17
		RTGS/ACLR FEE		10.00
		NAB TRANSACT FEE		635.11
				4,778.09
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		
		FDC PAYMENTS		38,931.54
		IHC PAYMENTS		68,460.71
				107,392.25
		PAYROLL TRANSACTIONS		
		COC 02/07/13 CITY OF COCKBURN 042958		731,324.25
		COC 27/06/13 CITY OF COCKBURN 042958		873.56
		COC 04/07/13 CITY OF COCKBURN 042958		7,612.76
		COC 05/07/13 CITY OF COCKBURN 042958		5,719.32
		COC 09/07/13 CITY OF COCKBURN 042958		243,816.39
		COC 10/07/13 CITY OF COCKBURN 042958		9,727.39
		COC 16/07/13 CITY OF COCKBURN 042958		715,135.92
		COC 23/07/13 CITY OF COCKBURN 042958		240,270.21
		COC 23/07/13 CITY OF COCKBURN 042958 REBANK		59.54
		COC 23/07/13 CITY OF COCKBURN 042958 REBANK		110.00
		COC 18/07/13 CITY OF COCKBURN 042958		501.77
		COC 23/07/13 CITY OF COCKBURN 042958		420.54
		COC 26/07/13 CITY OF COCKBURN 042958		2,086.70
		COC 30/07/13 CITY OF COCKBURN 042958		752,966.07
				2,710,624.42
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		61,764.21
				61,764.21
		TOTAL PAYMENTS FOR JULY		10,645,656.47

PAYMENT SUMMARY

CHEQUE PAYMENTS

025504 - 025544

CANCELLED PAYMENTS

Nil.

ELECTRONIC FUNDS TRANSFER PAYMENT

EF072157 – EF072738

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	59,036,791	58,330,406	1%	706,385 ✓	67,587,336	67,587,336
Financial Services	12,485	47,496	-74%	(35,010)	684,954	684,954
Information Services	90	309	-71%	(219)	3,706	3,706
Human Resource Management	18,788	11,149	69%	7,639	133,789	133,789
Library Services	5,284	8,194	-36%	(2,909)	49,532	49,532
Community Services	3,025,398	3,097,474	-2%	(72,076)	7,216,967	6,898,253
Human Services	1,216,563	743,645	64%	472,919 ✓	6,497,782	6,414,360
Corporate Communications	3,475	8,636	-60%	(5,162)	14,872	12,736
Development Services	799,403	712,760	12%	86,643	3,474,611	3,310,270
Planning Services	104,333	208,068	-50%	(103,735) X	1,279,514	1,279,514
Waste Services	18,220,677	18,034,593	1%	186,084 ✓	36,109,491	36,102,121
Parks & Environmental Services	28,606	26,263	9%	2,342	33,166	6,963
Engineering Services	1,436	15,415	-91%	(13,979)	208,988	208,988
Infrastructure Services	46,863	46,978	0%	(115)	54,592	8,304
	82,520,194	81,291,386	2%	1,228,808	123,349,301	122,700,826
Less: Restricted Grants & Contributions b/fwd	(865,008)	-	0%	(865,008)	-	-
Total Operating Revenue	81,655,186	81,291,386	0%	363,800	123,349,301	122,700,826
Operating Expenditure						
Governance	(300,076)	(385,115)	-22%	85,039	(4,942,112)	(4,942,112)
Financial Services	(1,388,514)	(1,363,100)	2%	(25,415)	(5,327,789)	(5,287,789)
Information Services	(253,124)	(446,048)	-43%	192,924 ✓	(4,126,942)	(4,126,942)
Human Resource Management	(213,911)	(198,056)	8%	(15,854)	(2,253,541)	(2,221,344)
Library Services	(203,263)	(270,560)	-25%	67,297	(2,794,948)	(2,778,074)
Community Services	(654,228)	(736,712)	-11%	82,484	(9,355,678)	(9,087,564)
Human Services	(587,750)	(623,985)	-6%	36,235	(7,676,157)	(7,582,097)
Corporate Communications	(147,322)	(161,334)	-9%	14,012	(2,611,893)	(2,592,517)
Development Services	(324,194)	(392,786)	-17%	68,592	(4,846,018)	(4,681,677)
Planning Services	(89,394)	(110,160)	-19%	20,766	(1,480,501)	(1,454,445)
Waste Services	(1,396,100)	(1,506,853)	-7%	110,753 ✓	(19,944,658)	(19,937,008)
Parks & Environmental Services	(435,475)	(868,820)	-50%	433,344 ✓	(10,619,912)	(10,482,547)
Engineering Services	(665,779)	(626,211)	6%	(39,569)	(7,578,222)	(7,578,222)
Infrastructure Services	(487,807)	(637,116)	-23%	149,309 ✓	(7,748,357)	(7,681,404)
	(7,146,938)	(8,326,856)	-14%	1,179,918	(91,306,728)	(90,433,743)

OCM 12/9/2013 - Item 15.2

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	214,743	257,122	-16%	(42,380)	3,085,871	3,085,871
Add: Reverse Impairment Charge - Investments	-	-	0%	-	-	-
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(17,435)	(11,688)	49%	(5,747)	(140,256)	(140,256)
Furniture & Equipment	(14,062)	(13,639)	3%	(423)	(163,668)	(163,668)
Plant & Machinery	(252,204)	(269,730)	-6%	17,526	(3,236,760)	(3,236,760)
Buildings	(267,954)	(308,551)	-13%	40,597	(3,943,239)	(3,943,239)
Roads	(773,666)	(773,666)	0%	-	(9,283,992)	(9,283,992)
Drainage	(187,771)	(187,771)	0%	-	(2,253,252)	(2,253,252)
Footpaths	(93,211)	(93,211)	0%	-	(1,118,532)	(1,118,532)
Parks Equipment	(172,229)	(172,229)	0%	-	(2,066,748)	(2,066,748)
	(1,778,533)	(1,830,485)	-3%	51,952	(22,206,447)	(22,206,447)
Total Operating Expenditure	(8,710,729)	(9,900,219)	-12%	1,189,490	(110,427,303)	(109,554,318)
Change in Net Assets Resulting from Operations	72,944,458	71,391,168	2%	1,553,290	12,921,997	13,146,507
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	39,000	8,125	380%	30,875	(417,141)	(627,141)
Freehold Land	-	154,394	-100%	(154,394) X	4,636,427	2,783,700
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	-	-	0%	-	-	-
	39,000	162,519	-76%	(123,519)	4,219,286	2,156,559
Less: Underground Power Infrastructure Contribution	-	(520,000)	-100%	520,000	(1,040,000)	(1,040,000)
Asset Acquisitions						
Land and Buildings	(51,397)	(6,210,913)	-99%	6,159,516 ✓	(29,903,936)	(25,506,000)
Infrastructure Assets	(407,670)	(1,318,961)	-69%	911,292 ✓	(23,925,975)	(17,713,224)
Plant and Machinery	(70,987)	(62,474)	14%	(8,513)	(4,649,213)	(3,899,500)
Furniture and Equipment	-	(4,233)	-100%	4,233	(26,800)	(24,000)
Computer Equipment	(18,044)	(107,476)	-83%	89,432	(1,319,715)	(540,000)
Note 1.	(548,098)	(7,704,057)	-93%	7,155,959	(59,825,639)	(47,682,724)
Add: Transfer to Reserves	(1,115,118)	(980,477)	14%	(134,641) X	(35,191,519)	(33,226,292)
	71,320,242	62,349,153	14%	8,971,089	(78,915,875)	(66,645,950)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
Add Funding from							
Grants & Contributions - Asset Development	1,538,957	625,097	146%	913,860 ✓		7,818,402	5,629,495
Less: held in restricted funds from prior years	(718,884)	-	0%	(718,884) ✗		-	-
Proceeds on Sale of Assets	39,000	162,519	-76%	(123,519) ✗		8,070,227	6,007,500
Reserves	267,783	7,280,334	-96%	(7,012,551) ✗		39,923,962	36,284,216
Loan Funds Raised	-	-	0%	-		-	-
Contributed Developer Assets	-	-	0%	-		-	-
	72,447,098	70,417,102	3%	2,029,996		(23,103,283)	(18,724,739)
 Less: Transfer from Reserves - Impaired Investments	-	-	0%	-		-	-
 Non-Cash/Non-Current Item Adjustments							
Depreciation on Assets	1,778,533	1,830,485	-3%	(51,952)		22,206,447	22,206,447
Profit/(Loss) on Assets Disposal	(39,000)	(162,519)	-76%	123,519 ✓		(4,219,286)	(2,156,559)
Loan Repayments	-	-	0%	-		(1,325,149)	(1,325,149)
Non-Current Accrued Debtors	-	-	0%	-		-	-
Non-Current Leave Provisions	(23,750)	-	0%	(23,750)		-	-
Net Change in Restricted/Committed Cash	1,583,892	-	0%	1,583,892 ✓		-	-
Deferred Pensioners Adjustment	-	-	0%	-		-	-
	75,746,772	72,085,068	5%	3,661,704		(6,441,271)	0
 Opening Funds	10,302,987	6,568,075	57%	3,734,912		6,568,075	-
Closing Funds	86,049,759	78,653,143	9%	7,396,616		126,804	-
	-	-		-		-	-

Note 2, 3.

Notes to Statement of Financial Activity

Note 1.

Additional information on the capital works program including committed orders at end of month:

	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Assets Classification						
Land and Buildings	(51,397)	(178,801)	(230,198)	(6,210,913)	(29,903,936)	29,673,739
Infrastructure Assets	(407,670)	(538,764)	(946,434)	(1,318,961)	(23,925,975)	22,979,541
Plant and Machinery	(70,987)	(50,156)	(121,143)	(62,474)	(4,649,213)	4,528,070
Furniture and Equipment	-	-	-	(4,233)	(26,800)	26,800
Computer Equipment	(18,044)	(35,821)	(53,865)	(107,476)	(1,319,715)	1,265,849
	(548,098)	(803,542)	(1,351,640)	(7,704,057)	(59,825,639)	58,473,999

Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	92,617,750	64,535,938	63,862,063	65,409,779
Rates Outstanding	63,098,946	60,140,629	-	-
Rubbish Charges Outstanding	16,710,055	16,711,196	-	-
Sundry Debtors	13,801,513	13,696,408	-	-
GST Receivable	336,243	-	-	-
Prepayments	542,344	-	-	-
Accrued Debtors	265,466	-	-	-
Stock on Hand	15,093	-	-	-
	187,387,410	155,084,171	63,862,063	65,409,779
Current Liabilities				
Creditors	(19,410,601)	(14,150,682)	-	-
Income Received in Advance	(665,910)	-	-	-
GST Payable	(311,008)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,426,986)	-	-	-
Provision for Long Service Leave	(1,940,955)	-	-	-
	(24,755,459)	(14,150,682)	-	-
Net Current Assets	162,631,952	140,933,489	63,862,063	65,409,779
Add: Non Current Investments	5,964,183	-	-	-
	168,596,135	140,933,489	63,862,063	65,409,779
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(75,554,171)	(59,180,346)	(60,635,259)	(62,309,778)
Deposits & Bonds Liability *	(2,298,254)	-	-	-
Grants & Contributions Unspent *	(4,693,951)	(3,100,000)	(3,100,000)	(3,100,000)
	86,049,759	78,653,143	126,804	0
Closing Funds (as per Financial Activity Statement)	86,049,759	78,653,143	126,804	0

See attached Reserve Fund Statement

* See attached Restricted Funds Analysis

Note 3.

Amendments to original budget since budget adoption. Surplus/(Deficit)

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		Budget Adoption		Closing Funds Surplus(Deficit)				0
	590 to							
GL	595	Adjust SLLC salaries including fixing error in salary level		Operating Expenditure		75,762		75,762
GL	241	Extra income from activity for the first six months		Operating Income		649		76,411
	161, 162,							
GL	175	Balancing FESA budget according to its funding		Operating Expenditure		2,568		78,979
			OCM July13					
OP	628	Adjusting Summer of Fun events according to OCM	17.3	Operating Expenditure			5,175	73,804
OP	9170	Correcting funding for Offset Surf Life Saving Club		Operating Income		23,000		96,804
CW	2075	Adding owners contribution to Crossover Construction project		Operating Income		30,000		126,804
				Closing Funds Surplus (Deficit)	0	131,979	5,175	126,804

Statement of Comprehensive Income *by Nature and Type*

for the period ended 31 July 2013

	Actual	Amended	\$ Variance to YTD		Amended	Adopted
	\$	YTD Budget	Budget	Forecast	Budget	Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	57,264,524	56,669,400	595,124	58,511,938	57,916,814	57,916,814
05 Fees and Charges	23,153,876	23,075,403	78,473	50,319,684	50,241,211	50,208,232
10 Grants and Subsidies	826,559	1,099,747	(273,188)	9,267,866	9,541,054	9,046,274
15 Contributions, Donations and Reimbursements	23,385	154,629	(131,244)	464,086	595,330	474,614
20 Interest Earnings	385,477	291,369	94,108	5,138,934	5,044,826	5,044,826
25 Other revenue and Income	1,366	838	528	10,594	10,066	10,066
Total Operating Revenue	81,655,186	81,291,386	363,800	123,713,101	123,349,301	122,700,826
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	(2,986,989)	(3,386,022)	399,034	(40,321,656)	(40,720,690)	(40,783,674)
51 Employee Costs - Indirect Oncosts	(15,551)	(48,558)	33,008	(899,493)	(932,501)	(929,483)
55 Materials and Contracts	(1,805,298)	(2,806,990)	1,001,692	(33,479,601)	(34,481,292)	(33,543,022)
65 Utilities	(508,980)	(355,248)	(153,732)	(4,464,011)	(4,310,279)	(4,315,599)
70 Interest Expenses	-	-	-	(171,505)	(171,505)	(171,505)
75 Insurances	(1,201,747)	(1,130,730)	(71,016)	(2,076,084)	(2,005,067)	(2,005,067)
80 Other Expenses	(628,374)	(599,307)	(29,067)	(8,714,460)	(8,685,393)	(8,685,393)
85 Depreciation on Non Current Assets	(1,778,533)	(1,830,485)	51,952	(22,154,495)	(22,206,447)	(22,206,447)
96 Internal Recharging (Unbalanced)	(2,875)	318	(3,194)	1,028	4,222	4,222
Add Back: Indirect Costs Allocated to Capital Works	214,743	257,122	(42,380)	3,043,491	3,085,871	3,085,871
Total Operating Expenditure	(8,710,729)	(9,900,219)	1,189,490	(109,237,813)	(110,427,303)	(109,554,318)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES						
	72,944,458	71,391,168	1,553,290	14,475,287	12,921,997	13,146,507
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	718,884	86,423	632,461	3,517,592	2,885,131	2,081,658
16 Contributions - Asset Development	820,073	538,674	281,399	5,214,671	4,933,272	3,547,837
95 Profit/(Loss) on Sale of Assets	39,000	162,519	(123,519)	4,095,767	4,219,286	2,156,559
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	(520,000)	520,000	-	(1,040,000)	(1,040,000)
Total Non-Operating Activities	1,577,957	267,616	1,310,341	12,828,030	10,997,688	6,746,054
NET RESULT						
	74,522,414	71,658,783	2,863,631	27,303,317	23,919,686	19,892,561

Notes to Statement of Comprehensive Income

Note 1.

Additional information on main sources
of revenue in fees & charges.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<u>Community Services:</u>				
Recreational Services	27,857	33,912	524,136	524,136
South Lake Leisure Centre	194,835	190,226	2,941,890	2,941,890
Law and Public Safety	2,488,399	2,515,979	2,861,346	2,861,346
	2,711,091	2,740,116	6,327,372	6,327,372
<u>Waste Services:</u>				
Waste Collection Services	16,883,651	16,419,516	16,807,430	16,807,430
Waste Disposal Services	1,322,064	1,604,734	19,256,811	19,256,811
	18,205,715	18,024,250	36,064,241	36,064,241
	20,916,807	20,764,367	42,391,613	42,391,613

Note 2.

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

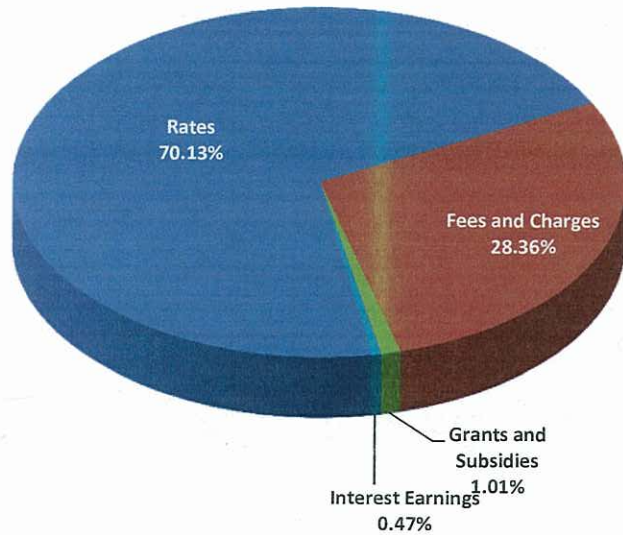
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(162,637)	(181,384)	(2,176,610)	(2,242,610)
Finance & Corporate Services Division	(505,228)	(499,543)	(6,150,515)	(6,150,515)
Community Services Division	(960,161)	(1,028,112)	(12,114,797)	(12,187,347)
Planning & Development Division	(373,229)	(401,593)	(4,819,124)	(4,743,558)
Engineering & Works Division	(985,733)	(1,275,390)	(15,459,644)	(15,459,644)
	(2,986,989)	(3,386,022)	(40,720,690)	(40,783,674)

Note 3

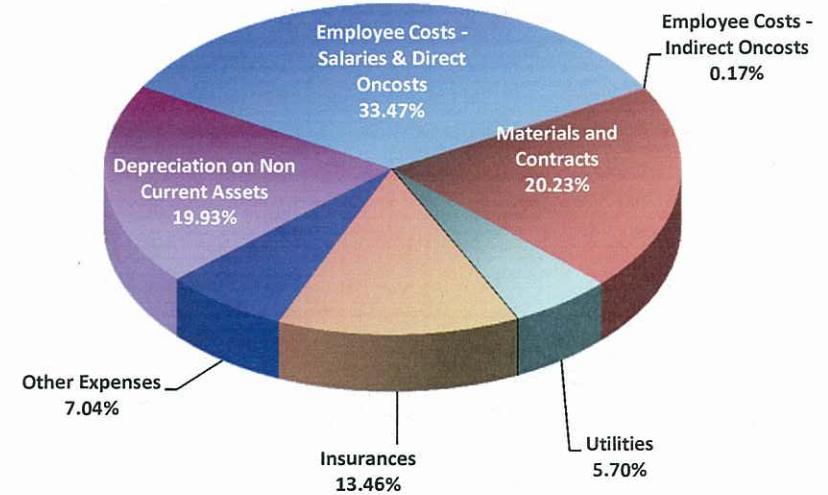
Additional information on Materials and
Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(137,290)	(172,325)	(1,905,190)	(1,839,190)
Finance & Corporate Services Division	(126,058)	(347,700)	(3,161,454)	(3,089,257)
Community Services Division	(536,335)	(666,071)	(8,126,009)	(7,652,734)
Planning & Development Division	(40,359)	(97,903)	(1,400,339)	(1,285,508)
Engineering & Works Division	(965,256)	(1,522,992)	(19,888,301)	(19,676,332)
Not Applicable	0	0	0	0
	(1,805,298)	(2,806,990)	(34,481,292)	(33,543,022)

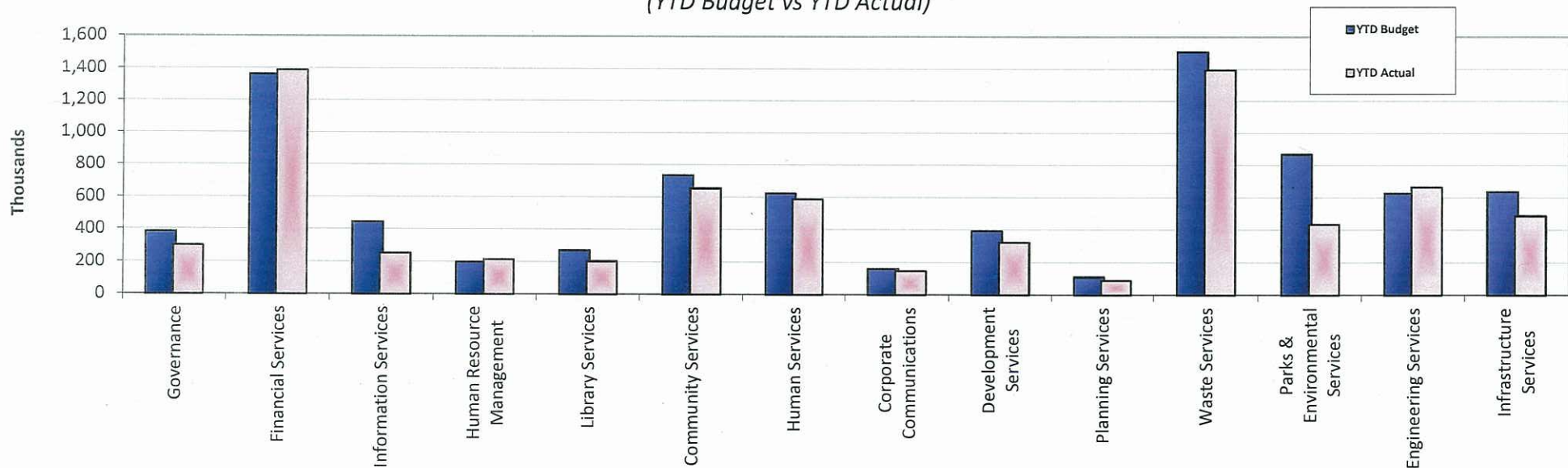
Operating Income by Nature and Type
(YTD Actual)



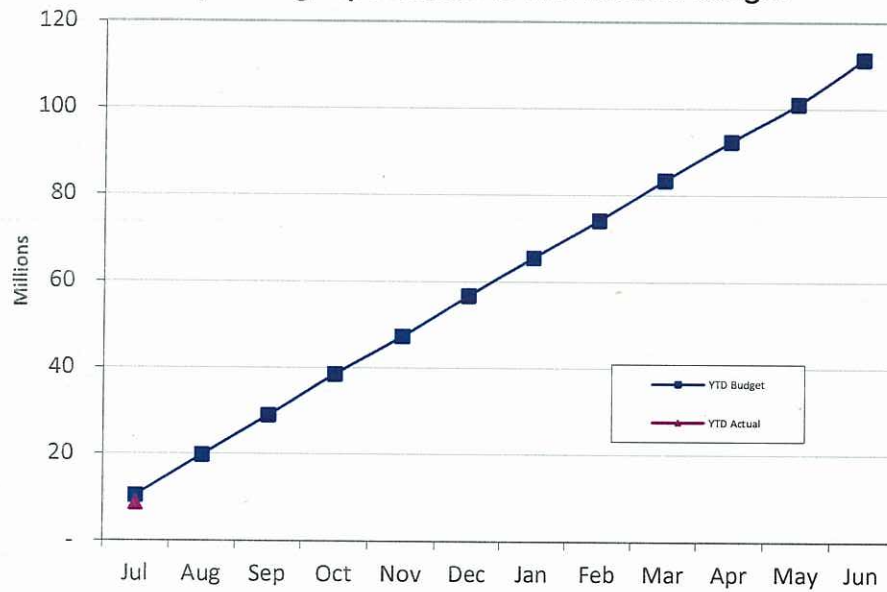
Operating Expenditure by Nature and Type
(YTD Actual)



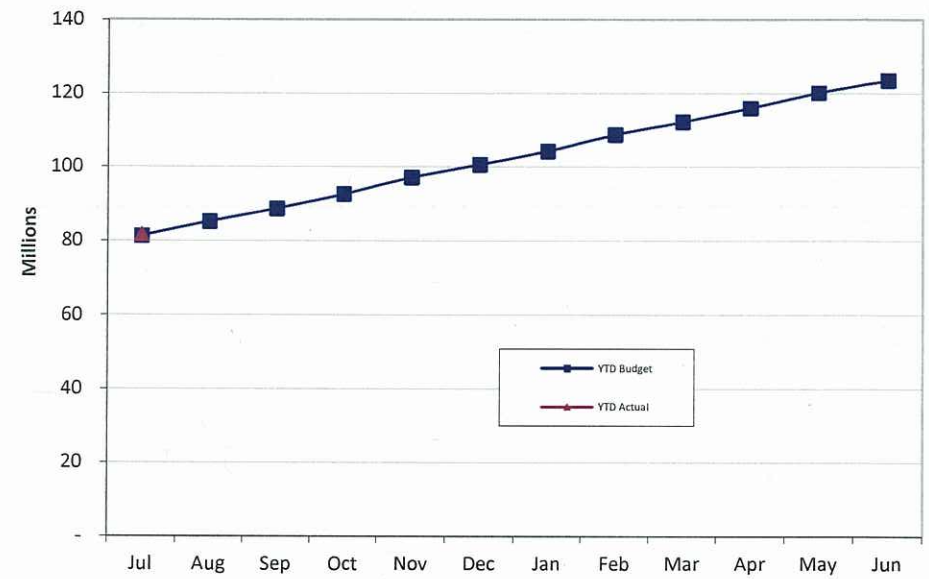
Operating Expenditure by Business Unit
(YTD Budget vs YTD Actual)



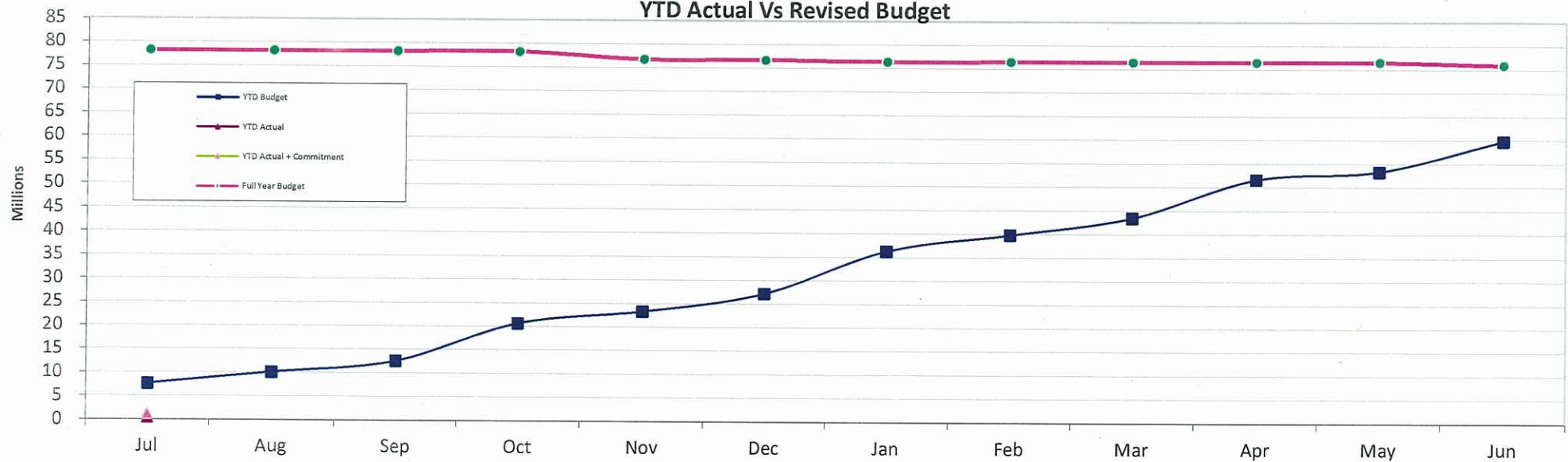
YTD Operating Expenditure Vs YTD Revised Budget



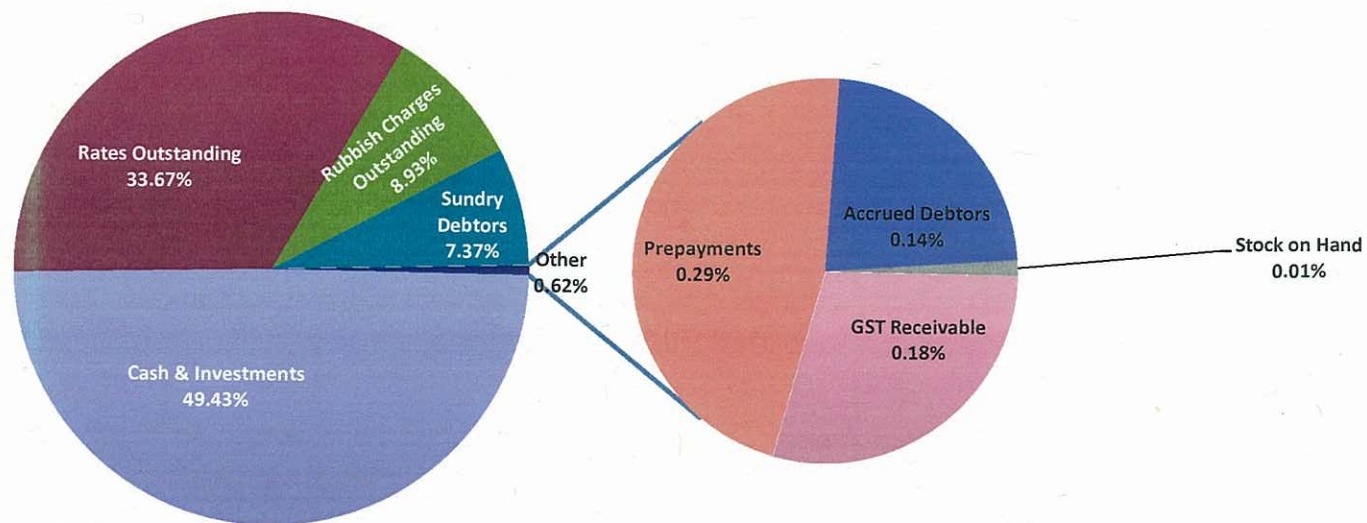
YTD Operating Income Vs YTD Revised Budget



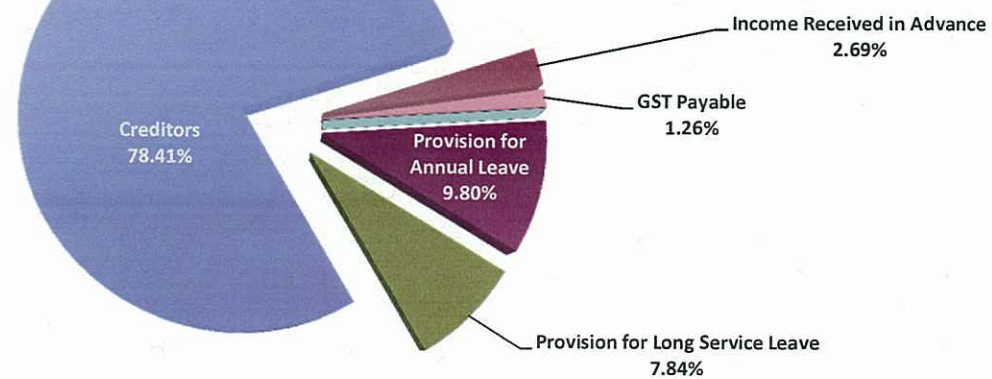
Capital Expenditure YTD Actual Vs Revised Budget



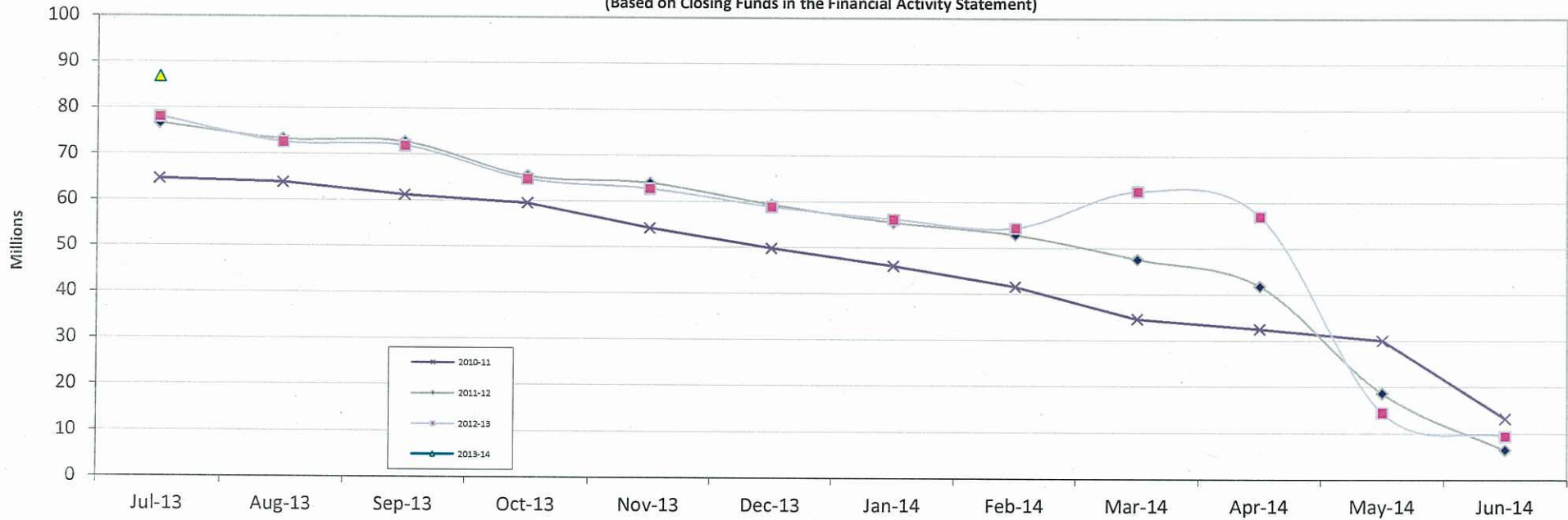
Current Assets (YTD Actual)



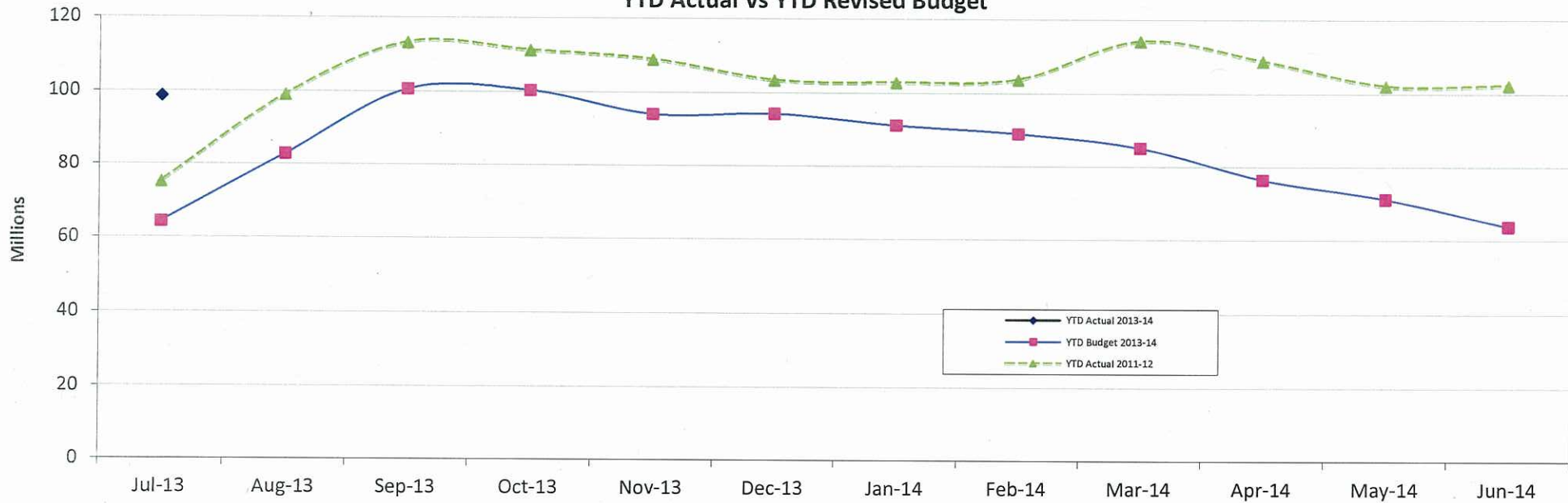
Current Liabilities (YTD Actual)



Municipal Liquidity Over the Year
(Based on Closing Funds in the Financial Activity Statement)



Cash & Investments Positions
YTD Actual Vs YTD Revised Budget



City of Cockburn
Restricted Funds - Infrastructure Contributions & Carry Forwards
Financial Statement for the Period Ended 31 Jul 2013

Particulars		Balance July 1st 2013	Add: Receipts/Jnls	Less: Payments/Jnls	Closing Balance
INFRASTRUCTURE CONTRIBUTIONS					
Prog 12	ROAD CONSTRUCTION	1,264,557.16			1,264,557.16
Prog 12	FOOTPATH CONSTRUCTION	665,383.90			665,383.90
Prog 12	DRAINAGE DEVELOPMENT	645,419.01			645,419.01
		2,575,360.07	-	-	2,575,360.07
CARRIED FORWARDS					
Prog 8	FUNDED SERVICES SURPLUSES C/FWD	329,401.85	125,621.72	457,463.24 -	2,439.67
	UNSPENT PROJECT FUNDING C/FWD	2,627,397.15	145,840.41	696,608.14	2,076,629.42
Prog 12	UNSPENT ROAD FUNDING	745,683.14	415,711.68	1,116,994.01	44,400.81
		3,702,482.14	687,173.81	2,271,065.39	2,118,590.56
TOTAL		6,277,842.21	687,173.81	2,271,065.39	4,693,950.63

NB. Total Receipts and Payments of Contributions/CF Grants is the balance of Restricted Funds Activities (883-890):

Receipts: -	687,173.81
Payments:	2,271,065.39
Balance of Restricted Funds:	1,583,891.58

City of Cockburn - Reserve Funds

Financial Statement for Period Ending 31 July 2013

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Council Funded										
Bibra Lake Management Plan Reserve	946,772	1,014,207	-	2,536	-	-	(171,559)	-	775,213	1,016,742
Bibra Lake Nutrient Managment	306,924	305,625	12,740	764	-	-	-	-	319,664	306,389
Carbon Pollution Reduct Scheme Res CPRS	1,120,000	70,666	-	213	1,100,000	81,864	-	-	2,220,000	152,742
Community Infrastructure	12,282,643	10,894,156	254,740	25,379	3,825,600	-	(12,821,782)	(185)	3,541,201	10,919,350
Community Surveillance Levy Reserve	101,452	325,831	28,950	815	193,294	-	(233,958)	(2,644)	89,738	324,001
Contaminated Sites	1,764,335	1,887,951	59,060	4,720	500,000	-	(200,000)	(7,866)	2,123,395	1,884,805
DCD Redundancies Reserve	2,824	2,916	-	7	-	-	-	-	2,824	2,924
Environmental Offset Reserve	223,187	357,376	-	893	-	-	(138,591)	-	84,596	358,269
Green House Emissions Reductions	309,895	579,053	16,220	1,448	200,000	-	(507,000)	-	19,115	580,501
Information Technology	70,206	428,166	34,740	1,070	124,671	-	(40,000)	-	189,617	429,236
Land Development & Investment Fund Reserve	10,110,579	13,945,827	347,370	35,663	7,173,727	-	(12,040,596)	(1,000)	5,591,080	13,980,490
Major Buildings Refurbishment	2,412,121	2,409,325	40,530	6,023	2,500,000	-	-	-	4,952,651	2,415,349
Mobile Rubbish Bins	195,472	209,552	22,000	524	-	-	(170,000)	(23,868)	47,472	186,208
Municipal Elections	492,988	493,285	15,060	1,233	-	-	(490,000)	-	18,048	494,518
Naval Base Shacks	592,990	599,467	18,530	1,499	158,854	-	(220,558)	(550)	549,817	600,416
Plant & Vehicle Replacement	3,349,030	3,757,106	92,640	9,601	3,469,500	-	(3,043,000)	(31,987)	3,868,170	3,734,720
Port Coogee Special Maintenance Reserve	773,924	809,083	25,480	2,023	235,000	-	(96,907)	-	937,497	811,106
Roads & Drainage Infrastructure	1,305,440	2,087,403	98,430	5,219	1,250,000	-	(2,984,325)	(81,058)	(330,456)	2,011,563
Staff Payments & Entitlements	2,291,917	2,261,717	150,530	5,654	105,000	-	(186,000)	(65,500)	2,361,447	2,201,871
Waste & Recycling	13,094,956	13,392,023	636,850	38,194	6,798,832	-	(3,131,044)	(3,125)	17,399,594	13,427,092
Waste Collection Levy	2,000	(0)	2,320	-	310,732	-	-	-	315,052	(0)
Workers Compensation	400,820	399,501	16,220	999	-	-	-	-	417,040	400,500
POS Cash in Lieu (Restricted Funds)	3,546,626	4,031,593	142,470	10,079	-	-	(480,000)	-	3,209,096	4,041,672
	55,697,101	60,261,827	2,014,880	154,555	27,945,210	81,864	(36,955,320)	(217,783)	48,701,871	60,280,462
Grant Funded										
Aged & Disabled Vehicle Expenses	413,361	424,948	9,170	1,062	68,496	-	(72,000)	-	419,027	426,011
Cockburn Super Clinic Reserve	176,310	4,242,180	173,690	10,605	-	-	(350,000)	(50,000)	(0)	4,202,786
Family Day Care Accumulation Fund	64,432	64,233	2,500	161	-	-	(2,800)	-	64,132	64,393
Naval Base Shack Removal Reserve	263,232	272,408	5,715	681	54,000	-	-	-	322,947	273,089
UNDERGROUND POWER	1,826,959	1,301,740	-	3,254	1,200,000	-	(2,412,063)	-	614,896	1,304,994
Welfare Projects Employee Entitlements	400,362	452,182	16,911	1,151	-	-	(11,060)	-	406,214	453,333
	3,144,656	6,757,691	207,986	16,915	1,322,496	-	(2,847,923)	(50,000)	1,827,216	6,724,605
Development Cont. Plans										
Aubin Grove DCA	147,345	167,325	21,604	418	-	-	(5,310)	-	163,639	167,743
Community Infrastructure DCA 13	2,970,314	3,361,786	105,715	8,404	2,000,000	733,033	(5,310)	-	5,070,719	4,103,224
Gaebler Rd Development Cont. Plans	410,064	760,607	4,944	1,902	-	-	(8,610)	-	406,398	762,508
Hammond Park DCA	374,581	(9,371)	-	(23)	383,540	-	-	-	758,121	(9,395)
Munster Development	677,227	724,330	8,498	1,811	8,753	-	(12,410)	-	682,068	726,141
Muriel Court Development Contribution	155,936	(43,595)	-	(109)	206,000	-	(22,210)	-	339,726	(43,704)
Packham North - DCA 12	278,088	(18,720)	-	(47)	515,000	-	(6,860)	-	786,228	(18,767)
Solomon Road DCA	244,129	97,272	-	243	257,500	-	(15,060)	-	486,569	97,515
Success Lakes Development	217,085	1,582,041	-	3,956	-	-	(5,310)	-	211,775	1,585,997
Success Nth Development Cont. Plans	607,773	601,206	10,661	1,503	10,981	-	(10,410)	-	619,005	602,709
Thomas St Development Cont. Plans	11,404	11,778	-	29	-	-	-	-	11,404	11,807
Wattleup DCA 10	-	(4,674)	-	(12)	-	-	(13,010)	-	(13,010)	(4,686)
Yangebup East Development Cont. Plans	74,701	188,928	3,986	472	57,150	-	(9,010)	-	126,827	189,401
Yangebup West Development Cont. Plans	357,299	268,405	10,712	671	95,903	109,533	(7,210)	-	456,704	378,608
	6,525,945	7,687,318	166,120	19,219	3,534,827	842,566	(120,720)	-	10,106,172	8,549,103
Total Reserves										
	65,367,702	74,706,836	2,388,986	190,689	32,802,533	924,429	(39,923,962)	(267,783)	60,635,259	75,554,171

Variance Analysis						
Municipal Financial Activity Statement for the period ended 31 July 2013						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Jul-13
	\$	\$	\$	\$		
OPERATING REVENUE						
Governance	59,036,791	58,330,406	67,587,336	706,385	√	GRV Industrial Rates and GRV Commercial Rates received are \$130k and \$624k ahead from ytd budget respectively. Interest earnings from Reserve are \$122k over ytd budget. GRV Part-Year Rates received are \$113k under ytd budget.
Human Services	1,216,563	743,645	6,497,782	472,919	√	HACC Grant received is \$315k over ytd budget.
Planning Services	104,333	208,068	1,279,514	(103,735)	X	Strategic Planning Administration Fees and Lease Revenue for Commercial Property Lease (operating project) not received yet for \$70k and \$70k respectively, resulting in unfavourable variance.
Waste Services	18,220,677	18,034,593	36,109,491	186,084	√	Landfill fees received are \$262k under ytd budget. MSW & Recycling Removal Levy received is \$464k over ytd budget.
OPERATING EXPENDITURE						
Information Services	253,124	446,048	4,126,942	192,924	√	Total expenditures from Materials & Contract for information Services is \$157k under ytd budget.
Waste Services	1,396,100	1,506,853	19,944,658	110,753	√	Total expenses in Henderson waste recovery park are underspent by \$150k.
Parks & Environmental Services	435,475	868,820	10,619,912	433,344	√	Contract Expenses in Environmental Management and Parks Construction & Maintenance are underspent by \$225k and \$100k respectively.
Infrastructure Services	487,807	637,116	7,748,357	149,309	√	Expenditure of Contractor & O/H in Facilities Maintenance operational projects has not come in yet, resulting in favourable variance of \$151k.
ADDITIONAL FUNDING RECEIVED						
Grants & Contributions - Asset Development	1,538,957	625,097	7,818,402	913,860	√	Grant Funded Grants received for Road Constructions over ytd budget by \$105k. Owner Contribution received for DCA13 is ahead of its ytd budget by \$566k. Transfer from reserve to Wellard Street and Intersection of North Lake road / Forrest Road resulting in favourable variance of \$315k.
Proceeds on Sale of Assets	39,000	162,519	8,070,227	(123,519)	X	Sub div Lot 702 Bellier Pl & Lot 65 Erpingham Rd have not been sold, resulting in unfavourable variance of \$117k.

Capital Expenditure

for the period ended 31 July 2013

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	✓ = Favourable ✗ = Unfavourable	Explanation
\$	\$	\$	\$	\$		
SUMMARY						
Purchase of Land and Buildings	51,397	6,210,913	44,042,673	6,159,516	✓	
Acquisition & Development of Infrastructure Assets	407,670	1,318,961	23,558,540	911,292	✓	
Purchase of Plant and Machinery	70,987	62,474	5,543,561	(8,513)	✗	
Purchase of Furniture and Equipment	0	4,233	11,736	4,233	✓	
Purchase of Computer Equipment	18,044	107,476	2,974,879	89,432	✓	
	548,098	7,704,057	76,131,390	7,155,959		
Material Variances Identified:						
<u>Works in Progress - Roads Infrastructure</u>						
2442 - Frankland Avenue construction Single carriaway Roper Bouleva	79,299	590,526	1,432,000	511,227	✓	Currently \$148k in committed orders. Street lighting, drainage, slip lane and redesign was discussed as it needed to comply with Western Power, causing the initial delay. The problem has been resolved and major construction is well underway. Expected to be completed October 2013.
Sub Total	79,299	590,526	1,432,000	511,227		
<u>Works in Progress - Buildings</u>						
007 - Operations Centre Upgrade	0	169,957	2,577,517	169,957	✓	Funds accessed as not being enough. Expected to being major works January 2014 .
005 - Cockburn Integrated Health Facilities	17,095	3,937,500	29,269,466	3,920,405	✓	Project approximately 70% complete. Delay due to change of construction methodology. Gavin Construction has been liquidated and a new tender for builders will be done May 2014. Currently \$96k in committed orders.
4449 - New Cockburn Central Aquatic & Recreation Centre	186	1,687,500	292,750	1,687,314	✓	Consultancy underway. New funds needed and will be applied for in this financial year. Currently \$425k in committed orders.
Sub Total	17,281	5,794,957	32,139,733	5,777,676		

12 (OCM 11/07/2013) - DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER

Nil.

NOTE: AT THIS POINT IN THE MEETING, THE TIME BEING 7:16 PM, THE FOLLOWING ITEMS WERE CARRIED BY AN "EN BLOC" RESOLUTION OF COUNCIL:

14.1	15.1	16.1	17.1	
	15.2	16.3	17.2	
	15.3		17.3	

13. COUNCIL MATTERS

13.1 (MINUTE NO 5078) (OCM 11/07/2013) - CITY OF COCKBURN FIRE ORDER AND REPEAL OF LOCAL LAW - FIREBREAKS (025/001; 112/010) (J NGOROYEMOTO) (ATTACH)

RECOMMENDATION

That Council

- (1) amend the City of Cockburn (Local Government Act) Local Law, 2010, by repealing Part IIA – Firebreaks and Related Matters as per the attachment having considered all submissions, incorporated appropriate amendments and determined that the local law is not significantly different from what was originally proposed;
- (2) adopt the revised City of Cockburn Fire Order as attached to the Agenda; and
- (3) advise the submissioners of Council's decision, including an explanation of the reasons for the proposed changes.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL



COUNCIL DECISION

MOVED Cllr C Reeve-Fowkes SECONDED Cllr V Oliver that the recommendation be adopted.

CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 9/0

Background

Council at its meeting of April 2012 resolved to amend its local laws section related to the firebreak season which proposed for all firebreaks across the City to be installed for the period 1 November to 31 May of the following year. In accordance with the requirements of the Local Government Act 1995 the proposed amendments were advertised for public comment.

At its meeting of 13 September 2012 Council resolved to defer the matter for further consideration by the community and the Bushfire Reference Group. The Reference Group reaffirmed its support for the firebreak period for all areas to be from 1 November to 31 May of the following year at its meeting of 9 October 2012.

Council at its meeting of the 8 November 2012 resolved as follows:

- (1) pursuant to sec.3.12 of the Local Government Act, 1995, make a local law to amend the City of Cockburn (Local Government Act) Local Law, 2010, by repealing Part IIA – Firebreaks and Related Matters;
- (2) give State-wide public notice stating that:
 1. A copy of the proposed local law may be inspected or obtained at any place specified in the notice.
 2. Submissions about the proposed local law may be made to the City before the day specified in the notice, being not less than 6 weeks after the notice is given.
- (3) provide a copy of the proposed local law and notice to the Minister for Local Government and Minister for Emergency Services;
- (4) prior to further consideration of the amendment by Council, refer the matter to the Bushfire Reference Group and the Banjup Residents Group for consideration and comment;



- (5) further consider the content of the annual firebreak notice for the 2013/14 period following the forthcoming fire season; and
- (6) advertise for public comment for a period of 6 weeks the proposed City of Cockburn Fire Order prior to a final decision on the Fire Order being made by Council.

Submission

There were two submissions received as a result of the advertising of the draft City of Cockburn Fire Order as a result of the decision of Council made in November 2012. As has been well documented previously the Banjup Residents Group are opposed to changes to the firebreak period. The second submission, from Mr Lindsay Evans also disagrees with the revised dates for the installation of fire breaks.

Report

There are two steps which need to be taken to implement the decision of Council of 8 November 2012.

- (1) Take the necessary steps to repeal part of the City of Cockburn Local Law 2000 in accordance with section 3.12 of the Act which will have the effect of removing the legal instruments the City has to instigate firebreak notices.
- (2) Adopt the City of Cockburn Fire Order which will then replace the repealed Local Law section related to firebreaks and include other fire mitigation requirements.

Other than the removal of any reference to the City of Cockburn Local Law section (which is proposed to be repealed) the only other change to the advertised Fire Order that has been in place for many years is the fire break period for all areas in the City being from 1 November to 31 May of the following year. Also land owners wishing to apply for a variation date to this requirement will now be required to do so by 1 October each year, instead of 31 October which previously applied.

The current and advertised Fire Order requires firebreaks to be in place around buildings in rural areas. This may well have been appropriate when the rural areas included large properties and buildings were a substantial distance from the nearest firebreak. The vast majority of rural properties in the City now are small holdings and those properties with buildings on them such as sheds have fire breaks in close proximity to the building. It is proposed to amend the draft fire order to replace the requirement for a firebreak around buildings to require clearing of dry vegetation, debris and flammable material within 5 metres of the buildings to the satisfaction of the Chief Bushfire Control



Officer. To ensure that the long standing Local Law (2A.5) which does not allow the burning the garden refuse in residential areas can be enforced the following has been included in the revised City of Cockburn Fire Order:

No burning is permitted in residential, commercial or industrial zoned areas at any time in accordance with section 24G(2) of the Act.

It is recommended that Council repeal part IIA – Firebreaks and Related Matters in the *City of Cockburn (Local Government Act) Local Law, 2010*, in order to let the provisions of the Bush Fires Act prevail. This will allow for Council to be able to adopt the above mentioned notice in regards to the dates by which firebreaks and fire mitigation measures on land within the district which must be completed and maintained.

Council resolved on its meeting of 8 November 2012, to amend the Local law as follows:

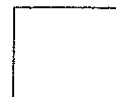
Purpose: To repeal the requirement to make notices in regards to dates by which firebreaks and fire mitigation measures on land within the district must be completed and maintained from *City of Cockburn (Local Government Act) Local Law, 2010*.

Effect: To create the power for notices of dates by which firebreaks and fire mitigation measures on land within the District must be completed and maintained under sec 33 of the *Bush Fires Act, 1954*, which allows Council to adopt bush fire control and prevention notices without creating and amending local laws.

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”.

It is recommended that Council make the local law as per Attachment 1 as it does not differ from what was originally proposed. Copies of the local law will be sent to the Minister for Local Government, Community Services, Seniors and Volunteering Youth and Minister for Emergency Services. The local law can then be forwarded to the Parliamentary Joint Standing Committee on Delegated Legislation following gazettal.



Strategic Plan/Policy Implications

Community & Lifestyle

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

Leading & Listening

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

Budget/Financial Implications

Costs for Firebreak inspections are contained within current budget allocations.

Legal Implications

Section 3.12 of the Local Government Act refers.

The City has the power and obligations within the Bushfires Act 1954 to determine the nature size and extent of firebreaks within the district.

Community Consultation

Copy of draft gazette notice.

The Fire Order was advertised for public comment on 23 April 2013.

At the closure of the public comment period, 2 submissions have been received and are shown as attachments to the Agenda.

Attachment(s)

1. City of Cockburn (Local Government Act) Amendment Local Law 2013.
2. Advertised City of Cockburn Fire Order.
3. Revised City of Cockburn Fire Order.
4. Submissions received (2).

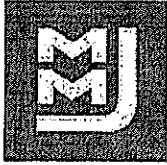
Advice to Proponent(s)/Submissioners

Those who lodged a submission have been advised that the matter is to be considered by Council at its Meeting on 11 July 2013.

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

Nil.





Offer Form

Success Integrated Health & Community Facility, City of Cockburn

Document Iteration Date: 5/08/2013 11:39 AM ~~5/08/2013 11:35 AM~~

Circulation: Luke Pavlos – MMJ Real Estate(WA) Pty Ltd

Building: Success Integrated Health & Community Facility – 201 Wentworth Parade Success WA 6164

Demise: As per Plan attached.

Zoning Regional Centre – R13 and Public Purpose - Civic

Landlord (Lessor): City of Cockburn

Lessee: Maga Pty Ltd ACN 009 031 136

Area: 600m² (approx.) subject to survey prior to occupancy at the Landlords expense

Total Site Area 20,000 m²

Trading Name SKG Radiology

Use: MRI & Radiology Centre

Lease Term: 10 Years

Options: 2 x 5 Years

Commencement Date: The lease to commence sixteen 16 weeks following the later of: (i) Date of Practical Completion for development and (ii) the Handover Date

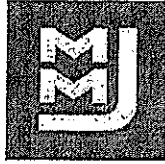
Incentive: The Lessee will not be required to pay Rent for the first four (4) months from the date of Lease Commencement. Such an incentive is to be provided by way of a side deed. During this period the Lessee will pay Variable Outgoings

Rent Commencement Date: Sixteen (16) weeks from Commencement Date.

MMJ

Level 6, 12 St Georges Terrace
Perth WA 6000 Australia
Tel: +61 (0)8 9325 5880
Fax: +61 (0)8 9325 5881
www.mmj.com.au

A list of directors' names is open to inspection at the above address
MMJ Real Estate (WA) Pty Ltd ABN 11 145617 856
Registered office Level 6, 12 St Georges Terrace, Perth WA 6000, Australia



Occupation/ Handover Date:

The Handover Date shall be the earlier of the date the Landlord tenders possession of the Premises in compliance with the "Handover Conditions" below;

1. Landlord completes the refurbishment of the Premises in accordance with the Landlords' Plans and Specifications
2. The Landlord will provide a copy of the Certificate of Occupancy that it receives from City of Cockburn and broom clean; or,

The Lessee /or lessee fitout contractor accepts early access for commencement of fitout subject to approval by the Landlords building and any required insurance policies being provided to the Landlord or landlord builder.

The Lessee shall have a fit out period of sixteen (16) weeks from Handover Date prior to the Lease Commencement Date.

The above is subject to the Landlords satisfaction of the following; - payment of the rental deposit, the formal lease documentation and Licence agreements being signed by both parties, security bond /or bank guarantee, (if any) and relevant insurance certificates being in the possession of the Landlord or Landlords Managing Agent.

If occupation occurs before the Date of Commencement of the Lease the Lessee shall pay for all variable outgoings including consumable items such as tenancy light and power, tenancy cleaning etc and parking.

Commencing Rent:

\$375 per m² (Net)

\$225 000 per annum (Net) (subject to survey)

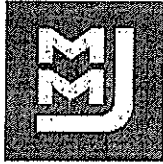
The above amounts are exclusive of GST

Rental Reviews:

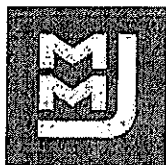
Year 1: Fixed 3.0%	Year 11: Market Review
Year 2: Fixed 3.0%	Year 12: Fixed 3.0%
Year 3: Fixed 3.0%	Year:13: Fixed 3.0%
Year 4: Fixed 3.0%	Year 14: Fixed 3.0%
Year 5: Fixed 3.0%	Year 15: Fixed 3.0%
Year 6: Fixed 3.0%	Year 16: Market
Year 7: Fixed 3.0%	Year 17: Fixed 3.0%
Year 8: Fixed 3.0%	Year:18: Fixed 3.0%
Year 9: Fixed 3.0%	Year 19: Fixed 3.0%
Year 10: Fixed 3.0%	Year 20: Fixed 3.0%

At the commencement of any option period the rental shall be reviewed to market value with Annual rent reviews of 3.0% on the anniversary of the lease commencement date thereafter.

Any review shall be in accordance with the terms of the lease and subject to a no decrease provision where by the rental cannot be less than that currently being paid with a minimum increase of CPI + 1.5%.



Payment of Rent:	Calendar monthly in advance on the 1 st day of each month by electronic bank transfer to the Landlord's account or such other method as shall be agreed between the parties.
Outgoings:	<p>The Lessee shall be responsible for its proportion of statutory outgoing and building operation costs.</p> <p>We note the current buildings outgoing are estimated at \$85/sqm and subject to annual audits.</p>
Car Bays	<p>6 Secure under cover car bays will be provided for the exclusive use of the Lessee throughout the term of the lease. No Licence Fee payable will be upon Commencement of the Lease. However, the Lessor reserves the right to impose the Licence Fee at any time throughout the duration of the Lease in their absolute discretion by giving written notice to the Licensee provided always that the licence fee does not exceed the market licence fee and in any event shall not be more than the licence fee described below in respect of the 6 further additional car bays. The Lessor is to allocate these bays to the area directly under neither the Lessee's MRI facility to ensure minimal disturbance to the equipment.</p> <p>An additional 6 secure undercover car bays shall be made available for the exclusive use of the Lessee throughout the term of the Lease for a licence fee of \$70 per calendar month per car bay + GST. The car bay licence fee will be reviewed annually in line with the rent reviews. The Lessee shall have the right to lease additional bays should they be required subject to availability and the Lessors discretion.</p>
Tenancy Cleaning:	The Lessee to be responsible for the cost of tenancy cleaning utilising the Landlords' preferred provider. Notwithstanding this, the lessee has the right to seek the appointment of alternative cleaners if the specification of the cleaning provided is, in the Lessee's reasonable opinion, inadequate and an improved service is not available from the Lessor's provider or if the Lessee has cause to be concerned over security through the staff of the current provider, or if it is the Lessee's option that the Lessors contracted cleaners price is above market rates. In the event the Lessee may appoint their own cleaner and no charges for Lessor cleaning of the tenancy area will be levied.
Essential Services	<p>The following are deemed to be essential services to the Lessee:</p> <ul style="list-style-type: none">• Power• Air conditioning• lighting• Water
Landlord's Works:	Refer to special conditions together with the General Schedule of services and finishers (Annexure "C")
Lessee's Works:	The Lessee shall seek approval for the Lessee's works to the premises from the Lessor with such consent not to be unreasonably withheld or delayed.



Alteration to Building Services:

Any alterations to the building services are to be carried out at the Lessee's expense, unless otherwise stated in this offer, and only with the prior written approval of the Lessor.

Prior to commencing any fit out or alteration works on the premises, the Lessee is to obtain the consent of the Lessor. Any alterations works must not in any way affect or cause damage to the building structure.

Fixtures and Fittings:

The Lessee shall have the right to install those fittings and fixtures reasonably necessary for the efficient operation of the Lessee's business with the Landlord's prior written consent (including the Landlord's consent to the contractors and consultants to be used) and this consent shall not be unreasonably withheld. Any costs associated with the fitting out of the premises including any modifications of mechanical and electrical equipment (Architects & Engineer's fees included) are payable by the Lessee.

Redecoration:

Redecoration of the premises shall be a minimum of every 5 years if required by the Lessor and 3 month before the lease expiry.

Make Good:

At the expiration of the term the Lessee will be required to make good the Premises in accordance with the terms of lease (unless otherwise directed in writing by the Landlord); including any fit out works or alterations undertaken during the term of the Lease, including;

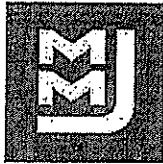
- reinstatement of the premises to open plan configuration;
- reinstatement of the ceiling to base building standard;
- the removal from the premises of:
- all fit-out and improvements whether or not installed by the Lessee including fit out installed by the Landlord and the Lessee's property; and
- the Landlords' property (unless otherwise directed in writing by the Lessor); and
- the reinstatement of all services (including in-ceiling services) to the standard pattern for open plan configuration for the Premises.
- Steam clean carpets/ flooring, repair and or any necessary replacement thereof.
- For avoidance of doubt, the Lessee will not be required to remove those internal brick walls install by the Landlord as part of Landlords works.

Signage:

The Lessee shall not affix any sign to the premises without the Landlord's consent and this consent shall not be unreasonably withheld.

The Lessee shall be responsible for:

- Ensuring the erection of any sign has the prior approval of all relevant Authorities.
- The removal of any sign at the expiration or termination of the Lease, including any periods of extensions of renewals and the making good of any damage caused by the removal of the signs.



Sub Lease / Assignment of Lease:	The Lessee shall have the right to sub-lease or assign the whole or sub-lease part of the premises subject to Landlord's consent, such consent not to be unreasonably withheld or delayed. Whilst Maga Pty Ltd is the lessee, it may assign the Lease to a related body corporate.
Lease Guarantee:	Corporate Guarantee By Sonic Healthcare Limited
Public Liability:	The Lessee will provide evidence of public liability insurance cover for up to \$20 million. It is noted that the Lessee has a global master insurance policy and will only provide a certificate of currency, but not the policy.
Caveats:	<p>The offer is made subject to:</p> <ul style="list-style-type: none">• Adverting and other statutory requirements of the City.• Execution of an agreement to Lease document• Detailed lease documentation being provided• Lessor approval•
Lease Preparation	The Lessee shall execute within fourteen working (14) days of receipt, the Lease Agreement incorporating the details contained in this Offer. The Lessee shall pay all reasonable costs incurred by the Landlord's solicitors in the preparation, execution and stamping of such Lease Agreement,. Notwithstanding this provision for an executed Lease, the parties intend to be legally bound upon execution of an agreement to lease document which is to be provided within 7 days of acceptance of this offer. The agreement to Lease and Lease shall contain such further terms and conditions as the Lessors solicitors consider reasonable and necessary in the circumstances as well as incorporating such amendments as reasonably required by the Lessee's solicitors.
Deposit:	<p>We hereby tender the sum of \$52,756 incl GST being the equivalent to two months net rent, statute and variable outgoings including GST. Such a sum is to be provided within 48 hours or 2 Business Days (which ever the longer) of this Offer being agreed between the parties, made payable to the MMJ Real Estate (WA) Pty Ltd Trust Account upon this Offer being acceptable and becoming unconditional, that money will be:</p> <p>Applied towards the monies owing to the Landlord to from the Lessee</p> <p>Forfeited to the Landlord immediately if, through any default by the Lessee, the Agreement for Lease documents are not executed by the Lessee and if necessary the Guarantee is not provided.</p> <p>If the offer is not accepted, the deposit monies will be refunded in full, less any government duties or charges.</p> <p>This amount can be made by EFT into MMJ Real Estate (WA) Pty Ltd - Licensee's trust account. Details for this are:</p> <p>Name: MMJ Real Estate (WA) Pty Ltd</p> <p>BSB: 086-006</p> <p>Acc #: 670516217</p> <p>Please quote the property address as the narration/reference.</p>
Lessor's Solicitors:	Civic Legal
Lessee's Solicitors	AVA Legal



- **Special conditions:**

- **Building Fibre Optics**

The Lessor is to ensure that Fibre optic cabling is to be connected to the building. The Landlord offers no guarantee as to the speed of the buildings fibre optics to the building.

- **Floor coverings**

The Landlord agrees to provide the Lessee with an allowance for floor coverings in the event the colour and quality of the coverings do not meet the Lessees requirements. Such an allowance will be equivalent to costs allocated within the Landlords specifications budget unless otherwise agreed between the parties.

- **Exclusivity**

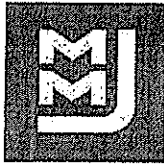
The Landlord warrants that so long as SKG is the Lessee and/ or any subsidiary of SKG or Sonic Healthcare Group, the landlord will not lease any other areas within the building to any other radiology or diagnostic or MRI & Radiology service, including but not limited to MRI, CT, Nuclear Med, x-ray, US, BMD, PETCT, OPG screening, Cone Beam and imaging guided procedures, without written authority of the Lessee.

The Lessee acknowledges that such a warranty will lapse in the event that the premise is no longer used for the purpose of MRI &/or radiology and/or the premise has been vacated for a period greater than 6 months or is abandoned.

- **Signage**

Subject to the signage provision contain within this agreement;

- a) The Lessee is to be granted a non exclusive right to install signage on the Landlords Pylon on signage at no further cost throughout the term of the lease. The size and specific location of the allocated signage will be determined in accordance with the size of the Lessee's tenancy relative to the entire building. The specific location of the sign will be subject to written mutual agreement. Installation of the Lessees signage will be at lessee sole cost.
- b) If warranted to ensure visibility of the tenancy, the Landlord is to grant the Lessee approval to install / stick a small portion of film & signage to the adjoining tenancy glazing. Such approval will be subject to final concepts being provided and approved by the landlord.
- c) The Lessee to be granted approval to install / stick frosting across the length of the external facing windows of the tenancy to ensure the tenancy is visible to clients from the main street and maintain patient privacy. Such approval is to be granted subject to final drawings to be provided.



- **Building Façade**

The Landlord acknowledges that the Lessee will be required to remove a small portion of the buildings facade from time to time and construct a ramp on the Common grounds to allow for the installation and removal of the Lessees equipment

a) The Landlord consents to such works subject the following:

- I. written consent being provide to the Landlord or Landlords Managing agent,
- II. All works and relevant installation is to be undertaken at reasonable times causing minimal disruption to the Centre
- III. All works are together to being undertaken by certified builder / contractors approved by the Landlord.
- IV. The costs associated with such works will be at the Lessees sole expense.

The Lessee will be required to reinstate / remediate any damaged caused to the building or common grounds. The cost will be at the Lessees sole expense.

- **Roof Top Chiller Space for the MRI scanner**

The Lessor will provide the Lessee with sufficient roof space to install the chiller for the MRI scanner.

- **Air Conditioning**

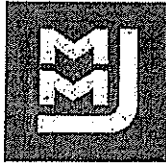
The Lessor will provide the lessee with sufficient roof space to install additional air handling units for the tenancy. Subject to specification being provide to the architect/Engineer sign off.

- **Power Supply**

The Lessee has requested a need for the building to provide 400Amps for the purpose of supplying power to the Lessee's equipment. The Landlord confirms that the current design and power supply to the building is provides for 315Amps. The Landlord advises that the cost of upgrading the power supply to in line with the Lessee requirements is estimated to be \$31,000 + GST and will be at the sole cost of the Lessee.

- **Plumbing**

The Lessor will provide plumbing trays to shield equipment in SKG tenancy from potential plumbing leaks from the above tenancy.



- **Project Completion Obligations**

The Lessee is entering into this Lease on the basis that the Landlord can deliver the Building and fitout works can be completed by, 1 July 2014 taking into consideration any delays that occur that are beyond the Landlords control.

The parties must agree a regime of development milestones and building acceleration remedies which will apply during the construction period to ensure that the building is available for fitout by the Lessee by 1 April 2014. The intent of this being that should the Base Building Works fall behind the pre-agreed development milestones acceleration remedies must be instigated by the Landlord (at the Landlords sole cost) in order to maintain the subsequent pre-agreed milestone.

The Landlord must provide a notice to the Lessee, by no later than 1 February 2014, stating whether in the opinion of the Landlord, the premise will be available for fitout by the Lessee on or before 1 April 2014. Within five (5) business days after receipt of the notice, the Lessee must notify the Landlord whether the Lessee agrees with the notice. If the Lessee does not agree with the notice, the independent expert must determine if the access for fitout date will be met by 1 April 2014.

If the Lessee is unable to make the Premises available by 1 April 2014, for the Lessee's fitout, then the Lessee shall have the right to rescind the contract without penalty attributable to either party, in which event the Landlord shall promptly return the Lessees Leasing Deposit set forth in above. If the Lessee does not rescind the contract within 30 days of 1 April 2014, the Lessee will forfeit this right under this provision, subject to retaining the right under the clause below.

If the Lessor has not attained practical completion by 1 July 2014 the Lessee shall have the right to rescind the contract without penalty attributable to either party, in which event the Landlord shall promptly return the Lessee's Leasing Deposit set forth in above. If the Lessee does not rescind the contract within 30 days of 1 July 2014, the Lessee will forfeit this right.

If the Lessor is unable to reach practical completion on or before 1 July 2014, and the Lessee does not exercise its rights under this clause to terminate, then the Rent Free Period to be granted to the Lessee under the Lease shall be extended for the same length of period between 1 July 2014 until the building reaches practical completion.

- **Trading Hours**

The Lessee is permitted to trade from the Premises at all times permitted by law.



Lessee Contact Details:

SKG Radiology

Direct Line: 9320 1210 Paul McCrow

Address: Level 2, 30 Ord Street, West Perth

Email: paul.mccrow@sgg.com.au

MMJ Contact:

Luke Pavlos– Leasing Agent

Direct Line: +61 0 9325 5880

Mobile: +61 408 932 321

Email: Luke@mmj.com.au



Offer

Signed for and on behalf of SKG (Maga Pty Ltd ACN 009 031 136) as authorised signatory: *in accordance with Section 127 of the Corporations Act 2001 (Cth):*

Signed by Director

Date _____

Christopher Wilks

~~Witness~~ Name of Director

Signed by Secretary

PAUL ALEXANDER

Name of Secretary

Signed on behalf of the Landlord/s

Signed

Date _____

Witness

Signed

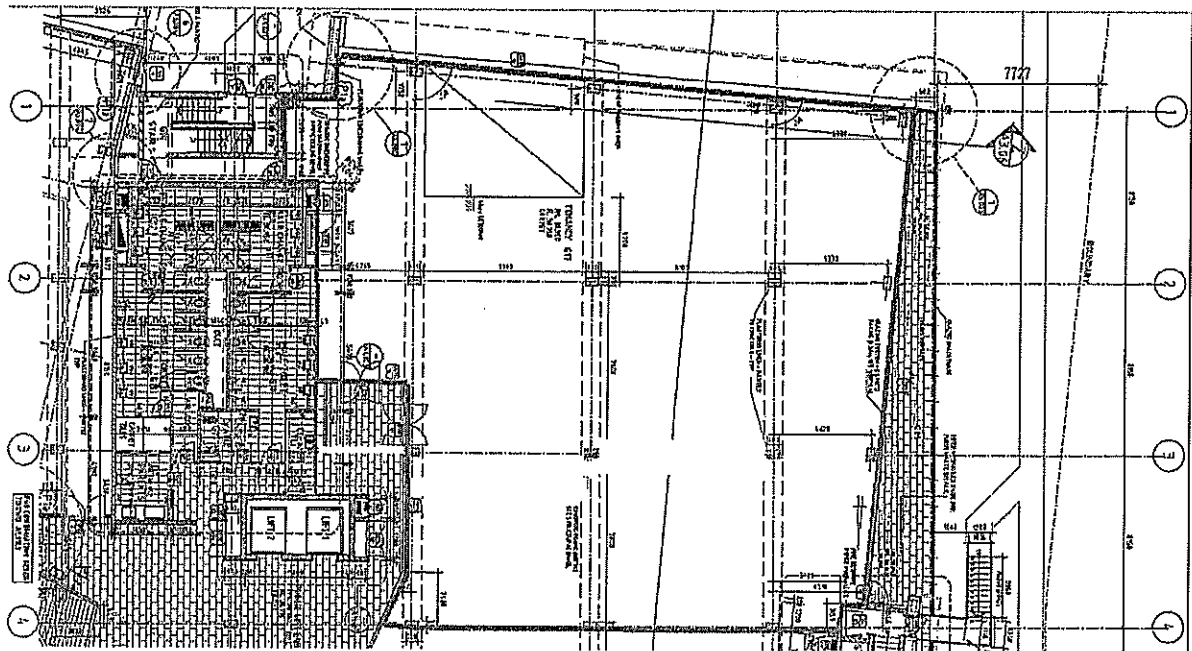
Date _____

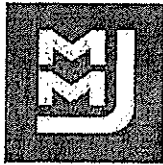
Witness



Annexure "A"

Floor Plan





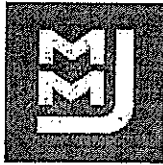
Annexure “B”

General Schedule of Services and Finishes (Commercial)



COCKBURN INTEGRATED HEALTH & COMMUNITY FACILITY
ANNEXURE – GENERAL SCHEDULE OF SERVICES AND FINISHES
(COMMERCIAL)

Floor	Concrete floor with carpet tile finish. Carpet tiles : InterfaceFlor carpet tile 500mm x 500mm, London "Streetscape" Vermont. Colour: Slate
Walls	Plasterboard lining to walls and columns. Paint finish : Dulux Envir02 Colour: White Duck quarter P16B1Q
Ceilings	Suspended ceilings 2700mm high. Grid 600 x 1200 pre-finished mineral fibre tiles.
Cornice	Shadowline cornice
Glazing	Aluminium framed. Clear anodized finish. Exterior – double glazed Interior – single clear toughened glazing.
Entry doors	Aluminium glazed double action pivot doors. Door hardware includes electric floor springs, pull handles, strap bolts and door stops. Note: Card reader and exit release by security contractor.
Other doors	Paint finish to door and frames Paint finish : Dulux Envir02 Colour: White Duck quarter P16B1Q
Plumbing services	Capped services (to tenancies along East boundary) 1 x 100 dia waste 1 x 20mm plugged ball valve cold water supply line in ceiling space Water sub meter by tenant. <u>Refer drawings for locations – "H" series</u> Note: No capped services are currently provided to tenancy in North West corner of site
Fire sprinklers	Flush below ceiling sprinklers. Note: Sprinkler layout may need to be modified to suit tenancy layout. <u>Refer drawings for locations – "F" series</u>



Electrical services	<p>1x14W/28W 1200/600 x 150-300 T-Bar recessed light fittings to achieve 320Lux. Manufacturer: Fagerhult Multifive Basic Beta</p> <p>Intelligent lighting control system, with motion sensors, Light Switch Panel adjacent entry and programmable control, expandable by tenant. Daylight harvesting adjacent windows via light sensors and dimmable light fittings.</p> <p>Fire detection system and emergency warning / intercommunication system (integrated with building provided) e.g. Emergency warning system speakers, smoke detectors, thermal detectors</p> <p>LED emergency/exit sign LED lighting.</p> <p>Note: Lighting and detectors/speakers layout may need to be modified to suit tenancy layout.</p> <p>Security /Access Control System (integrated with building) tenancy provided reed switches to external door with Remote Arming Station adjacent entry, expandable by tenant.</p> <p>150mm high 50mm deep cable duct at floor level to columns, supplied via 32mm conduits in cast in column for power and data cabling access from ceiling space.</p> <p>Tenancy Switchboard Switchboard provided with separate lighting and power chassis, (some with mechanical) with kWh metering. Lighting chassis :12-18 pole Power chassis : 36-60 pole Mechanical chassis (some tenancies) : 9-18 pole Supply : 63A-250A three phase</p> <p>Telephone LD adjacent switchboard Supply : 6 - 50 pair</p> <p>Note: Lighting and detectors layout may need to be modified to suite tenancy layout.</p> <p><u>Refer drawings for locations/sizes – "E" series</u></p>
Skirtings	<p>Powder coated aluminium ducted skirting &/or 100mm high x 18mm thick painted MDF skirting.</p> <p><u>Refer drawings for locations – "E" series</u></p>
Ventilation	<p>Mechanically ventilated VAV and exhaust system</p> <p>Note: mechanical layout may need to be modified to suite tenancy layout.</p> <p><u>Refer drawings for locations – "M" series</u></p>



Carparking	TBA – by leasing agent
Storeroom	Nil
Toilet	Common Staff toilets, handbasins and shower facilities. Tiles to floor and splashbacks.
Provisional Sum Allowances	TBA – by leasing agent

ote:

1. No internal walls or fitout for kitchen or storage are included
2. Plumbing, Fire, Electrical and ventilation services have been provided, however these services may need to be modified to suite the proposed tenancy layout.

SKG Proposed Changes to Annexure B

Floor – Lessor to provide credit to Lessee for flooring

Plumbing Services - Please upgrade plugged ball valve cold water supply from 20mm to 40mm diameter. The cost of such upgrades will be at the sole cost of the Lessee.

Ceilings – Lessor to supply but not install ceiling tiles for the tenancy. The Lessee will arrange for ceiling tile installation as part of their tenancy fitout

Fire Sprinklers - The Lessor is to ensure the sprinkler system is removed from the Lessee tenancy. The Lessee is to ensure their own fire safety measures are put in place to meet Australian Standard Codes in accordance with current legislation and any future amendments to the code.

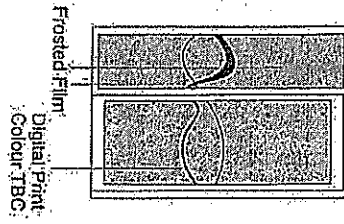
Lighting, Detectors and Speakers – Lessor to supply but not install lighting, smoke detectors and speakers. The Lessee will arrange for installation as part of the tenancy fitout.



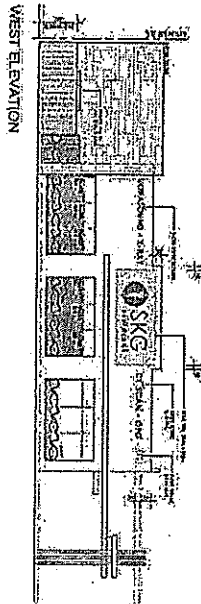
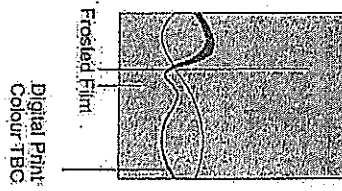
Indicative Signage / Frosting Design

External Window Film:
3M Frosted film with digital print
to match PMS 1817c
Inside applied
to glazing as elevation below
All glazing to be measured on site

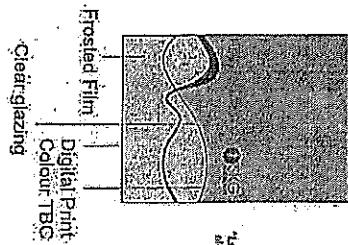
Existing Door
on west elevation



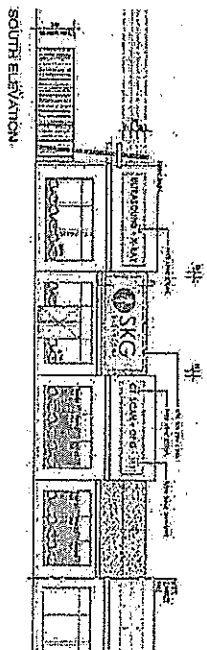
Film Type 1



Film Type 2



Large frosted film
invasion screen





Thursday August Twenty Second 2013

Our Ref: SKGNLA220813 **Your Ref:** SKGNLA220813

Mr Rob Avard
Manager Community Services
Community Services
City Of Cockburn
PO Box 1215 BIBRA LAKE DC WA 6965

RE: Market Rental Lease Terms SKG, Success Integrated Health & Community Development.

Dear Rob,

We write to you in relation to your letter dated 21st August 2013 seeking our professional opinion as to whether the commercial terms as contained in the Offer to Lease document dated 09/08/2013 between SKG (Maga Pty Ltd CAN 009 031 136) and the City of Cockburn are consistent with the local market and appropriate for a comparable building.

It is our professional opinion that the terms and conditions as contained within the offer to lease are consistent with current market levels and industry standards for a tenancy of this nature and standard. Accordingly, MMJ Real Estate recommends Council accept the offer as market negotiation.

Should you wish to discuss further, please do not hesitate the writer.

Kind Regards,

David Martin B.Com PMAPI
Negotiator – Capital Markets
MMJ Real Estate (WA) Pty Ltd
08 9325 5880
0438 884 334
Email: david.martin@mmj.com.au

MMJ Real Estate (WA) Pty Ltd | Level 6, 12 St Georges Terrace, Perth WA 6000

Phone 08 9325 5880 **Fax** 08 9325 5881 **Email** wa@mmj.com.au **Web** www.mmj.com.au **ABN** 11 145 617 856

GENERAL INFORMATION

RESPONSIBILITY

Section 28 of the Bush Fires Act provides that where a bush fire is burning during the prohibited or restricted burning period, the occupier of the land shall take all possible measures to extinguish the fire whether he has caused the fire to be lit or not.

KEEPING YOUR HOME AND PROPERTY SAFE

The biggest danger is not always the raging bush fire but the rubbish in your own backyard.

DON'T FUEL FIRES!

- Don't have thick vegetation up to the walls of your home.
- Clear all flammable material from around houses, sheds and fences.
- Store firewood, timber, petrol and kerosene well away from fences.
- Don't have flammable trees such as conifers near buildings.
- Remove dead trees and branches.
- Rake up leaves, twigs and dead material regularly.
- Burn off dry grass and vegetation at the approved times and in the approved manner.
- Keep all gutters clean of vegetation or other debris

HINTS FOR BURNING

- Ensure you have a PERMIT. The City usually issues up to (3) three fire permits per year for up to 14 days each, but if there is vegetation that cannot be reasonably burnt within a one square metre pile further permits may be issued.
- Don't fuel a fire on a hot or windy day.
- Don't try to burn more than you can control.
- Inform your neighbours.
- Make sure smoke and sparks will not affect neighbour's washing or open windows.
- Cut or rake long grass around trees, buildings and fences before burning.
- Burn against the wind.
- On a sloping block burn from the top down.
- Have a hose or spray pack to dampen down fierce fires.

IN THE EVENT OF A FIRE

Please
Telephone

000

Fire Law

Properties are inspected to ensure they comply with all fire laws.

If a person fails to comply they will be subject to legal action. This means either an on-the-spot \$250.00 fine or court prosecution.

Where properties do not meet fire prevention requirements the required work will be done by a Council contractor and you will receive an account for the work carried out. Payment of this account is YOUR responsibility.

These requirements can be enforced under the Bush Fires Act, which is State law.



Council Offices are located at
9 Coleville Crescent
SPEARWOOD WA 6163

Postal Address
PO Box 1215
BIBRA LAKE DC 6965

PHONE 9411 3444
FAX 9411 3333

**CITY OF COCKBURN
FIRE CONTROL ORDER
2013 - 2014**

Pursuant to the powers contained in Section 33 of the *Bush Fires Act 1954* (as amended) you are hereby required to comply with the requirements set out in this notice. The works outlined in the following as applicable must be completed by 1 November of each year.

Interpretation

"Act" means the *Bush Fires Act 1954*;

"Flammable Matter" includes all form of vegetation both living and dead, and any other flammable materials and combustible matter;

"Firebreak" means ground which is cleared to a mineral earth standard in which all flammable material (which includes vegetation and with all overhanging branches, trees, limbs, etc to be trimmed back clear of the Firebreak area) has been removed and on which no flammable material (which includes vegetation) is permitted during the Firebreak period and the Firebreak must be the required width from the ground up in a vertical line with no restrictions;

"Firebreak Period" means the time between 1 November in any year until 31 May in the year following;

"Trafficable" means able to be driven around, unhindered, in a standard four-wheel drive vehicle.

Construction of Firebreaks

All owners and occupiers of land within the district shall clear flammable matter from the land in accordance with the following requirements—

- (1) As to land which is 2032m² or less in area, or which is zoned "Residential" under the town planning scheme, the owner or occupier is to remove all the flammable matter from the whole of the property, except living trees, shrubs, plants under cultivation and lawns, by slashing or mowing the matter to a height of not more than 50 millimetres, or otherwise to the satisfaction of Council or an authorised person, and the property is to be maintained to the standard so stated in this subsection for the duration of the period 1 November to 31 May each year.
- (2) As to land, which is greater than 2032m² in area, shall:
 - (a) have a trafficable firebreak three (3) metres in width immediately inside all external boundaries of the land and cleared to mineral earth or to the satisfaction of Council or an authorised person and;

- (b) have the area which is within 5 metres of a shed or outbuilding clear of all dry vegetation, debris and flammable material;

- (3) In reference to subsection (2) all firebreaks must be cleared by the owner or occupier of land by 1 November in any year, and thereafter be maintained by the owner or occupier clear of flammable matter up to and including 31 May in the following year; and

- (4) Where an owner or occupier of land fails or neglects to comply within the time specified in the notice an authorised person may with such employees and/or contractors, vehicles and machinery as the authorised person deems necessary enter upon the land and do all such things as necessary to comply and may recover costs and expenses of doing so as a due debt from the owner or occupier of the pursuant to the Act, in addition to any penalty which might be imposed.

Variation to Fire prevention Measures

If for any reason an owner or occupier considers it impractical to clear firebreaks in accordance with this notice, the owner or occupier may apply in writing to Council or an authorised person no later than 1 October in any year for approval to construct a firebreak in an alternative position on his or her land.

- (1) If permission is not granted in writing by Council or an authorised person, the owner or occupier must comply with the requirements of this order
- (2) Council reserves the right, at any time, to revoke, alter or add to the provisions of a variation order.

Change of Land Ownership

If a person becomes an owner or occupier of land within the firebreak period the owner or occupier must within fourteen (14) days of becoming the owner or occupier comply with this notice.

Enforcement of this Part

A person who fails to comply with any provisions of this notice commits an offence and any fine or penalty shall be as prescribed by the *Bush Fires Act 1954*.

NO FURTHER WARNINGS OR EXTENSION OF TIME TO COMPLY WITH THIS FIRE CONTROL ORDER WILL BE GIVEN. THIS PROCEDURE WILL APPLY REGARDLESS OF WHETHER YOUR CONTRACTOR HAS BEEN ENGAGED OR NOT.

PERMITS

All AREAS ZONED either RESIDENTIAL, COMMERCIAL OR INDUSTRIAL

NO BURNING ALLOWED

At anytime in accordance with section 24G(2) of the Act

AREAS ZONED RURAL AND OTHER AREAS

PROHIBITED BURNING PERIOD

**1 December to 31 March
(No burning permitted)**

RESTRICTED BURNING PERIOD

1 April – 30 November (permit required)

PERMITS TO BURN MUST BE OBTAINED PRIOR TO ANY BURNING

NOTE: These periods can be varied at the discretion of Council because of weather conditions. Permit holders are responsible to verify the current dates with the Council.

WITHOUT ANY EXCEPTION, NO FIRE may be lit on a day when the fire danger is declared as VERY HIGH, EXTREME, SEVERE or CATASTROPHIC

To determine what the fire danger level is, a person should ring 1196 for information. If there is any doubt of your responsibility in lighting a fire, of any type, the City of Cockburn should be contacted **before lighting**.

PERSONS WISHING TO OBTAIN MORE INFORMATION ON COUNCIL'S FIRE CONTROL ORDER OR TO OBTAIN A PERMIT SHOULD CONTACT RANGERS ON:

9411 3444

Depending on the availability of funding, including grant funding, the Trails Program may be extended over a longer period, up to 15 years, as outlined in the plan.

Legal Implications

N/A

Community Consultation

The Plan has been advertised for the public comment period of six weeks. A total of 9 submissions were received and the comments have been considered and addressed where required within the plan.

Attachment(s)

1. City of Cockburn Trails Master Plan
2. Associated Maps
3. Submissions and responses

Advice to Proponent(s)/Applicant

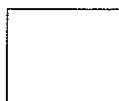
N/A

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

Nil.

17. COMMUNITY SERVICES DIVISION ISSUES**17.1 (MINUTE NO 5025) (OCM 11/04/2013) - FIREBREAKS AND RELATED MATTERS (112/010) (R AVARD) (ATTACH)****RECOMMENDATION**

That Council advertise for public consultation for a period of six(6) weeks, the proposed City of Cockburn Fire Order 2013/14, as attached to the Agenda.



COUNCIL DECISION

MOVED Cllr S Portelli that adopt the recommendation subject to amendment by:

1. (a) extending the start date of the Order from 1 November to 30 November;
- (b) extending the date for variation applications from 30 September to 30 October, and;
2. Council reconsiders the requirement for firebreaks surrounding all buildings on land greater than 2032m², prior to final adoption of the Order.

MOTION LAPSED FOR WANT OF A SECONDER

MOVED Cllr C Reeve-Fowkes SECONDED Cllr S Pratt that Council advertise for public consultation for a period of six(6) weeks, the proposed City of Cockburn Fire Order 2013/14, as attached to the Agenda.

MOTION PUT AND CARRIED 7/1**Background**

Council at its meeting of 12 April 2012 resolved to amend its local laws section related to the firebreak season which proposed for all firebreaks across the City to be installed for the period 1 November to 31 May of the following year. In accordance with the requirements of the Local Government Act the proposed amendments were advertised for public comment.

At its meeting of 13 September 2012 Council resolved to defer the matter for further consideration by the community and the Bushfire Reference Group. The Reference Group reaffirmed its support for the firebreak period for all areas to be from 1 November to 31 May of the following year at its meeting of 9 October 2012.

Council at its meeting of 8 November 2012 resolved as follows:

- (1) *pursuant to sec.3.12 of the Local Government Act, 1995, make a local law to amend the City of Cockburn (Local*



Government Act) Local Law, 2010, by repealing Part IIA – Firebreaks and Related Matters;

- (2) give State-wide public notice stating that:*
 - 1. A copy of the proposed local law may be inspected or obtained at any place specified in the notice.*
 - 2 Submissions about the proposed local law may be made to the City before the day specified in the notice, being not less than 6 weeks after the notice is given.*
- (3) provide a copy of the proposed local law and notice to the Minister for Local Government and Minister for Emergency Services;*
- (4) prior to further consideration of the amendment by Council, refer the matter to the Bushfire Reference Group and the Banjup Residents Group for consideration and comment;*
- (5) further consider the content of the annual firebreak notice for the 2013/14 period following the forthcoming fire season.*
- (6) advertise for public comment for a period of 6 weeks the proposed City of Cockburn Fire Order prior to a final decision on the Fire Order being made by Council.*

Submission

The Banjup Residents Group has made a separate submission on the matter, a copy of which is attached to the Agenda.

Report

There are two steps which need to be taken to implement the decision of Council of 8 November 2012.

1. Take the necessary steps to repeal the City of Cockburn Local Law 2010 in accordance with section 3.12 of the Act which will have the effect of removing the legal instruments the City has to instigate firebreak notices.
2. Adopt the City of Cockburn Fire Order which will then replace the repealed Local Law section related to firebreaks.



A copy of the proposed Fire Order is attached for information. Other than the removal of any reference to the City of Cockburn Local Law section which has been removed as they are proposed to be repealed, the only other change to the Fire Order that has been in place for many years is the fire break period for all areas in the City being from November of one year to 31 May of the following year. Also land owners wishing to apply for a variation date to this requirement will now be required to do so by 1 October each year, instead of 31 October which previously applied. All other matters in the Fire Order remain the same as has existed for many years, including the requirement for the Firebreaks to be mineral earth. The Bushfire Act section 33 (1):

'to plough, cultivate, scarify, burn or otherwise clear upon the land fire-breaks in such a manner, at such places, of such dimensions, and to such number, and whether in parallel or otherwise, as the local government may and is hereby empowered to determine and as are specified in the notice, and thereafter to maintain the fire-breaks clear of inflammable matter'

A meeting was held on 13 March 2013 with representatives of the Banjup Residents Group on the proposed Fire Order which was attended by a number of Elected Members and officers of the City. The group has previously made representation to the Bush Fire Reference Group and Council on their concerns to the changes to the firebreak period and the need for the Firebreaks to be mineral earth.

The Banjup Residents Group argue there is no justification to change the firebreak period or establish the same period across the City. Their views are well known to Council and are again spelt out in the attached submission. In the letter from the Group it is stated that the fine has been increased from \$100 to \$5,000. This is incorrect and the infringement remains the same at \$100 and the Bushfire Act provides for the Courts to charge a maximum fine of \$5,000. This also has been the case for many years.

At its meeting of 12 March 2013 the Bushfire Reference Group unanimously supported the terms of the fire order and were of the view that ultimately the decision on the firebreak period and is one for Council.

It is the position of the Administration that the changes to the firebreaks conditions only relate to the firebreak period, all other conditions remain the same.

To ensure that Council has the legal power to require firebreaks to be in place it is proposed that in accordance with the Council decision of 8 November 2012, that the proposed Fire Order be advertised for public comment for a period of six (6) weeks and the consideration of the



public comments on the Fire Order and the repeal of the Local Law be considered concurrently at a future Council meeting.

Strategic Plan/Policy Implications

Community & Lifestyle

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

Leading & Listening

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

Budget/Financial Implications

Administrative costs will be borne within the current budget allocations.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

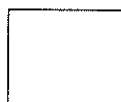
1. Banjup Residents Group Letter.
2. Proposed City of Cockburn Fire Order.

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 April 2013 Council Meeting.

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

Nil.



Don Green

From: Lee-Anne Smith <lsmith@haloleadership.com.au>
Sent: Wednesday, 7 August 2013 10:40 AM
To: Directors
Cc: Elected Members; Vanda Bacich
Subject: FW: Unnecessary and Illogical 5 metre Clearance Rule on New Fire Control Order

While I am sure you are already on to this could I please ask for a customer request.

Kind Regards

Lee-Anne

From: Ian Thurston [mailto:vp.banjup@gmail.com]
Sent: Wednesday, 7 August 2013 9:57 AM
To: electedmembers@cockburn.wa.gov.au
Cc: ceo@cockburn.wa.gov.au
Subject: Unnecessary and Illogical 5 metre Clearance Rule on New Fire Control Order

Councillors –

Unnecessary and Illogical 5 metre Clearance Rule

You are all aware of Banjup residents' concerns about appropriate and effective bush fire management arrangements. It is with dismay that we write to you again about changes in those arrangements that council has arbitrarily adopted without any consultation. The result is to commit the City to regulations that are costly to enforce and unnecessary and illogical.

Banjup residents have had almost weekly conversations and communications with senior officers about this year's Fire Control Order. Our Committee members are well known to you and it would have been a simple task to telephone and inform us of your plans. However, you chose not to and yet again Banjup residents are pitted against its council. What is council's intent? The confrontations Banjup residents have had with the City have all been of the City's making, from unrealistic restrictions on fire permits to 35% rates rises. It is exasperating.

Lack of Good Faith

The City of Cockburn has made a sham of its public consultation process. Despite council adopting in November 2012 this resolution:

(6) advertise for public comment for a period of 6 weeks the proposed City of Cockburn Fire Order prior to a final decision on the Fire Order being made by Council.

and then calling for public comment in April and May 2013, not only has council at its July meeting dismissed all comments (as it is may do) but it has also adopted a Fire Control Order that is significantly

different from the one advertised, which contravenes to Local Government Act section 3.12 – but, notably, not the Bush Fires Act.

This is sharp practice by the City of Cockburn. Council repealed its local laws concerning fire breaks and is now relying on the Bush Fire Act section 33 to give it the power to mandate any Fire Order it chooses without the need for public consultation. Banjup residents feel duped by the City.

To be clear, changing the Fire Control Order to require a 5 metre clearance of all flammable matter around sheds and outbuildings is significantly different from previous Orders that required a 3 metre trafficable fire break around all buildings.

Had the new clearance requirement been advertised together with the change in the dates of the Fire Break Period, Banjup residents would most certainly have made strong representations to council.

Fire Break Around All Buildings Was Never Enforced – For Good Reason

As council officers reported to councillors in their July agenda papers, previous Fire Control Orders required a 3 metre trafficable fire break cleared to mineral earth around all buildings on a property. As the officers say:

“This may well have been appropriate when the rural areas included large properties and buildings were a substantial distance from the nearest firebreak. The vast majority of rural properties in the City now are small holdings and those properties with buildings on them such as sheds have fire breaks in close proximity to the building.”

All of Banjup’s 400 or so dwellings are within 30 metres of a fire break or drive way. Access by fire trucks to a threatened or burning dwelling is by means of those fire breaks, whose integrity is taken seriously by the City of Cockburn and rightly so. However, fire trucks do not need access to the 3 metres immediately surrounding a dwelling and so over the 30 years since the Banjup area was sub-divided into 2 hectare small holdings, the fire break around buildings rule has not been enforced, despite annual visits to all properties by council Rangers to inspect fire breaks.

At a meeting in October 2012 with councillors and senior officers, Banjup residents queried why Cockburn persisted in its Fire Control Order to require a 3 metre fire break around all buildings when it was clearly outdated and not enforced. The councillors flatly rejected any change to the requirement.

5 Metre Clearance Around Sheds Is Unnecessary and Illogical

In the context of the councillors’ earlier rejection of change and because councillors then specifically resolved to change the Fire Control Order to replace the 3 metre fire break around all buildings with a 5 metre clearance around all sheds and outbuildings, Banjup residents must assume that the new rule will be actively enforced – why else would councillors have voted for it at their July meeting?

We fully expect that in the course of inspecting the perimeter fire breaks of 400 properties, the council Rangers will now inspect the surrounds of each property’s sheds and outbuildings. Apart from the extra time and cost involved for the City, we must ask what is the benefit to be gained?

1. Why must sheds, stables, and like have a 5 metre clearance around them while a house, where people live, can be surrounded by plants, trees, dry vegetation, debris, and other flammable material? Why is the City imposing a higher standard of supposed safety on an outbuilding than on a dwelling? There is a contradiction here that defies logic to explain.

2. The new Fire Control Order speaks of clearance of “all dry vegetation, debris, and flammable material”. This implies that almost anything not made of stone or metal must be absent at all times from around all sheds. Dry vegetation must mean all wood products, including tables and chairs, fence posts, sawn timber, firewood, animal feed, dead weeds, dead grass, and so on. Debris could be anything that a duly authorised officer deems it to be and is wide open to arbitrary interpretation. Flammable material is anything that ignites easily and burns rapidly with a flame. This includes native vegetation, as well as umbrellas, shade cloth, empty flower pots, plastic ware, and so on. Is council really intent on being so prescriptive about how rural residents manage their lifestyles around their sheds – and for what benefit? Would council tell urban residents what they can do around their backyard sheds?

3. Bush fire protection regulations for Bush Fire Prone areas, such as Banjup, require a clearance of 20 metres around new dwellings. They do not apply retrospectively to established dwellings and not at all to sheds and outbuildings more than 6 metres from the dwelling. So why has the City of Cockburn introduced its own 5 metre clearance zone retrospectively around all existing sheds and outbuildings?

4. Sheds and outbuildings may occupy up to 300 square metres on a Banjup small holding. If those sheds and outbuildings are close to natural vegetation, then up to 500 square metres will have to be removed to comply with the new Fire Control Order. (30 x 10 shed in a 40 x 20 area is 300 m² in 800 m², an extra 500 m² for clearance.) This is larger than most urban blocks. For Banjup’s 400 properties, up to 20 hectares of bushland could be at risk of clearance to comply with the 5 metre rule.

The rule can be enforced by the powers of the Bush Fire Act, which trumps all other legislation, including the Environmental Protection Act. Is council really seeking the destruction of 20 hectares native vegetation, including endangered species that grow on some blocks in Banjup?

5. It appears to Banjup Residents that council and its officers have not thought about the 5 metre clearance rule properly and have rushed through the change because they had the opportunity to do so. Again, we ask: why does Cockburn want to do this? Why do you want the rule if you are not going to enforce it? If you do enforce it, what is the benefit? It is not as if a pile of firewood outside a shed is going to ignite spontaneously and cause a bush fire.

The typical response from council’s officers when presented with these contradictions is to say that “common sense will prevail”. It is hard to see much common sense in the 5 metre rule. What is council trying to prevent with the 5 metre rule? If the rangers are to be given discretion, then what are the guidelines?

Many property insurance policies require that policy holders comply with all local government regulations, otherwise claims might be refused. By making onerous, unnecessary, and illogical regulations such as this 5 metre rule, the City of Cockburn is invalidating many of its ratepayers’ insurances. This is irresponsible.

If there are one or two miscreants in Banjup who create serious fire hazards by abusing their properties, why is council punishing the other 400 ratepayers by insisting on onerous conditions? The Bush Fires Act section 33 gives council the power to give a notice specific to just one landowner

“to act as and when specified in the notice with respect to anything which is upon the land, and which in the opinion of the local government or its duly authorised officer, is or is likely to be conducive to the outbreak of a bush fire or the spread or extension of a bush fire”

The Banjup Residents Group calls upon the City of Cockburn to rescind the 5 metre rule at requirement (2) b) of its Fire Control Order. The rule was declared without consultation and is unnecessary and illogical.

Regards

--

Ian Thurston

**Vice-President
Banjup Residents Group**

Visit our web site at: <http://banjup.webs.com/>

Can we the Elected Members be advised how we are going to proceed with the new Fire Control Order change? Pertaining lots 2032m2 or bigger; Specifically;

Item 2 Part b) have the area that is within 5 metres of a shed or out building clear of all dry vegetation, debris and flammable material.

- *What will Rangers do when they come across a property that has a hay shed that is open on some or all sides and has hay stacked under its eaves or further out within 5 metres?*
- *What will Rangers do when they come across a property that has a horse stable that is open on some sides and has hay stacked on the outside or is in a trough or scattered on the outside corralled floor?*
- *What will Rangers do when they come across a property that has chopped wood stacked against the outside walls of a home?*

We now don't have a statutory obligation to consult with the community. We merely have to inform the Community by way of the Fire Control Order each year. The only processes involve deliberations through the Bushfires Reference Group thru to Council. This in my opinion is too narrow in scope. We at Cockburn have prided ourselves of being an inclusive and consultative Local Government. Have we regressed with the new process for Fire Control orders?

I therefore propose the Fire Control Order be subject to the following:

Any future changes to the **Fire Control Order** to be subject to a consultation process; 6 weeks advertising in the community via the Cockburn Soundings and the Community Newspapers. After which Officers will compile their recommendations on any proposed changes to Council for their information and deliberation.

This only applies to changes to the Fire Control Order that requires a reaction and action by property owners and or residents of the City of Cockburn. The proposed process is not required for corrections or changes to grammar or that does cause any physical action requirements.

I would suggest that a more practical condition for Item 2 Part b) would be " a 3m wide trafficable area be around any sheds or out buildings. Such trafficable area to be between mineral earth or up to 50mm cut grass. They may be up to 10 metres from the said structures. They may in certain circumstances not be fully surrounding a structure. This will require an exemption from the Local Governmental authority." The intent is that in the event of a fire that person's may be able to gain some access within a reasonable distance of a structure, to fight a fire.

Officers to report on time frames required, costs to process, any other recommendations to Council, as soon as possible. If necessary, recommend a Special Council Meeting to expedite proceedings.

Then to fix what I believe is the immediate issue; write to all owners and residents of lots over 2032m2 requesting submissions. Give 4 weeks to return and act on such submissions. Then process and put forth a recommendation to Council to deliberate on. The Fire Control Order proposed and approved to be posted out to the affected residents and owners. To allow reasonable time for the process to be completed for this fire season relax the starting time from 1st of November to the 1st of December 2013.

In reference to the council's minutes of its July meeting, which stated on page 9:

It is recommended that Council repeal part IIA – Firebreaks and Related Matters in the *City of Cockburn (Local Government Act) Local Law, 2010*, in order to let the provisions of the Bush Fires Act prevail. This will allow for Council to be able to adopt the above mentioned notice in regards to the dates by which firebreaks and fire mitigation measures in land within the district which must be completed and maintained.

This allowed the Administration of the Fire Control order to be free of the red tape of advertising and consultation. It stream lined the process and saved resources and staff time. It however has taken the fundamental right of the community to also review proposed conditions or orders. The users of such conditions and orders or laws can have as much, if not more expertise than the proponents. In this instance it has been shown that they definitely have more to offer; they have identified the impracticalities of the new condition.

This exercise is a good reminder to the City that we must continue to consult properly with the community for any proposed changes. The extra time and effort would have saved the predicament we are in now.

GENERAL INFORMATION

RESPONSIBILITY

Section 28 of the Bush Fires Act provides that where a bush fire is burning during the prohibited or restricted burning period, the occupier of the land shall take all possible measures to extinguish the fire whether he has caused the fire to be lit or not.

KEEPING YOUR HOME AND PROPERTY SAFE

The biggest danger is not always the raging bush fire but the rubbish in your own backyard.

DON'T FUEL FIRES!

- Don't have thick vegetation up to the walls of your home.
- Clear all flammable material from around houses, sheds and fences.
- Store firewood, timber, petrol and kerosene well away from fences.
- Don't have flammable trees such as conifers near buildings.
- Remove dead trees and branches.
- Rake up leaves, twigs and dead material regularly.
- Burn off dry grass and vegetation at the approved times and in the approved manner.
- Keep all gutters clean of vegetation or other debris

HINTS FOR BURNING

- Ensure you have a PERMIT. The City usually issues up to (3) three fire permits per year for up to 14 days each, but if there is vegetation that cannot be reasonably burnt within a one square metre pile further permits may be issued.
- Don't fuel a fire on a hot or windy day.
- Don't try to burn more than you can control.
- Inform your neighbours.
- Make sure smoke and sparks will not affect neighbour's washing or open windows.
- Cut or rake long grass around trees, buildings and fences before burning.
- Burn against the wind.
- On a sloping block burn from the top down.
- Have a hose or spray pack to dampen down fierce fires.

IN THE EVENT OF A FIRE

Please
Telephone

000

Fire Law

Properties are inspected to ensure they comply with all fire laws.

If a person fails to comply they will be subject to legal action. This means either an on-the-spot \$250.00 fine or court prosecution.

Where properties do not meet fire prevention requirements the required work will be done by a Council contractor and you will receive an account for the work carried out. Payment of this account is YOUR responsibility.

These requirements can be enforced under the Bush Fires Act, which is State law.



**Council Offices are located at
9 Coleville Crescent
SPEARWOOD WA 6163**

**Postal Address
PO Box 1215
BIBRA LAKE DC 6965**

**PHONE 9411 3444
FAX 9411 3333**

**CITY OF COCKBURN
FIRE CONTROL ORDER
2013 - 2014**

Pursuant to the powers contained in Section 33 of the *Bush Fires Act 1954* (as amended) you are hereby required to comply with the requirements set out in this notice. The works outlined in the following as applicable must be completed by 1 November of each year.

Interpretation

"Act" means the *Bush Fires Act 1954*;

"Flammable Matter" includes all form of vegetation both living and dead, and any other flammable materials and combustible matter;

"Firebreak" means ground which is cleared to a mineral earth standard in which all flammable material (which includes vegetation and with all overhanging branches, trees, limbs, etc to be trimmed back clear of the Firebreak area) has been removed and on which no flammable material (which includes vegetation) is permitted during the Firebreak period and the Firebreak must be the required width from the ground up in a vertical line with no restrictions;

"Firebreak Period" means the time between 1 November in any year until 31 May in the year following;

"Trafficable" means able to be driven around, unhindered, in a standard four-wheel drive vehicle.

Construction of Firebreaks

All owners and occupiers of land within the district shall clear flammable matter from the land in accordance with the following requirements—

- (1) As to land which is 2032m² or less in area, or which is zoned "Residential" under the town planning scheme, the owner or occupier is to remove all the flammable matter from the whole of the property, except living trees, shrubs, plants under cultivation and lawns, by slashing or mowing the matter to a height of not more than 50 millimetres, or otherwise to the satisfaction of Council or an authorised person, and the property is to be maintained to the standard so stated in this subsection for the duration of the period 1 November to 31 May each year.
- (2) As to land, which is greater than 2032m² in area, shall:
 - (a) have a trafficable firebreak three (3) metres in width immediately inside all external boundaries of the land and cleared to mineral earth or to the satisfaction of Council or an authorised person and;

~~(b) have the area which is within 5 metres of a shed or outbuilding clear of all dry vegetation, debris and flammable material;~~

- (3) In reference to subsection (2) all firebreaks must be cleared by the owner or occupier of land by 1 November in any year, and thereafter be maintained by the owner or occupier clear of flammable matter up to and including 31 May in the following year; and
- (4) Where an owner or occupier of land fails or neglects to comply within the time specified in the notice an authorised person may with such employees and/or contractors, vehicles and machinery as the authorised person deems necessary enter upon the land and do all such things as necessary to comply and may recover costs and expenses of doing so as a due debt from the owner or occupier of the pursuant to the Act, in addition to any penalty which might be imposed.

Variation to Fire prevention Measures

If for any reason an owner or occupier considers it impractical to clear firebreaks in accordance with this notice, the owner or occupier may apply in writing to Council or an authorised person no later than 1 October in any year for approval to construct a firebreak in an alternative position on his or her land.

- (1) If permission is not granted in writing by Council or an authorised person, the owner or occupier must comply with the requirements of this order
- (2) Council reserves the right, at any time, to revoke, alter or add to the provisions of a variation order.

Change of Land Ownership

If a person becomes an owner or occupier of land within the firebreak period the owner or occupier must within fourteen (14) days of becoming the owner or occupier comply with this notice.

Enforcement of this Part

A person who fails to comply with any provisions of this notice commits an offence and any fine or penalty shall be as prescribed by the *Bush Fires Act 1954*.

NO FURTHER WARNINGS OR EXTENSION OF TIME TO COMPLY WITH THIS FIRE CONTROL ORDER WILL BE GIVEN. THIS PROCEDURE WILL APPLY REGARDLESS OF WHETHER YOUR CONTRACTOR HAS BEEN ENGAGED OR NOT.

PERMITS

ALL AREAS ZONED either RESIDENTIAL, COMMERCIAL OR INDUSTRIAL

NO BURNING ALLOWED

At anytime in accordance with section 24G(2) of the Act

AREAS ZONED RURAL AND OTHER AREAS

PROHIBITED BURNING PERIOD

**1 December to 31 March
(No burning permitted)**

RESTRICTED BURNING PERIOD

1 April – 30 November (permit required)

PERMITS TO BURN MUST BE OBTAINED PRIOR TO ANY BURNING

NOTE: These periods can be varied at the discretion of Council because of weather conditions. Permit holders are responsible to verify the current dates with the Council.

WITHOUT ANY EXCEPTION, NO FIRE may be lit on a day when the fire danger is declared as VERY HIGH, EXTREME, SEVERE or CATASTROPHIC

To determine what the fire danger level is, a person should ring 1196 for information. If there is any doubt of your responsibility in lighting a fire, of any type, the City of Cockburn should be contacted **before lighting**.

PERSONS WISHING TO OBTAIN MORE INFORMATION ON COUNCIL'S FIRE CONTROL ORDER OR TO OBTAIN A PERMIT SHOULD CONTACT RANGERS ON:

9411 3444

From: Cr Steven Portelli <sportelli@cockburn.wa.gov.au>
Date: 16 August 2013 12:47:24 PM AWST
To: Don Green <don@cockburn.wa.gov.au>
Cc: Cr Steven Portelli - External <steve.portelli@inet.net.au>, Elected Members <electedmembers@cockburn.wa.gov.au>
Subject: Re: Motion to amend Fire Control Order 2013/14 at the September 2013 OCM

Yes thank you. That will resolve the immediate fire season of 13/14. Can Valerie please confirm with the motion and attached amended FCO proposed that this will be listed in the September OCM agenda thanks.

Regards, Steve

Sent from my iPad

On 16/08/2013, at 12:35 PM, "Don Green" <don@cockburn.wa.gov.au> wrote:

Steve,

.As discussed, you will need to provide a second Notice of Motion for the September 2013 OCM to the following effect:

That Council:

1. Adopt the revised City of Cockburn Fire Order as attached to the Agenda, to become effective immediately, and
2. Advise all landowners in the City of Cockburn whose property is greater than 2032m2 in area of the new Fire Order.

Please advise if you wish to proceed along these lines.

Regards,

Don.

-----Original Message-----

From: Steve Portelli [<mailto:steve.portelli@inet.net.au>]
Sent: Friday, 16 August 2013 10:48 AM
To: Don Green
Subject: RE: Motion to amend Fire Control Order 2013/14 at the September 2013 OCM

Hi Don, The Notice of Motion was for the October BFRG to sort out the rule for season 2014-15. The motion you have here is to remove the rule from the FCO as soon as possible, that is; Sept OCM and to mandate that changes in the future are advertised.

I now have 5 EMs supporting the motion; Cr Romano, Cr Allen, Cr Mubarakai, Cr Reeve -Fowkes and myself.

Regards, Steve

-----Original Message-----

From: Don Green [<mailto:don@cockburn.wa.gov.au>]
Sent: Friday, 16 August 2013 8:44 AM
To: Cr Steven Portelli - External
Cc: Elected Members
Subject: RE: Motion to amend Fire Control Order 2013/14 at the September 2013 OCM

Steve,

You already have a Notice of Motion on the September OCM Agenda which deals with the matters you have raised below.

I would suggest you take these issues to the 1 October Bushfire Reference Group Meeting and request support for the amendments to the Fire Order you are proposing, which can then be recommended to the October Council Meeting for adoption, if supported.

That is the most logical way of dealing with the issue.

Regards,

Don.

From: Steve Portelli [<mailto:steve.portelli@inet.net.au>]
Sent: Thursday, 15 August 2013 3:32 PM
To: Cr Kevin Allen - Deputy Mayor - Home; Cr Steven Portelli; Valerie Viljoen
Cc: Elected Members; Don Green
Subject: RE: Motion to amend Fire Control Order 2013/14 at the September 2013 OCM

Hi Don, can you word appropriately. Just to clarify; 10 days to post out reference is only for this year; the revert normal practice. Regards, Steve

Thank you Kev.

From: kevbay@upnaway.com<<mailto:kevbay@upnaway.com>> [<mailto:kevbay@upnaway.com>]
Sent: Thursday, 15 August 2013 3:22 PM
To: Cr Steven Portelli; Valerie Viljoen
Cc: Elected Members; Don Green
Subject: Re: Motion to amend Fire Control Order 2013/14 at the September 2013 OCM

Steve,

I would think it best your motion include the other issues such as I have detailed below. The 1st item may need to be a recision of Council's previous position then below Cheers

----- Original Message -----

From:

"Cr Steven Portelli" <sportelli@cockburn.wa.gov.au<<mailto:sportelli@cockburn.wa.gov.au>>>

To:

"Valerie Viljoen" <vviljoen@cockburnwa.gov.au<<mailto:vviljoen@cockburnwa.gov.au>>>

Cc:

"Elected Members"

<electedmembers@cockburn.wa.gov.au<<mailto:electedmembers@cockburn.wa.gov.au>>>, "Don Green" <don@cockburn.wa.gov.au<<mailto:don@cockburn.wa.gov.au>>>

Sent:

Thu, 15 Aug 2013 03:50:46 +0000

Subject:

Motion to amend Fire Control Order 2013/14 at the September 2013 OCM

Having support from 4 EM's; Cr Allen, Cr Romano, Cr Reeve-Fowkes and myself, I propose the following.

Recommendation

1: Delete 2 b) reference to 5 m clearance around buildings.

2: The timing to allow for submissions and Officers report and recommendations to be put to Council for deliberations and approval in time for the FCO to be sent out with the Rate Notices of the respective year.

3: Upon approval the amended FCO to be posted out to all properties affected within 10days. Also to advertise the new Fire Control Order in the October Soundings.

4: To ensure the City of Cockburn consults with the community on any changes that will require action by any of our residents. The consultative process to start with the Bushfire Reference Group whom make submissions of any changes to the FCO. This is then put to Council at an OCM for consideration to be put out to the community. The Council can then determine whether the change is feasible. If feasible then the proposed change is approved for the consultative process and advertised as detailed.

5: Further recommend that all future FCO's be advertised if any changes are proposed to the order. Any such changes to be advertised for a period of 6 weeks via the Community Newspaper and the Cockburn Soundings. The timing to allow for submissions and Officers report and recommendations to be put to Council for deliberations and approval in time for the FCO to be sent out with the Rate Notices of the respective year.

6: Upon approval the amended FCO to be posted out to all properties affected within 10days. Also to advertise the new Fire Control Order in the October Soundings.

7: To ensure the City of Cockburn consults with the community on any changes that will require action by any of our residents. The consultative process to start with the Bushfire Reference Group whom make submissions of any changes to the FCO. This is then put to Council at an OCM for consideration to be put out to the community. The Council can then determine whether the change is feasible. If feasible then the proposed change is approved for the consultative process and advertised as detailed.

Reason: the change was not put out to the community for consultation. The submissions that would have been received would have had a major influence in the decision making of the Elected Members. The order is flawed and will make many properties non compliant with the FCO through its impracticality just like the unenforceable 3 m mineral earth fire break requirement it was meant to replace.

Note: a motion has already been submitted to the BFRG to discuss/review in their scheduled October 2013 meeting; the proposed 5 m clearance order and to report to Council a feasible alternative or refinement. This process can then go thru the proposed consultative process via Council and be in place for a new FCO for 2014/15.

Regards, Steve Portelli
Sent from my iPad

How prepared are you for a bushfire?



CHECKLIST – PREPARING YOUR PROPERTY

The majority of houses can survive most bushfires with preparation and planning. There are many ways that you can improve the chance of your property surviving a bushfire even if you aren't there to defend it. Use this checklist as a guide to preparing your home.

STARVE THE FIRE

Clear around your home so that embers will have less chance to start a fire when they hit the ground. This will also help reduce the damage caused by the fire.

- ☐ Cut long grass and dense scrub.
- ☐ Regularly rake up leaf litter and twigs under trees.
- ☐ Prune lower tree branches (up to two metres off the ground) to stop a ground fire spreading into the canopy of trees.
- ☐ Remove shrubs and small trees under and between larger trees.
- ☐ Clear vegetation along the boundary of your property to create a firebreak. Make sure you meet your local government's fire break requirements.
- ☐ Keep roof gutters and valleys clear of leaves and bark.

MAKE A SAFETY ZONE

Within the safety zone:

- ☐ Create a 20 metre circle of safety around your home and other buildings. This area needs to be cleared of all rubbish, long dry grass, bark and material that may catch fire.
- ☐ Create and maintain a minimum two metre gap between your house and tree branches.
- ☐ If possible, plan your garden so that your vegetable garden, lawn, pool or patio is on the side of the house likely to face a fire (where the bush is).

FILL THE GAPS

Houses usually catch fire when embers get into the roof space, a wall cavity, on to ledges or under the house. Prevent sparks from entering your house by blocking all the gaps.

- ☐ Block any gaps under floor spaces, in the roof space, under eaves, external vents, skylights, chimneys and wall cladding.
- ☐ Place metal fly wire mesh on all windows, vents and evaporative air conditioners to keep sparks and embers out.

FIX THE FIRE TRAPS

- ☐ Do not pile wood against or near the house.
- ☐ Remove any timber, rubbish and old junk lying around.
- ☐ Move all fuel containers into a shed away from your house and have a firebreak around it.
- ☐ Keep gas cylinders on the side of the house furthest away from the likely direction of a fire (where the bush is). Ensure the pressure relief valve is directed away from the house. Store gas cylinders upright and secure them with a metal chain to a secure, non-combustible post to prevent cylinders from falling over.

PROTECT YOUR ASSET

- ☐ Have a sufficient independent water supply of at least 20,000 litres and a petrol, diesel or a generator powered pump capable of pumping 400 litres per minute.
- ☐ Check that your home and contents insurance cover is adequate. Take into consideration renovations, fixtures and additions such as swimming pools, sheds, gazebos, luxury fittings or new appliances.

Refer to FESA's *Prepare. Act. Survive. Your Guide to Preparing for and Surviving the Bushfire Season* and the *Homeowners Bush Fire Survival Manual* available at: www.fesa.wa.gov.au

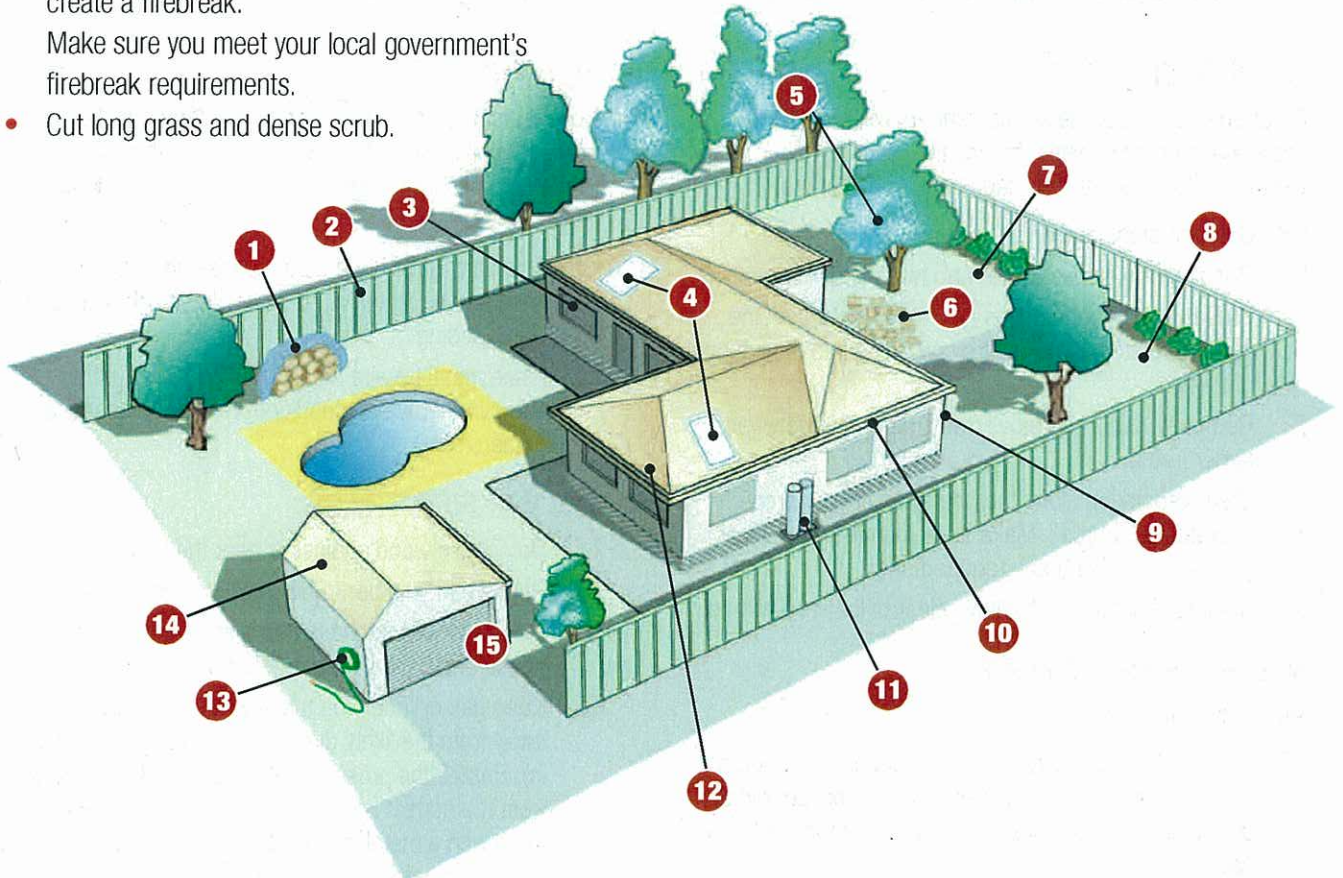
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PREPARE. ACT. SURVIVE.

CIRCLE of SAFETY

- Create a 20 metre circle of safety around your home and other buildings. This area needs to be cleared of all rubbish, long dry grass, bark and material that may catch fire.
 - Prune lower branches (up to two metres off the ground) to stop a ground fire spreading into the canopy of the trees.
 - Clear vegetation along the boundary of your property to create a firebreak.
- Make sure you meet your local government's firebreak requirements.
- Cut long grass and dense scrub.



1. Do not pile wood against or near the house
2. Install a fire or heat radiation shield such as a solid fence
3. Place metal fly wire mesh on all windows or vents to keep sparks and embers out
4. Block any gaps under floor spaces, in the roof space, under eaves, external vents, skylights, evaporative air conditioners, chimneys and wall cladding
5. Create and maintain a minimum two metre gap between your house and tree branches
6. Rake up leaf litter and twigs under trees
7. Remove shrubs and small trees under and between larger trees
8. Ensure garden mulch is kept away from the house and grass is kept short
9. Ensure all gaps in external wall claddings are sealed
10. Keep roof gutters and valleys clear of leaves and bark
11. Keep gas cylinders on the side of the house furthest away from the likely direction of bushfires (where bush is)
12. Block any gaps in the roof space
13. Hoses must be long enough to reach all parts of your house. Use metal hose fittings for taps as they are less likely to melt
14. Remove flammable materials and store them away from the house
15. Make sure there is water - it is likely you will lose water and power supplies during a bushfire. It is important you have an alternative water supply. You will need a petrol, diesel or generator powered pump to draw water from dams, pools or a water tank

Refer to FESA's Homeowners Bush Fire Safety Manual available now at: www.fesa.wa.gov.au



Government of Western Australia
Fire & Emergency Services Authority

PREPARE. ACT. SURVIVE.





Meeting Notes

Cockburn Bush Fire Advisory Reference Group

Tuesday 9th July 2013, 6:00pm

Dining Room, 9 Coleville Crescent, Spearwood, City of Cockburn

Meeting declared open by Acting Chair Cr Carol Reeve-Fowkes at 6:00pm

Attendees

Cr Lee-Anne Smith	Councillor, CoC
Cr Carol Reeve-Fowkes	Councillor, CoC
Cr Stephen Pratt	Councillor, CoC
Robert Avar	Community Service Manager, CoC
Jarrad Fowler	1 st Lieutenant, Jandakot VBFB
Karli Hicks	Secretary, Jandakot VBFB
Jason Robertson	Communications Officer, Jandakot VBFB
Michael Ricci	Deputy Chief BFC Officer, South Coogee VBFB
Chris DeBoer	2 nd Lieutenant, South Coogee VBFB
Michael Tait	Captain, South Coogee VBFB
Doug Smith	DO South Coastal, Department Fire & Emergency Services
Les Woodcock	CBFCO, CoC
Glenn Bebbington	Deputy Chief BFC Officer, Jandakot BFB
Michael Emery	Acting Emergency Management Coordinator, CoC

1. Apologies

Jarod Finneran	Jandakot VBFB
Ian Davies	South Coogee VBFB
Shane Harris	Jandakot VBFB

2. Action items/ New Business

- Correspondence from DFES received detailing plans to provide more appropriate work-risk insurance to cover VBFB and SES personal during brigade activities. L.W. will follow up with DFES if proposed insurance policy will cover reoccurring injury.

3. Update Risk to Resource Review

- Risk to Resource review was postponed due to DFES staff requirements. Appropriate member of staff appointed to carry out review and has progressed since last BFARFG meeting.

4. Update timing of fire break period and Fire Control Order

- Council agreed to go out to Public comment following previous Council meeting two responses from one resident and the Banjup Residents Group were received.
- Chair put to the committee to vote on council recommendation of changing fire break period 1st November to 31st May uniformly across the city regardless of rural or residential zoning;
 - Resolution was carried unanimously by the committee.
- Proposed Fire Control Order alterations include too clear around sheds and out buildings of flammable material.

5. Proposed changes to fire permit applications

- Proposed changes of a non-restrictive period will reduce workload on council Rangers and promote residents to burn garden refuse reducing the fuel loading within the City of Cockburn. During the period of 31st June and 30th September 2012 Cockburn Rangers issued 144 permits.
- Proposed increasing fire permits from 2 weeks to 2 months with all subject and conditions still adhered too as per existing fire permits.
- L.W. on behalf of Bruce Mentz, CoC proposed over the counter fire permits for pile burns no more than 4sqm in size with conditions attached to the permit as per current permits and extend conditions if needed. R.A. advocated Cockburn Rangers carry out random compliance check on over the counter issued permits.
- R.A. will action once matter has been investigated fully.

6. DFES Correspondence Emergency Services Review. Option to transfer Local Bush Fire Brigades Assessment

- Recommendation 55 is the most pertinent part of the letter. The City responded there was not enough time to provide an informed response by the 10th of June and stated the City was undecided.
- R.A. indicated the matter has been well canvassed by Local Governments and has become a sensitive matter for DFES noting 10th July article in the West Australian interview by the Commissioner indicating the recommendation is likely to take effect.
- R.A. will put the matter to Council for consider the proposed move from Council controlled to DFES responsibility outlining what is proposed once further correspondence is received by DFES and the matter has been through the committee.

- RA will write to DFES seeking their advice on what they would offer in the way of support and assistance to the Brigades should DFES take over management responsibilities.

7. General Business

- Cr C.R. enquired about the rules of the association. R.A. indicated the new constitution was being reviewed by the Brigades with a special meeting being held by the Brigades to adopt the constitutions.
- FCO Jarod Fenneren will be leaving and getting replace by 1st Lieutenant Jarod Fowler. Following FCO to be authorised; Michael Tait and Jarod Fowler and supported by the reference group.
- L.W. on behalf of Bruce Mentz, CoC highlighted the Bush Fire Strategic plan is due for renewal and would be asking for support from the BFARG in updating the plan by December.
- R.A. would like on behalf of BFARG write a formal letter of thank you to Shirley Elliott for all her assistance over the last several years in helping the City of Cockburn.

8. Next Meeting

Next meeting yet to be confirmed - early October.

9. Close of Meeting

Meeting declared closed at 7:00pm