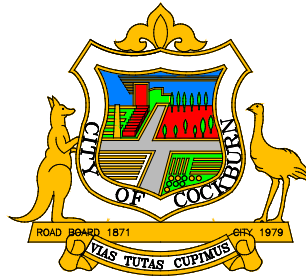


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 14 JULY 2016

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 14 JULY 2016 AT 7:00 PM

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CITY OF COCKBURN**AGENDA TO BE PRESENTED TO THE ORDINARY
COUNCIL MEETING TO BE HELD ON
THURSDAY, 14 JULY 2016 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 14/7/2016) - SPECIAL COUNCIL MEETING - 3 DECEMBER 2015**

RECOMMENDATION

That Council confirms the Minutes of the Special Council Meeting held on Thursday, 3 December 2015, as a true and accurate record.

COUNCIL DECISION

8.2 (OCM 14/7/2016) - ORDINARY COUNCIL MEETING - 9 JUNE 2016

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday 9 June 2016, as a true and accurate record.

COUNCIL DECISION

8.3 (OCM 14/7/2016) - SPECIAL COUNCIL MEETING - 23 JUNE 2016

RECOMMENDATION

That Council confirms the Minutes of the Special Council Meeting held on Thursday, 23 June 2016 as a true and accurate record.

COUNCIL DECISION

9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

10. DEPUTATIONS AND PETITIONS

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

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

13. COUNCIL MATTERS

Nil

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 (OCM 14/7/2016) - CLOSURE OF PEDESTRIAN ACCESS WAY BETWEEN STRATA PLAN 52152 AND LOT 495 HEAL STREET, HAMILTON HILL - OWNER: STATE OF WESTERN AUSTRALIA - APPLICANT: CITY OF COCKBURN (160/001) (ATTACH) (G LILLEY)

RECOMMENDATION

That Council

- (1) request that the Minister for Lands permanently close the pedestrian access way between Strata Plan 52152 and 495 Heal Street, Hamilton Hill and include the land in Lot 495 Heal Street, Hamilton Hill; and
- (2) advise the applicant of this decision accordingly.

COUNCIL DECISION**Background**

A request has been received by the City of Cockburn ("the City") on behalf of the adjoining landowner to close the pedestrian access way located between Strata Plan 52152 and Lot 495 Heal Street, Hamilton Hill as shown in Attachment 1 and Attachment 2. The pedestrian access way (PAW) is owned by the State and is managed by the City.

The PAW comprises a sewer line, which is the reason for its initial existence. If the PAW is closed, an easement would instead be imposed to protect the sewer pipe. The purpose of this report is to consider the PAW for closure.

Submission

The proposal requests that this PAW serves no function as an access way to pedestrians or cyclists and should therefore be permanently closed.

Report

The proposed pedestrian access way is located between Strata Plan 52152 and Lot 495 Heal Street, Hamilton Hill. This pedestrian access was originally imposed to protect a below ground utility service (sewer line) and due to it not connecting to anywhere serves no function. It is a 3 metre wide strip between two properties concluding at the back fence of the third property. Due to the fact that it doesn't provide any benefit for either pedestrian or cycling connectivity, it exists as an unused, vacant strip of land.

The City in contemplating closure of the PAW has contacted servicing authorities. There is no objection raised to its closure, on the basis that the existing utilities be protected via an easement. An easement based approach is commonly the approach taken to sewer lines in urban areas where they don't fall within a road or road verge.

The landowner requesting the PAW closure will still be able to utilise the land through providing for a driveway should they choose to redevelop the rear portion of land. Supporting the PAW closure is considered the right decision, and will assist in maximising the use of land available.

Strategic Plan/Policy Implications

Moving Around

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

Budget/Financial Implications

N/A

Legal Implications

Section 87 of the Land Administration Act 1995

Community Consultation

Servicing authorities were contacted, and have no objection to the closure. In terms of community consultation, this is not applicable as the City of Cockburn was granted relief from the obligations to comply

with the requirements of the *Procedure for the Closure of Pedestrian Access Ways: Planning Guide* (October 2009) by the Western Australian Planning Commission on the grounds that no other landowners would be affected by the closure of this pedestrian access way.

Risk Management Implications

Should the PAW not be supported for closure, the main risk is that the City is left with an unusable piece of land that it must maintain at a cost without any benefit for the community.

Attachment(s)

1. Landgate – Diagram of pedestrian access way.
2. City of Cockburn - Proposed pedestrian access way closure map.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.2 (OCM 14/7/2016) - DEMOLITION OF EXISTING SALES OFFICE (HERITAGE PLACE – HAMMOND ROAD COTTAGE) - LOCATION: LOT 9015 HAMMOND ROAD, SUCCESS - OWNER: JH PROPERTY DEVELOPMENT PTY LTD - APPLICANT: BLUEGOLD PROJECT MANAGEMENT. (DA16/0275) (D BOTHWELL) (ATTACH)

RECOMMENDATION

That Council

- (1) grant Planning Approval for the Demolition of the existing Sales Office (Heritage Place – Hammond Road Cottage) at Lot 9015 Hammond Road Success, in accordance with the attached plans and subject to the following conditions and advice notes:

Conditions

1. Within 90 days of the date of demolition occurring (or other timeframes as agreed to in writing by the City), the developer/landowner shall prepare and install interpretive material to the satisfaction of the City.
2. The existing mature Oak Tree (*Quercus* SP) on the subject site within close proximity to the cottage (as highlighted in

red on the figure 2 of the approved plans) shall be protected during demolition, retained on site and shall not be removed from its current location.

Advice Notes

1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or the requirements of any other external agency.
2. A demolition permit is required to be obtained from the City's Building Department prior to the commencement of demolition works.
3. In regards to condition 1 above, the developer/landowner is advised to liaise with the City in regards to the preparation and installation of the interpretive material.

(2) notify the applicant of Council's decision.

COUNCIL DECISION

Background

The subject site is located in a development area, currently undergoing subdivision, known as 'Lakeside Success' on Hammond Road, Success. Once subdivision works are complete, the land will contain single detached residential lots and public open space. The subject site has been cleared for subdivision with the exception of an existing building (the subject of this application) which until recently has been used as a sales office for the development.

On 23 May 2013, the City issued Planning Approval for a change of use to the existing dwelling (formerly a farm cottage) to a sales office for a period of two years. The cottage is located where an approved stormwater basin is proposed to be located in accordance with an approved Local Structure Plan.

On 8 September 2015, the City issued Planning Approval for a new temporary sales office building fronting Jubilee Avenue, which means

that the existing dwelling that was previously being used as a sales office is no longer required by the developer.

At its Ordinary Meeting held on 12 May 2016, Council made the following resolution to add the subject building to its Heritage Inventory:

- “(1) *Include ‘Hammond Road Cottage, Success’ on the City of Cockburn Local Government Inventory as a ‘Management Category C’ place;*
- (3) *adopt the Place Record for ‘Hammond Road Cottage, Success’ found at Attachment 2; and*
- (4) *advise the developer and landowner of the inclusion of ‘Hammond Road Cottage, Success’ on the Local Government Inventory, and that preparation of an archival record and installation of interpretation, such as a plaque near the oak tree which is to be retained, will be a requirement of any such approval to provide an insight for users of the future Public Open Space into the history of the area.”*

The matter was required to be considered by Council for inclusion on the Local Government Inventory (LGI) after a nomination of the place from a member of the public.

As the dwelling is now included on the LGI, demolition of the building requires planning approval. The proposal for demolition is being presented to Council for determination as there is no delegation for staff to approve demolition of a heritage place.

Submission

N/A

Report

Proposal

The proposed application is for the demolition of the existing sales office (Hammond Road Cottage) at lot 9015 Hammond Road, Success. Included with the application is the following supporting information:

- Copy of deposited plan and aerial photograph showing the location, floor plan and elevations of the cottage to be demolished.
- Location of Cottage with adopted Structure Plan overlayed; & Archival Record of the cottage submitted to the City prior to the lodgement of the development application for the demolition.

Consultation

The application has not been the subject of public consultation. It is noted however, that the proposal to include the building on the Local Government Inventory (LGI) as a 'Management Category C' place, was advertised for a period of 21 days, which included letters to the landowner and developer, and advertisements in the newspaper seeking comment. The outcome of the consultation period is discussed in further detail in the *Report* section below.

Statutory Framework

Zoning

The land is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Development' under the City of Cockburn's Town Planning Scheme No. 3 (TPS 3). A development zone under TPS 3 provides for development in accordance with a structure plan prepared and adopted under the Scheme. On 12 July 2012, the City adopted a Local Structure Plan (LSP) known as 'Lakeside Success – Hammond Road' for the subject land. This was subsequently endorsed by the Western Australian Planning Commission (WAPC) on 5 March 2013 and on 14 October 2015 was subject to modification which was approved by the City under delegated authority. The cottage is located on land identified as 'public open space' located outside the identified wetland buffer to the Conservation Category Wetland to the south. The LSP does not contemplate retention of the building and all planning of the site to date has anticipated its demolition.

Local Planning Policy 4.4 – Heritage Conservation Design Guidelines

The City's Local Planning Policy 4.4 – *Heritage Conservation Design Guidelines* (LPP 4.4) states that for places identified as management category C: "*demolition may be supported, subject to consideration of heritage significance together with other relevant planning issues*". The heritage significance of the subject building is discussed in further detail below. LPP 4.4 also states that if demolition of a management category C place is supported, an archival record will be required as a condition of development approval for the demolition. The applicant has submitted an archival record which has been provided as an attachment to this report which is in accordance with Heritage Council of WA's requirements for Archival recording of Heritage places.

Other Considerations

Heritage Significance

During the advertising period for the inclusion of the subject building to be registered as a Heritage Place, a submission was received from the nominator of the Heritage Place who requested that the place be protected and relocated if it cannot remain in this area. Despite the above comments, it was concluded by the City's Officers that when assessed against the criteria for local heritage places produced by the Heritage Council, the cottage is not considered to have high heritage value hence the recommended and adopted category 'C' classification.

The nominator of the heritage place further commented that the cottage should be retained (or relocated) due to its historical and educational potential. It was considered by the City's Offices that the cottage would have limited potential to offer educational value as the interior of the cottage has been completely modified, and does not offer any insight into a former use or way of life. Furthermore, there is very little historical information known about the cottage. It is unknown when the cottage was constructed, who constructed it or lived in the former dwelling and what land use it may have been associated with. The building is therefore considered to have limited heritage value.

Heritage Interpretation

In accordance with Council's resolution at its ordinary meeting on 12 May 2016 regarding the heritage listing, should Council support demolition of the building, a condition should be imposed requiring the preparation and installation of interpretative material such as a plaque near the existing mature Oak Tree providing an insight into the history of the area for users of the future public open space. In addition, a condition can be imposed requiring retention of the existing mature Oak Tree (*Quercus* SP).

Conclusion

The structure planning of the area has never contemplated retention of the building and it does not form part of the approved Local Structure Plan for the area. The subject building has limited heritage value and this is reflected in its recent 'Management Category C' listing in the LGI, adopted by Council. Notwithstanding this, the recent heritage listing of the building has been beneficial as it has resulted in an archival record for the place being produced and the ability to require interpretation of the place to be installed which is a good outcome for the community. Demolition of the building is therefore supported subject to conditions.

Strategic Plan/Policy Implications

Community, Lifestyle & Security

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

Economic, Social & Environmental Responsibility

- Continue to recognise and celebrate the significance of cultural, social and built heritage including local indigenous and multicultural groups

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

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

Attachment(s)

1. Development Application Plans
2. Location of cottage with Structure Plan overlayed
3. Archival Record

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.3 (OCM 14/7/2016) - SIX MULTIPLE DWELLINGS & CHILD CARE PREMISES – LOCATION: LOT 57 WHADJUK DRIVE, HAMMOND PARK – OWNER: CHRISTOPHER SIMPSON – APPLICANT: DESIGNWISE CONCEPTS (DA16/0049) (R TRINH) (ATTACH)

RECOMMENDATION

That Council

- (1) grant planning approval for Six Multiple Dwellings & Child Care Premises at Lot 57 Whadjuk Drive, Hammond Park, in accordance with the attached plans and subject to the following conditions and advice notes:

Conditions

1. Development may be carried out only in accordance with the details of the application as approved herein and any approved plan. This includes the use of the land and/or tenancy. The approved development has approval to be used for 'Multiple Dwellings' and 'Child Care Premises' only.
2. Prior to the issue of a Building Permit, arrangements being made to the satisfaction of the Chief Executive Officer for the pro-rata development contributions towards those items listed in the City of Cockburn Town Planning Scheme No. 3 for:
 - Hammond Park (DCA 9); and
 - Community Infrastructure (DCA 13).
3. The Child Care Premises is restricted to a maximum of 18 employees working from the premises and 92 children at any one time.
4. The hours of operation of the Child Care Premises are restricted to between 6:30am and 7:00pm Monday to Friday.
5. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.
6. All mechanical plant and service related hardware, including antennae, satellite dishes and air conditioning units, shall be screened from view of adjoining properties and the primary and secondary street frontages to the satisfaction of the City. The details in respect of which are to be provided to the City's satisfaction prior to the issue of a Building Permit. The location of plant and equipment shall also minimise the

impact of noise on future occupants of the development and adjoining residents.

7. Prior to the initial occupation of the development hereby approved, the 42 car parking bays (28 allocated to the Child Care Premises and 14 allocated to the Multiple Dwellings), driveways and points of ingress and egress shall be sealed, kerbed, drained, line marked and made available for use in accordance with the approved plans.
8. All vehicle parking, access ways, footpaths and external lighting shall be constructed and maintained in accordance with the *Australian Standard AS2890* in the form and layout depicted on the approved plans to the satisfaction of the City.
9. Visitor bays shall be permanently marked, maintained and accessible at all times for use exclusively by visitors to the property, be clearly visible and suitably sign posted to the satisfaction of the City of Cockburn.
10. The vehicle crossovers shall be designed, located and constructed to the City's specifications.
11. A detailed landscaping plan shall be submitted to and approved by the City, prior to the issue of a Building Permit and shall include the following:
 - (a) the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (b) any lawns to be established;
 - (c) those areas to be reticulated or irrigated; and
 - (d) verge treatments.
12. Landscaping including verge planting shall be installed, reticulated and/or irrigated in accordance with an approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.
13. The front fence within the primary street setback of the multiple dwelling building shall be visually permeable 1.2 metres above natural ground level in accordance with the deemed to comply with provisions of the Residential Design Codes of Western Australia.

14. Where a driveway and/or parking bay abuts a public street, associated walls, fences and/or adjacent landscaping areas shall be truncated within 1.5 metres thereof or limited in height to 0.75 metres.
15. All stormwater shall be contained and disposed of on-site to the satisfaction of the City.
16. Clothes drying shall not occur on open balconies at any time unless behind purpose built screening approved as part of the development.
17. A Construction Management Plan (CMP) shall be submitted to and approved by the City prior to the commencement of works. The CMP shall be implemented to the satisfaction of the City.
18. Prior to the issue of a Building Permit, the owner/applicant shall:
 - (a) submit to the City for approval a preliminary proposal for an art work designed by a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be located within the subject site as an integral part of the development;
 - (b) submit to the City for approval an 'Application for Art Work Design';
 - (c) enter into a contract with a professional artist/s to design and install (if appropriate) the art work approved by the City.
19. The art work shall then be installed prior to occupation of the building and maintained thereafter to the satisfaction of the City.
20. A schedule of the materials, finishes and colours shall be submitted to and approved by the City prior to the issue of a Building Permit. The schedule shall include details of the type of materials proposed to be used, including their colour and texture. The development shall thereafter be maintained in accordance with the approved materials schedule.
21. All earthworks, cleared land and batters shall be stabilised to prevent sand or dust blowing to the satisfaction of the City.
22. All noise attenuation measures, identified by the Gabriel's

Environmental Design Environmental Noise Report (dated 20 January 2016) shall be complied with and implemented, to the satisfaction of the City.

23. Written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report prepared by Gabriel's Environmental Design Environmental Noise Report (dated 20 January 2016) have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the Building Permit Application.
24. The builder shall provide written confirmation that the requirements of the Acoustic Report referred to in Condition 22 have been incorporated into the completed development with the Form BA7 Completion Form, prior to occupation of the development.
25. A 2.4m high noise wall is to be provided to the Western boundary of the lot in accordance with the recommendations of the Acoustic Report prepared by Gabriel's Environmental Design Environmental Noise Report (dated 20 January 2016).
26. The development site shall be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.
27. The residential building shall be constructed in accordance with the approved plans and to the required standard for the Bushfire Attack Level (BAL 12.5), with the exception of minor variations endorsed by the Manager Building Service as necessary by detailed design.
28. The Waste Management Plan dated 9 February 2016 approved by the City shall be implemented at all times.
29. The street number(s) shall be clearly displayed on the façade of each building prior to occupation of the buildings hereby approved and remain in perpetuity to the satisfaction of the City.

Advice Notes

1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn

Town Planning Scheme No. 3 or with the requirements of any external agency.

2. Where the obligation for payment of developer contributions has been met by a previous approval, such as subdivision, Condition 2 will be deemed to have been complied with. The principles and administrative requirements for Developer Contribution Plans are set out in the City of Cockburn's Town Planning Scheme No. 3. Further information may be found at www.cockburn.wa.gov.au/communityinfrastructure.
3. With regards to Condition 3, the restriction on the number of employees and children is based on the number of parking bays provided in accordance with Town Planning Scheme No.3.
4. A plan and description of any signage and advertising not exempt under Town Planning Scheme Schedule 5 shall be submitted to and approved by the City prior to the erection of any signage on the site/building.
5. With regards to Condition 10, copies of crossover specifications are available from the City's Engineering Services and from the City's website www.cockburn.wa.gov.au.
6. With respect to Condition 13, visually permeable means vertical surface that has:
 - Continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm. occupying at least one half of the face in aggregate as viewed directly from the street; or
 - A surface offering equal or lesser obstruction to view.
7. With respect to Condition 15, all stormwater drainage shall be designed in accordance with the Australian Standard, and the design shall be certified by a suitably qualified practicing Engineer or the like, to the satisfaction of the City, and to be designed on the basis of a 1:100 year storm event.
8. With regards to Condition 17, the Construction Management Plan shall address the following items:
 - (a) Access to and from the site;
 - (b) Delivery of materials and equipment to the site;
 - (c) Storage of materials and equipment on the site;

- (d) Parking arrangements for contractors and subcontractors;
- (e) Management of construction waste; and
- (f) Other matters likely to impact on the surrounding properties.

9. With regards to Condition 18, the art work shall be in accordance with Council's Local Planning Policy LPP 5.13 Percent for Art and the 'Application for Art Work Design' and shall include a contract between the owner/applicant and the artist, full working drawings (including an indication of where the art work is located) and a detailed budget being submitted to and approved by the City. Further information regarding the provision of art work can be obtained from the City's Community Arts Officer on 9411 3444.
10. All outdoor lighting shall be installed and maintained in accordance with Australian Standard AS 4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
11. The development shall comply with the noise pollution provisions of the Environmental Protection Act 1986, and more particularly with the requirements of the Environmental Protection (noise) Regulations 1997. The installation of equipment within the development including air-conditioners, spas, pools and similar equipment shall not result in noise emissions to neighbouring properties exceeding those imposed by the *Environmental Protection (Noise) Regulations 1997* (as amended).
12. All food businesses shall comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the Food Act 2008 the applicant shall obtain prior approval for the construction or amendment of the food business premises.

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

The plans are to include details of:

- (a) the structural finishes of all floors, walls and ceilings;
- (b) the position, type and construction of all fixtures,

fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc.); and

- (c) all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.

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

13. All food handling operations shall comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the Food Act 2008 the applicant shall complete and return the enclosed Food Business Notification/Registration Form to the City of Cockburn's Health Services. Operation of this food business may be subject to the requirement to pay an Annual Assessment Fee under the Act.
14. All toilets, ensuites and kitchen facilities in the development are to be provided with mechanical ventilation flued to the outside air, in accordance with the requirements of the National Construction Code (Building Code of Australia), the Sewerage (Lighting, Ventilation and Construction) Regulations 1971, Australian Standard S1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality" and the City of Cockburn Health Local Laws 2000. The City's Health Service further recommends that laundries without external windows and doors should be ventilated to external air and condensing clothes dryers installed.
15. The proposal shall comply with the *Child Care Services Regulations 2007*, and the requirements of the Education and Care Regulatory Unit and the applicant is advised approval shall be obtained from the Department of Local Government and Communities.
16. It is recommended that multiple dwellings be constructed using light colours in the interest of sustainable building design. Please refer to the City's LPP 1.2 - Residential Design Guidelines for further information.

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

COUNCIL DECISION

Background

The subject site is 2997m² in area and is located at Lot 57 Whadjuk Drive, Hammond Park. The subject site is currently vacant and fronts three public roads – Whadjuk Drive to the north, Snowden Street to the East and Vivaldi Street to the south. The site has a fall from south to north of approximately 1.1m. The western boundary of the site abuts an undeveloped lot containing an existing single dwelling and land being used for rural purposes. The surrounding area comprises of predominantly single houses and vacant lots for future single houses or commercial development in accordance with the approved Local Structure Plan.

The proposed development is being referred to Council for determination as an objection was received during public consultation.

Submission

N/A

Report

Proposal

The proposal will facilitate the development of a three storey multiple dwelling (apartment) building on the northern portion of the site (1192m²) and a two storey Childcare Premises on the southern portion of the site (1805m²).

The residential component of the development comprises:

- Three storey building fronting Whadjuk Drive with a central foyer entrance;
- Six multiple dwellings - Two multiple dwellings are proposed on each storey;
- Each dwelling comprising two bedrooms and two bathrooms;
- 12 car parking bays are proposed for residents and two car parking bays are proposed for visitors; and
- All vehicular access from Snowden Street via a separate double-width crossover.

The child care centre comprises:

- Two storey building facing north with the entrance from the car parking area;
- Play spaces on both lower and upper floors;
- 28 car parking bays access from a separate double-width crossover to Snowden Street;
- Operating hours are proposed to be Monday to Friday between 6:30am and 6:30pm;
- A maximum of 18 staff and 92 children at any one time.
- Outdoor play areas proposed to be used Monday to Friday between 7:00am and 6:30pm

Consultation

Under the City's Town Planning Scheme No.3 (TPS 3), the proposal was not required to be advertised however Local Planning Policy 3.1 – Child Care Centres (LPP 3.1) requires all applications for child care centres to be advertised for a period not less than 14 days. Therefore, the proposal was advertised to 23 nearby land owners in accordance with clause 9.4 of TPS 3 and a total of two submissions were received during the advertising period. One submission indicated no objection but provided comments about the development. One objection was received for the proposed development.

The main issues raised within the comments received during the public consultation period are considered to have planning merit as they refer to:

- Request for Landscaping on Snowden Street;
- Traffic congestion;
- Obstructions to visibility;
- Disruptions during construction;
- Increased risk of collisions; and
- Insufficient access through the existing road network.

Other comments were received during the public consultation period which were not valid planning considerations having due regard to TPS 3.

Statutory Framework

Metropolitan Region Scheme (MRS)

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

Town Planning Scheme No. 3 (TPS 3)

The subject site is zoned 'Development' under TPS 3 and is located within Development Area 26 - Rowley Road (DA 26) and Development Contribution Areas 9 (DCA 9) and 13 (DCA 13).

The objective of the 'Development' zone under TPS 3 is

'To provide for future residential, industrial or commercial development in accordance with a comprehensive Structure Plan prepared under the Scheme'

A Local Structure Plan (LSP) has been adopted and endorsed for this site. DA 26 requires a Structure Plan to guide subdivision, land use and development and is to provide for residential development and compatible land uses. The site is identified as a 'Local Centre – Residential R80' under the approved LSP. The LSP demonstrates predominantly a 'Local Centre – Residential R80' zoning immediately surrounding the subject site.

Clause 27 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

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

The 'Multiple Dwellings' and 'Child Care Premises' uses are 'P' (permitted) uses within a 'Local Centre' zone and are therefore permitted by TPS 3.

Residential Design Codes (R-Codes)

The proposed multiple dwelling component of the development generally complies with the provisions of the R-Codes and is not anticipated to detrimentally impacting the amenity of the area.

The street setback of the proposed development ranges from 1m to 2.64m along Whadjuk Drive in lieu of 1m minimum and 2m average which is deemed to comply with provision of the R-Codes. The proposed reduced setbacks are minor, contribute to the desired streetscape, add interest and reflect the character of the street without impacting on the appearance of bulk over the site. The reduced setbacks are sufficiently setback from vehicle access points and would not create visual obstructions to sight lines for motorists.

The proposed residential development and requires nine car parking bays for the six multiple dwellings and three visitor car parking bays in accordance with the deemed to comply provisions of the R-Codes. A total of 12 car parking bays and two visitor car parking bays are proposed on the subject site. The one visitor car parking bay shortfall is considered to meet the relevant design principle of the R-codes (Clause 6.3.3 P3.1) which is:

'Adequate car and bicycle parking provided on site in accordance with projected need related to:

- *The type, number and size of dwellings;*
- *The availability of on-street and other off-site parking; and*
- *The proximity of the proposed development in relation to public transport and other facilities.'*

There are four existing embayment car parking bays are immediately adjacent to the site on Whadjuk Drive. The reduction of one visitor bay is considered to meet the above design principle and result in sufficient visitor car parking in and around the site.

Local Planning Policy 1.2 – Residential Design Guidelines

Local Planning Policy 1.2 – Residential Design Guidelines (LPP 1.2) requires 10% of the lot area to be landscaped and the proposal has provided 9.24% which represents a minor variation. Landscaping is proposed around the edge of the site with trees planted along the western boundary and shade trees in other permissible locations on the site. The variation is minor and it is considered that further landscaping of the verge could compensate for the minor shortfall. This can be imposed as a condition should Council support the proposal.

Local Planning Policy 3.1 – Child Care Centres

The proposed Child Care Premises generally is generally consistent with the provisions of Local Planning Policy 3.1 – Child Care Centres (LPP 3.1). The proposal is consistent with the expected scale and character of the locality, is sympathetic to the surrounding development and the uses are consistent with the type of development expected within a Local Centre.

The proposed development complies with the minimum lot area of 1000m² and minimum 20m frontage required by LPP 3.1. The proposed development covers approximately 25.46% of the site area and is well below the 50% maximum site coverage permitted.

A ground floor outdoor play area is screened by a 1.8m high wall on all sides and landscaping along the eastern side to prevent noise from disrupting nearby land owners and to protect the play areas from traffic.

Another ground floor play area is also proposed on the western side and is also sufficiently screened by landscaping and a 1.8m high wall. A large connected play area is proposed on the first floor balcony and screened by a brick wall with glass screening up to 1.8m in height. All play areas proposed are partially covered by shade structures. No signage is proposed as part of this application and further approvals from the City would be required to erect any future signage.

Local Planning Policy 5.13 – Percent for Art

The estimated cost of development of the proposed Child Care Premises meets the value for a commercial development stipulated in Local Planning Policy 5.13 – Percent for Art (LPP 5.13). It therefore requires one per cent (1%) of the value to be set aside for artworks on the subject site that reflect the place, locality and/or community. The application proposes murals to be fixed to the wall along the northern and southern portions of the site facing Snowden Street. Should Council support the proposal, further details of these murals can be required as a condition of approval.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The subject site is located within a Bushfire Prone Area and therefore required to provide a Bushfire Attack Level (BAL) assessment under State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7). A BAL assessment was provided that demonstrates a BAL rating of 12.5. A condition will be imposed to comply with the determined BAL rating should Council support the proposal.

Car parking and Access

The carpark for the Childcare Premises is proposed to be accessible via Snowden Street and screened from view by 1.8m high rendered brick walls. A 2m wide landscaping strip is also proposed along Snowden Street to screen the 1.8m high walls and a 1m wide landscaping strip will screen the building along Vivaldi Street.

The car parking area has been designed specifically for the child care centre use and predominantly screened from view. 28 car parking bays are proposed to cater for up to 92 children and 18 staff. This is compliant with TPS 3 which requires one car parking bay per employee and one car parking bay for every 10 children which equates to 28 bays.

To alleviate the impact of danger to pedestrians surrounding the site, all vehicles are capable of entering and exiting the site in a forward gear and consideration has been given for safe pedestrian movements across the site.

Traffic

The volume of peak hour traffic estimated to be generated by the proposed development would not result in what could reasonably be considered traffic congestion. The City's Engineering Services are already planning to submit a request to Main Roads WA to reduce the speed limit on Wattleup Road to 70km/h.

The traffic generated by the proposed development will not create any greater safety issues than any other development permitted within a 'Local Centre' zone generating a similar volume of traffic. There is no valid justification why motorists travelling to or from the development would drive more dangerously than other road users.

The existing road network is only a portion of the entire planned road network within the vicinity. The staged development of the road network in the area is a result of ad hoc development of individual land owners with different development timeframes. The future road network to connect Frankland Avenue to Wattleup Road will provide improved accessibility for Hammond Park residents and an efficient route for regional north-south traffic movement between Russell Road and Wattleup Road. This link is tentatively planned to be completed in approximately 2021.

Child Care Premises Landscaping

TPS 3 requires a minimum of 10% of the lot area to be set aside for landscaping or reduced to 5% if the street verge area is included to be maintained. 7.4% of landscaping is proposed as part of this proposal and therefore landscaping of the verge will be maintained to increase the visual amenity and restrict vehicles from parking on the verge. A 2m wide landscaping strip has been proposed along the primary street (Snowden Street) and a 1m wide landscaping strip has been proposed along the secondary street (Vivaldi Street). Should Council support the proposal, a condition can be imposed requiring detailed landscaping plan to be submitted for approval.

Noise

An Acoustic Report was supplied with the application that demonstrates that noise levels for the operations of the multiple dwellings and child care centre are not expected to cause an amenity issue, however must comply with the *Environmental Protection (Noise) Regulations 1997*. Should Council support the proposal, further standard conditions can be imposed to ensure that the recommendations made in the Acoustic Report are incorporated into the development.

Construction Management

Should Council support the proposal, a condition could be imposed requiring the lodgement of a comprehensive Construction Management Plan (CMP) prior to work commencing to ensure minimal disruptions to surrounding residents during construction. This will address issues such as staging of construction works, noise, material delivery and storage, contractor parking, protection of street furniture and infrastructure, traffic generation of construction vehicles and access.

Conclusion

The proposal for six multiple dwellings and child care premises is supported as it is generally consistent with the planning framework for the site and will not negatively impact on the amenity of the area or the streetscape. The proposed design complements the surrounding residential area and future development in the immediate area and provides land uses that are suitable within a Local Centre. It is therefore recommended that Council approve the application, subject to the conditions.

Strategic Plan/Policy Implications

City Growth

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

Economic, Social & Environmental Responsibility

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

The application was advertised to 23 nearby landowners in accordance with clause 9.4 of the City of Cockburn's Town Planning Scheme No. 3, with a total of two submissions received. See Consultation section of the report.

Risk Management Implications

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

Attachment(s)

1. Location Plan
2. Overall Site Plan
3. Child Care Centre Ground Floor Plan
4. Child Care Centre Upper Floor Plans
5. Child Care Centre Elevations
6. Child Care Centre Landscaping Plan
7. Multiple Dwellings Ground Floor Plan
8. Multiple Dwellings Upper Floor Plans
9. Multiple Dwellings Elevations
10. Multiple Dwellings Landscaping Plan
11. Child Care Centre – Artist Impression
12. Multiple Dwellings – Artist Impression

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 14 July 2016 Council Meeting.

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

Nil.

14.4 (OCM 14/7/2016) - PROPOSED AMENDMENT TO PHASE 2 & 3, MAGNOLIA GARDENS STRUCTURE PLAN – LOCATION: LOTS 6-10 BILOXI LOOP, SUCCESS – OWNER: SANDOWE PTY LTD – APPLICANT: BUILDING DEVELOPMENT GROUP (110/152) (T VAN DER LINDE) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the Schedule of Submissions prepared in respect of the proposed amended Phase 2 & 3, Magnolia Gardens Structure Plan (“amended Structure Plan”);
- (2) endorse the Bushfire Attack Level (BAL) Contour Assessment prepared by RUIC Fire in respect of the proposed amended Structure Plan dated June 2016 (reference: 5389);
- (3) pursuant to *Schedule 2, Part 4, clause 20 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015*, recommend to the Western Australian Planning Commission the proposed amended Phase 2 & 3, Magnolia Gardens Structure Plan be approved, subject to the following modifications:
 1. Include additional Development Requirements within Part 1, Section 4 table of Structure Plan amendment report stating:
 - a) *“A detailed Noise Management Plan shall accompany any subdivision and/or development application to clarify any actual mitigation measures”.*
 - b) *“Applications for development over the subject lots are to incorporate a pedestrian path along the entirety of the front boundary within the Biloxi Loop road reserve, linking in with the existing path along Rutherford Entrance and providing access from the subject land to the future Aubin Grove Train Station carpark”.*
 2. Include an additional Development Requirement within Part 1, Section 4 table of Structure Plan amendment report stating *“In accordance with the Bushfire Attack Level (BAL) Contour Assessment prepared by RUIC Fire and dated June 2016 (ref: 5389), the radiant heat impact to the development site is equivalent to BAL-LOW and thus applications for development over the subject lots are not subject to higher construction standards as per AS3959-2009.”*
 3. Include the above mentioned BAL Contour Assessment as

an appendix to the Structure Plan amendment report and refer to appropriately within Part 2 of the Structure Plan amendment report.

4. Include the Noise Impact Assessment Report as an appendix to the Structure Plan amendment report and refer to appropriately within Part 2 of the report.

- (4) advise the proponent and those persons who made a submission of Council's decision.

COUNCIL DECISION

Background

The Phase 2 & 3, Magnolia Gardens Structure Plan ("Structure Plan") was adopted by Council on 17 February 2004 but has not been endorsed by the WAPC.

A proposal to modify the Structure Plan pertinent to Lots 6-10 Biloxi Loop, Success ("subject land") has been lodged with the City in order to affect a density code change for the subject land from R40 to R80.

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

Submission

The amended Structure Plan (as shown in Attachment 4) was lodged by Jason Moore on behalf of Building and Development Group. The amended Structure Plan comprises the following:

- Removing the existing R40 coding over Lots 6-10 Biloxi Loop and replacing with an R80 coding.

Report

Planning Background

The subject land is 2246m² in size and consists of some of the few remaining lots to be developed under the Phase 2 & 3, Magnolia

Gardens Structure Plan, with existing residential development occurring directly north and west. The Kwinana Freeway exists approximately 90m to the east of the subject land. The future Aubin Grove train station is currently being constructed approximately 200m south-east of the subject land, with the southern and eastern boundaries of the subject land being adjacent to the regional reservation of the railway Park and Ride.

A Local Development Plan ("LDP") was previously prepared and approved on 21 June 2013 over a portion of the Structure Plan area which includes the subject land. A Noise Impact Assessment was prepared in conjunction with the LDP addressing noise issues due to the proximity of the Kwinana Freeway and is referred to within the provisions of the LDP. The LDP currently identifies the land as R40 and includes provisions relevant to the R40 density code. Thus, as per section 5 of the Part 1 Implementation section of the Structure Plan amendment report, an amendment to the LDP is required to be lodged prior to development to ensure any increase in coding over the subject land is appropriately reflected on the LDP.

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is also located within Development Area 8 ("DA 8"), Development Contribution Area No. 2 ("DCA 2") and Development Contribution Area No. 13 ("DCA 13").

Proposed Amended Structure Plan

The proposed amendment to the existing Structure Plan is considered to be relatively minor and appropriate for the area given the close proximity to the proposed Aubin Grove train station. The implications of the amendment are discussed below.

Design and Density

The existing Structure Plan provides for a coding of R40 for the subject land. This is supported by the current LDP which specifies that the subject land is to be developed as duplex lots.

Under the current coding, there is potential for 10 dwellings to be developed whereas the proposed amendment would result in a maximum yield of 18 dwellings. The increased number of dwellings will allow more people to live in close proximity to the proposed Aubin Grove train station and is thus consistent with the City's Local Planning Strategy which seeks to maximise development close to public transport routes.

State government documents also promote higher density surrounding public transport with a key purpose of Liveable Neighbourhoods being “Increased emphasis on achieving density targets and lot diversity, particularly around activity centres and public transport nodes.” An objective of Liveable Neighbourhoods is to provide for smaller lots and lots capable of supporting high density development in and around town centres, public transport stops and parks. Perth and Peel@3.5million also encourages urban consolidation and higher density development surrounding public transport corridors and station precincts, in order to reduce dependency on the private vehicle.

The majority of the Phase 2 & 3, Magnolia Gardens Structure Plan area has already been developed in accordance with the Structure Plan. However, despite much of the Structure Plan area being coded R40 allowing a minimum average lot size of 220m², particularly to the north and north-east of the subject land, much of this land has been underdeveloped with most R40 coded lots being greater than 350m². As an example, the street block directly opposite the subject land and bounded by Biloxi Loop, Covington Loop and Rutherford Entrance consists of an area of 4141m² and has been subdivided into 12 lots accommodating 12 single dwellings. However, under the R40 coding 18 lots/dwellings could have been achieved if the minimum average density was met. Thus, the proposed amendment to increase the density of the subject land allows for an increased number of dwellings at the site to compensate for the lack of density provided for in surrounding development within the Structure Plan area.

Community Consultation Outcomes

The amended Structure Plan was advertised for public comment for a period of 28 days from 10 May 2016 until 7 June 2016 in accordance with the Scheme requirements. A total of fourteen (14) submissions were received, with eleven (11) being from government agencies, some providing minor comments and one (1) raising objection to the proposal (Main Roads WA). The Department of Transport’s advice has been addressed in point (3)1.a) and b) of the recommendation to Council and proposes minor modifications to the Structure Plan amendment documentation. Three (3) submissions were received from nearby landowners all objecting to the proposal. Concerns raised by landowners and Main Roads are addressed in the following sections of the report.

All submissions have been outlined and addressed in detail in the Schedule of Submissions (Attachment 5). However the specific key issues raised in the submissions are addressed following:

Fire Management

At the time of lodgement of the Structure Plan amendment, a bushfire assessment had not been undertaken in support of the application due to recent clearing of vegetation surrounding the subject land. Despite this, updated Department of Fire and Emergency Services Bushfire Prone Area mapping released on 20 May 2016 identified a portion of the subject land as bushfire prone. Thus, under State Planning Policy 3.7, a bushfire assessment is required to accompany the Structure Plan amendment. A BAL Contour Assessment was prepared by RUIC Fire and is yet to be incorporated into the Structure Plan document. This is addressed within point (2) and (3)3 of the recommendation above.

The BAL Contour Assessment demonstrates that there is insufficient risk of fire to the subject land to warrant specific construction standards to reduce fire risk.

Noise Management

A Noise Impact Assessment was prepared in 2012 to accompany the LDP prepared over the subject land and surrounding lots. A Noise Management Plan will be required at the development application stage to clarify any actual mitigation measures and is also to be addressed in the LDP amendment discussed previously in this report. This has been addressed in point (3)1.a) of the above recommendation. This also addresses the concerns raised in the submissions by Main Roads regarding compliance with the LDP noise requirements at development stage, as well as by landowners who are concerned that future development of the subject land at an R80 density will result in increased noise impacts.

Pedestrian Access

The Aubin Grove train station park and ride is proposed immediately south of the subject land with pedestrian access to the carpark and train station proposed to the east of the subject land extending from Rutherford Entrance. It is logical that future development at the subject land includes provision of a footpath along Biloxi Loop (no footpath currently exists along this road) to provide future residents with access to the train station. The Department of Transport have requested in their submission that pedestrian and cycle routes planned for the Structure Plan area link in with the existing strategic network infrastructure as well as to the park and ride facility. This has been addressed in point (3)1.b) of the above recommendation.

Traffic

All three (3) submissions lodged by landowners expressed concerns over increased traffic on local roads and parking impacts as a result of the proposal. However, a Traffic Technical Note was prepared and lodged with the Structure Plan Amendment proposal and the City's traffic engineers have reviewed the Technical Note and are satisfied that the increased traffic as a result of an increased number of dwellings can easily be accommodated within the existing road network. Parking bays will need to comply with the provisions of the Residential Design Codes (R-Codes) at Development Application stage. Furthermore, much of the land within the Phase 2 & 3 Magnolia Gardens Structure Plan area has been underdeveloped as lot sizes are much larger than the minimum allowed under the Structure Plan. Thus, traffic numbers are far less than what would have been allowed had lots been subdivided at the minimum lot size allowed.

One (1) landowner submission also expressed concerns over traffic generated by the future Aubin Grove train station car park which was originally proposed to be accessed via Rutherford Entrance, in close proximity to the subject land. Vehicle access to the Aubin Grove train station car park is no longer proposed via Rutherford Entrance. Furthermore, this is a separate proposal and the Public Transport Authority is responsible for engaging in traffic studies relevant to the development of the train station and ensuring the road network can accommodate the expected vehicle numbers.

Security and Land Tenure

Two (2) submissions lodged by landowners raised concerns over security as a result of an increase in density at the subject land. The City does not support that medium-high density development alone will compromise security. On the contrary, a greater number of dwellings and residents will result in greater opportunities for passive surveillance of the street and future Aubin Grove Train Station car parking, which is likely to result in a higher level of security.

One (1) landowner submission raised concerns that future dwellings may be occupied by renters which would have a negative effect on existing residents. The City does not control the tenure of privately owned dwellings and also does not support that the presence of renters alone will result in conflict between residents. Furthermore, the City's Housing Affordability and Diversity Strategy promotes a mix in land tenure and housing stock, and particularly recognises the shortfall of smaller housing options in the Aubin Grove area. A mix in land tenure and housing stock provides diversity and housing options for a variety of incomes and is thus inclusive of a wider demographic. Thus,

the proposed increase in density is consistent with adopted City strategies.

Existing Development

All three (3) landowner submissions believed the proposal should not be supported due to the existence of other grouped and multiple dwelling developments in close proximity to the subject land, as well as the availability of new land releases elsewhere in the locality. The City does not support that the existence of approved nearby developments or new land releases in the area is a reason to prevent medium-high density development at the subject land, particularly due to the close proximity to the proposed Aubin Grove Train Station. The existing multiple and grouped dwellings developments are compliant with the designated coding provided under the Structure Plan. Much of the land within the Structure Plan area has been underdeveloped as lot sizes are much larger than the minimum allowed under the Structure Plan. Thus, the proposed amendment is an opportunity to recover part of this lost development opportunity.

Strategic Plan/Policy Implications

City Growth

- Ensure planning facilitates a desirable living environment and meets growth targets
- Ensure a variation in housing density and housing type is available to residents

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 and Development Contribution Plan 2 – Success Lakes. While the DCA 2 liability has been met by an earlier subdivision, there will be a DCA 13 liability for any additional lot/dwelling yield created by a future subdivision or development application.

Legal Implications

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No. 3

Planning and Development (Local Planning Schemes) Regulations 2015

Community Consultation

Community consultation was carried out for a period of 28 days from 10 May 2016 until 7 June 2016. The proposal was advertised in the newspaper, on the City's website and letters were sent to affected landowners and relevant government agencies in accordance with the Scheme requirements.

Fourteen (14) submissions were received during the advertising period. Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions.

Risk Management Implications

If the subject land is not recoded, future development will only be permitted at the R40 coding despite the subject land's proximity to the future Aubin Grove train station, resulting in an underutilisation of land, lost opportunity for residents to live in close proximity to the train station and lost opportunity to implement State and Local strategic documents promoting high density surrounding train stations.

Attachment(s)

1. Location Plan
2. Existing Phase 2 & 3 Magnolia Gardens, Structure Plan
3. Existing 'Lot 443 and 444 Rutherford Entrance, Success' Local Development Plan
4. Proposed Amended Phase 2 & 3 Magnolia Gardens, Structure Plan
5. 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 14 July 2016 Council Meeting.

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

Nil.

14.5 (OCM 14/7/2016) - PROPOSED STRUCTURE PLAN AMENDMENT - SOUTH BEACH VILLAGE - 1/52 ROLLINSON ROAD, 1/9, 13, 15, 19 AND 23 O`CONNOR, CLOSE NORTH COOGEE – OWNERS: VARIOUS – APPLICANT: CITY OF COCKBURN (110/154) (L SANTORIELLO) (ATTACH)

RECOMMENDATION

That Council

- (1) in pursuance of Clause 20 (2) (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the W A Planning Commission the approval of the proposed structure plan amendment for the South Beach Village Structure Plan; which aims to rezone the 'Mixed Business' zone to the 'Mixed Use' zone;
- (2) endorse Attachment 4 'schedule of submissions' prepared in respect of the proposed structure plan amendment;
- (3) advise those persons who made a submission of Council's recommendation and refer them also to the endorsed schedule of submissions; and
- (4) pursuant to Clause 22 (7) of the *Planning and Development (Local Planning Schemes) Regulations 2015* request that the Commission provides written notice of its decision to approve or to refuse to approve the proposed structure plan amendment.

COUNCIL DECISION

Background

The proposed structure plan amendment was initiated by the City of Cockburn Strategic Planning Department pursuant to Clause 16 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Under this Clause; "*the Local Government may prepare a Structure Plan [amendment] in the circumstances set out in Clause 15*".

The Structure Plan amendment proposal relates specifically to the 'Mixed Business' zone including the following properties, namely 1/52 Rollinson Road, 1/9, 13, 15, 19 and 23 O`Connor Close, North Coogee

("the subject site"). The proposal aims to re-zone the 'Mixed Business' zone to the 'Mixed Use' zone.

The subject site is approximately 1.19346ha in area which has a predominant frontage to O'Connor Close to the east with a 15 metre strip of public open space to the west which separates the rear of the subject site from the railway reserve.

The southern portion of the subject site abuts both Rollinson Road and O'Connor Close. The norther portion abuts a residential (R60-100) property which has been developed with '*grouped*' and '*multiple*' dwellings. Generally speaking the subject site is located in the south west of the 'South Beach Village' Structure Plan. The underlying density code (range) of the subject site is R60-R80.

The Proposed Structure Plan amendment was advertised for a period of 28 days in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The purpose of this report is for Council to consider the proposed Structure Plan amendment in light of the information received during the advertising process.

In total the City received 13 submissions during the advertising period of which nine supported the proposal, three objected to the proposal and one party neither objected nor supported the proposal, rather they sought clarification with regards to the details of the proposal. The submissions are discussed in the 'Report' section below and elaborated on in detail under Attachment 4 of this report.

Submission

N/A

Report

Planning Background

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is also located within Development Area 16 ("DA16") and Development Contribution Area No. 13 ("DCA13").

DA 16 provides a number of Development Area provisions. These include requirements for an approved Structure Plan to guide subdivision and land use development. The associated uses are required to be consistent with the zonings and reserves in the MRS

and classified in accordance with the scheme and/or the Planning Regulations. Provision four of DA 16 specifies, *all residential development must be designed and constructed to comply with the South Beach Village Noise Management Plan dated August 2002.*

The below sections aim to give due regard to the DA 16 scheme provisions and are discussed as follows.

Details of the Proposal

The City's strategic Planning Department proposes to amend the South Beach Village Structure Plan by re-zoning the 'Mixed Business' zone to the 'Mixed Use' zone for the following properties; 1/52 Rollinson Road, 1/9, 13, 15, 19 and 23 O'Connor Close, North Coogee (Refer to Attachments 1, 2 & 3 for details).

Since the preparation of the original South Beach Village Structure Plan, in 2002, a better suited zone, the 'Mixed Use' zone, has been incorporated into the City of Cockburn Town Planning Scheme No. 3 ('TPS 3').

By way of the abovementioned DA 16 provisions, should the Structure Plan be amended the permissibility of 'land uses' over the subject site will be as per the TPS 3 'Zoning Table' and Schedule 1 'Land Use Definitions'.

Any future development applications, following approval of this proposed amendment, would be assessed under the 'Mixed Use Zone' provisions and follow normal planning processes.

The Broader Strategic Context of the Proposal

The 'Mixed Use' zone was included into TPS 3 on 23 June 2015, 13 years after the South Beach Village Structure Plan was originally approved.

Under the current zone 'Shops' (including hairdressers or beauty therapist) are not permitted in the ground floor commercial tenancies; however industrial type uses, which are potentially incompatible with the 'residential flavour' of the locality, are permitted subject to an application for planning approval.

The objective of the 'Mixed Business' zone (the current zone as shown on Attachment 2 of this report) is as follows:

"To provide for a wide range of light and service industrial, wholesaling, showrooms, trade and professional services, which, by reason of their scale, character, operation or land

requirements, are not generally appropriate to, or cannot conveniently or economically be accommodated within the Centre or industry zones.”

The City considers the objectives of the recently approved ‘Mixed Use’ zone to be more appropriate in this location. The objective of the Mixed Use zone as outlined within TPS 3 is considered to be more appropriate in this area and hence both the City’s Strategic and Statutory Departments are in support of the proposed amendment. Please note the objective of the Mixed Use zone (the proposed zone as shown on Attachment 3 of this report) is as follows:

“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.”

The proposed Structure Plan amendment aims to shift the land uses from ‘light and service industrial’ to a ‘mixed use environment including residential and smaller scale commercial uses’. This is the broad objective of the proposal.

Analysis of Land Use Permissibility

The list of land uses applicable to the current zone ‘Mixed Business’ and the proposed zone ‘Mixed Use’ cover a range of categories including residential, commercial, industrial and rural. Attachment 4 provides the full list of land uses within their respective categories and specifies the permissibility of each use under the respective zones.

Attachment 4 of this report identifies the following uses, which is currently permitted on the subject site:

- Industry – cottage
- Industry – light
- Industry – service
- Storage yard
- Warehouse
- Motor Vehicle repair

The ‘industry – service’ land use definition is as follows:

industry - service:

means -

- (a) an industry - light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold; or
- (b) premises having a retail shop front and used as a depot for receiving goods to be serviced.

Existing Street Scape of the Subject Site (Residential)



The following land uses are currently not permitted on the subject site;

- Convenience store
- Shop
- Dwelling – aged or dependent persons

The 'shop' definition is as follows;

shop:

means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom, fast food outlet, bank, farm supply centre, garden centre, hardware store, liquor store and nursery.

Under the proposed amendment the above land uses would be permitted. For example a 'hairdresser' is currently not permitted to operate a 'hairdresser studio' on any of the ground floor commercial tenancies.

The City has had enquiries from prospective tenants in this regard. Unfortunately City staff has had to advise the prospective tenants that their proposed land use is not permitted under the current zone. This amendment will allow the City's Statutory Planning department to exercise their discretion in the assessment of any future applications for hairdresser studios (shops) as an example, subject to the WAPC approving the proposed amendment and an applicant making application with the City.

Objections and Clarification of Details

Of the three objections the City received, as a result of the advertising period, all three objected on the grounds of parking related issues. Please refer to Attachment 5 of this report for details. The objectors have advised; *"There is not enough parking in the area. Street parking is getting scarce for visitors and there is still 4 blocks of apartments to be built/ completed in the close area."*

The objections relating to parking are issues relating to the next stage of planning, namely development applications. The proposed Structure Plan amendment seeks to control the allowable land uses over the subject site and does not directly control discretionary parking number considerations.

The proposed Structure Plan amendment does not propose to alter the land use approvals already granted by the City. The Structure Plan amendment does not act retrospectively by way of car parking allowances. Any future development applications will be assessed on their merits with regards to Town Planning Scheme No. 3 parking requirement and the applicable land use at that time.

The Public Transport Authority ('PTA') supported the proposal however advises the WAPC's *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4)* is of relevance to the proposal.

The PTA recommends that a detailed noise assessment be undertaken at this stage rather than at the development application stage to ensure that the requirements of SPP 5.4 can be met.

Provision four of DA 16 specifies, *all residential development must be designed and constructed to comply with the South Beach Village Noise Management Plan dated August 2002*. On this basis the advice from the PTA has been met.

The Strata Manager of 9 O'Connor Close, North Coogee sought clarification regarding the proposed amendment. Following the assessing officers response via email the Strata Manager did not raise further concerns. The response to the Strata Manager is provided under point 3 of Attachment 5. The questions related to short stay accommodation and the permissibility of operating a business from a residential unit. The proposed amendment does not result in any negative implications for the residential land owners/ tenancies in either regard. Please refer to Attachment 4 for details.

'Strategic Planning Proposals' in Designated Bushfire Prone Areas

The subject site is classified as 'Bushfire Prone' under the Department of Fire and Emergency Services Map of Bushfire Prone Areas ('DFES').

Under *State Planning Policy 3.7 'Planning in Bushfire Prone Areas'* the proposal is classified as a 'Strategic Planning Proposal'. Strategic Planning Proposals are defined within SPP 3.7 as;

'Any strategic-level planning proposal including: region scheme amendments; district structure plans; local planning strategies; local planning schemes and amendments; and structure plans and master plans...'

Under section 6.3 of SPP 3.7 any 'Strategic Planning Proposal' is to be accompanied by the following information prepared in accordance with the Guidelines:

- a) (i) the results of a BHL assessment determining the applicable hazard level(s) across the subject land, in accordance with the methodology set out in the Guidelines. BHL assessments should be prepared by an accredited Bushfire Planning Practitioner; or
- (ii) where the lot layout of the proposal is known, a BAL Contour Map to determine the indicative acceptable BAL ratings across the subject site, in accordance with the Guidelines. The BAL Contour Map should be prepared by an accredited Bushfire Planning Practitioner; and
- b) the identification of any bushfire hazard issues arising from the relevant assessment; and
- c) clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.

On this basis SPP 3.7 under 6.3 (a) (i), a Bushfire Hazard Level Assessment should be prepared for the subject site by an accredited Bushfire Planning Practitioner. The report should aim to identify any bushfire hazard issues arising from the relevant assessment and demonstrate compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.

It is important to note, as identified in the below images, the subject site is predominantly developed. In the relevant circumstances AS 3959 should be applied for new development as a matter of priority. It is noted the standard also applies to extensions of existing structures in some circumstances.

The two northern lots are in private ownership. The City's Planning department has not been advised that either of these land owners is seeking to develop in the immediate future.



This application for a structure plan amendment is unique as the applicant is the City on behalf of the community. The proposed amendment does not involve any new development. The proposal aims to apply a more appropriate zone over the subject site to improve the residential environment for the residential community members. This mainly relates to the ground floor existing commercial tenancies.

The SPP 3.7 requirements are relevant and under normal circumstances the City would mandate compliance. Under this proposal the City seeks approval from the Commission to waive the bushfire requirements at this stage and defer them to the later stages of planning and/ or building permit. In support of this recommendation the following points are noted;

1. Policy is not to be construed and applied with the nicety of a statute. Due regard is to be had with regards to Policy [2009] WASC 196 and therefore discretionary consideration can be applied by the decision makers to defer the bushfire requirements.
2. The *Guidelines for Planning in Bushfire Prone Areas December 2015* ('The Guidelines') under section 5.8.2 states; for development of Class 1, 2 or 3 buildings or Class 10a buildings or decks associated with Class 1, 2 or 3 buildings in a bushfire prone

area, the bushfire construction requirements of the Building Code of Australia will be applied at the building permit stage irrespective of the planning assessment process.

The proposal does not involve any proposed development and the subject site is already predominantly built. The remaining private landholdings upon development of the appropriate class of building will be required to be built to AS 3959 under the Building Code of Australia. On this basis the proposed amendment is not likely to result in exposing any current or future residents to bushfire risks. It is also not considered appropriate that the City uses ratepayer funds to prepare a BHL assessment for private landholdings.

Conclusion

The proposed Structure Plan amendment aims to shift the land uses from *'light and service industrial'* to a *'mixed use environment including residential and smaller scale commercial uses'*.

As indicated in the above images, the subject site is predominantly residential including *'multiple dwelling'* and *'grouped dwelling'* residential development. The ground floor commercial tenancies are currently vacant and the appropriate smaller scale commercial uses are not currently permitted in these locations.

This proposal aims to utilise the more recently created 'Mixed-Use' zone provisions to allow more appropriate land uses over the subject site.

The communities concerns relating to parking will be addressed at development application stage. The PTAs advice is accepted and has been adhered to under the DA 16 scheme provisions and the current Structure Plan report/ appendices. The residential community, via their strata Manager, have sought clarification regarding the proposal. These concerns have been addressed and provided for in Attachment 4 of this report.

The Proposed Structure Plan amendment was initiated by the City of Cockburn Strategic Planning Department pursuant to Clause 16 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Under this Clause; *"the Local Government may prepare a Structure Plan [amendment] in the circumstances set out in Clause 15"*.

In pursuance of Clause 20 (2) (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* it is recommended Council seeks the approval of the Proposed Structure Plan Amendment for the South Beach Village Structure Plan from the Commission.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

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

Budget/Financial Implications

As this application was initiated by the City of Cockburn Planning Department no fee was required/ applicable. There are no other direct financial implications associated with the Proposed Structure Plan Amendment.

Legal Implications

Clause 20 (1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the City to prepare a report on the Proposed Structure Plan amendment and provide it to the Commission no later than 60 days following the close of advertising.

Community Consultation

Public consultation was undertaken for a period of 28 days. The advertising period commenced on 10 May 2016 and concluded on 7 June 2016.

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

In total the City received 13 submissions during the advertising period of which nine supported the proposal, three objected to the proposal and one party neither objected nor supported the proposal, rather they sought clarification with regards to the details of the proposal.

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

Risk Management Implications

The officer's recommendation takes in to consideration all the relevant planning factors associated with this proposal. It is considered that the officer recommendation is appropriate in recognition of making the most appropriate planning decision, and ensuring utility of land. Failure to progress such amendments may hinder the ongoing effective use of land which best reflects compatibility with the nearby residential village.

Attachment(s)

1. Location Plan and Aerial Photograph
2. Current (approved) Structure Plan
3. Proposed Structure Plan (showing amendment area)
4. Land Use Comparison table
5. Schedule of Submissions

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 14 July 2016 Council Meeting.

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

Nil.

14.6 (OCM 14/7/2016) - ACQUISITION OF LOTS 12 AND 51 BRIGGS STREET SOUTH LAKE (5113342, 5519841) (K SIM) (ATTACH)

RECOMMENDATION

That Council :

- (1) purchase Lots 12 and 51 Briggs Street, South Lake for a purchase price of \$65,000; and
- (2) amend the 2016/17 adopted municipal budget so as to facilitate (1) above by transferring \$65,000 from the Cash in Lieu Public Open Space Reserve - South Lake and creating a new Capital Works Account – Purchase of Lots 12 and 51 Briggs Street South Lake.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Council has a long term improvement strategy related to the powerline corridor of land, which stretches from North Lake Rd (Anning Park) through to the northern section adjoining the freight railway line within South Lake. Council recently received a briefing on the project, noting how approximately half of the upgrade works have occurred.

As part of Council's consideration of The Lakes Revitalisation Strategy, at the meeting held on 12 May 2016 Council resolved specific to the next stages of upgrade as follows:

5. *Amend the table on page 39 of the Strategy to state:
Stage 5 (North of Elderberry) Delivery in 2016/17
Stage 6 (Lots 12 & 26) Delivery 2017/2018*

Noting: the priority order of these stages will be reviewed when the City secures ownership over Lots 12 and 26 of which relate to Stage 6 works. This is requires before the works can occur.

This was basically to deliver the next major component of works, being across the section north of Elderberry Drive and on Lots 12 and 26 Briggs Rd.

As noted in the decision, the land at Lots 12 and 26 Briggs St is privately owned, and the City needs to purchase it before it can proceed to implementation. This is the purpose of this report.



Submission

The owners of Lots 12 and 51 Briggs Street South Lake have indicated that they will accept \$65,000 for the purchase of both lots.

Report

Lots 12 and 51 Briggs Street, South Lake have a combined area of 2.209 ha. The owner of the land is JM and PJ Sultana. The land is burdened by a Western Power High Tension transmission line. Western Power has the benefit of an easement that restricts any structures being built on the land.

The land is zoned SU23 in the in the City of Cockburn Town Planning Scheme No. 3. The permitted uses for this zoning are:

- Carpark
- Civic Use
- Community Purpose
- Nursery
- Public Amusement
- Recreation – Private

Prior to the commencement of negotiations with the owners a Valuation Report was obtained from Licensed Valuer Wayne Shroy. The valuation instruction stipulated that the report reference provisions of

the Land Administration Act Compulsorily Acquisition for a public work. The valuation report determined the value of the 2 Lots at \$22,100. It is customary for the compensation amount to be increased by 10% solatium.

Although the amount sought by the owners is more than the value determined by the Licensed Valuer, it is considered prudent to accept the amount sought. If compulsory acquisition based on the Valuation was pursued, additional valuation and legal costs when added to the final value could easily surpass the recommended purchase price sought by the owners. It would also delay the project, which is considered by the broader community to be a high priority.

With the acquisition of the subject land and bearing in mind that the City of Cockburn owns the lot to the south, Lot 13 Thomas Street, and manages Reserve 44976 in Impson Gardens, the City will be able to establish the linkage between Briggs Street and Thomas Street and Impson Gardens. This would be efficiently done in one project, and not done in a piecemeal fashion.

This linkage will be extended northward to Berrigan Drive when negotiations for the purchase of Lot 26 Briggs Street are completed. Initial contact with the owner of Lot 26 has been made. A report on this negotiation will be presented to a future meeting.

Following the recommended acquisition there is potential for the continuation of the South Lake Precinct Upgrade and Redevelopment plan. This plan will provides for sweeping garden beds integrated with open irrigated grass areas and meandering footpaths linking existing pedestrian networks.

The landscaped garden beds have been designed in accordance with CPTED (Crime Prevention Through Environmental Design) principles to ensure pedestrian safety. Planting will be small to medium sized damp land plant species sympathetic to the existing natural environment and will conform to Western Power requirements. Fire concerns will be addressed also. Trees will be strategically placed to the perimeter of the reserves to curtail growth through the Western Power clearance zones and complement the existing street trees though the precinct.

Irrigated grass areas are identified in selected locations principally adjacent to surrounding streets to frame the park and provide an attractive view for adjoining property owners. With the area having a relatively high water table the remaining non irrigated grass areas should thrive throughout of the year with possible "browning off" during the summer period.

Footpath connectivity is a key element of the project facilitating pedestrian movement north to south under the powerline corridor. These works will complement the landscape already completed under South Lake Precinct Upgrade and Redevelopment plan. The completion of the plan is listed in the Parks Capital Works Program 2016-2026 subject to land tenure resolution.

Strategic Plan/Policy Implications

Leading & Listening

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

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 adopted 2016/17 Municipal Budget will be required to be amended to facilitate the abovementioned land purchase. The amendment will need to transfer \$65,000 from the Cash in Lieu Public Open Space Reserve – South Lake to a new capital works account – purchase of Lots 12 and 51 Briggs Street, South Lake.

Legal Implications

The Planning and Development Act makes provision for the use of funds held in the cash in lieu reserve to be used to acquire recreational land in the vicinity of the area where the funds were raised.

Community Consultation

Community consultation has been undertaken as part of the *Lakes Revitalisation Strategy*. Numerous respondents to the consultation sought the completion of the landscaping of the Transmission line corridor.

Risk Management Implications

A low level of financial impact exists if Council adopts or rejects the recommendation.

A moderate level of brand/reputational damage to Council exists should the recommendation be rejected.

Attachment(s)

1. Site Plan
2. Valuation Report

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.7 (OCM 14/7/2016) - LOT 512 COCKBURN ROAD, COOGEE – PROPOSED STRUCTURE PLAN (OLD COOGEE HOTEL AND POST OFFICE) - OWNER: MRWA - APPLICANT: BURGESS DESIGN GROUP (110/143) (D DI RENZO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopts the Schedule of Submissions prepared in respect to the proposed structure plan;
- (2) pursuant to Schedule 2, Part 4, clause 20 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, recommend to the Western Australian Planning Commission the proposed structure plan for Lot 512 Cockburn Road, Coogee, be approved, subject to the following modifications:
 1. Modify the residential coding 'R50' over the 'Mixed Use' zone to 'R40'.
 2. Delete clause 3.6.7 (Earthworks) in the Structure Plan report.
 3. Correct references to Local Planning Policy ADP53 (Coogee Residential Heights Requirements) to LPP 1.7 (Coogee Residential Heights Requirements) throughout the Structure Plan report.
 4. Include additional information in Part One of the Structure Plan report regarding Waste Vehicles movements being accommodated with an adequate turning circle.
 5. Include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of

- the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.
6. Corrections to the Traffic Impact Statement to remove the assumption regarding current trip generation for the site. It is recommended that this be corrected.
- (3) advise the landowners within the structure plan area and those who made a submission of Council's recommendation accordingly.

COUNCIL DECISION

Background

The purpose of the report is to consider making a recommendation to the WAPC for the Proposed Structure Plan for the Old Coogee Hotel and Post Office Site, located at Lot 512 Cockburn Road, Coogee. It is a prominent and well known site, being opposite Coogee Beach and forming a gateway to the suburb of Coogee.

The Proposed Structure Plan responds to the zoning of the land as a Development zone, requiring the preparation of a structure plan in order to guide future land use, subdivision and development. Full details of the Proposed Structure Plan are set out under the report section.

The Proposed Structure Plan provides the unique opportunity to facilitate the compatible redevelopment of the place, in order to secure the protection that these deserving heritage buildings need. Providing for comprehensive and flexible development options is considered a fundamental strength of the proposal, while still being generally compatible with the context it exists.

The Proposed Structure Plan has been advertised for community consultation, and the purpose of this report is to consider making a recommendation on such to the WAPC, in light of the advertising that has taken place.

Submission

The proposed Structure Plan has been submitted by Burgess Design Group on behalf of Main Roads WA (the landowner) and the Heritage Council who have been involved in the preparation of the Structure Plan and associated Design Guidelines.

Report

Subject land

Lot 512 Cockburn Road, Coogee is owned by Main Roads WA and was previously surplus to road reservation requirements. The site is 6445sqm and contains the Old Coogee Hotel and Post Office buildings. It is zoned 'Development', within 'Development Area No. 32'.

Scheme Amendment No. 74

The subject land and the lots to the north were rezoned on 1 May 2007 from 'Primary Regional Road' to 'Urban' under the Metropolitan Region Scheme ("MRS"). A Scheme Amendment was subsequently required to ensure the City of Cockburn Town Planning Scheme No. 3 ("the Scheme") was consistent with the MRS, in accordance with clause 124(3) of the Planning and Development Act 2005.

Amendment No. 74 was therefore initiated by Council, and was adopted at the meeting of 13 August 2009 (Min No. 4013).

Amendment No. 74 proposed to rezone Lots 512, 513, 514 and 515 Cockburn Road, Coogee from 'no zone' and 'Residential R20' to 'Development Zone', and 'Development Area No. 32' ("DA 32").

The purpose of this was to allow the land to be subdivided and developed once a structure plan and all relevant approvals have been prepared and adopted. This is the usual zoning for development areas within the City, and provides an excellent degree of flexibility particularly with regard to focusing on a performance based planning outcome.

Amendment No. 74 was subsequently advertised for public comment from 3 November 2009 until 22 December 2009. Advertising included the following:

- * Letters to surrounding landowners
- * Sign on the site (corner of Beach Road and Cockburn Road)

At the meeting of 11 March 2010 Council deferred a decision given that a number of questions and issues were raised at the meeting, and further information was requested (Min No. 4191).

In response to submissions raised at that time, Council included some additional provisions to 'DA 32', including a requirement for all buildings to comply with the maximum heights set out in Local Planning Policy (Coogee Residential Building Height Requirements).

The Minister for Planning adopted the Amendment with modifications. Council's proposed Amendment No 74 included the subject land and the lots to the north to facilitate the best opportunity for coordinated development of this area, however the Minister adopted the Amendment with these lots excluded from the 'Development' zone.

Old Coogee Hotel and Post Office

The Coogee Hotel and Coogee Post Office were included on the then City of Cockburn Municipal Heritage Inventory ("MHI") and Heritage List pursuant to the Scheme on 15 December 1997, and were permanently added to the State Register of Heritage Places on 14 May 2002.

The Coogee Hotel is one of the earliest notable places of the Coogee area. During its operation as Hotel and Post Office the place was the social and commercial focus of the Coogee community. The place is associated with the many individuals who visited or lived at Coogee Hotel and Post Office when it was used as a children's holiday home and then as a permanent children's home over a period of 37 years.

Proposed Structure Plan

The proposed Structure Plan (Attachment 1) proposes the following zones:

- * 'Local Centre' zone on the portion of land containing the 'Coogee Hotel'.
- * 'Residential R25' on the eastern portion of land adjacent to existing residential development.
- * 'Mixed Use' (with a residential coding of R50) over the portion of land containing the 'Old Post Office'.

The intent is for the 'Local Centre' zone to facilitate possible commercial uses within the Old Coogee Hotel.

The proposed 'Mixed Use' zone is intended to facilitate the adaptive reuse of the Old Post Office.

The provisions of 'Development Area 32' are clear that any commercial uses must be associated with the adaptive reuse of the heritage buildings. This means that the addition of completely separate commercial buildings on the site (not associated with the adaptive reuse of the heritage buildings) would not be supported.

The Structure Plan includes a set of Design Guidelines (Attachment 2) to guide future development of the site, and to ensure future development is complementary to the heritage buildings.

Outcomes of community consultation

There were a total of 59 submissions received. Nine of these submissions were from government agencies, raising no major concerns.

Of the 50 community submissions there were six submissions of support, and 44 objections.

All submissions are outlined and addressed in the Schedule of Submissions; however, the key issues that have been raised are also discussed in detail below.

Future use of the site

A number of the submissions assert that the subject land should be utilised for a community purpose, such as a museum or community centre, with no residential or commercial development.

It is important to note that there is no identified need for such a use or uses in this area. In order for museums or community facilities to be successful there must be a clearly identified purpose and funding available.

The City's Azalea Ley Homestead Museum is currently the base for the City's historical society, and is only approximately 2.5km from the subject site.

It is critical to find an appropriate viable use for heritage buildings into the future to ensure their ongoing conservation. This matter was considered when the subject land was zoned in 2011, and the 'DA 32' provisions reflected a desire for the subject land to facilitate residential development, with commercial uses where they were associated within the adaptive reuse of the heritage buildings.

Consideration was given at that time to zoning the land "Residential R20", however it was not deemed to be appropriate because it could

allow ad-hoc development of the land to occur in a manner that didn't respect the heritage significance of the place.

Concern regarding possible commercial uses

A number of submissions expressed concern regarding commercial uses on the subject land being inappropriate.

State Planning Policy No. 3.5 Historic Heritage Conservation ("SPP 3.5") identifies that adaption of buildings for new uses will often be the key to conservation of heritage places that no longer serve their original function, and will often require imagination and flexibility.

SPP 3.5 acknowledges that in some cases, the conservation and protection of a heritage place may require a change of use to ensure a reasonable beneficial use or return. Adaptive re-use of a heritage building without compromising its heritage qualities can often be one of the best ways of ensuring its future conservation. This is why it was considered important to provide some flexibility under the 'Development Area' provisions to consider other uses within the heritage buildings.

The proposed Structure Plan is therefore consistent SPP 3.5, as in conjunction with the provisions of 'DA 32' it will allow consideration of a range of uses where they are associated with the adaptive reuse of the heritage buildings.

Any proposal for commercial use(s) on the subject land would require planning consent, and would be subject to rigorous assessment, including traffic and noise impacts.

The proposed 'Local Centre' zone is considered appropriate for the portion of the site that contains the heritage buildings in order to facilitate possible commercial uses as envisaged by the DA32 provisions. There are many instances of 'Local Centre' zones in the City abutting residential development, as the purpose of these zones is to facilitate shops and services to meet the needs of the local community.

It is also important to note that within each of the zones in the Scheme there are a wide range of permissible land uses. This does not mean that these uses are always appropriate. Each proposal is always considered on its merits, assessed against the relevant Scheme provisions, local planning policies and State Planning Policies.

For example, even within the 'Residential' zone there are a wide range of 'commercial' land uses that are permissible. This means that there are a wide range of uses that Council has discretion to consider. This

includes uses such as 'Restaurant', 'Motel', 'Public Amusement', 'Reception Centre', 'Medical centre', 'Hospital', 'Convenience store', 'Lunch Bar', 'Child care premises', 'Educational Establishment', 'Place of Worship', 'Bank' and 'Office'. This does not mean that these uses are appropriate in all scenarios in the Residential zone. Any such proposals are considered against the provisions of the Scheme, and any relevant Local Planning Policies adopted pursuant to the Scheme.

Objection to proposed R25 coding

The Structure Plan proposes a coding of R25 adjacent to the existing R20 area to the east of the subject land. A number of submissions objected on the basis that a coding of R25 is not an appropriate and compatible interface with R20. There was concern that this would change the character of the area.

The key differences between a coding of R20 and R25 are the average lot size requirements, being 350sqm for R25 and 450sqm for R20; and minimum lot areas – 300sqm for R25 and 350sqm for R20. It is however considered that R25 and R20 are very similar residential codings for the following reasons:

- * The amount of required open space and outdoor living areas is the same for R20 and R25,
- * Primary and secondary street setbacks are the same for R20 and R25;
- * Many of the 'deemed provisions' in the R -Codes are the same for R20 and R25, which includes requirements for solar access and development on the boundary. These requirements all change at a coding of R30 and greater.

It is therefore considered reasonable to say that R20 and R25 are compatible residential codings.

Objection to proposed R50 'Mixed Use'

A number of objections have been received expressing concerns regarding the proposed R50 'Mixed Use' zone.

This zone has been proposed over a portion of the subject land that includes the old post office building. This is a small building that is separated from the hotel; therefore, accommodating a viable use in this building is likely to require additional associated development. The proposed 'Mixed Use' zone would allow an additional building to the rear of this building that could contain some commercial use(s), and also potentially multiple dwellings at a maximum of two storeys.

This is considered to be a reasonable interface given that the 'Mixed Use' zone is intended to be a zone that accommodates uses that are compatible with residential uses. This is because it is intended to be a zone that accommodates residential and non-residential uses adjacent to each other, and even within the same development or building. The 'R50' coding over the 'Mixed Use' zone has been proposed to provide flexibility for the adaptive reuse of the post office building.

However, the applicant has agreed to reduce this coding to R40 to reduce the number of potential dwellings on this portion of the site and provide a more appropriate interface with the adjacent R20 to the north.

The built form outcome on this portion of the site would essentially be a maximum of two storeys, and is restricted by the size of the area and the location of the post office building. Therefore, a building with a 140sqm footprint represents the likely outcome (as shown on the concept plans within the Structure Plan report), which would look very similar to a two-storey single dwelling. At a height of two storeys, this could accommodate four multiple dwellings, or two upper floor dwellings over ground floor commercial development. The occupancy and activity associated with such dwellings would not be dissimilar to that of two large single houses.

Negative impact on the character of Coogee and precedence

The subject land is zoned 'Development' which requires a Structure Plan to guide subdivision and development. It is not zoned 'Residential R20', and when the land was zoned in 2011 it was specifically not included in the 'Residential' zone, in order to require a comprehensive Structure Plan for the site.

A number of submissions expressed concern that the proposal will change the character of Coogee as a 'low-density' residential area.

It is important to note that the subject land is not capable of being developed in the same manner as the surrounding area. It is not possible for the subject land to be subdivided in that manner because of the size, shape, and access requirements. It is also constrained by the siting of the two heritage listed buildings, and the requirement to maintain the setting of these buildings.

The subject land presents an entirely unique situation from other landholdings in Coogee area, for the following reasons:

- * It contains two State Registered heritage structures, separated from each other, with a desire to retain the space between the

buildings to protect their spatial relationship which is an important part of their landmark quality.

- * It is 6445sqm, much larger all other lots in the suburb.
- * Access can only be gained to the site from Beach Road.

The proposed zoning(s) pursuant to the Structure Plan therefore must take into consideration the specific constraints of the site, and to treat it as a vacant site and assign a coding of 'Residential R20' is not considered to be appropriate.

In this regard, assigning a blanket 'Residential R20' coding to the site creates the potential for the addition of dwellings on the site to appear 'ad-hoc' if they are sited arbitrarily on the site around the two heritage buildings.

The intent behind creating the R25 area is to clearly delineate a portion of the land for residential development to the rear of the heritage buildings, with design guidelines to ensure they create an appropriate backdrop. It is considered that residential development to the rear of the site with some uniformity would provide the best way in which to accommodate residential dwellings on the site without detracting from the heritage buildings.

The proposal is not considered to represent a potential precedent because the subject land contains state registered heritage buildings, is zoned 'Development' (with specific Development Area provisions), and there is no correlation between these circumstances and other lots in Coogee.

Traffic concerns

A number of submissions expressed concern regarding increased traffic, and the inadequacy of the Cockburn Road and Beach Road intersection.

The projected traffic numbers can be accommodated within the existing road network, noting that access to the site will be primarily from Beach road, accessed from Cockburn Road.

It is important to note that exact traffic numbers cannot be known at this time given that the exact future uses are not known. Traffic and parking will be matters again considered at the development stage when the exact use and scale of the uses are known in specific detail.

However, it is noted that the intersection of Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would

improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs.

It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.

It is also noted that the Traffic Impact Statement contains some errors whereby there is an assumption regarding current trip generation for the site. It is recommended that this be corrected.

The concept plans contained within the Structure Plan report do not demonstrate adequate waste truck movements. The exact details of this will need to be determined at the development or subdivision stage; however, a full 18m turning circle will be required. It is therefore recommended that this requirement be included in Part One of the Structure Plan report. There may be a number of different ways that this can be accommodated, depending on the development and subdivisional outcomes of the site.

Impact on Cultural Heritage Significance

A number of submissions expressed concern regarding the impact of the Structure Plan on the cultural heritage significance of the place. It is important to note that the Structure Plan has been prepared in conjunction with the Office of Heritage, who have had input on the preparation of the Structure Plan and Design Guidelines.

Retaining and reusing historic buildings has long-term benefits for the communities that value them. That is why it is so important that the Structure Plan include enough flexibility to facilitate adaptive reuse.

In considering the possible impact of the Structure Plan on the cultural heritage significance of the place it is important to examine the 'statement of significance' of the place. This is set out in the State Register assessment documentation.

The statement of significance places a lot of importance on the place as the former Coogee Hotel. It also highlights the fact that the former Coogee Hotel was the 'social and commercial heart of the Coogee

locality'. These statements support the notion of commercial uses on the site.

The proposed Design Guidelines contained within the Structure Plan report will be important to ensure that future development is sympathetic to the heritage buildings (Attachment 2).

Earthworks and lot levels

There was concern expressed that the Structure Plan was proposing greater fill levels for the future residential lots to achieve greater building heights. It is not intended for different standards to apply to the subject land, and it is intended that building heights comply with LPP 1.7 (Coogee Residential Heights Requirements). It is therefore recommended that clause 3.6.7 (earthworks) be removed from the Structure Plan report, and such matters will be dealt with appropriately at the subdivision and/or development stage.

Conclusion

It is considered that the proposed Structure Plan is consistent with the provisions of 'DA 32' which sets out the intent of the 'Development' zone for the subject land.

The proposed Structure Plan with the recommended modifications is considered to provide sufficient flexibility to facilitate the adaptive reuse of the heritage buildings, whilst ensuring the heritage significance of the site is not compromised, and residential amenity is protected.

It is therefore recommended that Council recommend to the WAPC that the Structure Plan be approved, subject to modifications.

Strategic Plan/Policy Implications

City Growth

- Ensure planning facilitates a desirable living environment and meets growth targets
- Ensure a variation in housing density and housing type is available to residents

Economic, Social & Environmental Responsibility

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

- Continue to recognise and celebrate the significance of cultural, social and built heritage including local indigenous and multicultural groups

Budget/Financial Implications

The Structure Plan fee was calculated in accordance with the Regulations and has been paid by the applicant.

Legal Implications

N/A.

Community Consultation

The proposed Structure Plan was advertised from 24 March 2016 until 26 April 2016. This included letters to landowners in the area, to the Coogee Beach Progress Association, and government agencies.

Risk Management Implications

If Council defers a decision and does not make a recommendation on the Structure Plan the WAPC may make a decision in the absence of a report from Council in accordance with Schedule 2, Part 4 Clause 22 (4) of the Planning and Development (Local Planning Schemes) Regulations 2015.

If Council recommend that the Structure Plan be adopted without the modifications as set out in the Officer Recommendation then an R50 coding may be adopted by the WAPC over the proposed 'Mixed Use' site. The other recommended modifications are considered to be minor but provide clarification on matters that are considered to be beneficial.

If Council recommend refusal of the Structure Plan against the staff recommendation and the applicant seeks a review of a WAPC decision of refusal in accordance with the Planning and Development Act 2005 Part 14. The City may then be called to participate in the appeal process.

Attachment(s)

- 1 Draft Structure Plan
2. Design Guidelines
3. Schedule of Submissions

Advice to Proponent(s)/Submissioners

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 14 July 2016 Council Meeting.

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

Nil.

14.8 (OCM 14/7/2016) - CLOSURE OF PORTIONS OF DODD STREET & STRAUGHAIR STREET, HAMILTON HILL (ADJOINING LOT 51 DODD STREET) - OWNER: STATE OF WA - APPLICANT: PANTHEON DEVELOPMENTS PTY LTD (2201012) (K SIM) (ATTACH)

RECOMMENDATION

That Council

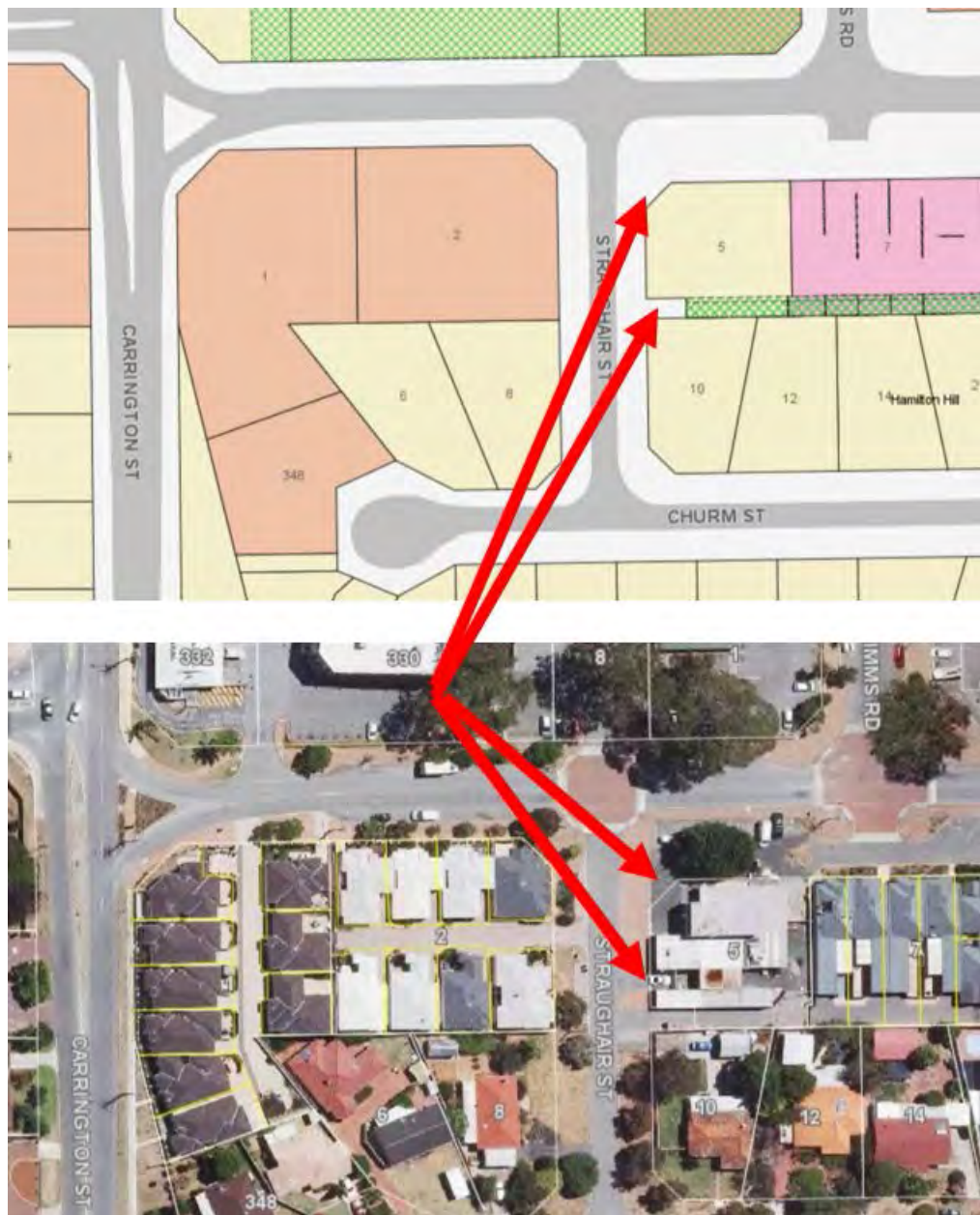
- (1) request that the Minister for Lands permanently close portion of Dodd and Straughair Streets, Hamilton Hill pursuant to Section 58 of the Land Administration Act 1997;
- (2) request that the Minister for Lands include the land, the subject of the closure into Lot 51 Dodd Street; and
- (3) advise the applicant of Council's decision accordingly.

COUNCIL DECISION

Background

No. 5 Dodd Street being Lot 51 is the site of the former Hamilton Hill Post Office. The building appears to have had several ownerships since being sold in to private hands. The post office function has been relocated nearby. The building is not occupied and the owner has prepared plans to rejuvenate the building incorporating a mix of office and residential uses.

This process has led to the landowner seeking to close a small rear portion and internal truncation portion of public road, shown in the image following. The purpose of this report is to consider the request.



Submission

The owner of Lot 51 has requested that the two portions of road reserve be closed and amalgamated with Lot 51 so that the best possible utilization can be made of the site. Noting the portions as a small rear portion and an associated corner truncation not required for site line safety of roads or pedestrians.

Report

In accordance with the requirements under the *Land Administration Act 1997*, all of the service authorities have been advised of the proposal, and there have been no objections. The proposal was then publicly advertised in accordance with the requirements of the same Act, with no objections received.

Comment was however made from the landowner of adjoining property 10 Churm Street, Hamilton Hill. The owner of 10 Churm Street in response has requested that a 50% portion of the proposed road closure off Straughair Street, be made available for amalgamation with 10 Churm Street. This is basically shown following:



This created the situation whereby the City had two competing interests for the land in question, one from No. 5 seeking all the land and one from No. 10 seeking half of the land. In considering the current lot configurations, it is more logical to consider ALL of the land going to No. 5. This will avoid an ad hoc boundary being created which is off centre to the side boundary between No. 5 and No. 10. This may be considered compelling enough in its own right.

However, the City also considered what the road closure may facilitate in respect of improvement to the overall town centre. The plans of the redevelopment for No. 5 were thus examined. The redevelopment utilizes the skeleton of the existing structure of the building, and through this the requested road closures when implemented will facilitate logical vehicular access to the proposed units, and a more comprehensive outcome for the broader local centre.

As part of facilitating any proposal to close a public road, it is necessary to consider what broader benefit may be created given that the public land will ultimately become a private asset. While an immediate benefit of not being required to look after the road asset may be calculated by the City, it is arguably more important to think about how the closure may help to catalyse a more optimal form of private development as the case may be on the lots which adjoin the pieces of road being closed. This is especially important where there may be competing requests for the portion of road.

It is for this reason that it is recommended that Council support the road closures, on the basis that both whole portions of land are made available for inclusion within No 5 (Lot 51) Dodd Street.

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.

Budget/Financial Implications

Nil

Legal Implications

Section 58 of the *Land Administration Act 1997* refers.

Community Consultation

The proposal has been advertised in the West Australian in accordance with the requirements of the *Land Administration Act 1997*.

Risk Management Implications

The key risk that the City faces in not progressing this closure and inclusion of the road closure land into Lot 5 Dodd Street is that a less than optimal re development will occur at the location.

Attachment(s)

Site plan including plan of proposed road closure

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 14 July 2016 Council Meeting.

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

Nil.

14.9 (OCM 14/7/2016) - LATITUDE 32 – PROPOSED AMENDMENT 18 TO THE MASTER PLAN AND FUTURE OF HENDERSON WASTE RECOVERY PARK (110/013) (C CATHERWOOD) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the schedule of comments (Attachment 4) on the Draft Amendment 18, with particular emphasis of the following points:
 1. The amendment documents are not described in a manner which is clear enough to encourage active community engagement.
 2. There is a lack of strategic intent, clarity and informing information to this proposal.
 3. It is unreasonable, via amendments such as this, to set up broader issue matters which affect the whole Latitude 32 area.
 4. This amendment provides little comfort that matters such as the reservation and planning control area needed for the future intermodal freight terminal will be dealt with through the appropriate mechanisms.
 5. There is concern the opportunity to differentiate the

- Latitude 32 from other industry developments will be lost.
6. The City will need to give further consideration to the notion of future land uses (and potential for development contribution liability) for the Henderson Waste Recovery Park.
 7. The limited timeframe given to consider what amounts to a complete change in planning for the Henderson Waste Recovery Park is disappointing given the years of works undertaken to date.
 8. References to the draft Planning and Development Legislation Amendment (Western Trade Coast Protection Area) Bill 2015 should be removed given this has not been subjected to an appropriate level of community engagement and has not been formally introduced to Parliament.
 9. The amendment is not considered to be consistent with orderly and proper planning.
 10. Should the amendment progress, discussions need to continue to confirm the correct land areas (including correction of areas which are not suitable for landfilling) before this is finalised for advertising.
 11. Comments on land use permissibility are offered on a 'without prejudice' basis as the City requires further time to consider these with regard for our own town planning scheme and the future review of that document which is scheduled to commence in 2016/17.
- (2) refer the Schedule of Comments to Landcorp for their consideration; and
- (3) request Landcorp undertake to liaise more readily with the City's administration in relation to upcoming proposals.

COUNCIL DECISION

Background

Correspondence has been received from Landcorp relating to two matters; the future of the Henderson Waste Recovery Park and proposed Amendment 18 to the Hope Valley Wattleup Master Plan (Latitude 32 development).

The subject land falls within the Hope Valley Redevelopment Area and therefore Landcorp are responsible for the planning in this area. A more detailed discussion on this may be found in the Legal Implications section of this report.

Feedback is being sought from the City of Cockburn by 15 July 2016.

Submission

Landcorp has provided a draft Amendment 18 document as well as a Proposed Land Use Plan for the Henderson Waste Recovery Park (see Attachment 1) which summarises a number of ideas from the site over the last decade.

In simple terms, Amendment 18 moves some master plan boundaries in the northwest quadrant of the Latitude 32. This land affects a precinct which contains the City's Henderson Waste Recovery Park. The boundaries proposed to be moved relate to:

- Planning Precincts (see map 1 of amendment document)
- Development Areas and Development Contribution Areas (see map 2 of amendment documentation)

There are two new precincts proposed, to be named 'Latitude 32 General Industry' and 'Latitude 32 Light Industry'. The land use table for the Master Plan will have new columns inserted to list land use permissibility for these new precincts. There are no changes proposed by this amendment to the other precincts. Based on the discussion in amendment documents, there seems to be intent to apply these precincts in a broader fashion progressively across the whole of Latitude 32.

In terms of the Henderson Waste Recovery Park, the land is currently in Precinct 8 'Resource Recovery' which acknowledges the current use. This proposal, which would in part be facilitated via Amendment 18, is to modify the boundaries between existing Precinct 10 and 8 (Resource Recovery). Precinct 10 is to the north of the Henderson site and would be renumbered to 6A. This is no proposal as part of this amendment to change land use permissibility in this remaining section of Precinct 8 (only the portion that moves into Precinct 10 to form part of the renumbered Precinct 6A) or impact on current operation.

Report

Discussion on the two matters attached to Landcorp's correspondence is set out separately below:

Proposed Amendment 18

Lack of clarity, strategic intent and informing information

Proposed Amendment 18 is the latest in a number of proposed master plan amendments in recent years. It comes across as quite difficult to follow, even for those City officers who have been dealing with Landcorp on this project for a number of years. A primary concern though is the ability for affected landowners and the broader community to understand these amendments.

It is not an unrealistic expectation that documents which seek public comment, should be relatively easy to follow. Planning documents often need to follow a prescribed 'format' and may discuss technical information. There is quite a bit of information contained in the draft Amendment 18 documents that does seek to give a bit of an overview of matters such as the role of the Master Plan and the Hope Valley Wattleup Act. There is also discussion of the proposed Planning Framework and that this amendment is one of those seeking to implement this revised approach to planning in Latitude 32.

The volume of these types of amendments is undesirable, as each time, an affected party is expected to assess through a significant amount of background information in order to try to establish what the purpose of the amendment is. City officers feel it would be better to undertake these amendments in a more cohesive manner and deal with the whole development cell together, rather than fragment it.

Some of these amendments also seek to set in place matters which affect the broader Latitude 32 area. For example, this amendment will set up land use permissibility for two new precincts: 'Latitude 32 General Industry' and 'Latitude 32 Light Industry' over land with few private landowners. Ultimately these precincts will be 'rolled out' through the development as the current precincts are changed by future amendments. Potentially those affected landowners may struggle to have genuine input on land use permissibility in that situation. This is likely to put them at a disadvantage and therefore the strategic intent needs to be made much more upfront.

A decision in this regard should be given careful consideration with the benefit of an overall development perspective, given the strategic nature of Latitude 32 requiring a longer term approach which may include holding land from the market to enable the right kind of industrial investment that responds to the growth priorities of the economy.

Landcorp's land should be considered carefully in respect of what is the most optimal timing in which to release land for the market, and the

strategy it adopts to attract targeted investment that will assist in growing other parts of the industrial economy. Landcorp should have a hold objective associated with some of its landholdings if it is to realise the ultimate vision for Latitude 32. Market realities are short term, and in this case appear to distract from achieving a longer term vision we should expect of this land.

The Amendment document talks about “updating the Master Plan in a manner that advances towards the ultimate planning framework for Latitude 32. This amendment presents an incremental step towards a contemporary planning framework that is reflective of the strategic intent for Latitude 32, the aims of the Act and key strategic and statutory policy documents on which it was created, including FRIARS, the Economic and Employment Lands Strategy (EELS) and more recently, the draft Perth and Peel @ 3.5 million”.

Reference is then made to a separate Amendment 13 which is still being progressed (but yet to be advertised) and sought to deal with the precincts in an overall and more cohesive manner. The initial draft of that amendment had indicated the Henderson site as being within its own ‘Resource Recovery’ precinct, so it is presumed this portion of that future amendment would need to change. It is questionable whether it is appropriate to advance Amendment 18 without the overall matters of Amendment 13 being advertised and considered prior.

This would enable proper consideration by the City and the WA Planning Commission as to whether these proposals are consistent with the informing information. For example while FRIARS (2000) may have initially indicated a General and Light Industry approach, EELS (2012) is more specific and discusses a land use hierarchy as follows:

“Transport industry around major infrastructure (intermodal terminal, Rowley Rd), supported by General Industry (capitalising on close proximity to Kwinana) and light industry on eastern and northern boundaries to minimise land use conflict.

Rather than commenting on a ‘piecemeal’ section, it would be better to see this intent has flowed through with an amendment which dealt with Latitude 32 in its entirety. This would enable the City’s concerns expressed over a number of years about seeking to introduce industrial zoning within close proximity to land that will remain rural and for sensitive purposes and development. There are many examples of General Industry uses which require separation from sensitive land uses in excess of 1km. Considering the State Planning Policy intent to contain buffers to new industrial uses within those developments, the approach taken by Landcorp is inconsistent with a detailed consideration of the likely impacts that General Industry zoning will deliver, notwithstanding the small amount of light industry.

There is also little indication whether this amendment is in line with the draft *Perth and Peel @ 3.5 million*, which whilst still a draft document is proposed to be finalised by the Commission in the second half of 2016. In respect to Latitude 32 *Perth and Peel @3.5 Million* indicates a Railway area, which seems substantially different to the reserve contained in Appendix 2 – Hope Valley Wattleup – Reserves Map). It also indicates a Railway Investigation area to the east of the rail reserve. This could logically be shown (similar to Rowley Rd) as a Planning Control Area on the Reserves Map. At this point in time, the City is concerned that neither of these aspects are adequately addressed in the future Amendment 13, or in the current draft Amendment 18.

Lack of market differentiation and planning rigour

The amending report includes the suggestion that:

"The amendment seeks to respond to the changes in industry requirements and provide for ongoing development of Latitude 32, in a manner which better responds to the direction of industrial development by providing greater land use flexibility..."

There does not appear to be any rigour to this suggestion, and of course it is difficult to justify without considering the whole of Latitude 32 but also its position as part of the broader Western Trade Coast.

The City is concerned that Latitude 32 may lose the opportunity to differentiate from other general industry precincts across the metropolitan area. Latitude 32 was meant to provide for the state's strategic industry needs, and not merely be an avenue to dispose of land for industrial development. Latitude 32 is the last remaining opportunity to secure strategic industrial clusters and sectors for WA which has all the advantages that come with access to knowledge workers, port, road and rail access, and relatively cheap utility costs. To abandon this in the absence of a strategic review of the entire project is of serious concern to the city.

The approach to impose a General Industry and Light Industry zone will inhibit Landcorp's ability to tailor certain areas within Latitude 32 towards certain land use outcomes and seems to depart from the intent reflected in EELS (2012). For example, the creation of a logistics and warehousing cluster could be inhibited as there appears now a far wider scope of land use permissibility. Apart from being able to allow the private market more flexibility, it is questionable as to whether there is any planning reason to progress down such a path, when local precedents like the internationally competitive Australian Marine Complex have relied upon tight land use control to ensure only

synergistic development takes place. This could see the loss of opportunities to businesses and industries which could genuinely maximise the strategic locational benefits this site will provide.

Development Contributions

It is noted this amendment does not deal with the issue of development contributions. These are proposed to be dealt with as part of a separate future amendment. A development contribution plan would provide details for administering the development contribution area. The imposition of a development contribution area is necessary where there is a clear need to contribute towards identified shared infrastructure.

The City considers that further thought should be given as to how the possibility of future land uses (following landfilling) should be facilitated from a planning point of view. Once satisfactory options have been discussed, the City can advise Landcorp how it would expect these ultimate land uses to be enabled. Given the complexities of the contaminants, applying the full suite of industrial land uses may not be appropriate. By extension, a liability towards development contributions might also require special consideration.

City of Cockburn's Henderson Waste Recovery Park

The City has put a number of years into working with Landcorp on the future planning for the Henderson Waste Recovery Park. The short period of consultation is considered inadequate given the importance of this major asset to the City.

The City considers that Landcorp have made a number of assumptions in relation to the future of the Henderson Waste Recovery Park, without consulting with the City, in its capacity as the landowner, operator and local government authority. The City has had insufficient time to discuss the impact of these assumptions with the community or the elected members.

The City understood it had agreement with Landcorp, in its purchase of land from Cockburn Cement, to undertake a contra agreement to organise a land swap with the City to achieve its long term vision for the Henderson Waste Recovery Park, and to enable the State Government to secure key components of land assembly such as for the Intermodal terminal and Wattleup DA2 precinct. Landcorp appear to directly prevent this occurring, by undertaking a zoning of the precinct 6A land which does not provide for the specific use of waste recovery that had been agreed.

Referencing incorrect legislation

There is mention of the Planning and Development Legislation Amendment (Western Trade Coast Protection Area) Bill 2015. This draft legislation has not been formally introduced to parliament, nor has it received appropriate levels of public engagement as discussed in the City's critical analysis that was presented at the 3 December 2015 Special Council Meeting. All reference to this should be removed. Instead, discussion should be replaced with a commitment to the protection of the rural interface and transition area, which would be consistent with adopted informing strategies and plans.

Orderly and proper planning

Based on the above discussion, the City believes the discussion in the amendment document that it is consistent with orderly and proper planning is not correct.

Proposed land use permissibility – General Industry and Light Industry

A number of concerns involve the land use permissibility indicated for the new precincts. To a degree, there should be consistency between the Latitude 32 Master Plan and the schemes of the affected local government areas. In Cockburn's instance a scheme review has also been scheduled to commence in 2016/17 and this may be a matter which needs to be addressed. Detailed comments may be found in the Schedule of Comments (see Attachment 4).

Henderson Waste Recovery Park

The extent of Amendment 18 as proposed would not implement in full the Proposed Land Use Plan for the Henderson Waste Recovery Park shown in Landcorp's correspondence. It would be the first step with a view to applying an 'Additional Use' designation (likely via a future structure plan). It is important as part of Amendment 18 though to ensure the proposed boundary of the Master Plan precincts acknowledge the City's intent for this site.

From an operational point of view the following matters arise for consideration:

1. The City has the potential to construct an additional Landfill Cell 8 to the east of Landfill Cell 4 (see Attachment 2). This is only possible if the nib of Lot 6 (owned by Caratti) that protrudes westwards is also zoned Resource Recovery. This does not appear to be acknowledged by Landcorp's Additional Use proposal. The buffer distance to the existing eastern Caratti dwelling (Lot 6 Caratti Road Wattleup) in Precinct 9 (North East Gateway) may impact or prevent landfilling on Cell 8. EPA Guide

to Buffers currently recommends 150m to a Class 2 and 3 Putrescible Landfill.

2. The Proposed Resource Recovery Zone does not include the northwest corner of Cell 6 which the City purchased in 2006 from WA Limestone and which is now covered in landfill. Please refer to the latest cadastral boundaries.
3. It is the City's intention to create a 'front of house' entrance off Dalison Avenue (see Attachment 3 extract of plan from Future Development Strategy). Buffer distance to the existing eastern Antic (Lot 8 Dalison Ave) dwelling in Precinct 7 (Northern Transport) may impact or prevent the construction and operation of a Material Recovery Facility and associated waste processing activities (crushing and screening of Construction and Demolition Waste). EPA Guide to Buffers currently recommends 200m to a Waste Depot.
4. The Proposed Resource Recovery Zone includes an area (11.4ha) the City has quarantined from its use to make way for the potential Intermodal Facility. This area contains numerous old growth tuart trees that would result in significant vegetation offsets cost for the City should a clearing permit be issued. This area represents no value to the City zoned as Resource Recovery. Any land needed for the potential Intermodal Facility should be appropriately reserved under Appendix 2 – Hope Valley Wattleup Reserves Map and acquired by the State Government for these purposes.
5. The existing Resource Recovery Zone covers 54ha. The proposed Resource Recovery Zone covers 67.8ha (land already owned by the City) minus the 11.4ha of unusable Intermodal land = 56.4ha. Discussions need to continue to confirm the correct land areas (including correction of areas which are not suitable for landfilling) before this is finalised for advertising.
6. Once all landfill cells are completed and capped, waste decay continues and differential settlement occurs. Therefore buildings cannot be constructed on landfill cells. Hardstand for container storage and solar array are two of the potential uses for the flat surfaces on top of the landfill cells post closure. City officers will need to give further thought to how this should be facilitated from a planning point of view. Once satisfactory options have been discussed, the City can advise Landcorp how it would expect these ultimate land uses to be enabled. Given the complexities of the contaminants, applying the full suite of industrial land uses may not be appropriate.

Strategic Plan/Policy Implications

Moving Around

- Continue advocacy for a better solution to regional freight movement

Economic, Social & Environmental Responsibility

- Improve water efficiency, energy efficiency and waste management within the City's buildings and facilities and more broadly in our community

Leading & Listening

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

Budget/Financial Implications

There are significant strategic financial implications arising from this report for the City's Long Term Financial Plan and Waste Management Strategy. The City needs more time to assess the financial and waste management implications.

Legal Implications

Planning and Development Act 2005

This act provides for the making of local planning schemes; however Part 5, Division 1, clause 71 prohibits the local government from making a local planning scheme in the area covered by the Hope Valley Wattleup Redevelopment Act 2000.

Hope Valley Wattleup Redevelopment Act 2000

In light of the above provision in the Planning and Development Act, the WA Land Authority (Landcorp) are tasked with the function of planning, undertaking, promoting and coordinating development in this area. This includes the need to prepare and keep under review a master plan.

Part 3 of this act relates to the Hope Valley Wattleup Master Plan.

Division 2 deals with preparation and approval of a master plan. The contents of a master plan are discussed in Clause 11(1), which states:

"A master plan to be prepared and submitted under this Division may make any provision that the Authority considers will promote the orderly and proper planning, development and management of the

redevelopment area, including any provision that may be made by a local planning scheme under the Planning and Development Act 2005”.

Clause 12(3) states (emphasis added):

“A proposed master plan is not to be submitted to the Commission unless sections 18 and 19 have been complied with in respect of that master plan and it was prepared –

- a) After consultation with the City of Cockburn and Town of Kwinana (whether that consultation occurred before or after the commencement of this Act); and*
- b) Having regard to the views of those local governments”.*

Division 3 deals with amendment of the master plan. Clause 17(3) states (in part):

“The following provisions apply for the purposes of this section, with all necessary changes –

- a) Sections 12(3) and (4), 13 and 15, as if references in those sections to a, or the, proposed master plan were references to the proposed amendment to the master plan”.*

The above provisions mean these comments on the proposed amendment prior to public consultation are an important opportunity to express the local government’s view and highlight matters which should be clarified to enable meaningful public consultation. These comments are provided prior to the WA Planning Commission’s consent to advertise.

Community Consultation

N/A at this stage.

Risk Management Implications

There are two distinct areas of risk, which relate to the different items covered in Landcorp’s correspondence. These are set out separately below.

Proposed Amendment 18

Landcorp has requested preliminary comments, in line with the provisions of the Hope Valley Wattleup Act discussed in the ‘legal implications’ section of this report. If comments are not provided, or any concerns are not highlighted as part of our response, the City would miss the opportunity for Landcorp to have ‘due regard’ to those

comments, and for the WA Planning Commission to be aware of them prior to consenting to advertising.

Henderson Waste Recovery Park

In this instance, the City is the landowner, operator and local government authority for this site. Accordingly, we have a range of interests and associated risks.

Without clear expression of our long term expectations of this site, the City cannot expect these to be accommodated by Landcorp who need to undertake the long term planning for this area.

The City needs to have a clear vision of its future for this site, how long it will continue to be used for waste recovery and where that fits within the long term vision for Latitude 32. This needs to inform the response provided to Landcorp, and if it is not known, it may result in a less than ideal outcome for the site.

Should the local government ultimately inherit the development contribution plan administrator role for Latitude 32 (and associated shortfall responsibilities), there is a risk if the future of the site is not clear (and accordingly the DCP liability or otherwise not clear). This could lead to a shortfall in the DCP which would need to be made up by the fund's administrator. To avoid this, if there is no intent or ability to develop this site for industrial within the timeframe of the Latitude 32 development, then the City should ensure there is no DCP liability assigned to this site to ensure funds are only collected from developable land and the shortfall risk is minimised.

Attachment(s)

1. Correspondence from Landcorp including draft Amendment 18.
2. Aerial – Future Landfill cells
3. Extract of plan from City's Future Development Strategy for Henderson Waste Recovery Park
4. Schedule of Comments

Advice to Proponent(s)/Submissioners

Landcorp have been advised that this matter is to be considered at the 14 July 2016 Council Meeting.

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES**15.1 (OCM 14/7/2016) - LIST OF CREDITORS PAID - MAY 2016 (076/001)
(N MAURICIO) (ATTACH)****RECOMMENDATION**

That Council adopt the List of Creditors Paid for May 2016, as attached to the Agenda.

COUNCIL DECISION**Background**

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

Submission

N/A

Report

The list of accounts for May 2016 is attached to the Agenda for consideration. The list contains details of payments made by the City in relation to goods and services received by the City.

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

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

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

Attachment(s)

List of Creditors Paid – May 2016.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 14/7/2016) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - MAY 2016 (071/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the Statement of Financial Activity and associated reports for May 2016, as attached to the Agenda; and
- (2) amend the 2015/16 Municipal Budget in accordance with the detailed schedule in the report as follows:

Revenue Adjustments	Increase	180,660
TF from Reserve Adjustments	Increase	1,146
Expenditure Adjustments	Increase	19,000
TF to Reserve Adjustments	Increase	162,806

Net change to Municipal Budget Closing Funds		Nil
TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL		

COUNCIL DECISION

Background

Regulations 1996 prescribes that a local government is to prepare each month a Statement of Financial Activity.

Regulation 34(2) requires the Statement of Financial Activity to be accompanied by documents containing:–

- (a) details of the composition of the closing net current assets (less restricted and committed assets);
- (b) explanation for each material variance identified between YTD budgets and actuals; and
- (c) any other supporting information considered relevant by the local government.

Regulation 34(4)(a) prescribes that the Statement of Financial Activity and accompanying documents be presented to Council within 2 months after the end of the month to which the statement relates.

The regulations require the information reported in the statement to be shown either by nature and type, statutory program or business unit. The City chooses to report the information according to its organisational business structure, as well as by nature and type.

Local Government (Financial Management) Regulations - Regulation 34 (5) states:

- (5) *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.*

This regulation requires Council to annually set a materiality threshold for the purpose of disclosing budget variance details within monthly reporting. Council has adopted a materiality threshold of \$200,000 for the 2015/16 financial year.

Whilst this level of variance reporting helps to inform the mid-year budget review, detailed analysis of all budget variances is an ongoing exercise. Certain budget amendments are submitted to Council each month where necessary.

Submission

N/A

Report

Opening Funds

The opening funds of \$13.7M brought forward from last year has been audited and the budget has been amended to reflect this final position. These compare closely to the opening funds used in the adopted budget of \$13.5M and include the required municipal funding for carried forward works and projects of \$9.7M (versus the original \$10.5M estimated in the adopted budget). The additional \$1.0M of available municipal funding was redirected into the Roads and Drainage Infrastructure Reserve at the November 2015 Ordinary Council meeting.

Closing Funds

The City's actual closing funds of \$18.55M is \$1.0M higher than the YTD budget target. This result comprises a combination of favourable and unfavourable cash flow variances across the operating and capital programs (detailed throughout this report).

The budgeted end of year closing funds is currently stated at \$0.41M, unchanged from last month.

The budgeted closing funds fluctuate throughout the year due to the ongoing impact of Council decisions and the recognition of additional revenue and costs. Details on the composition of the budgeted closing funds are outlined in Note 3 to the Financial Statement attached to the Agenda.

Operating Revenue

Consolidated operating revenue of \$124.93M was over the YTD budget target by \$2.02M.

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

Nature or Type Classification	Actual Revenue \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Rates	(89.09)	(87.65)	1.44	(89.03)
Specified Area Rates	(0.34)	(0.27)	0.07	(0.27)
Fees & Charges	(20.38)	(20.55)	(0.17)	(22.06)
Service Charges	(1.06)	(1.07)	(0.01)	(1.07)
Operating Grants & Subsidies	(7.48)	(7.15)	0.33	(7.51)
Contributions, Donations, Reimbursements	(1.27)	(1.08)	0.19	(1.17)
Interest Earnings	(5.31)	(5.13)	0.17	(5.57)
Total	(124.93)	(122.91)	2.02	(126.69)

The significant variances at month end were:

- Rates revenue was over the YTD budget by \$1.44M due to higher interim rating related to strong growth in the rating property base.
- Subsidies received for childcare services were \$0.58M ahead of YTD budget. These are offset by higher payments to the Caregivers.
- Income from development application fees was \$0.25M behind the YTD budget target of \$1.23M.

Operating Expenditure

Reported operating expenditure (including asset depreciation) of \$106.54M was under the YTD budget by \$6.06M.

The following table shows the operating expenditure budget variance at the nature and type level. The internal recharging credits reflect the amount of internal costs capitalised against the City's assets:

Nature or Type Classification	Actual Expenses \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Employee Costs - Direct	41.58	42.90	1.32	46.75
Employee Costs - Indirect	1.08	1.07	(0.01)	1.13

Nature or Type Classification	Actual Expenses \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Materials and Contracts	30.97	34.35	3.38	38.39
Utilities	4.16	4.18	0.02	4.57
Interest Expenses	0.05	0.04	(0.00)	0.07
Insurances	2.13	2.13	0.00	2.13
Other Expenses	5.54	5.42	(0.11)	6.83
Depreciation (non-cash)	22.92	25.23	2.31	27.53
Internal Recharging-CAPEX	(1.88)	(2.72)	(0.84)	(3.02)
Total	106.54	112.60	6.06	124.37

The significant variances at month end were:

- Material and Contracts were \$3.38M under YTD budget with the main contributors being Waste Collection (\$1.00M) and Parks & Environment Maintenance (\$0.55M). Environmental Health project spending was also down (\$0.35M), mainly due to underspending of the contaminated sites budget (although \$0.18M of this budget was spent on internal tipping fees).
- Salaries and direct employee on-costs were \$1.32M under the YTD budget with Community Development salaries under by \$0.30M, Roads Construction under by \$0.35M and Human Resources under by \$0.25M. Waste Collection wages were over the YTD budget by \$0.31M.
- Under Other Expenses, fuel costs for the City's fleet was \$0.33M below YTD budget due to the low petrol price. Conversely, the landfill levy was \$0.51M over the adjusted YTD budget (although this will be accommodated within the full year budget).
- Total depreciation on assets was \$2.31M under the YTD budget due to lower depreciation for road assets of \$0.83M (due to EOFY revaluations), lower depreciation for parks infrastructure of \$0.29M and lower depreciation for buildings of \$0.81M (due to review of useful life for all buildings and their components).
- The internal recharging of overhead costs to the CAPEX program was \$0.84M behind the YTD budget setting, particularly due to a \$0.62M shortfall in roads labour charged to infrastructure projects.

Capital Expenditure

The City's total capital spend at the end of the month was \$59.64M, representing an under-spend of \$22.26M against the YTD budget.

The following table details the budget variance by asset class:

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	FY Revised Budget \$M	Commit Orders \$M
Roads Infrastructure	5.86	10.29	4.43	13.11	4.68
Drainage	0.66	0.82	0.16	1.44	0.09
Footpaths	0.89	0.90	0.01	1.17	0.03
Parks Hard Infrastructure	3.67	6.04	2.36	7.51	3.06
Parks Soft Infrastructure	0.53	1.24	0.71	1.37	0.46
Landfill Infrastructure	0.22	0.36	0.14	0.48	0.06
Freehold Land	0.37	1.10	0.73	1.61	0.06
Buildings	44.45	54.27	9.82	64.82	51.18
Furniture & Equipment	0.01	0.01	(0.00)	0.01	0.00
Computers	0.29	0.90	0.61	0.98	0.04
Plant & Machinery	2.69	5.98	3.28	6.21	2.47
Total	59.64	81.90	22.26	98.69	62.14

These results included the following significant items:

- Buildings – had a net under spend against YTD budget of \$9.82M comprising the Cockburn ARC project (\$3.08M), Operations Centre upgrade (\$4.78M), Bibra Lake main toilet block (\$0.35M), Civic building energy reduction initiative (\$0.25M) and Atwell clubrooms upgrade (\$0.45M).
- Roads Infrastructure - The roads construction program was \$4.43M under-spent against the YTD budget, mainly due to Beeliar Drive [Spearwood Ave to Stock Rd] under by \$2.6M; Berrigan Drive [Jandakot improvement works] under by \$1.3M; and North Lake Road [Hammond to Kentucky] under by \$0.49M.
- Plant & Machinery - The plant replacement program was \$3.28M behind the YTD budget comprising \$2.79M in heavy plant and \$0.49M in light fleet items. \$2.47M is currently on order and awaiting delivery.
- Parks Hard Infrastructure - The parks capital program is collectively \$2.36M behind YTD budget with the adventure playground at Bibra Lake underspent by \$0.86M. The remaining balance of \$1.50M comprises many below threshold under spends across the remainder of the program.
- Parks Soft Infrastructure - The parks streetscaping program is collectively \$0.71M behind the YTD budget.
- Development costs for the City's freehold land sales were \$0.73M behind YTD budget, with \$0.29M attributable to lot 804 Beeliar Drive.

- Computers - The City's technology capital spend budget is collectively \$0.61M behind its YTD budget, comprising mainly of software development and website projects.

Capital Funding

Capital funding sources are highly correlated to capital spending, the sale of assets and the rate of development within the City (developer contributions received).

Significant variances for the month included:

- Transfers from financial reserves were \$21.98M below YTD budget, in line with the capital budget under spend.
- Developer contributions received under the community infrastructure plan were \$1.56M over the YTD budget.
- Developer contributions under road infrastructure plans were \$0.66M ahead of YTD budget.
- External funding for Cockburn ARC was \$7.31M behind YTD budget comprising \$6.12M from development partner contributions and \$1.19M from government grants.
- Road construction grants were \$0.80M ahead of YTD budget.
- Proceeds from sale of land were \$13.16M below the YTD budget due to several unrealised land sales on Beeliar Drive (\$11.8M) and Davilak Avenue (\$1.3M).
- Proceeds from the sale of plant items were \$0.8M behind YTD budget, in line with the lag in the replacement program.

Transfers to Reserve

Transfers to financial reserves were \$13.45M behind the YTD budget, mainly due to the delayed sale of land (\$12.51M) and waste revenue transfers (\$2.69M). Conversely, transfers relating to developer contributions were \$2.39M higher and interest earnings \$0.39M higher than YTD budget.

Cash & Investments

The closing cash and financial investment holding at month's end totalled \$136.52M, down from \$144.92M the previous month. \$105.31M of this balance represented the amount held for the City's cash backed financial reserves. Another \$6.62M represented restricted funds held to cover deposit and bond liabilities. The remaining \$24.59M represented the City's liquid working capital, available to fund current operations, capital projects, financial liabilities and other financial commitments (e.g. end of year reconciling transfers to financial reserves).

Investment Performance, Ratings and Maturity

The City's investment portfolio made a weighted annualised return of 3.06% for the month, slightly up from 3.05% the previous month and 3.03% the month before that. This result compares favourably against the UBS Bank Bill Index (2.63%) and has been achieved through diligent investing at optimum rates and investment terms. The cash rate set by the Reserve Bank of Australia was reduced to 1.75% at its April meeting. Financial markets and commentators are expecting another downwards movement of at least 0.25% in the coming months, especially given the Brexit result.

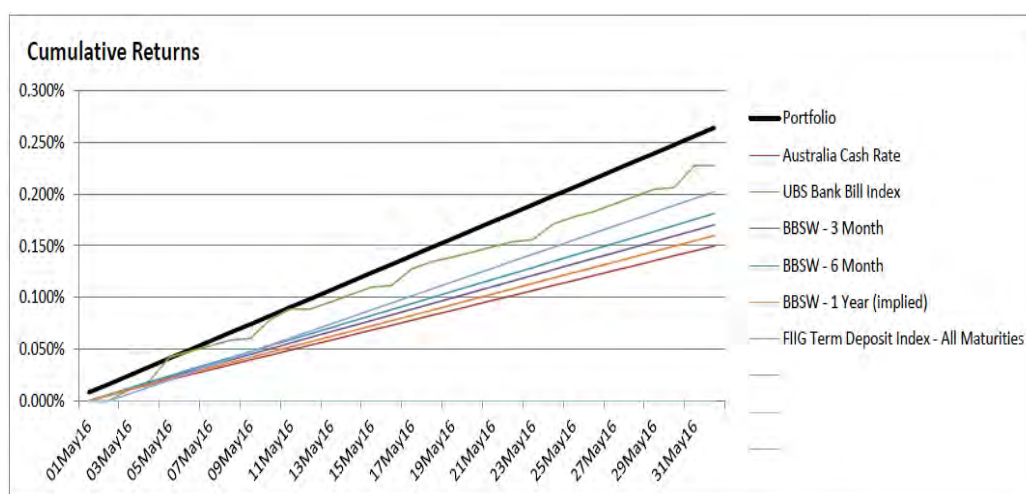


Figure 1: COC Portfolio Returns vs. Benchmarks

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

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

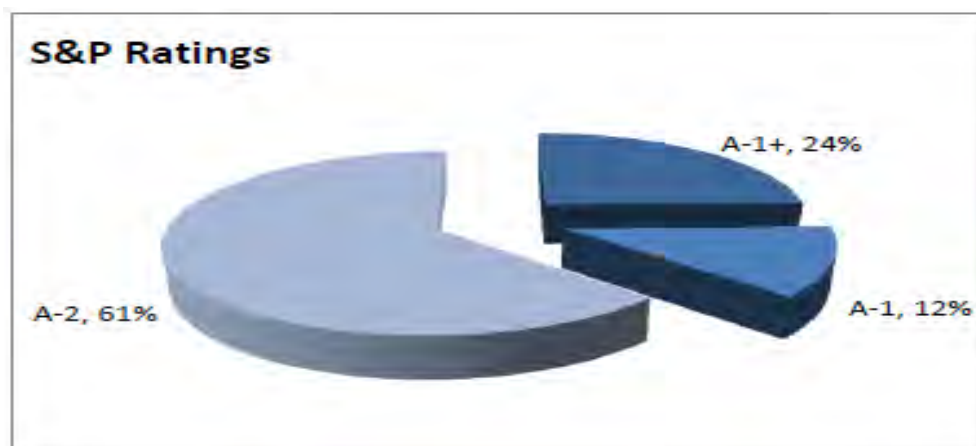


Figure 2: Council Investment Ratings Mix

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

The City's TD investment portfolio currently has an average duration of 123 days or 4.0 months (down from 130 days the previous month) with the maturity profile graphically depicted below:

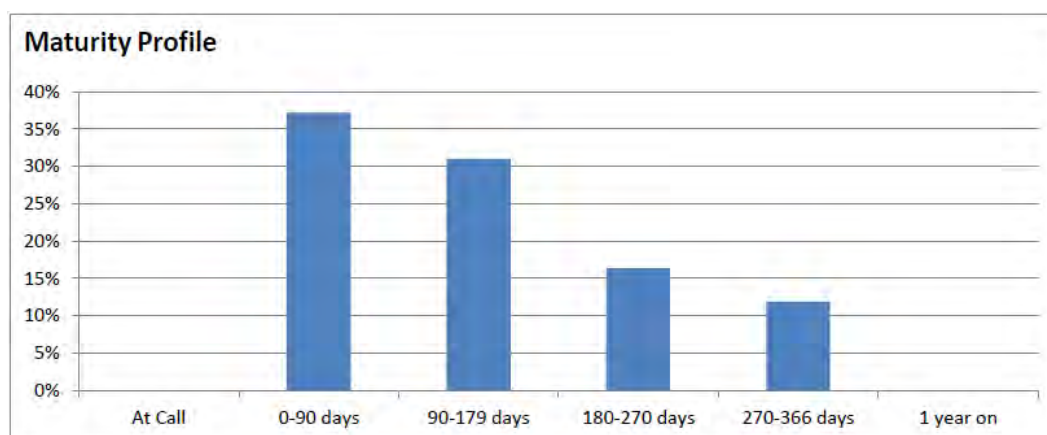


Figure 3: Council Investment Maturity Profile

Investment in Fossil Fuel Free Banks

At month end, the City held 63% (\$86.38M) of its TD investment portfolio in banks deemed as free from funding fossil fuel related industries. This is slightly up from 61% the previous month and 36% around a year ago. Importantly, this outcome has been achieved without compromising investment return, through increased awareness and thoughtful funds placement.

Budget Revisions

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

PROJECT/ACTIVITY LIST	USE OF FUNDING +/-		FUNDING SOURCES (+)/-		
	EXP	TF to RESERVE	TF FROM RESERVE	EXTERNAL	MUNI
Report Development – use to fund surf club retention release	-14,000				- 14,000
Release of retention – Coogee Beach surf club construction	15,000			1,000	14,000
Carbon tax refund - TF to Greenhouse Emissions Reserve		161,660		161,660	
NRM Community Grant Bibra Lake revegetation project	10,000			10,000	
Jandakot Lions Club Fundraising	8,000			8,000	
Cockburn Early Years Salaries (LSL)		1,146	1,146		
	19,000	162,806	1,146	180,660	0
Surplus: (Increase)/Decrease					0

Description of Graphs & Charts

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

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

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

against the YTD budget and the previous year's position at the same time.

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

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

The City's closing Municipal Budget position remains at \$409,698 as proposed budget amendments are self-funded.

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

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

Attachment(s)

Statement of Financial Activity and associated reports – May 2016.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16. ENGINEERING AND WORKS DIVISION ISSUES

16.1 (OCM 14/7/2016) - MATTERS TO BE NOTED FOR INVESTIGATION WITHOUT DEBATE - MATURE TREES ON THE ADMINISTRATION SITE/SENIORS CENTRE/BOWLING CLUB WITH A VIEW TO INCORPORATE IN THE CITY'S HERITAGE SIGNIFICANT/MATURE TREE INVENTORY (148/004) (A LEES) (ATTACH)

RECOMMENDATION

That Council

- (1) receive the report; and
- (2) advertise the proposed inclusion of the 45 trees located on the City's administration site / bowling club / seniors centre to the Local Government Inventory Significant / Mature Tree Registry for a period of 30 days.

COUNCIL DECISION

Background

At the Ordinary Council Meeting in February 2016, Deputy Mayor Carol Reeve-Fowkes raised the following matter for investigation:

"That a report be prepared and presented to Council on the mature trees on the Administration Site/Senior Centre/Bowling Club with a view to incorporating in the City's Heritage Significant Tree Inventory".

Submission

N/A

Report

Subject Land

The City's administration centre / senior centre/ bowling club are located on Lot 20 Coleville Crescent, Spearwood which is owned by the City in fee simple. The land extends over 5.93Ha and in addition to the built infrastructure has a mature landscape reflecting the fluctuating

topography and environmental constraints. The landscape is framed through a series of mature trees which have been strategically located throughout the site creating a unique character that can be admired and treasured by the community.

City of Cockburn Criteria for Significant Trees

The Significant Tree Registry pursuant to the City of Cockburn Local Government Inventory requires the execution of a nomination form to enable consideration of the trees location and status within the environment. The list of key attributes are outlined below however not all require addressing for the submission to be received and assessed.

Historical Significance

Tree(s) commemorating a particular occasion including plantings by notable people and/or having associations with an important event in local, state or national history. Tree(s) that possess a history specifically related to the City or its surrounding areas.

Horticultural Value

Tree(s) of outstanding horticultural or genetic value and that which could be an important source of propagating stock, including specimens particularly resistant to disease or exposure.

Rare or Localised

Tree/s species or variety rare or very localised in distribution, enhancing the diversification of the local urban forest.

Location or Context

Tree(s) that occur in a unique location or context so as to provide a major contribution to landscape and/or local place character. Includes outstanding aesthetic value which frame or screen views, or act as a landmark.

Exceptional Size, Age and Form

Tree(s) noted for particular age, size or irregular form relative to other normal mature tree species that currently reside within the City. Also includes curious forms, particularly abnormal outgrowths, fused branches or unusual root structures.

Indigenous Association

Tree/s that has a recognised association with Indigenous people, or that is valued for continuing and developing cultural traditions

Site Evaluation

Although the site has a vast number of trees, an inspection by officers and the City's Arboricultural consultant identified 45 tree species for consideration in the Local Government Inventory Significant Tree Register. Each tree has been assessed in accordance with the nomination criteria, photographed and mapped with GPS locations enabling loading into the City's Intramaps layer. Typically these trees are valuable in terms of the exception size and age, have prominent canopies and are of good health and vitality. In addition they make a major contribution to the landscape character and are prominent within the immediate precinct.

Community Consultation

Clause 45 (4) of the *Heritage of Western Australia Act* requires that local governments compile a LGI with proper public consultation.

This will include letters to the landowner and developer, and advertisements in the newspaper seeking comment within 21 days.

Conclusion

To enable the request by the Deputy Mayor, it is recommended that Council advertise the proposed inclusion of the 45 trees located on the City's Administration site / bowling club / seniors centre to the Local Government Inventory Significant Tree Registry.

Strategic Plan/Policy Implications**Economic, Social & Environmental Responsibility**

- Sustainably manage our environment by protecting, managing and enhancing our unique natural resources and minimising risks to human health
- Further develop adaptation actions including planning; infrastructure and ecological management to reduce the adverse outcomes arising from climate change

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

The trees located within the administration site have been identified as significant and the City needs to minimise the risk of their removal and ensure retention in perpetuity.

Attachment(s)

City of Cockburn Administration Site Significant Tree Map and Trees 1-45 Cockburn Admin. Centre – Significant Tree Register (inclusive)

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.2 (OCM 14/7/2016) - TENDER NO. RFT 05/2016 (C100348) - EDUCTING / CLEANING SERVICES - GULLY AND ACCESS PITS (C MACMILLAN) (ATTACH)

RECOMMENDATION

That Council accepts the tender submitted by Riverjet Pty Ltd, for Tender No. RFT 05/2016 – Educting / Cleaning Services – Gully and Access Pits for an estimated total contract value of \$755,000 GST exclusive (\$830,500 GST inclusive), for the three (3) year contract period, based on the Schedule of Rates submitted and additional schedule of rates for determining variations and additional services.

COUNCIL DECISION

Background

The City of Cockburn's current contract for educting/cleaning of the Principal's estimated 16,300 gully and access pits, and gross pollutant traps at locations throughout the City of Cockburn area expired on 31 January 2016. The documentation was reviewed and subsequently a tender was called.

RFT 05/2016 Educting/Cleaning – Gully and Access Pits was advertised on Wednesday 6 April 2016 in Local Government Tender Section of The West Australian newspaper.

The Tender was also displayed on the City of Cockburn's E-tendering website from 6 April 2016 to Thursday, 21 April 2016 inclusive.

No Elected Member has requested that this tender be submitted to Council for acceptance.

Submission

Tenders closed at 2:00 p.m. (AWST) on Thursday 21 April 2016; tender submissions were received from the following eight (8) companies:

	Tenderer Name	Trading Name
1	Cleanaway Operations Pty Ltd	Cleanaway Waste Management Ltd
2	Drainflow Services Pty Ltd	Drainflow Services Pty Ltd
3	Perth Pressure Jet Services	Perth Pressure Jet Services Pty Ltd
4	Riverjet Pty Ltd	Riverjet Pipeline Solutions
5	Rico Enterprises Pty Ltd, ATF The Rico Family Trust	Solo Resource Recovery
6	Cape Holdings Pty Ltd as Trustee For The Lewis Trading Trust	TBH Industrial Solutions
7	Veolia Environmental Services (Australia) Pty Ltd	Veolia Environmental Services (Australia) Pty Ltd
8	Western Maze Pty Ltd	Western Educting Service

Report

Compliance Criteria

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

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

Compliant Tenderers

All eight (8) Tenderers were deemed compliant and evaluated.

Evaluation Criteria

Tenderers were assessed against the following criteria:

Evaluation Criteria	Weighting Percentage
Demonstrated Experience	25%
Demonstrated Safety Management	10%
Delivery / Supply of Services	20%
Sustainability	5%
Tendered Price – Lump Sum	40%
TOTAL	100%

Tender Intent/ Requirements

The City of Cockburn (The Principal) requires the services of suitably qualified and experienced educting/cleaning of the Principal's estimated 16,300 gully and access pits, and gross pollutant traps at locations throughout the City of Cockburn area.

The scope of services (both scheduled and unscheduled) required, include inspecting, programming, reporting (including defect reports) and educting/cleaning, but not repair, of gully and access pits; pipes and gross pollutant traps.

The proposed Contract shall be in place for a period of three (3) years from the date of award; with Principal instigated options to extend the period for a subsequent one (1) year period and up to an additional twelve (12) months after that, to a maximum of five (5) years.

Evaluation Panel

The tender submissions were evaluated by:

1. Colin Macmillan – Works Coordinator – Roads (Chair);
2. Nick Jones – Manager, Health Services (SBMG); and
3. Nabin Paudel – Engineering Technical Officer

Scoring Table - Combined Totals

Tenderer's Name	Percentage Score		
	Non-Cost Evaluation	Cost Evaluation	Total
	60%	40%	100%
**Riverjet Pty Ltd	49.42	40.00	89.42
Perth Pressure Jet Services	41.92	38.51	80.43
Western Maze Pty Ltd	39.25	40.00	79.25
Cleanaway Operations Pty Ltd	46.25	32.49	78.74
Rico Enterprises Pty Ltd, ATF The Rico Family Trust	45.17	33.25	78.42
Veolia Environmental (Australia) Pty Ltd	47.58	29.25	76.83
Drainflow Services Pty Ltd	36.25	39.10	75.35
Cape Holding Pty Ltd As Trustee For The Lewis Trading Trust	17.75	4.50	22.25

**** Recommended Submission**

Evaluation Criteria Assessment

Demonstrated Experience

Riverjet scored highest in this criterion and demonstrated they have the necessary experience and knowledge to complete the Council's educting program. They listed two other councils they have current contracts with and they have been the City's contractor for the past 6 years for these services.

Veolia Environmental scored second, listing relevant contracts with over 15 years of experience including work for 5 other councils.

The remainder all scored closely and provided relevant examples of contracts with other councils, with the exception of Cape Holdings who scored lowest.

Demonstrated Safety Management

Veolia Environmental and Cleanaway scored equal highest in this criterion, both providing detailed safety policy and quality management plans.

Riverjet scored next detailing they work with council officers to ensure all planned and reactive works are conducted to Council's OSH guidelines providing a safe workplace for workers and road users.

The remainder all scored closely and provided various details of safety management plans and/or policies. The exception was Cape Holdings who scored lowest providing a Job Safety/Environmental Analysis (JSEA) for Water Blasting and Vac Loading only.

Delivery / Supply Services

Riverjet scored highest and demonstrated they can deliver the planned program to educt all pits within the City of Cockburn annually. They can provide ad hoc unplanned works and schedule major works on short notice. They have assigned a dedicated resource to the City for all planned and reactive works.

Veolia Environmental and Cleanaway scored equal second, closely followed by Rico Enterprises, Perth Pressure Jet Services then Western Maze and all indicated they can provide 24 hour service and deal with call outs in a timely manner.

Drainflow Services was lacking information and Cape Holdings did not address this criterion.

Sustainability Experience

Veolia Environmental and Cleanaway scored equal highest in this criterion, both providing detailed sustainability and environmental policies and listed a number of initiatives and achievements.

Riverjet and Drainflow Services scored equal second both provided an Environmental Policy and Environmental Management Plan and listed initiatives to reuse educted material in mulch and landscaping products.

Rico Enterprises scored next and provided an Environmental and Sustainability Policy statement, Environmental Management Plan and listed initiatives and achievements.

Perth Pressure Jet Services and then Western Maze Pty Ltd scored next and provided brief details of their Environmental Policy. Cape Holdings scored lowest and did not address this criterion.

Summation

Riverjet achieved the best overall score for both cost and non-cost assessment criteria with a competitive price. They demonstrated the necessary experience and resources to provide the services required.

The Chairperson received strong and positive feedback from referees, demonstrating competent provision of educting/cleaning services.

The Evaluation Panel recommends that the Council accept the submission from Rivertjet Pty Ltd as being the advantageous tender.

Strategic Plan/Policy Implications

City Growth

- Maintain service levels across all programs and areas

Economic, Social & Environmental Responsibility

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

Leading & Listening

- Deliver sustainable governance through transparent and robust policy and processes

Budget/Financial Implications

Educting/cleaning Services will be funded from the Council's 2016/17 operational budget for Drainage Maintenance (OP8509). The estimated expenditure for educting services based on planned works for the City's 16,300 gully and access pits, and the submitted Schedule of Rates, for an indicative cost of \$244,500 per year. There is a no price increase.

Legal Implications

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

Community Consultation

N/A

Risk Management Implications

If Council was not to support the recommendation the risk would be that the Council's drainage systems would be prone to failure and localised flooding. Scheduled educting ensures that Council drains function as designed. With no contract in place Council would be required to use quotations to comply with its Procurement policy with potentially an increase in operating costs.

Attachment(s)

The following Confidential attachments are provided under a separate cover:

1. Compliance Criteria Assessment
2. Consolidated Evaluation Score Sheet
3. Tendered Prices

Advice to Proponent(s)/Submissioners

Those who lodged a tender submission have been advised that this matter is to be considered at the 14 July 2016 Council Meeting.

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

Nil.

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (OCM 14/7/2016) - GRANT OPPORTUNITIES FOR NOT-FOR-PROFIT ORGANISATIONS (162/003) (R AVARD)

RECOMMENDATION

That Council receive the report on grant opportunities for not-for-profit organisations.

COUNCIL DECISION

Background

At the Ordinary Council Meeting held on 12 May 2016 Cllr Lee-Ann Smith requested the following report under Matters to be Noted for Investigation, Without Debate

“That a report be provided to the July Ordinary Council Meeting on grant opportunities available for not for profit organisations in order to build governance and capacity of those organisations.”

Submission

N/A

Report

Council Policy SC35 “Grants, Donations & Sponsorships – Community Organisations & Individuals” states:

“Council has limited the total amount allocated in grants, donations and sponsorships to 2% of the Council’s rates income. To ensure that these funds are distributed in a rational way, eligibility and selection criteria are required.

The funds allocated to local community organisations, groups and individuals are to assist in the provision of the services they provide.

The following evaluation and selection criteria is established for the assessment and prioritisation of applications received

for financial assistance from organisations, groups and individuals.”

Community Grants:

1. *Eligibility Criteria:*

- (a) Organisations based within the City of Cockburn or whom primarily service residents and/or the interests of the City are eligible to apply for funds.*
- (b) Applications from not-for-profit organisations including sporting, welfare, educational, arts/cultural, youth, seniors, children, ethnic and related groups are eligible to apply.*

2. *Selection Criteria*

- (c) Primarily serve residents of the City*
- (d) Is an established not-for-profit organisation which can demonstrate a high level of community support.*
- (e) Can demonstrate it is financially sound or key personnel have demonstrated ability to manage the proposal for which funds are being sought.*

3. *Evaluation Criteria for Project or Activity*

- (f) Project or activity will be of long term benefit to the local community and/or City of Cockburn generally.*
- (g) Project meets an identified need.*
- (h) Applicants have a demonstrated ability to manage their affairs effectively.*
- (i) Project will not require commitment to ongoing funding from Council.*
- (j) Applications from Schools and other educational institutions must be in accordance with Council policy ACS7.*
- (k) Applications from organisations that can demonstrate a financial or in kind contribution to the project will be considered favourable.*

- (l) *Project does not duplicate an activity already available in the local area.*

4. *Grant Limitations*

- (m) *The maximum grant available to any one group or organisation in the Community Grants category will not exceed \$15,000.*

Any not-for-profit organisation from the City of Cockburn could apply for a community grant to build governance and capacity of the organisation, provided the organisation and activity detailed in application meet the adopted criteria.

The Community Development team, assisted by the Grants and Research Officers, run annual training sessions focussed on grant writing tips specific to the City's Community Grants, as well offering some assistance for applications to other agencies. The Community Development team also offer training specific to office-bearers such as secretaries and treasurers, as well as training to increase organisational capacity such as running successful events and fundraising.

Throughout the year, and in particular during the two application periods in March and September, the Grants and Research Officers make themselves available to assist with grant enquiries over the phone, via email, and in person. In the Guidelines and Application Forms all applicants are encouraged to contact the Grants and Research Officers before proceeding.

The Community Grants Program became available in 1995 to support community projects that could not access funding through mainstream agencies such as Lotterywest and Healthway.

Externally, Lotterywest provide *organisational development* grants which are available to not-for-profit organisations year-round, to support the following activities:

- Developing strategic, business, marketing and fundraising plans
- Undertaking feasibility studies, including for a sector wide initiative
- Setting up operating policies and procedures or training materials
- Developing sound financial, human resource or industrial relations practices
- Travelling to explore and establish best practice
- Training and development for volunteers and Board members
- Carrying out a staff training needs assessment
- Developing quality assurance strategies

- Awards initiatives that support a specific not-for-profit sector or broader community development activities
- Details of these grants and the application process are available at www.lotterywest.wa.gov.au

A review of the City of Cockburn application process and grant programs is planned for the new financial year to make applications available online in order to make the process more efficient for applicants and administrators. Results of the review will be made available to the Grants and Donations Committee and inform the recommendations for future funding programs and the online applications. The review of the application process and launch of the online applications is expected to be finished in time for the 2017 funding rounds.

Strategic Plan/Policy Implications

Community, Lifestyle & Security

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

Economic, Social & Environmental Responsibility

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

Leading & Listening

- Deliver sustainable governance through transparent and robust policy and processes

Budget/Financial Implications

Annually, Council allocates up to 2% of the rates income to a range of grants, donations, sponsorship and subsidies. In 2015/16 this budget was \$1,200,000, of which \$100,000 was allocated to Community Grants.

Legal Implications

N/A

Community Consultation

Previous Community Grant applicants, and Community Development contacts and representatives from not-for-profit organisations, will be invited to participate in the review of the application process.

Risk Management Implications

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

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

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

17.2 (OCM 14/7/2016) - SOUTH LAKE LEISURE CENTRE DECOMMISSING REPORT (154/010) R AVARD (ATTACH)

RECOMMENDATION

That Council enter into a Deed of Agreement with the Western Australian Department of Education for the decommissioning of the City's South Lake Leisure Centre facilities, as attached to the Agenda.

COUNCIL DECISION

Background

The South Lake Leisure Centre (SLLC) was opened on the 25th October 1991. There have been a number of upgrades and extensions since this time. The facility was constructed on land owned by the Education Department and in return the school had use of the adjoining

South Lake Reserve during school hours. The reserve has also been used by the local community as a second tier sports ground.

Also an application has been made to the National Stronger Regions fund to construct a new home for the Fremantle Hockey Club on the site.

The day to day operational arrangements between the SLLC staff and the School staff has been very positive and guided by a Management Agreement between the two parties. There is no formal lease or license in place between the parties.

Submission

N/A

Report

It is anticipated that the City will close the SLLC in early to mid-2017 and move to the new CCW complex. The plan is to keep to a minimum the disruption between the closure of the SLLC and the opening of the new centre.

Both the City and the Department of Education are keen to ensure that the SLLC when vacated is maintained in a safe, usable and tidy condition. To this end an agreement has been reached between the two parties in the form of a Deed of Agreement as attached to the agenda.

The salient aspects of the agreement are as follows:

1. The City will remove all the external water playground features and retain the more significant trees and the external garrison fence.
2. The City will remove the entire internal pool plant from the site.
3. The City will construct a stud wall between the main pool hall and the Kiosk area to allow the school access to all areas of the facility other than the main pool and learn to swim/leisure pools.
4. The City will hand over all the facilities on the site to the Department of Education who from that point on will be solely responsible for all aspects. The City will have no liabilities for the facility or its surrounds.

The areas that were initially constructed by the City and retained for use by the school as shown on the attached plan and include:

- a. 1 Basketball Court.
- b. Fitness gymnasium and offices.
- c. Managers office and adjoining office.
- d. Staff room.
- e. First Aid Room.
- f. Meeting/Program Room with toilets.
- g. Crèche area.
- h. Current spin room.
- i. Main (Group Fitness) Program room.
- j. Kiosk Café area with accompanying seating areas.
- k. Public toilets and showers.
- l. Reception area.
- m. Entry foyer.
- n. 2 foyer store rooms.
- o. Car parking areas

The Education Department has no specific plans for the use of the facility previously operated by the City although with the closure of the Hamilton Hill Senior High School and its move to South Fremantle it is expected that Lakelands Senior High School will see growth in its numbers over the next few years.

The 2016/17 adopted municipal budget contains \$200,000 to fund the decommissioning of the South Lake Leisure Centre. The funds provided are to cover the works noted in the above report a. to o

Strategic Plan/Policy Implications

Moving Around

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

Community, Lifestyle & Security

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

Leading & Listening

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

Budget/Financial Implications

As part of the decommissioning of the South Lake Leisure Centre, the outstanding capital value of the facility will have to be written-off even though the City is “gifting” the asset valued in the balance sheet of Council at \$3.3m to the WA Government’s Education Department. As the Council is disposing of the facility at zero consideration (gift) any outstanding value in the balance sheet of Council will have to be removed and written-off in 2016/17 (to coincide with the opening of the Cockburn ARC and closure of the South Lake Leisure Centre).

Legal Implications

The Deed of Agreement formalises the arrangements between the City of Cockburn and the Department of Education for the decommissioning of the South lake Leisure Centre and the vacating of the site.

Community Consultation

N/A

Risk Management Implications

As there is no formal lease arrangement between the City and the Department of Education either party could have claims made against them by the other. A formal Deed of Agreement is an appropriate means by which the parties can clarify the commitments and obligations of each without recourse to legal disputes. Should the Department of Education require the City to make good the site there would be a substantial cost to the City.

Attachment(s)

Draft Deed of Agreement – South Lake Leisure Centre Decommissioning.

Advice to Proponent(s)/Submissioners

The Department of Education has been advised that this matter is to be considered at the 14 July 2016 Council Meeting.

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

Nil.

17.3 (OCM 14/7/2016) - PROPOSAL FOR THE INSTALLATION OF TWO CRICKET PITCHES AT ATWELL RESERVE - BRENCHLEY DRIVE, ATWELL (146/004) (R AVARD) (ATTACH)

RECOMMENDATION

That Council :

- (1) supports the installation of two cricket pitches on Atwell Reserve for the 2016/17 cricket season with natural turf covering to be utilised during the winter months for football; and
- (2) amend the 2016/17 adopted municipal budget to facilitate (1) above by transferring \$70,000 from the Capital Works account CW 5750 - Botany Park Cricket Facilities and \$20,000 from the Operating account Contingency Fund to a new Capital Works account – Installation of two cricket pitches and one practice cricket net – Atwell Reserve - \$90,000.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Atwell Reserve is located on Brenchley Drive in Atwell and is one of the 29 active reserves that the City manages for sporting club use. The reserve is 3.94 (Ha) in size and is home to two Australian Rules football clubs (senior and junior) and two cricket clubs (senior and junior).

“At the Ordinary Council Meeting of 9 June 2016, Clr Portelli requested a report under Matters to be Noted for Investigation, Without Debate for a proposal to install a second cricket pitch at Atwell Reserve.”

Submission

The Jandakot Cricket Club has advised the City that they would like to have 2 cricket pitches near the centre of the current football grounds and for them to be covered during the football season with synthetic grass.

A submission has been received from the Jandakot Junior Football Club advising that they are strongly opposed to pitches on the football playing surface. They have not offered a synthetic grass cover.

The Jandakot Jets Senior Football Club has provided written advice that they oppose the placement of cricket pitches on Atwell Reserve unless strict guidelines are followed by the City and the cricket club.

Report

Atwell Reserve is a well utilised reserve, which throughout the year is enjoyed by hundreds of residents eager to play both football and cricket

The Reserve currently has two large football ovals, one cricket pitch, two cricket practice nets and clubrooms which are currently being upgraded to accommodate the growing membership numbers in all four clubs.

In considering the feasibility of developing a second cricket pitch at Atwell Reserve, staff has considered a number of factors including the current provision of cricket within the City, membership growth of Jandakot Cricket Clubs, suitability of pitch coverings and the practices of other Local Government Authorities (LGA's).

Current Provision of Cricket within the City

The City is currently home to five cricket clubs, including Cockburn Senior Cricket Club, Cockburn Junior Cricket Club, Phoenix Cricket Club, Jandakot Lakes and Jandakot Park Cricket Clubs.

Below is a table of cricket pitches located in the City of Cockburn available for clubs to use in the summer season.

	Reserve	Winter Sport	Level of Senior Football	Current Matting Type
1	Anning	Football	C4 Amateurs	Synthetic
2	Anning	Football	C4 Amateurs	Synthetic
3	Beeliar	Soccer		Not Required
4	Davilak	Football	C4 Amateurs	Rubber Matting
5	Edwardes	Softball		Not Required
6	Enright	Softball		Not Required
7	Goodchild	Lacrosse		Rubber Matting
8	Lakelands	N/A – Future Hockey		Not Required
9	South Coogee	Soccer		Not Required

10	Tempest	Football	E1 Amateurs	Rubber Matting
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Currently, Atwell Reserve is the only reserve shared by cricket and football where a cricket pitch is not located on a football oval.

Due to the size limitations of the City's Reserves, there are minimal opportunities for the development of a reserve with two cricket pitches, with only Beeliar and Atwell Reserve having the capacity to do so.

A senior cricket field requires a distance of 120 metres in width due to the boundary line being a radius of 60 metres from the centre of the pitch. Ideally, to accommodate two cricket pitches a reserve would be required to be at least 240 metres so the cricket fields do not overlap with each other. The width of Atwell Reserve from the edge of the clubroom to tree line on the eastern side of the reserve is 255 metres and therefore has sufficient space for a second cricket pitch.

Having only one pitch at each reserve presents the City's Cricket Clubs with the logistical issue of having a number of teams playing at a variety of reserves.

Membership Growth

Atwell Reserve for many years now has been occupied by football in the winter months, with cricket utilising the reserve in the summer since 2010.

Over time, the Junior Cricket Club has experienced considerable growth, resulting in the Senior Cricket Club being formed in 2013.

Membership numbers of both clubs can be seen in the below table:

Season	Junior Club	Senior Club
2011/12	233	
2012/13	161	
2013/14	117	22 – 1 st Season
2014/15	275	33
2015/16	390	44

Given the increase in membership numbers, both Cricket Clubs are now at capacity and utilising a number of reserves in order to train and play.

Cricket Pitch Covering Options

Cricket pitches are concrete pads with a synthetic grass covering on them. Due to the hardness of the pitch it is necessary to place a

protective cover on the pitch to provide a cushioned surface for footballers to play on during winter months.

Different types of covers include:

1. Natural Turf
2. Synthetic Turf Matting.
3. Rubber Matting

The table below highlights the positives and negatives of each cricket pitch cover:

Natural Turf

Positive	Negative
No storage required in winter months	Grass potentially dies during season
Contractor can undertake the works	\$1.5k to \$2k installation + maintenance
Natural Turf across the whole field so there is no variation in surfaces	Additional watering on turf
	Players need to stay off for a week after installation

Synthetic (Currently utilised at Anning Park)

Positive	Negative
The WA Amateur Football League has played a state game at Anning Park.	Requires storage over winter months
Can be used up to 5+ years. Costs approximately \$9,000.	Gaps between grass and matting if not fitted correctly
	Potential for mats to move underfoot
	Unnatural for players running across the oval
	May not be level with turf

Rubber Matting

Positive	Negative
Can be used up to 5 years. Costs approx. \$8k	Requires storage over winter months
	Gaps between grass and matting if not fitted correctly
	Potential for mats to move
	Hard to land on.
	Unnatural for players running across the oval
	May not be level with turf

Other LGA Practices

It is common practice at a number of other LGAs to co-locate cricket pitches on football ovals. Some examples include Dalkeith Oval (City

of Nedlands), Gilbert Fraser Oval and Dick Lawrence Oval (City of Fremantle), Beach Oval (City of Stirling), MacDonald Park (City of Joondalup), Kingsway Oval (City of Wanneroo), Gwynne Park (City of Armadale), City Beach Oval (Town of Cambridge) and Shelley Reserve (City of Canning).

In assessing the potential options for covering of cricket pitches, three other LGA's were consulted and provided the following details on their current practices for the covering of cricket pitches:

City of Melville – Undertake turf covering for all cricket pitches

City of Fremantle – Undertake a mix of synthetic and turf covering

Shire of Kalamunda – Undertake a mix of synthetic and turf covering

In reviewing the feedback provided by other LGA's, it was found that the two most popular pitch covering practices were synthetic and turf covering, with a case by case approach taken to determine the type of covering utilised depending on factors such as the level of use, irrigation, and soil quality and club preferences.

The cost of construction of the two cricket pitches and the one cricket practice net is as follows:

- Cricket Pitches (installation) *2 \$25,000
- Cricket Turfing *2 (1st year)..... \$5,000
- Reticulation for two pitches \$26,000
- Installation of practice net..... \$25,000
- Repair to reserve..... \$7,500
- Removal of materials..... \$2,500
- Total estimated cost \$90,000

Summary

It is evident that the Cricket Club and the Football Clubs that use Atwell reserve have strong opposing views on the placement of cricket pitches on football grounds. As has been demonstrated in the report the placement of cricket pitches on football grounds is common practise across the metropolitan area. A natural turf placed over a pitch for the football season is considered the best option for player safety.

In summary, it is recommended that given the limited number of opportunities the City has to develop two cricket pitches on the one reserve within the City, together with the growth experienced by the two Jandakot Cricket Clubs, that a second pitch at Atwell Reserve be supported.

Should Council support the installation of the second pitch at Atwell Reserve, it is further recommended that the type of covering be natural turf with associated costs for the works to be derived from Account CW 5750.

Should Council not agree to the additional pitches to go onto Atwell Reserve there could be a pitch located on Botany Park in Hammond Park.

Strategic Plan/Policy Implications

Community, Lifestyle & Security

- Provide residents with a range of high quality, accessible programs and services
- Provide safe places and activities for residents and visitors to relax and socialise
- Create and maintain recreational, social and sports facilities and regional open space

Budget/Financial Implications

The initial cost budget was for the work to be undertaken at Botany Park. The requirement to have the work undertaken at Atwell Reserve will require additional funds as there is a requirement to construct an additional practice net for the cricket club.

The work scheduled for Botany Park will be deferred until a future date as there is not the current demand for these cricket facilities at Botany Park and its current catchment basin.

Legal Implications

N/A

Community Consultation

The Club Presidents of the four sporting clubs based at Atwell Reserve attended a meeting with staff on Thursday, 23 June.

Presidents were presented with 3 options to consider:

1. Status quo with no second pitch to be installed;
2. Second pitch to be installed with turf covering; and
3. Second pitch to be installed with synthetic covering.

The Clubs were then requested to nominate their preferred option, with both Senior and Junior Cricket supporting the installation of two pitches, with synthetic covering being their preferred option.

Risk Management Implications

Both the synthetic and turf coverings will provide a safe playing surface for footballers to play on during the winter months. However, there is a substantial level of financial injury and brand reputational risk retained by the City in the case of any serious injury attributable to the coverings.

The Jandakot Jets Junior Football Club opposes the placement of pitches on the Atwell Reserve football ground.

Attachment(s)

1. Photos of different types of cricket pitch covers.
2. Map showing location of two cricket pitches on Atwell Reserve.
3. Correspondence from the Jandakot Jets Junior Football Club on the matter.
4. Correspondence from the Jandakot Jets Senior Football Club on the matter.
5. Correspondence from the Jandakot Park Cricket Club on the matter.

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 14 July 2016 Council Meeting.

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

Nil.

17.4 (OCM 14/7/2016) - COOGEE BEACH RESERVE DOGS ON LEADS (144/2016) (R AVARD) (ATTACH)

RECOMMENDATION

That Council prohibits dogs on all of Reserve 24306 and Reserve 46664 (known as Coogee Beach Reserve) including all beaches and the jetty (Coogee Beach Jetty) adjoining the reserves, pursuant to Section 31 of the Dog Act 1976.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Council at its meeting of the 14th April 2016 resolved to seek public comment on a change to its local law in relation to dogs on Coogee Beach Reserve (24306) as shown on the plan attached to the agenda. In brief the proposal is that dogs on leads will be permitted in the area of reserve 24306 north of Powell Road but excluding the beach and the sand.

Submission

N/A

Report

A comprehensive public consultation has occurred in relation to the proposal for a portion of Reserve 24306 north of Powell Road for dogs to be permitted on leads. There was a strong response to the request for public comment with 964 submissions in various forms:

1.	Petition x 2.....	839
2.	Other responses	99
3.	Coogee Beach Progress Association	26

Several large petitions were received as follows:

Petition 1

Petition stated:

“Petition against

The following citizens of the City of Cockburn, and regular visitors to Coogee Beach, are opposed to allowing dogs on leads on a portion of Reserve 24306 and are in favour of keeping the reserve completely dog free as it presently is.”

There were a total of 155 petitioners of which 139 were from residents of the City of Cockburn.

Petition 2

Petition stated

“Last year a Petition was submitted to Cockburn Council to allow dogs on Coogee Beach. Due to overwhelming opposition from residents and visitors the motion was not proceeded with and was withdrawn.

This year the City of Cockburn resolved to allow dogs on leads on a portion of Coogee Beach Reserve 24306 north of Powell road.

We are opposed to this local law amendment.”

There were a total of 684 petitioners of which 468 gave their address in the City of Cockburn. There were 205 that gave addresses outside of Cockburn and 11 with unknown addresses.

Other Responses

Local residents were invited through newspaper advertisements, signage and the City of Cockburn website to go to Cockburn Comment to respond to the following question:

“Do you support the proposed amendment that will allow dogs on leads on a portion of the Reserve north of Powell Road (24306)?”

For the period from 6 May through to 12 June 2016 there were a total of 246 who visited the site with 85 respondents to the question. There were 14 emails and other contacts resulting in a total of 99 responses. Of these:

- 42 supported the proposal
- 53 did not support the proposal.
- 4 maybe.

A response from the Coogee Beach Progress Association was received. They sought comment from its members on 3 options:

Option 1 - Do not agree in total with the proposal to allow Dogs on leash on any part of the reserve i.e., no change to the current situation.

Option 2 - Agree with the Council decision as stated above.

Option 3 - Allow dogs on leash at the Coogee Cafe but only on the grassed area immediately to the north of the cafe and bounded by the limestone retaining wall to the west of the grassed area and including the northern Powell

*Road car park to the extent of the kerbing. No dogs allowed under any covered area surrounding the cafe
No dogs allowed on the grassed area to the west of the cafe where the BBQ and Beach Chalets are located.*

Daryll Smith has proposed that the area around the Surfing Lizard Cafe and within the kerbed area of the Poore Grove car parks also be accessible to dogs on leashes.

Results of the Survey

	Option 1	Option 2	Option 3
<i>Votes</i>	<i>18</i>	<i>1</i>	<i>7</i>

It is clear from the results of the survey that the majority of members do not support the proposal to allow dogs on leads on any part of the reserve.

As is evident there were a significant number of people who signed the petition who did not want dogs on leads on Coogee Beach Reserve. There were a much smaller response of 99 through the consultation process of signage, website and media coverage. The response for and against the proposal was much closer but in favour of prohibiting dogs on all of the Coogee Beach reserve area 53 to 42. The Coogee Beach Progress Association was clearly against the proposal.

There is currently an anomaly in the City of Cockburn Local Law as it makes reference only to Reserve 24306. As is shown on the attached plan there is a small Reserve 46664 located between the two portions of Reserve 24306. The proposed recommendation corrects this anomaly.

Strategic Plan/Policy Implications

Community, Lifestyle & Security

- Provide safe places and activities for residents and visitors to relax and socialise

Leading & Listening

- Deliver sustainable governance through transparent and robust policy and processes

Budget/Financial Implications

Budget implications are minor and can be addressed within current allocations.

Legal Implications

Section 31 of the Dog Act 1976, refers.

Community Consultation

There was extensive community consultation on the proposal to permit dogs on leads on a portion of Reserve 24306 (Coogee Beach Reserve).

1. Signs were erected on the site advising of the proposal.
2. Notices were placed in public areas of the administration building and the City Libraries.
3. Notice placed on the City of Cockburn website.
4. The local Coogee Beach Progress Association was advised of the proposal.

Risk Management Implications

Matters related to where dogs can and cannot be in areas are very divisive in the community. The Council can suffer damage to its reputation if it is perceived to give preferential treatment to one group over another. A mix of areas where dogs are not permitted, dogs are permitted on leads and dogs off leads are permitted provides a balance between the competing demands.

Attachment(s)

1. Revised Plan of Reserve 24306 and 46664 and associated beach and jetty that was used for public comment.
2. Plan of Reserve 24306 and 46664 and associated beach and jetty recommended to prohibit dogs.

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 14 July 2016 Council Meeting.

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

Nil.

17.5 (OCM 14/7/2016) - REQUEST FOR PROPOSAL - RFP06/2016 (C100342) - SOLAR PHOTOVOLTAIC SYSTEM (RPAEC) - 31 VETERANS PARADE, COCKBURN CENTRAL WA (078/006; 154/006) (D. VICKERY/T CHAPPEL) (ATTACH)

RECOMMENDATION

That Council

- (1) accepts the Request for Proposal submission from Solargain PV Pty Ltd for RFP 06/2016– Solar Photovoltaic System – Cockburn Aquatic and Recreation Centre to supply, install and maintain a (nominal) 900 kW PV system for the total fixed maximum lump-sum contract value of \$2,065,142 GST Inclusive (1,877,447 Ex GST);
- (2) accepts the award to include that the Contractor shall carry out more detailed modelling to verify the most cost effective whole of life PV system size, PV panel size and type, and to seek early Western Power approvals so as to ensure the system complies with their standards and installation and commissioning is not unduly delayed;
- (3) endorses the City to negotiate with Solargain PV Pty Ltd the potential novation of the design, supply, installation, testing and commissioning (not maintenance) components of the contract to Brookfield Multiplex Constructions Pty Ltd;
- (4) amend the 2016/17 Municipal Budget by transferring \$1,877,447 from Greenhouse Action Fund Reserve to the CW – Cockburn ARC Solar PV;
- (5) defer the CW – Coleville CR Car Park LED Lighting and solar battery trial project for \$170,000 and reallocate funding for this CW to the Greenhouse Action Fund Reserve; and
- (6) allocate \$36,122 from the Greenhouse Action Fund and \$61,054 from the 2016/17 contingency fund to CW Solar PV – Cockburn ARC for BMX contract fee.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

The City of Cockburn is in the process of having constructed via its contract with Brookfield Multiplex Pty Ltd the Cockburn Aquatic and Regional Physical Activity and Education Centre (RPAEC) now renamed to Cockburn ARC, within the Cockburn Central West Precinct and this facility is due for completion in early 2017.

The centre includes a heated indoor (25m) and outdoor (50m) pool, heated leisure pool and heated hydrotherapy pool, spa and sauna facilities, café, crèche, indoor playground, gym, playing courts and changerooms. The facility is also to be home to the Fremantle Football Club (FFC) with training and administration areas for the Club and may provide an educational training facility for Curtin University's students and teachers.

Across all local government facilities, recreational and aquatic facilities are the most energy intensive due to the requirements for pumping heated water, large size, and long operating hours. With an expected average power demand of approximately 2,500,000kWH pa for power and gas, the facility will be a very energy intensive facility.

The City has a strong commitment to sustainability, reducing greenhouse gas emissions, and promoting the use of renewable energy. Specific targets against these commitments are outlined in the Cockburn Strategic Community Plan, Sustainability Strategy, and Greenhouse Gas Emissions Reduction Strategy.

Aligned to its aims to minimise emissions and maximise opportunities for usage of renewable energy, as well as achieve whole of life cost benefits in reducing grid supplied electricity costs, the City is looking to have installed on the Cockburn ARC facility a suitably sized solar photovoltaic (SPVS) system concurrent with the completion and commissioning of the building itself.

The FFC has determined to proceed with the installation of a PV system on their part of the building, under a separate contract with a provider.

Request for Proposal RFP 06/2016 – Solar Photovoltaic System – Cockburn Regional Physical Activity and Education Centre at 31 Veterans Parade, Cockburn Central, was advertised on Wednesday, 23 March 2016 under the Local Government Tenders section of The West Australian newspaper.

The RFP was also displayed on the City's E-Tendering website between the Wednesday 23 March 2016 and Wednesday 20 April 2016.

Submission

The Request for Proposal closed at 2:00pm (AWST) Wednesday, 20 April 2016. Five (5) submissions were received from the following companies:

Respondent's Name:	Registered Business Name
EMC Solar Construction Pty Ltd	EMC Solar Construction Pty Ltd
Enigin Western Australia	Energy IO Pty Ltd ATF Enigin Western Australia Trust
Infinite Energy	Efficient Homes Australia Pty Ltd
Solargain PV Pty Ltd	Solargain PV Pty Ltd
Solgen Energy	Solgen Energy Pty Ltd

Report

a. Compliance Criteria

The following index was used to determine whether the submissions received were compliant.

Description of Compliance Criteria		
a	Compliance with the Conditions of Responding (Part 1).	Yes/No
b	Compliance with the Specification (Part 2) contained in this Request.	Yes/No
c	Completion of Section 3.1 – Form of Response	Yes/No
d	Completion of Section 3.2 – Respondent's Contact Person	Yes/No
c	Compliance with Sub-Contractors requirements and completion of Section 3.3.3 .	Yes/No
d	Compliance with Financial Position requirements and completion of Section 3.3.5 .	Yes/No
e	Compliance with Insurance Requirements and completion of Section 3.3.6 .	Yes/No
f	Compliance with Qualitative Criteria and completion of Section 3.4.2 .	Yes/No
g	Compliance with Fixed Price and completion of Section 3.5.1 .	Yes/No

h	Compliance with and completion of the Price Schedule (including Breakdown of Lump Sum) <u>in the format provided in Part 4.</u>	Yes/No
i	Compliance with ACCC Requirements and completion of Appendix A.	Yes/No
j	Acknowledgement of any Addenda issued.	Yes/No

b. Compliant Submissions

A Compliance Criteria check was undertaken by Procurement Services; all submissions were deemed compliant and so therefore were further evaluated.

c. Evaluation Criteria

Submitted Proposals were assessed against the following criteria:

	Criteria	Weighting
A	Demonstrated Experience	10%
B	Specifications	15%
C	Respondents Resources	10%
D	Methodology	20%
E	Sustainability Experience	5%
	Tendered Price	40%
	Total Weighting:	100%

RFP Intent / Requirements

The Request for Proposal was structured so as to enable the selection of a Respondent best suited to obtaining necessary regulatory approvals and to supply, install and maintain an appropriate sized PV system for the Cockburn ARC facility.

Respondents were asked to nominate their tendered capital purchase price for the conforming system they would propose based on their initial modelling, and as an option their alternative tendered price in the form of peak and off-peak tariffs for the City to purchase the electricity generated by the PV system as a Power Purchase Agreement (PPA), whereby the successful contractor retains the ownership of the PV system.

For either capital purchase or PPA option selected by the City the selected contractor will undertake the detailed system design, seek all necessary approvals, including from Western Power, proceed with the

installation of the system on the roof areas of the facility, and undertake the ongoing maintenance and output monitoring of the PV system for a 10 to 20 year period thereafter.

Evaluation Panel

Proposals were evaluated by the following City of Cockburn officers and an external consultant. The Procurement Services representative attended in a probity role only.

Name	Position & Organisation
Mr Doug Vickery (Chair & SBMG Representative)	Manager, Infrastructure Services
Mr Stuart Downing	Director, Finance & Corporate Services
Ms Jennifer Harrison	Sustainability Officer Environmental Services
Jeremy Newman	Business Development Manager (Cardno BEC)
<u>Probity Role Only</u>	
Ms Tammey Chappel	Contracts Officer

d. Scoring Table

The assessment panel individually evaluated the Qualitative Criteria of the proposals in the absence of the tendered prices (two-envelope system) and then the scores were consolidated.

At this point it was determined that a ranking of the proposals received based on both Qualitative and Price was not feasible due to the solar photovoltaic system sizes being offered by individual Respondents varying from 99.84kW at the lowest to 901.4kW at the largest.

This lack of comparability, including on price, lead to a second round of submissions being sought from the five Respondents based on the supply of a common (nominally sized) 900kW PV system.

Respondents were requested to provide in their submissions additional information on the technical features of their proposed PV system (including inverters, cabling, racking etc.) and to provide their tendered prices for an nominally sized 900kW system in the form of Capital Purchase and Maintenance, Power Purchase Agreement (PPA) over 10 years and 20 years, and a third option as a Lease of 10 years and 20 years. For each option the Western Power charges allowed for were to be identified.

Outright Purchase			
Respondent's Name	Percentage Scores		
	Qualitative Criteria Evaluation	Cost Evaluation	Total
	60%	40%	100%
Solargain PV Pty Ltd (Panel Size - 260W) **	44.00%	29.86%	73.86%
Enigin Western Australia	32.85%	40.00%	72.85%
Solargain PV Pty Ltd (Panel Size - 280W)	44.00%	27.81%	71.81%
Solgen Energy	36.39%	34.31%	70.69%
Solgen Energy (– With Options	36.39%	29.92%	66.31%
Infinite Energy	32.84%	33.29%	66.12%
EMC Solar Construction Pty Ltd	33.75%	28.30%	62.05%

***Recommended Submission*

Evaluation Criteria Assessment

Demonstrated Experience

Solargain PV Pty Ltd presented a range of projects of comparatively large scale individually and as a bundled set of sites which demonstrated to the panel that they had relevant experience in delivering small to medium sized roof mounted PV systems in a Western Australian environment. Of particular note was their experience with installing a number of PV systems on leisure centre/pool complexes, including the one in Kalgoorlie enabling good data on system sizing to suit the electricity usage load characteristics. Key sites of relevance cited, with values ranging from \$43,000 to \$1M included projects for the City of Kalgoorlie-Boulder/Waste Water Treatment Plant; City of Mandurah (4 x Sites); City of Kwinana Recreation Centre and the West Australian Department of Housing. These projects demonstrated to the panel that Solargain PV Pty Ltd has the appropriate level of experience required to undertake the load vs output modelling, PV system configuration design, component sourcing, system installation and ongoing maintenance provision associated with the required works. As a company they have a large commercial, residential and local government PV market presence and have been in operation in WA since 2005.

Enigin Western Australia presented a range of projects showing relevant experience, these ranging from \$41,000 value up to a \$1.9M 665kW project to install rooftop solar PV on a shopping complex in Northam, this system still being in the design phase. They presented as being a small WA based company focussed on providing energy solutions.

Solgen Energy provided details of a number of comparatively large size PV systems they have installed in the Eastern States. Examples of their Western Australian projects were of size less than 100kW, including rural Councils, and thus has had a lesser extent of dealing with Western Power. As a company they are based in the Eastern States, with a very small presence in W.A.

Infinite Energy presented as examples of relevant experience a wide range of small scale (less than 100 kW) projects plus a 312kW system they installed at Broadway Fair. Their proposed sized system for Cockburn ARC was indicatively a small size system for this site. As a company they have been in business since 2009 and have a large focus on residential and commercial sales.

EMC Solar Construction provided examples of their experience in large scale installations, typically solar farm and/or off-grid installations including a PPA solar PV system at the Carnarvon Solar Farm. PPA projects were mentioned but they supplied little information on these project systems to use for reference. Overall they were judged to be a fair sized company geared for renewable power provision and having been in operation for a reasonable length of time.

Specifications

Solargain PV Pty Ltd scored highest in this criteria, offering two alternative size quality PV panels (260W vs 280W Q-Cell) on racking, Fronius inverters, quality cables and what appeared to be a very well developed and thought out PV system configuration specifically suited to the issues and opportunities presented by the site. Their PV system of a size of 901 kW also maximises the use of the roof area and is indicatively well matched to the building's electricity load so as to reduce the draw off of the grid.

Enigin Western Australia scored overall lowest in this criterion, there was some uncertainty as to the quality of their proposed system elements with a limited amount of information provided. They initially proposed a 535kW PV system on tilt panels.

Solgen Energy scored comparatively well in this criterion, detailing quality system elements, however they did not understand the size of

the system to suit the scope, proposing 415kW each for the City and FFC systems. The FFC system is not part of the scope for this project.

Infinite Energy initially proposed systems of size 100kW, 250kW or 500kW, and EMC Solar Construction only proposed a 330kW nominal system, each response showing a lack of initial modelling and understanding of the load offset opportunity.

Tenderer's Resources

Solargain PV Pty Ltd were assessed as having the greater depth of personnel and experienced staff within the organisation, back up personnel were identified, high degree of depth, knowledge and capabilities within their resource pool and their capacity to undertake the work in respect to concurrent commitments.

EMC Solar, Enigin Western Australia and Solgen Energy all scored comparatively in this area, demonstrating that they have a reasonable number of personnel with suitable experience, a degree of depth in their resource pool and capacity to undertake the work in respect to concurrent commitments. Solgen however, failed to demonstrate their ability to provide and sustain a WA presence through the full duration of the project installation and for the maintenance period.

Infinite Energy was assessed as having the lowest level of personnel experience and staffing capacity to undertake the works required.

Methodology

The qualitative criteria assessed the Respondents understanding of the project and contract requirements in regards to the key issues they see likely to be encountered and require management of.

Solargain PV Pty Ltd scored significantly higher than other Respondents, in particular demonstrating a good understanding of the key issues likely to be encountered and proposed approach to managing such issues.

Enigin Western Australia, Solgen Energy and Infinite Energy scored comparatively the same in this area demonstrating a basic understanding of the key issues likely to be encountered and conveying varying degrees of confidence in the evaluation panel in regard to their installation timetable, economic viability of their systems, built in redundancy and allowances for routine maintenance.

EMC scored lowest in this criterion due to their proposed undertaking of the installation works between December 2016 and March 2017 when the scope stated an earlier undertaking and additionally their

submission provided a poor coverage of redundancy, lightning protection and maintenance after installation.

Sustainability Experience

Sustainability experience is centred on the company's current level of Environmental Management System certification and degrees of focus on sustainability across their organisation. All Respondents rated satisfactorily for this criterion, each having environmental policies in place and other sound sustainability focussed practices and Solgen Energy having AS/ISO 14001 certification.

Summation and Recommendation

Solargain PV Pty Ltd ranked the highest on total score (qualitative and tender price) scored highest in regard to the key non-price criteria including experience, capacity, understanding of the required works and an appropriate methodology in undertaking those works.

A referee check was undertaken on Solargain PV Pty Ltd, where the key referees who were contacted responded with a positive view of Solargain PV's methodology, organisation systems, ongoing support and personnel.

A Capital Purchase of the PV system design, supply, installation and maintenance is recommended as compared to a PPA or lease. This is on account of the peak and off-peak tariffs offered by the Respondents differ little from the expected grid supplied electricity tariffs, a greater financial return or benefit will be gained by off-setting the power cost altogether through the PV system generation, paying for itself over time.

The recommendation is to award the contract to Solargain PV Pty Ltd based on a nominal 900 kW PV system utilising 260 watt PV panels for the total fixed maximum lump-sum contract value of \$1,877,447 (ex GST) provisional sum items, contingencies and maintenance.

Following award the City is to negotiate with Solargain PV Pty Ltd the novation of the design, supply, installation, testing and commissioning components of the contract to Brookfield Multiplex Constructions Pty Ltd. The maintenance component of the scope is to be awarded as a separate contract. Additionally the Contractor is to carry out more detailed modelling to verify the most cost effective whole of life PV system size based on the latest equipment loading information, as built available roof areas, comparison of the 280 watt PV panels versus the 260 watt panels and crucially seek early Western Power approvals so as to ensure the system complies with their standards and installation and commissioning is not unduly delayed.

Based on achieving the highest combined score, together with extensive demonstrated experience, resources experience and capability, understanding of the works to be undertaken and positive referee comments, the evaluation panel recommends that Council accept Solargain PV Pty Ltd as the most advantageous submission.

Strategic Plan/Policy Implications

Community, Lifestyle & Security

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

Economic, Social & Environmental Responsibility

- Improve water efficiency, energy efficiency and waste management within the City's buildings and facilities and more broadly in our community

Leading & Listening

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

Budget/Financial Implications

There is no budget allocation in the 2015/16 or 2016/17 adopted budgets as the final determination of the tender was unknown at the time of the budget preparation and adoption.

The award amount of \$1,877,447 will cover capital and a ten year maintenance agreement:

Capital.....	\$1,847,447
Maintenance	\$30,000
Total Tender	\$1,877,447
BMX Contract Fee 5.26% (Capital)	\$97,175
Total Tender and Contract fee	\$1,974,622

The City has provided \$1.91m in the Greenhouse Action Fund Reserve for the installation of solar PV for Cockburn ARC. The balance in the Greenhouse Action Fund Reserve and an allocation of funds from the contingency fund totalling \$61,054 will cover the award of this tender.

The current demand for electricity is estimated at 7.4Mw per day with a 900 Kw solar array to provide approximately 3.6Mw or 48% of the daily power requirements. This will translate into a saving of approximately 52% of the cost of electricity or \$292,000 per annum.

Legal Implications

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

Community Consultation

N/A

Risk Management Implications

The risk for Council associated with not proceeding with the award of the contract for installation of PV panels and associated inverters, cabling and control equipment at this time will:

- (a) Lead to significantly higher electricity costs borne as higher ongoing operating expenses for the new facility;
- (b) Miss an opportunity to get equipment such as cabling and switchgear installed early whilst the builder is still on site, similarly the panels and support racking, thus ensuring the builder allows for these works concurrent with their works and are well integrated, especially if the contract works are novated to the builder.

The risk arising from selecting other than the recommended Respondent is that the PV system is poorly sized, leading to a lost opportunity for cost effectively off-setting the bulk of the day time peak tariff electricity load, or that the system is over sized and unnecessary capital outlay has occurred.

Selecting a comparatively low price Respondent in this case introduces risks around the quality of the work in labour and components, most especially in the crucial cabling and installation areas as far as system performance and ongoing durability is concerned.

The risk of selecting a Respondent with little experience dealing with Western Power (in respect to PV systems greater than 100 kW). PV system design and install in WA is that Western Power either fail to provide approval or take an inordinate time to provide their approval, leading to a major delay and extra costs associated with the PV system.

An independent financial risk assessment of the preferred Respondent, Solargain PV Pty Ltd was carried by Corporate Scorecard (a division of Veda Advantage Ltd. The report rated Solargain PV Pty Ltd as financially very strong and able to undertake the financial aspects of the contract to the satisfaction of the Council.

Attachment(s)

The following confidential attachments are provided under separate cover:

1. Compliance Criteria Assessment
2. Consolidated Evaluation Score
3. Tendered Prices

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 14 July 2016 Council Meeting.

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

Nil.

18. EXECUTIVE DIVISION ISSUES**19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****19.1 (OCM 14/7/2016) - COMMUNITY CONSULTATION - PAYMENT OF RATES FOR SERVICES RECEIVED (024/002) (S DOWNING/D GREEN)****RECOMMENDATION**

That Council notes the information.

COUNCIL DECISION**Background**

By email received 23 June 2016, the following Notice of Motion was received by Cllr Steve Portelli:

To engage and communicate with the ratepayers of Cockburn the value they receive from Cockburn in return for their rates.

Provide examples of what ratepayers in other Local governments pay.

LGs nominated; Fremantle, Melville, Armadale, Kwinana, Rockingham, Wanneroo and Joondalup.

List relevant incorporated and the unincorporated calculation and total on GRV values as a chart.

Improved Residential

- *Minimum payment rate charge.*
- *\$20800*
- *\$23140*
- *\$26000*
- *\$28600*
- *\$31200*

Improved Commercial & Industrial

- *Officers to nominate 3 values over the range*

Improved Large Commercial & Industrial

- *Officers to nominate 3 values over the range*

Improved Rural UV

- *Officers to nominate 3 values over the range*

Commercial Caravan Park

- *Officers to nominate 3 values over the range*

Provide a chart to compare values.

Provide any clarification as footnotes to any anomalies.

Provide a list of unique services provided by each LG; any exceptions like Grants & Donations, Community Events, verge pick up, tip passes or any other value adding service that is unique to a particular LG.

Present the report to Council in August with a view of presenting to the community of Cockburn via the Cockburn Soundings and Cockburn Website thereafter, as soon as practical. To be done on an annual basis. Officers to vary the values as required to reflect a reasonable range in each classification.

Clr Portelli provided the following information in support of the Notice:

GRV is a common denominator with Local Governments. It will allow ratepayers to compare the return on their rates based on like for like GRV & UV values.

This will reflect efficiencies of the LG and is meant as extra information that is provided already. This will be truly transparent and provide competition within the LGs.

Submission

N/A

Report

The Notice of Motion as outlined in the Background section above is not supported.

The Council uses gross rental value as the basis of raising rates for 99% of the properties in its municipality and has done so for many years. The fact that there is:

- A range of gross rental values for its 39,900 residential improved properties, and
- Ratepayers pay varying amounts of rates depending on the value of their property will come as no surprise to any ratepayers. This particular fact is not just part of local government, but is also applicable to varying taxes such as water and sewer rates, land tax, Emergency Services Levy, income tax, Goods and Services Tax and insurance. The more each property is worth generally reflects the owners' higher income and their capacity to spend more as a bigger percentage contribution to society. By publishing a comparative table in Cockburn Soundings, the website or other Council publications could result in creating enmity and division in the community for no common or positive purpose.

The idea of preparing a table of rates at varying GRV levels for eight other nominated Councils only tells the ratepayers that some Councils rate more and some Councils rate less. This information is of no benefit to them unless they intend to move house. As the overwhelming majority of ratepayers are not intending to relocate, the provision of this information will prove of no importance or value to their daily lives.

Council does provide a diverse range of services in the City's fourteen Business Units and fifty or so Service Units. These services are regularly promoted in the Cockburn Gazette, Cockburn Herald, Cockburn Soundings, Council website, social media and through word of mouth. Council chooses to provide these services as a result of adopting strategies, plans and reports. Many of the services are not

unique in that many Councils in Perth undertake similar activities. Most Councils provide libraries, waste management, sports ovals and many of the other services Cockburn provides.

Cockburn also provides services like summer of events and free concerts, which are now also provided by many Perth Councils. Cockburn also provides its grants and donations budget as do many other Councils. Cockburn's donations budget may be the largest but it is not unique to Cockburn. Even Cockburn ARC and Port Coogee Marina are not unique services. The individual local governments may do things to differing standards, but most are not unique in any discernible way.

Officers could spend many hours, if not days, researching other Council's annual reports or websites but still not achieve the Motion's desired aim of finding out what seven other Councils do differently to Cockburn.

What the Council knows from the Community Perceptions survey undertaken by Catalyse is that the Cockburn community believe Cockburn does a great job in a range of services and then identify services where the Council could improve, for example, traffic congestion.

The City communicates with its ratepayers and residents frequently using a variety of tools such as:

- Cockburn Soundings
- Full page advertising in the Cockburn Gazette
- Social Media including Facebook
- Brochure with Annual Rates Notice

The City also receives feedback via the Community Perceptions Survey, Community groups such as the BRG and the Coogee Beach Progress Association, customer requests and Elected Members.

Accordingly, the Motion cannot be supported on the basis that it would not provide any information of significant interest or advantage to the community and would only distract staff from attending to issues of greater priority.

Strategic Plan/Policy Implications

Community, Lifestyle & Security

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

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

N/A

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

20 (OCM 14/7/2016) - NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT THE NEXT MEETING

Clr Portelli has provided the following Notice of Motion

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

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

- 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 14/7/2016) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

RECOMMENDATION

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

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

COUNCIL DECISION

- 25 (OCM 14/7/2016) - CLOSURE OF MEETING**

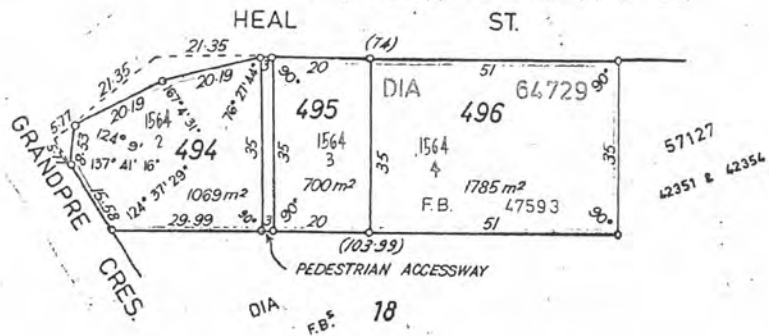
The meeting closed at:

Cockburn

wetlands to waves

Town or District.	Number of Lot or Location.	Field Book.	Scale.	Certificate in which Land is Vested.	Area
COCKBURN SOUND	PT. LOT 1 OF LOC.550	42351 & 42354	1:1000	Vol. 1500 Now 1564 Fol. 27.1	3659m ² = TOTAL

DEPTH LIMIT 60-96 METRES

P.A.W./R.O. was shown on this Survey
is amended to Lot 550.

Regulation 6 Transfer of Land (Surveys) Regulation 1995

Corr. 1775-2000-01

Date: 31.10.05 AM

DIA 58848



GRAHAM, CAMERON & MCKINNON

LICENSED SURVEYORS

47 LABOUCHERE ROAD, SOUTH PERTH 6151

TELEPHONE 367-8789

IN ORDER FOR DEALINGS
Subject to TPA Act 2004
28/3/13/13
Ass. Ins. PlansPEDESTRIAN ACCESSWAY TO VEST
IN THE CROWN UNDER SECTION
20A OF THE T.P. & D. ACT.

CERTIFICATE

I hereby certify that this survey was performed by me
personally (or under my own personal supervision, inspection and
field check) in strict accordance with the Licensed Surveyors
(Guidance of Surveyors) Regulations, 1961.Date: 23-4-79
K. M. Hannon
Licensed Surveyor

Approved by Town Planning Board

T.P. REF.

Date: 4.3.10
Chairman

Approved

APPROVED

Inspector of Plans and Surveys

On

Plan: 9571 ✓

Diagram

PERTH 2000 09:09

Index Plan

Registered

SPACE OF 100

F.I. P.M. \$26

38977

19.2.80

Diagram No.

58848

Examined: 28-3-80 Date: 29-5-80

C.G. Brisbane City 22-17

63214/8/77-4M-U271

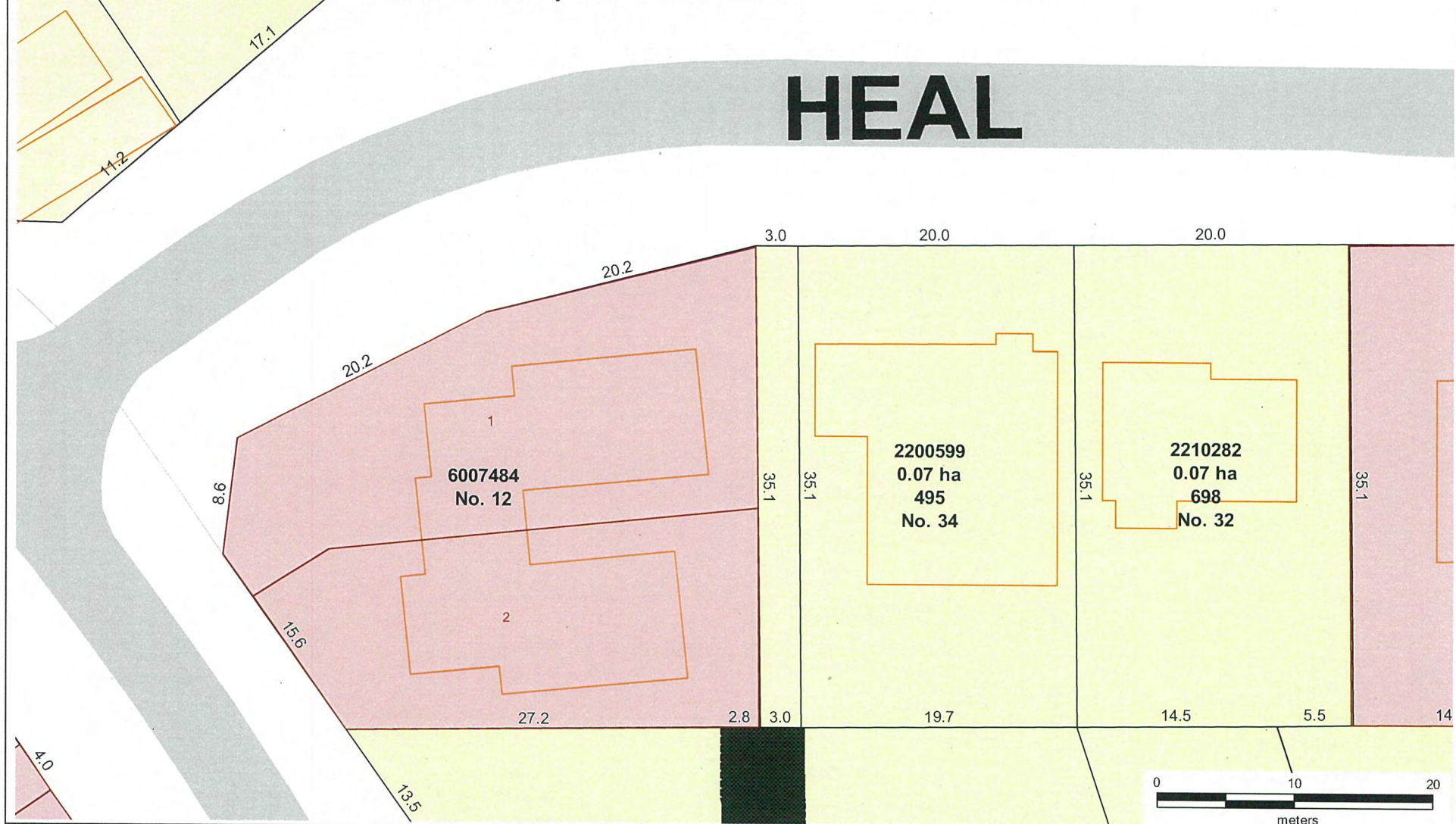
DRI Plan 6088

LANDGATE COPY OF ORIGINAL NOT TO SCALE Wed Mar 16 08:23:44 2016 JOB 50404461

Landgate

www.landgate.wa.gov.au

9 Coleville Crescent, Spearwood WA 6163. PO Box 1215, Bibra Lake DC WA 6965. P (08) 9411 3444 F (08) 9411 3333. ABN 27 471 341 209.



City of Cockburn
G.L.S Services Department

**PROPOSED CLOSURE PAW
LOT 55 on DIAGRAM 58848**

PRINTED ON:
Tuesday, 8 September 2015

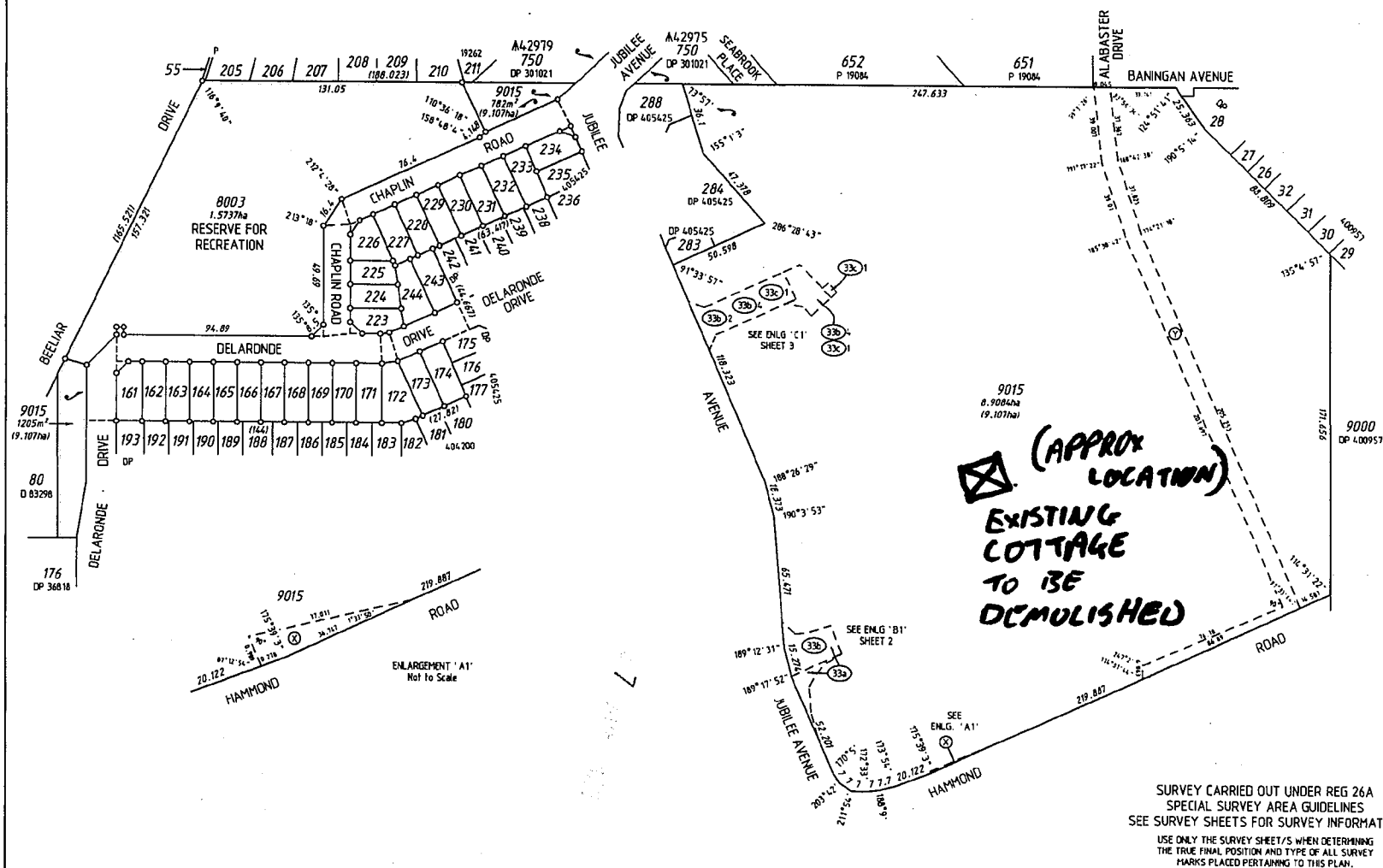
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DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.



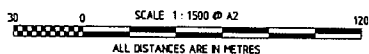
VERSION	AMENDMENT	AUTHORISED BY	DATE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY
FOR INTEREST AND NOTIFICATIONS
SEE SHEET 4



FORMER TENURE TABLE

LOT	FORMER TENURE	ON PLAN / DIAGRAM	TITLE
172-174	PT LOT 9012	DP 405425	2879-844
161-170, 225-234, 8003, 9015	PT LOT 9014	DP 406060	77-777
171, 223, 224, 243, 244	PT LOT 9012	DP 405425	2879-844
	PT LOT 9014	DP 406060	77-777



MNG. MC MULLEN HOLAN GROUP
PO Box 3328, Success W.A. 6464
Tel: (08) 9426 1599
Fax: (08) 9426 1560
Email: info@mngsurvey.com.au

MNG Ref: 97600dy-070c - Stage 6 - DP406734-CSD

TYPE	FREEHOLD	S.S.A. YES
PURPOSE	SUBDIVISION	
PLAN OF	LOTS 161-174, 223-234, 243, 244, 8003, 9015, ROADS AND RESTRICTIVE COVENANT	
FORMER TENURE	SEE FORMER TENURE TABLE	
LOCAL AUTHORITY	CITY OF COCKBURN	
LOCALITY	SUCCESS	
D.O.L. FILE		
FIELD RECORD	121270	
SURVEYOR'S CERTIFICATE - REG 54 I, Matthew D. WEDD hereby certify that this plan is accurate and is a correct representation of the - (a) "survey, and/or (b) "calculations from measurements recorded in the field records, (c) "delete if inapplicable undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.		
LICENSED SURVEYOR	DATE	
LODGED		
DATE	FEE PAID	ASSESS No.
I.S.C.		
EXAMINED		
DATE		
WESTERN AUSTRALIAN PLANNING COMMISSION		
FILE 147694		
Delegated under S. 16 P&O Act 2005		
DATE		
IN ORDER FOR DEALINGS		
SUBJECT TO		
FOR INSPECTOR OF PLANS AND SURVEYS		
DATE		
APPROVED REG26A (4)		
INSPECTOR OF PLANS AND SURVEYS		
DATE		
(S. 18 Licensed Surveyors Act 1909)		
DEPOSITED PLAN		
406734		
SHEET 01 OF 04 SHEETS		
(PLUS SURVEY SHEET(S))		
VERSION 1		

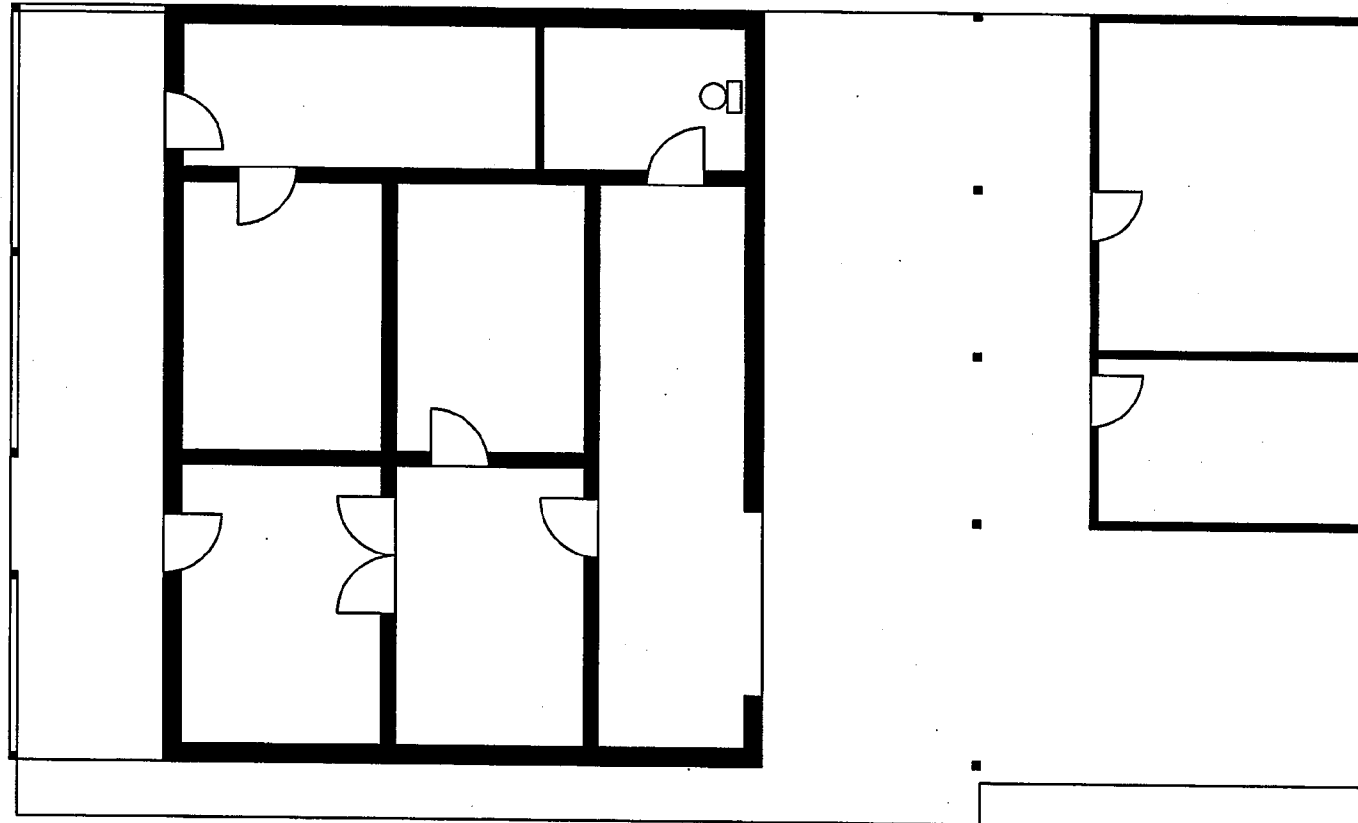
Date: Sun, 12 Jul 2015

Notes:

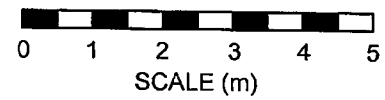


FIGURE 2. AERIAL IDENTIFYING LOCATION OF EXISTING AND PROPOSED SALES OFFICE

27 APR 2016

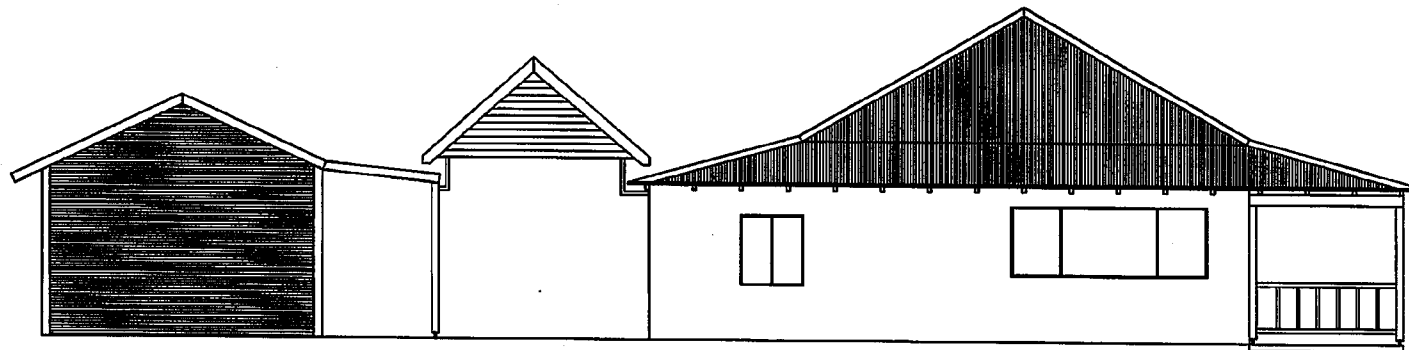
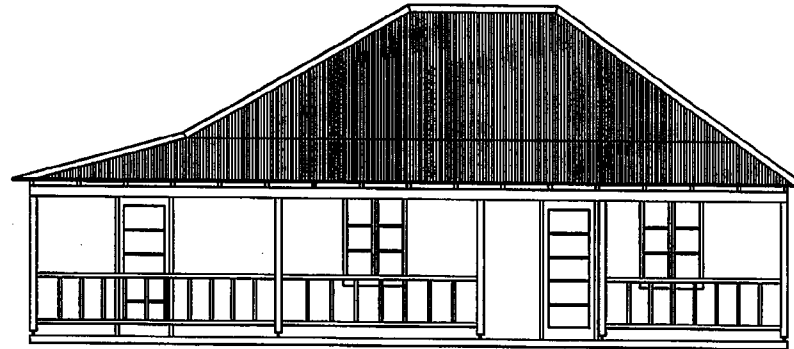


HAMMOND ROAD COTTAGE
FLOOR PLAN
April 2016

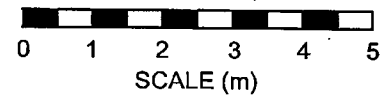


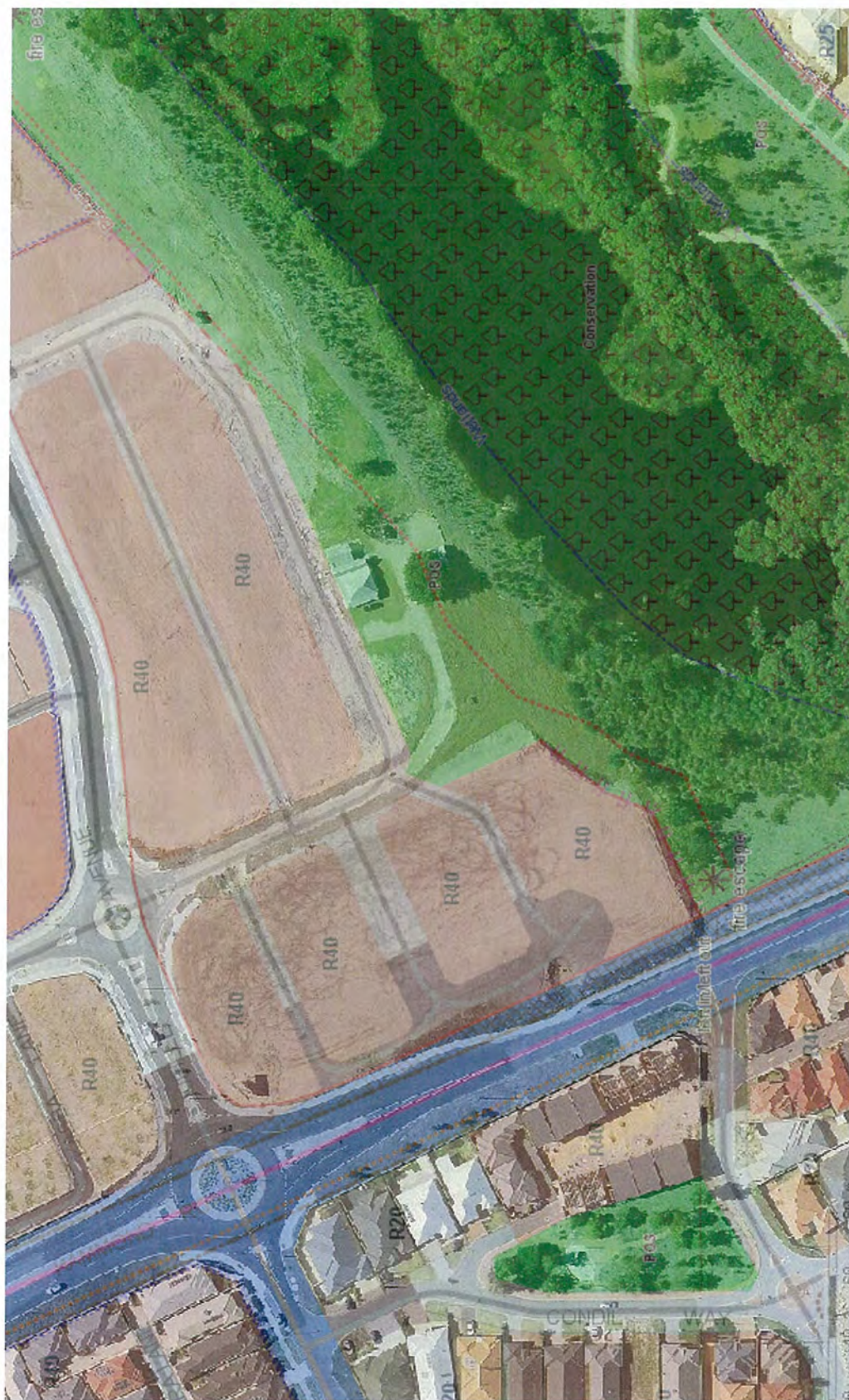
17 April 2016

HAMMOND ROAD COTTAGE
FRONT (west) ELEVATION



HAMMOND ROAD COTTAGE
SIDE (north) ELEVATION
April 2016





Location of Hammond Road Cottage, Success with adopted Structure Plan overlayed – Lot 9015 Hammond Road, Success

Aerial Photographs – Hammond Road Cottage, Success – Lot 9015 Hammond Road, Success



Figure 1. 2015 Aerial Photograph



Figure 2. 1953 Aerial Photograph



Figure 3. 1965 Aerial Photograph



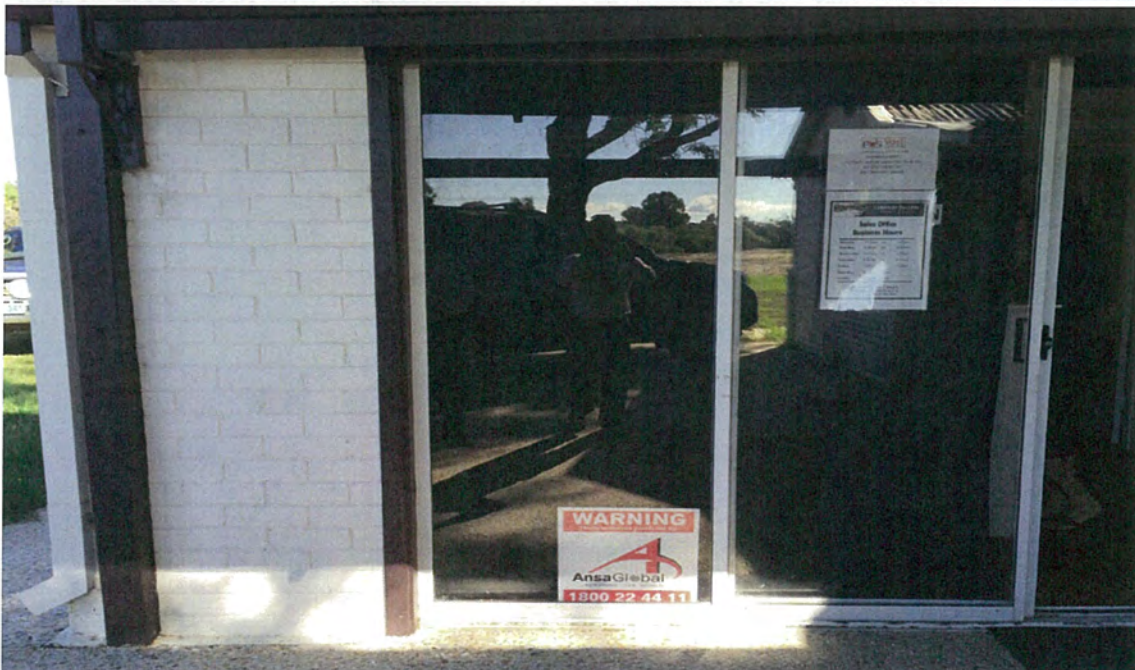
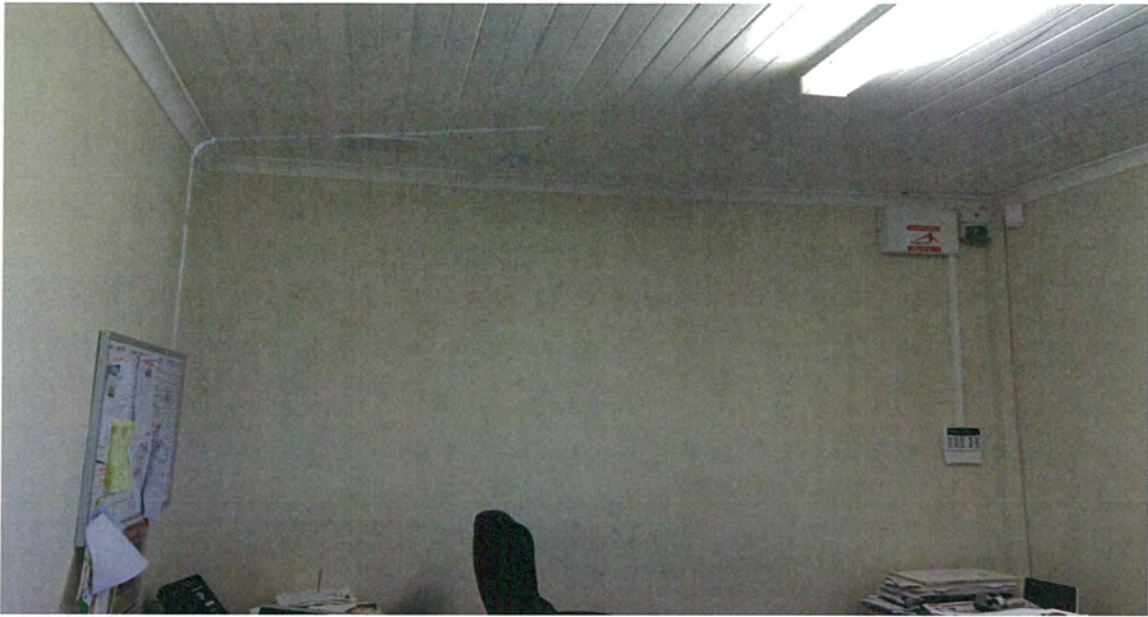


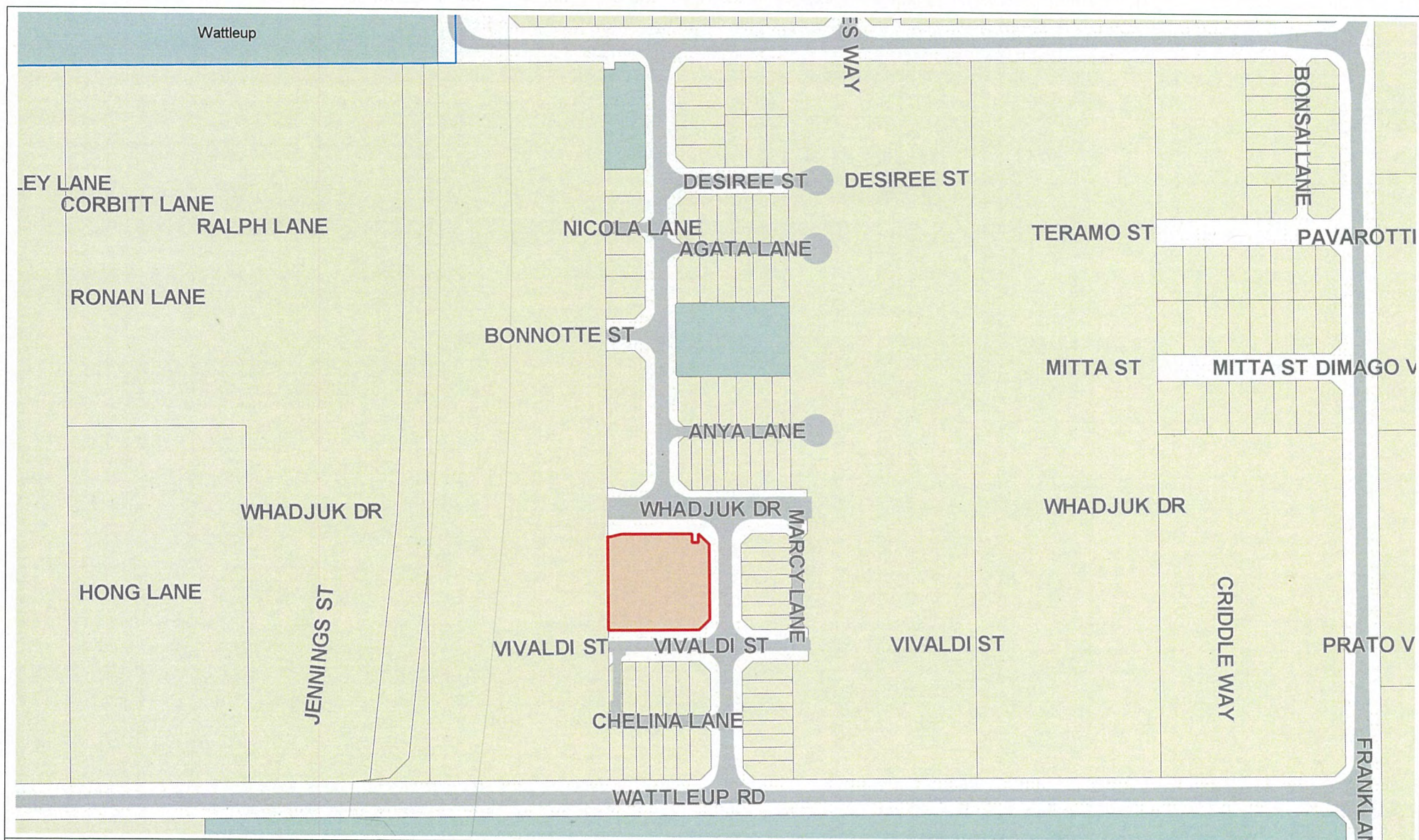












LEY LANE
CORBITT LANE
RALPH LANE

CORBITT LANE

RALPH LANE

RONAN LANE

WHADJUK DR

HONG LANE

JENNINGS ST

BONNOTTE ST

NICOLA LANE

AGATA LANE

ANYA LANE

WHADJUK DR

MARCY LANE

VIVALDI ST

VIVALDI ST

CHELINA LANE

WATTLEUP RD

THIS WAY

DESIREE ST

DESIREE ST

TERAMO ST

BONSAI LANE

PAVAROTTI

MITTA ST

MITTA ST DIMAGO V

WHADJUK DR

CRIDDLE WAY

VIVALDI ST

PRATO V

FRANKLIN



City of Cockburn
G.I.S Services Department

G.I.S Services Department

Location Plan

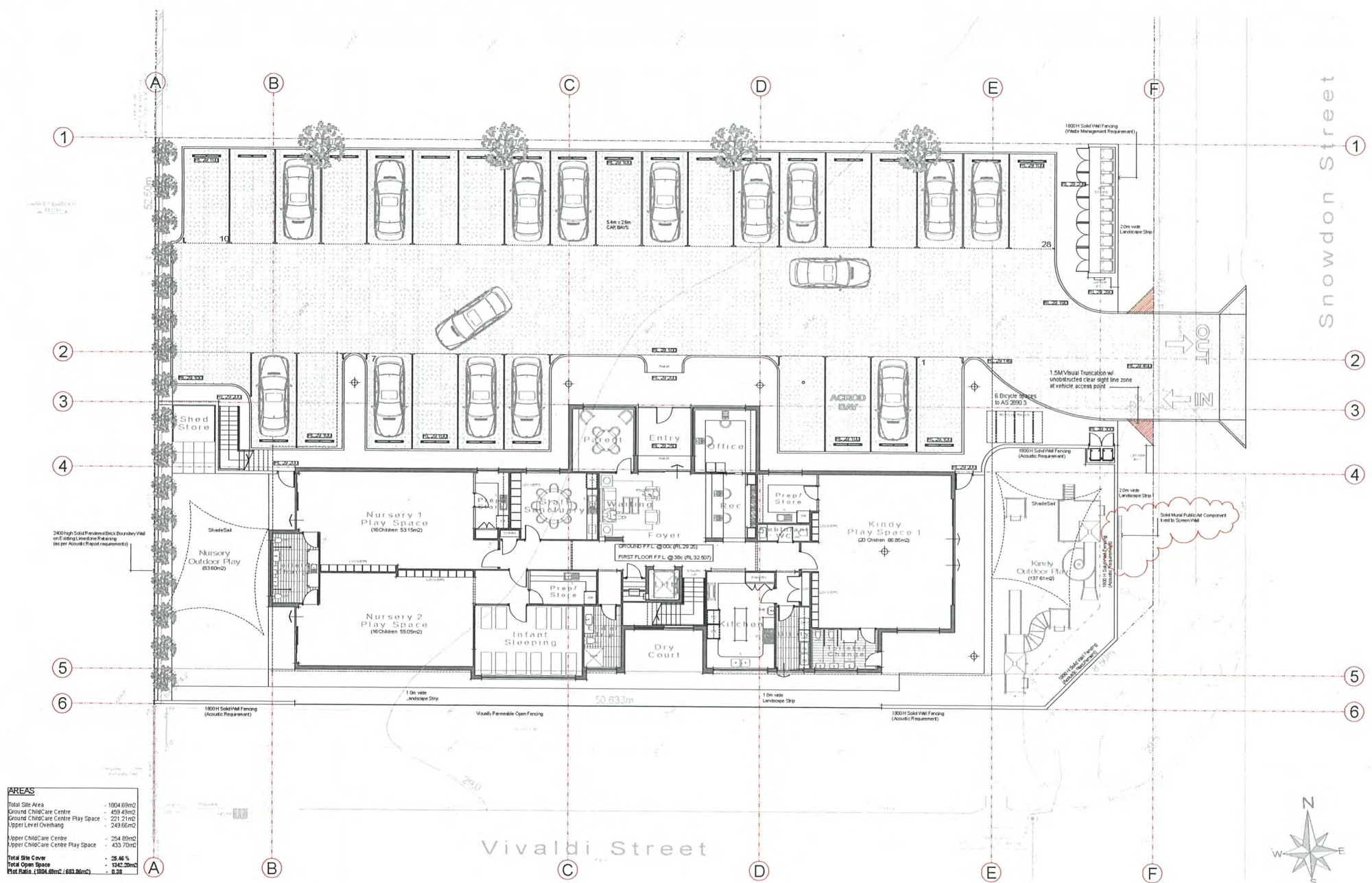
Lot 57 (57L Whadjuk Drive, Hammond Park

PRINTED ON:
28/06/2016

SCALE = 1:3000

DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.





GROUND FLOOR PLAN

AREAS	
Total Site Area	- 1804.69m ²
Ground ChildCare Centre	- 459.43m ²
Ground ChildCare Centre Play Space	- 221.21m ²
Upper Level Overhang	- 249.66m ²
Upper ChildCare Centre	- 254.89m ²
Upper ChildCare Centre Play Space	- 433.70m ²
Total Site Cover	- 25.46 %
Total Open Space	- 1342.20m²
Plot Ratio (1804.69m² / 683.96m²)	- 0.32

GENERAL NOTES

1. All dimensions in the checks to be verified by builder prior to commencement of work.
2. Dimensions indicate the location of the wall in relation to the finished floor level.
3. These drawings are to be used in conjunction with the Engineering Drawing.
4. Builder to give properly to confirm exact boundary location prior to re-entrance.
5. Builder to ensure that the wall is located in the correct position.
6. Builder to ensure that the wall is located in the correct position.
7. All construction and details are to be in accordance with the latest Australian Standard & Building Code of Australia.
8. All plans and drawings are to be in accordance with the latest Australian Standard & Building Code of Australia.
9. All plans and drawings are to be in accordance with the latest Australian Standard & Building Code of Australia.
10. All plans and drawings are to be in accordance with the latest Australian Standard & Building Code of Australia.

- [illegible]

10. Build one more step marking to all external earthworks with weepholes at every five feet. Flash above and under interior walls route to exterior when above walls and below exterior walls. Flash the outside of the house.
11. Build to an weepholes to the exterior of the house at one standard and every five feet up. Weep weepholes to have 20mm provision from brickwork so that when exterior wall finish that with three-way A is to ensure that weep weepholes have the mortar plastered in between them. When all flash is completed, the mortar plasterer is to replace under the standard plastic weep holes or space around. Refer to materials under specifications for more detail. Weep weepholes are not to be concealed or finished by any external render or insulation of any kind.
12. The contractor is to submit a schedule of materials and quantities (specification) prior to adding a secondary coat or layer to the exterior.
13. The builder to submit all amendments, revisions and changes to the relevant schedule & schedule & submit their approval prior to commencement of any works on a relevant

- | Rev | Amendment |
|-----|-----------------------------|
| 1 | Issued to Planning Approval |
| 2 | Planning Approval amendment |
| 3 | Public Art location added |

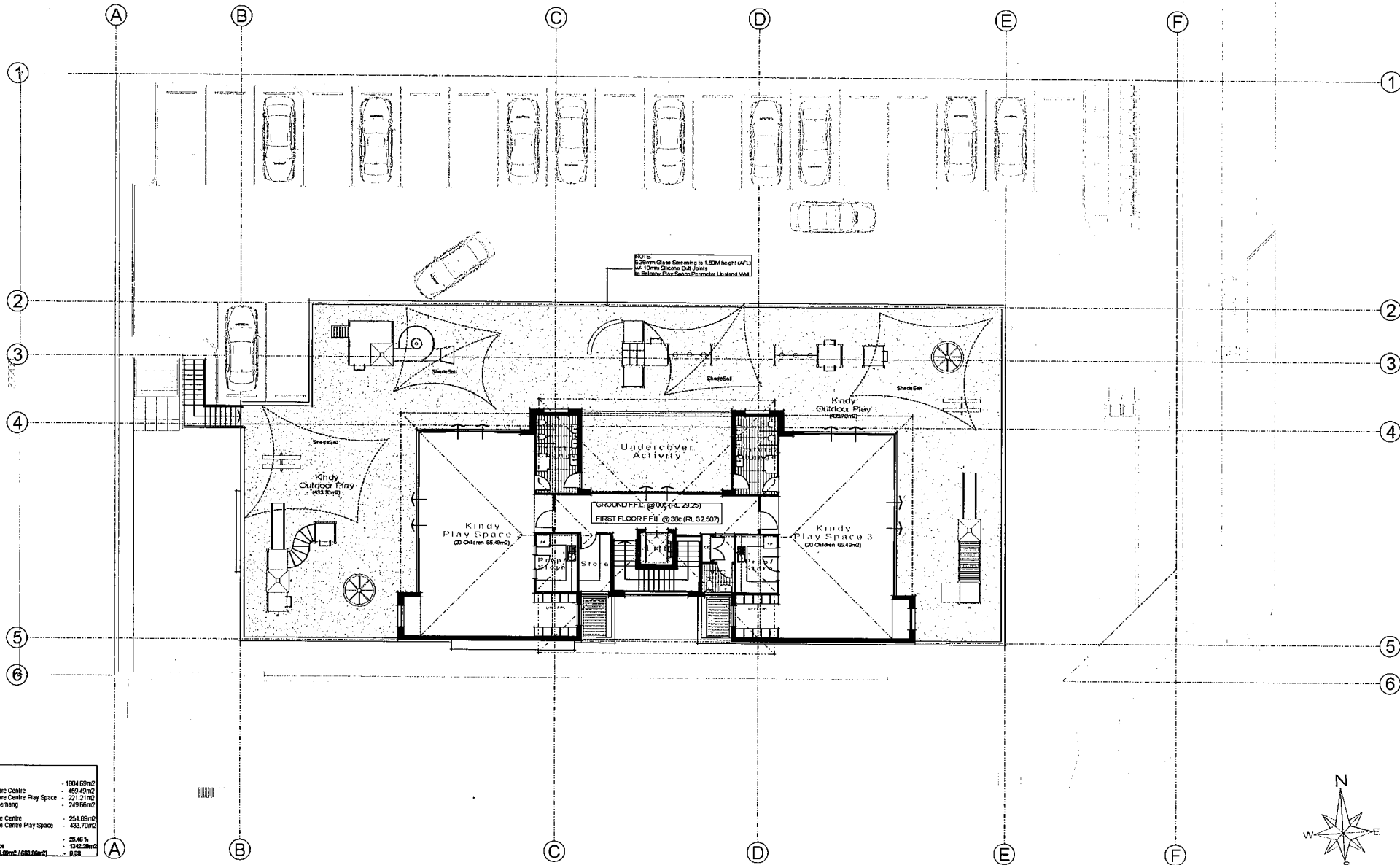
- | Drawn: | Date: | Rev: | Amendment: |
|--------|------------|------|------------|
| mt | 17 Dec 15 | | |
| mt | 22 May 16 | | |
| mt | 13 June 16 | | |

- | | | | |
|--|--------|-------|---|
| | Drawn: | Date: |  |
| | | | |

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- Residential, Commercial, Interiors.**
Start: 27 Jackson Street
271 King Street, Sydney
perchance Australia
4 Sydney Ave, New York
www.cept.com
1-800-955-5577

- C and K SIMPSON**
Lot 57
WHADJUK DRIVE
HAMMOND PARK
**PROPOSED
CHILD CARE CENTRE**
14 OCTOBER 2015

- Attach 3



AREAS	
Total Site Area	- 1804.69m2
Ground ChildCare Centre	- 459.49m2
Ground ChildCare Play Space	- 221.21m2
Upper Level Overlight	- 240.56m2
Upper ChildCare Centre	- 254.89m2
Upper ChildCare Play Space	- 433.70m2
Total Site Cover	- 25.46%
Total Open Space	- 1342.20m2
Plot Ratio (1804.69m2 / 683.96m2)	- 0.38

UPPER FLOOR PLAN

SCALE 1:100

GENERAL NOTES

1. All dimensions to be checked and verified by the client prior to commencement of work.
2. Dimensions indicate approximate size, prior to final design and construction.
3. These drawings are to be read in conjunction with the Building Code of Australia (BCA) and the relevant standards and specifications.
4. Building to be constructed in accordance with the relevant standards and specifications.
5. Building to be constructed in accordance with the relevant standards and specifications.
6. Building to be constructed in accordance with the relevant standards and specifications.
7. All construction and design to be in accordance with the relevant standards and specifications.
8. All construction and design to be in accordance with the relevant standards and specifications.
9. All construction and design to be in accordance with the relevant standards and specifications.
10. All construction and design to be in accordance with the relevant standards and specifications.

11. Any discrepancy to be brought to the attention of the designer and resolved prior to commencement of work.
12. All construction and design to be in accordance with the relevant standards and specifications.
13. All construction and design to be in accordance with the relevant standards and specifications.
14. All construction and design to be in accordance with the relevant standards and specifications.
15. All construction and design to be in accordance with the relevant standards and specifications.
16. All construction and design to be in accordance with the relevant standards and specifications.
17. All construction and design to be in accordance with the relevant standards and specifications.
18. All construction and design to be in accordance with the relevant standards and specifications.
19. All construction and design to be in accordance with the relevant standards and specifications.
20. All construction and design to be in accordance with the relevant standards and specifications.

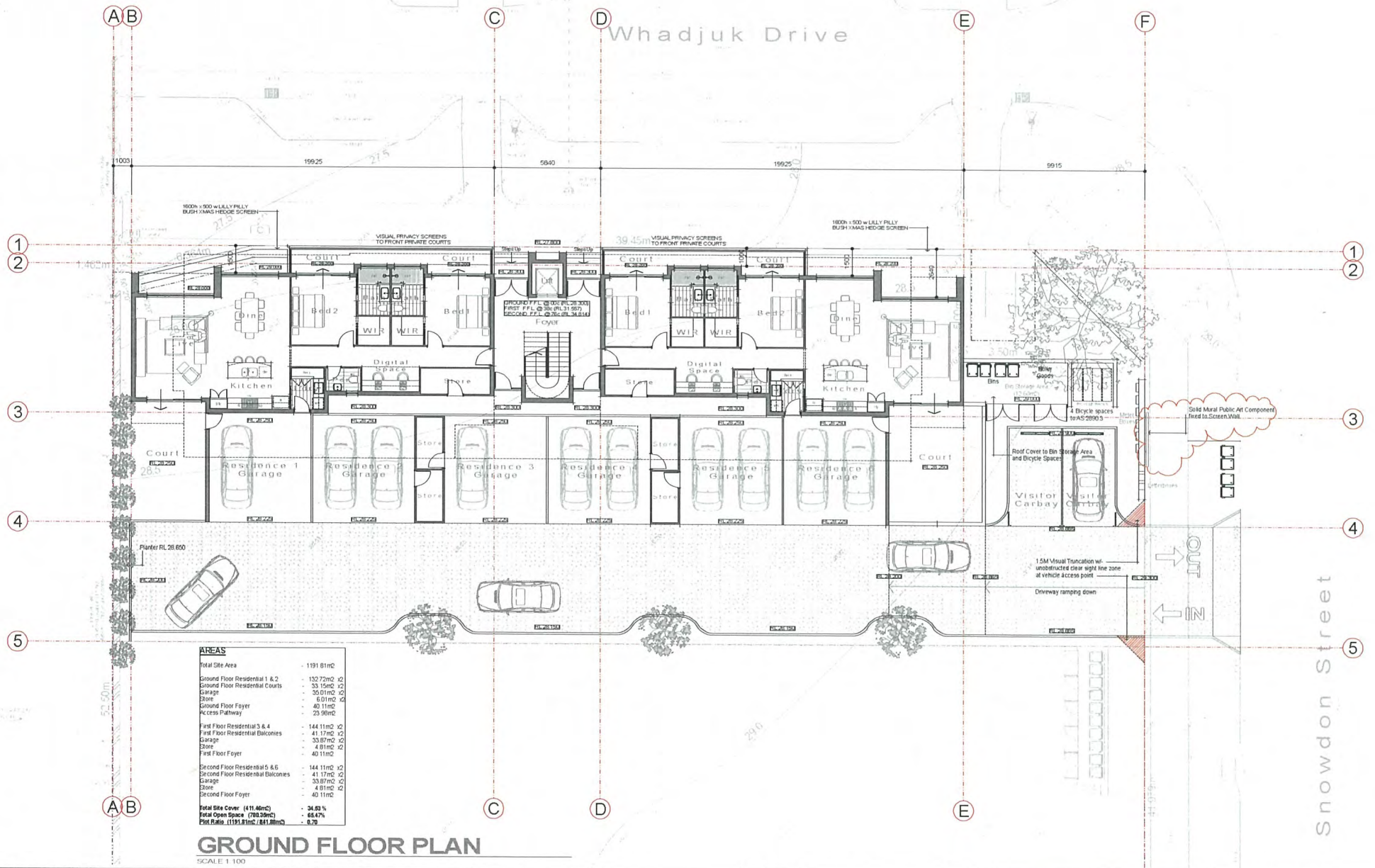
21. All construction and design to be in accordance with the relevant standards and specifications.
22. All construction and design to be in accordance with the relevant standards and specifications.
23. All construction and design to be in accordance with the relevant standards and specifications.
24. All construction and design to be in accordance with the relevant standards and specifications.
25. All construction and design to be in accordance with the relevant standards and specifications.
26. All construction and design to be in accordance with the relevant standards and specifications.
27. All construction and design to be in accordance with the relevant standards and specifications.
28. All construction and design to be in accordance with the relevant standards and specifications.
29. All construction and design to be in accordance with the relevant standards and specifications.
30. All construction and design to be in accordance with the relevant standards and specifications.

Rev	Amendment	Drawn	Check	Rev	Amendment	Drawn	Check
1	Issued for Planning Approval	10/10/15	10/10/15				
2	Planning Approval amendments	10/10/15	10/10/15				

		Client: C and K SIMPSON
		Project: Lot 57 WHADJUK DRIVE HAMMOND PARK
		Title: PROPOSED CHILD CARE CENTRE
		Date: 14 OCTOBER 2015 Drawn: m/j Checked: 02 OF 09 Rev: 2



Client	C and K SIMPSON		
Project	Lot 57 WHADJUK DRIVE HAMMOND PARK		
Title	CHILD CARE CENTRE LANDSCAPE PLAN		
Date	21 DECEMBER 2016	Drawn by	msf
Client		Client	



GENERAL NOTES

- All dimensions to be checked & verified by builder prior to commencement of work.
- Dimensions indicate site location & position for each unit & building.
- These dimensions are to be used in conjunction with the building plan.
- Builder to ensure property is confirmed & boundary location prior to construction.
- Builder to ensure design of any deviation from the information on this plan prior to commencement of work.
- All construction and details are to be in accordance with the latest Australian Standards & Building Code of Australia.
- All plumbing and drainage to be constructed in accordance with Victorian requirements.
- Builder to ensure that all drainage is constructed in accordance with the Victorian requirements.
- All electrical and gas work to be constructed in accordance with Victorian and Australian Standards.
- The site is to be completed in accordance with the Victorian and Australian Standards.

- All dimensions to be checked & verified by builder prior to commencement of work.
- Dimensions indicate site location & position for each unit & building.
- These dimensions are to be used in conjunction with the building plan.
- Builder to ensure property is confirmed & boundary location prior to construction.
- Builder to ensure design of any deviation from the information on this plan prior to commencement of work.
- All construction and details are to be in accordance with the latest Australian Standards & Building Code of Australia.
- All plumbing and drainage to be constructed in accordance with Victorian requirements.
- Builder to ensure that all drainage is constructed in accordance with the Victorian requirements.
- All electrical and gas work to be constructed in accordance with Victorian and Australian Standards.
- The site is to be completed in accordance with the Victorian and Australian Standards.

- All dimensions to be checked & verified by builder prior to commencement of work.
- Dimensions indicate site location & position for each unit & building.
- These dimensions are to be used in conjunction with the building plan.
- Builder to ensure property is confirmed & boundary location prior to construction.
- Builder to ensure design of any deviation from the information on this plan prior to commencement of work.
- All construction and details are to be in accordance with the latest Australian Standards & Building Code of Australia.
- All plumbing and drainage to be constructed in accordance with Victorian requirements.
- Builder to ensure that all drainage is constructed in accordance with the Victorian requirements.
- All electrical and gas work to be constructed in accordance with Victorian and Australian Standards.
- The site is to be completed in accordance with the Victorian and Australian Standards.

Rev	Amendment	Drawn	Date
1	Issued for Planning Approval	mb	07 Dec 15
2	Planning Approval Amendment	mb	10 Dec 15
3	Public Art location added	mb	12 June 16

Rev	Amendment	Drawn	Date
1	Issued for Planning Approval	mb	07 Dec 15
2	Planning Approval Amendment	mb	10 Dec 15
3	Public Art location added	mb	12 June 16

DesignWise
CONCEPTS

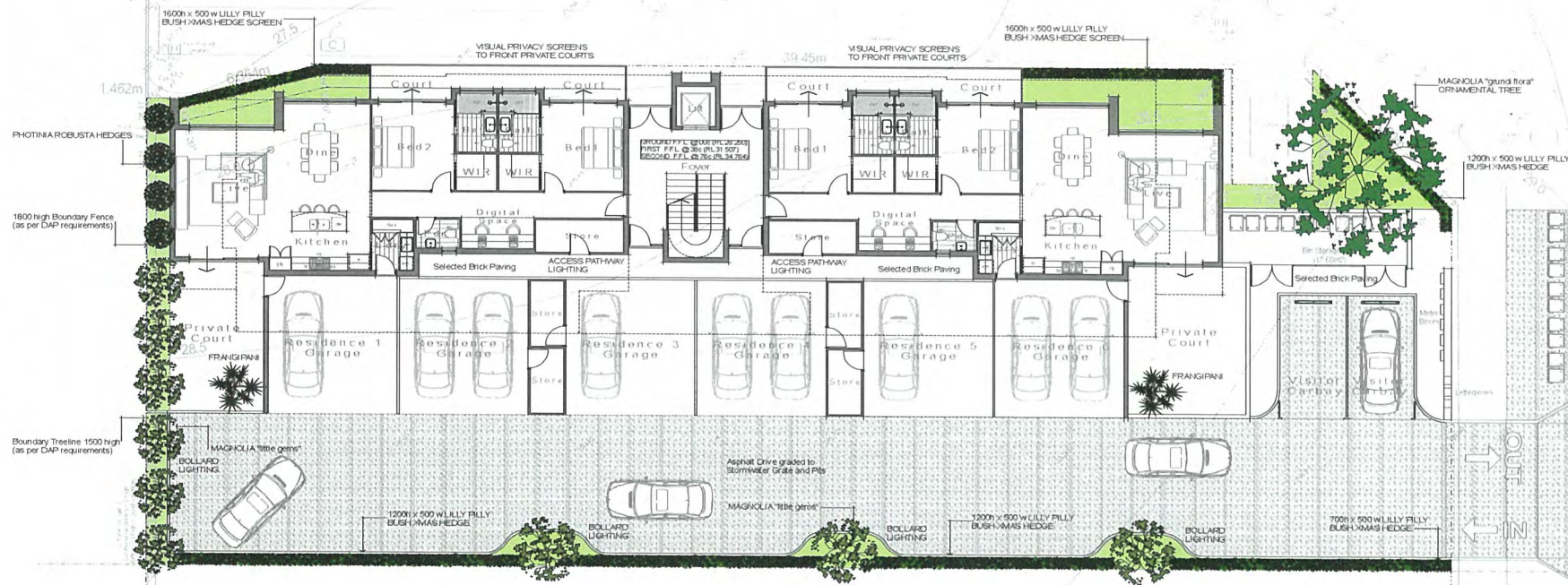
Residential, Commercial, Interior, etc.

100% of the work is completed in accordance with the Victorian and Australian Standards.

Client	C and K SIMPSON
Project	Lot 57 WHADJUK DRIVE HAMMOND PARK
Site	RESIDENTIAL DEVELOPMENT
Date	14 OCTOBER 2015
Scale	1:100
Sheet No.	05 OF 09
Rev	3



DV
DesignWise
CONCEPTS



AREAS	
Total Site Area	- 1191.81m ²
Ground Floor Residential 1 & 2	- 132.72m ² x2
Ground Floor Residential Courts	- 33.15m ² x2
Garage	- 35.01m ² x2
Store	- 6.01m ² x2
Ground Floor Foyer	- 40.11m ² x2
Access Pathway	- 23.98m ²
First Floor Residential 3 & 4	- 144.11m ² x2
First Floor Residential Balconies	- 41.17m ² x2
Garage	- 33.87m ² x2
Store	- 4.81m ² x2
First Floor Foyer	- 40.11m ²
Second Floor Residential 5 & 6	- 144.11m ² x2
Second Floor Residential Balconies	- 41.17m ² x2
Garage	- 33.87m ² x2
Store	- 4.81m ² x2
Second Floor Foyer	- 40.11m ²
Total Site Cover (411.48m²)	- 34.53%
Total Open Space (780.33m²)	- 65.47%
Net Paved (119.12m² / 9.918m²)	- 0.78

LANDSCAPE LEGEND

LANDSCAPE AREA (shaded) - 110.10m²



LANDSCAPE PLAN

SCALE 1:100

GENERAL NOTES

- All dimensions to be checked & verified by the designer prior to commencement of work.
- Dimensions indicate cubitoids & steps prior to final surface treatment.
- These dimensions are to be used in conjunction with the DAP.
- Builder to verify all dimensions to confirm and to confirm prior to construction.
- Building shall be constructed by the builder prior to any other work.
- Builder to advise designer of any deviation from the information on the plan prior to commencement of work.
- All construction and details are to be in accordance with the latest Australian Standards & Building Code of Australia.
- All planting and landscaping to be constructed in accordance with the DAP, and to be completed prior to the completion of the building work.
- Handover down the line to the builder to be completed prior to the completion of the building work.
- All work and materials to be constructed in accordance with the DAP and to be completed prior to the completion of the building work.
- Do not scale from drawings.
- All dimensions to be checked & verified by the designer prior to commencement of work.
- All work and materials to be constructed in accordance with the DAP and to be completed prior to the completion of the building work.
- Do not scale from drawings.

Rev	Amendment	Drawn	Date	Rev	Amendment	Drawn	Date
1	Issued for Planning Approval	md	27 Dec 15				
2	Planning Approval amendments	md	10 May 16				

DesignWise
CONCEPTS

Residential, Commercial, Industrial
2011-16, 2017-18, 2019-20
100% Satisfaction Guarantee
Tel: +61 (0)8 831 1111

Client: **C and K SIMPSON**

Project: **Lot 57 WHADJUK DRIVE HAMMOND PARK**

Site: **RESIDENTIAL LANDSCAPE PLAN**

Date: 21 DECEMBER 2015 Drawn: mjl Checked: mjl

Scale: A1 - 1:100 Sheets: 08 OF 09 Rev: 2







City of Cockburn
G.I.S Services Department

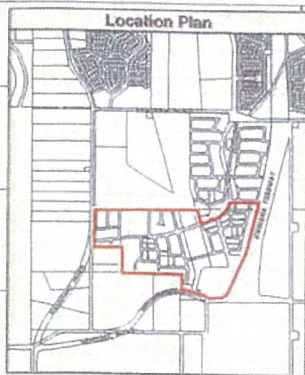
Location Plan

PRINTED ON:
20/06/2016

SCALE = 1:2400

DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.





Magnolia
GARDENS
THOMSONS LAKE PRIVATE ESTATE

CITY OF COCKBURN STRUCTURE PLAN

This Structure Plan was adopted by Council on 17/2/04

Signed: *[Signature]*
DIRECTOR OF PLANNING & DEVELOPMENT

File No: 9638 A

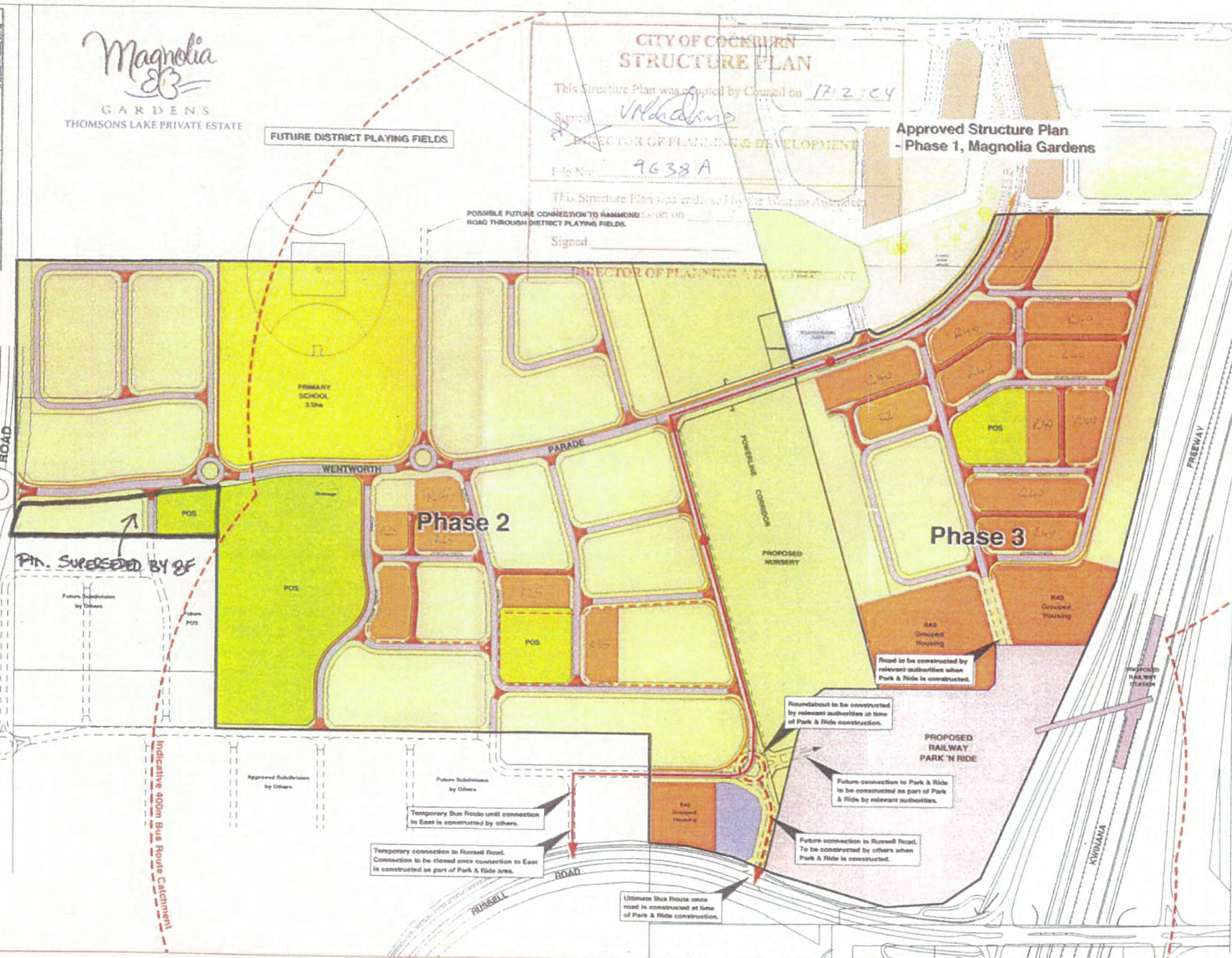
This Structure Plan was endorsed by the Western Australian Planning Commission on 17/2/04

Signed: *[Signature]*
DIRECTOR OF PLANNING & DEVELOPMENT

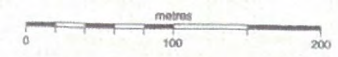
Approved Structure Plan - Phase 1, Magnolia Gardens



- Legend:**
- R29 Residential
 - R25 Residential
 - R40 Residential
 - Commercial
 - Proposed Bus Route, Bus Stop
 - 400m Bus Route Catchment
 - Footpath
 - Dual Use Path
 - Car Parking Bays

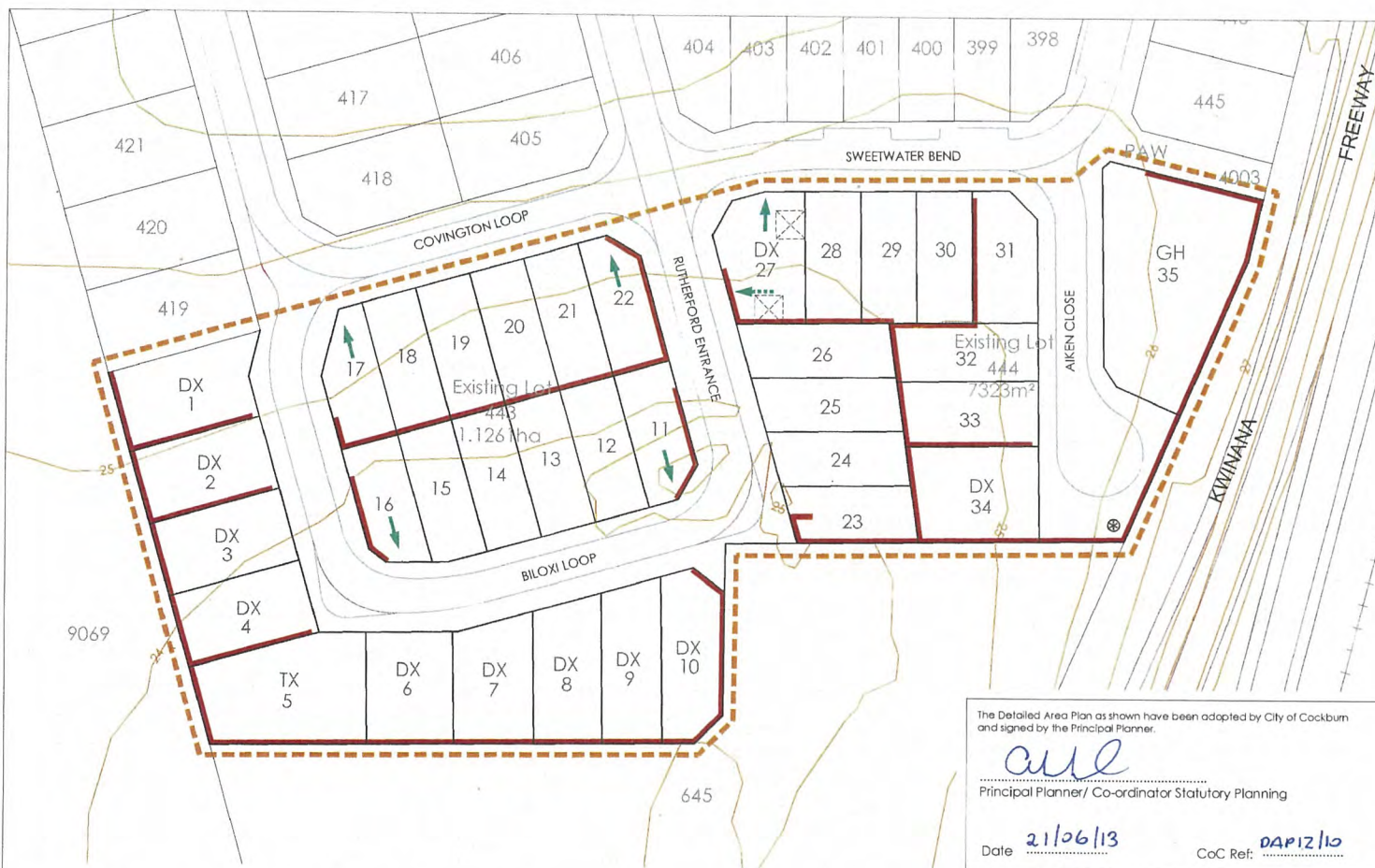


REVISED STRUCTURE PLAN PHASE 2 & 3, MAGNOLIA GARDENS



RICHARD NOBLE
Innovative property solutions





Detailed Area Plan - Lot 443 and Lot 44 Rutherford Entrance, Success

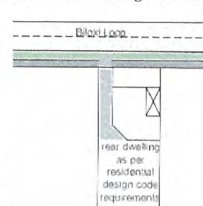
The Detailed Area Plan is made pursuant to Clause 6.1.15 of the City of Cockburn Town Planning Scheme No.3 and provides variations to the acceptable development provisions of the Residential Design Codes (R-Codes), Town Planning Scheme No. 3 and Policies as shown on the plan and written below. The requirements of the R-Codes and Policies shall be satisfied in all other matters. Consultation with adjoining or other landowners to achieve a variation of the R-Codes in accordance with the approved Detailed Area Plan is not required.

The residential density coding for the subject lots is R40.

- Duplex and triplex lots may be developed with a single dwelling only.
- Lot 35 - All upper floor walls abutting the Pedestrian Access Way (PAW) shall have at least one major opening fronting the PAW.
- Lots 1-4 and 23-26 and 32-34 side setbacks:
 - Any boundary walls (nil setback, no major openings) shall be located on the southern lot boundary.
 - For duplex development, ground floor walls with major openings on the southern lot boundary, shall be setback a minimum 1 metre.
- Lots 11, 16, 17, 22 and 27 - single dwellings must be orientated to the primary street as indicated. For Lot 27 - duplex developments must orientate one dwelling to the primary street and one dwelling to the secondary street with garages located as indicated away from the street corner.
- Lots 8, 9 and 10 - for duplex development, layout must comply with option 1 (battlease layout).
- Lots 1-4, 6, 7 and 34 - for duplex development, layout can comply with either option 1 (battlease) or option 2 (terrace).
- East-west oriented lots - if an outdoor living area is proposed along a side boundary it shall be located on the northern lot boundary to take advantage of the northern (solar) aspect.
- Noise management requirements shall be shown on the Building Permit Plans and are prescribed in the Noise Management Plan (Lloyd George Acoustics, January 2012 - available at www.cockburn.wa.gov.au) as follows:
 - Lots 3 - 10 and 11 - 16 and 18 - 31 - single storey dwellings are to comply with Package 'A' design standards.
 - Lots 32 - 35 - single storey dwellings are to comply with Package 'B' design standards.
 - For any houses proposing an upper storey, construction standards for noise mitigation shall be determined through an individual acoustic report prepared by a registered Acoustical Consultant.

NOTE - City of Cockburn Policy ADP 58 - Residential Development Clause 4.1 "A single-storey dwelling with a double width garage or carport will generally not be supported on a lot with a frontage of less than 10 metres (at the boundary)" applies to subdivisions that result in lot frontages less than 10 metres.

Indicative Dwelling Orientation

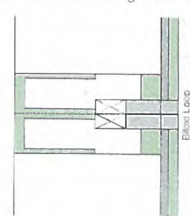


Duplex Subdivision Option 1

Indicative Dwelling Facade

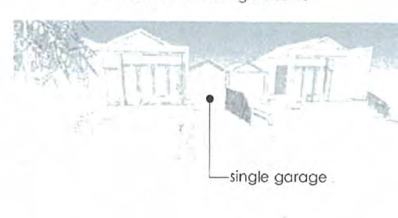


Indicative Dwelling Orientation



Duplex Subdivision Option 2

Indicative Dwelling Facade



Legend

- Subject Area
- Contours (1m intervals)
- Existing Lot Boundaries
- Proposed Lot Boundaries
- Retaining wall (approx. location)
- Primary Dwelling Orientation
- Primary Dwelling Orientation should the lot be utilised as a duplex
- DX Duplex
- TX Triplex
- GH Grouped Housing
- Mandatory Garage Location
- Proposed Transformer

robertsday

11/11/13 Road Group Pty Ltd
11/11/13 Road Group Pty Ltd
11/11/13 Road Group Pty Ltd
11/11/13 Road Group Pty Ltd

RICHARD NOBLE
PROPERTY INTEGRITY COMMUNITY

1-A	Mod to variations No 3	130617	SJ	DD
1	Alignment of retaining walls	121005	SJ	TM
H	Various updates	121009	SJ	TM
G	Mod to lot numbers, retain	120919	SJ	DD
F	Mod to variations	120716	SJ	DD
E	Mod to variations No 3	120713	SJ	DD
D	Update all variations	120601	SJ	DD
C	Mod to variations	120426	SJ	DD
B	Mod to variations	120419	SJ	DD
REV	DESCRIPTION	YMMOD	DRAWN	APPROD

CURT
Richard Noble
PROJECT
Lot 443 & 444

DISCLAIMER: THIS PLAN IS FOR DESIGN PURPOSES ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

DETAILED AREA PLAN
Lot 443 and 444 Rutherford Entrance, Success
City of Cockburn

SCALE 1:1000
SHEET 3/3

REVISION NUMBER
RIC GEN
DRAWING NUMBER
UD1 003
ISSUE
1/1



This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an offer, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken on the compilation of this document by Leighton Drafting, all parties associated with the proposed property development disclaim any responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by Leighton Drafting for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

All areas and dimensions shown on this drawing are subject to final survey.



LEIGHTON
LAND & PROPERTY
0439 828 001

LEGEND

	STRUCTURE PLAN BOUNDARY
	RESIDENTIAL
	RCODE BOUNDARY
	RAILWAY
	PARKS AND RECREATION
	LOCAL CENTRE

	PUBLIC PURPOSES
PS	PRIMARY SCHOOL
WP	WESTERN POWER
CP	CAR PARK

Roundabout to be constructed by relevant authorities at time of Park & Ride construction

Future connection to Park & Ride to be constructed as part of Park & Ride by relevant authorities

Future connection to Russell Road. To be constructed by others when Park & Ride is constructed.

STRUCTURE PLAN PHASE 2 & 3, MAGNOLIA GARDEN

Date: 18 APRIL 2016
Scale: 1:3,000@A3
Revision No: A
Projection: GDA 94

**SCHEDULE OF SUBMISSIONS
PROPOSED STRUCTURE PLAN –**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Telstra Locked Bag 2525 PERTH 6001	At present, Telstra Corporation Limited has no objection.	Noted.
2	Department of Transport GPO Box C102 PERTH 6839	<p>The DoT does not object to this proposal and provides the following advice notes for inclusion into its approval:</p> <ol style="list-style-type: none"> 1. That the pedestrian and cycling routes planned for this structure plan be integrated with the existing strategic network infrastructure including consideration for provisions towards connecting to the Public Transport Authority's (PTA) proposed Park and Ride Facility. 2. Due to the proximity to Kwinana Freeway, a notification be included in the Certificate of Title as a requirement for all future development to comply with SPP 5.4 (<i>Road and Rail Transport Noise and Freight Considerations in Land Use planning and to inform potential buyers of the noise and vibration levels generated from the nearby Freeway.</i> <p>This Structure Plan be referred to the Public Transport Authority (PTA) for advice on impacts to PTA's proposed Park And Ride Facility.</p>	<ol style="list-style-type: none"> 1. Noted. A pedestrian path will be required at development application stage to be provided across the length of the subject land to link in with the existing pedestrian path along Rutherford Entrance to the east of the subject land, and provide access from the subject land to the proposed Aubin Grove Train Station carpark. This is dealt with in point (3)1.b) of the recommendation to Council. 2. Advice on a notification addressing transport noise has already been included within Part 1 of the document. An additional development provision within Part 1, Section 4 of the Structure Plan report requiring compliance with a future revised Noise Management Plan is dealt with in point (3)1.a) of the recommendation to Council. <p>The Public Transport Authority has been notified.</p>
3	Western Power GPO Box L921 PERTH WA 6842	<p>Western Power supports the proposal and provides the following comments:</p> <ul style="list-style-type: none"> - Detailed assessment will be required at the subdivision/development stage in accordance with Western Power's standard processes to determine distribution augmentation requirements for future development. 	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
4	Department of Aboriginal Affairs PO Box 3153 EAST PERTH WA 6892	<p>The Lots are not within the boundary of any sites under the <i>Aboriginal Heritage Act, 1972</i> (AHA) as currently mapped on the Register of Aboriginal Sites (the Register).</p> <p>DAA advises that sites are protected whether or not they are entered on the Register. It should be noted that there may be Sites to which the AHA applies that are yet to be identified and are therefore not in DAA records, and these Sites are still afforded protection under the AHA.</p> <p>It is recommended that the applicants are advised to familiarize themselves with the State's Cultural Heritage Due Diligence Guidelines. These have been developed to assist proponents identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present.</p>	Noted.
5	Department of Environment Regulation Locked Bag 33 Cloisters Square PERTH WA 6850	DER has no comment on this matter in reference to regulatory responsibilities under the <i>Environmental Protection Act 1986</i> and the <i>Contaminated Sites Act 2003</i> .	Noted.
6	Department of Education 151 Royal Street EAST PERTH WA 6004	The Department has reviewed the document and wishes to advise that it has no objection to the proposed increase in dwellings in the Structure Plan.	Noted.
7	WA Gas Networks (ATCO Australia) Locked Bag 2507, Perth Business Centre PERTH WA 6849	<p>ATCO Gas no objection to the proposed amendment to the Structure Plan proceeding.</p> <p>Advice Notes to applicant;</p> <ul style="list-style-type: none"> • ATCO Gas has existing PEHP gas mains in the vicinity of the properties described, in the road reserve of Biloxi Loop, within the City of Cockburn. • ATCO Gas has installed pre-laid gas services designed for and within the existing Lot configuration for Lots 6-10. The costs of any modifications to the existing gas network that will be required, as a result of the proposed amendment being approved, are to be met by the applicant. • Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure. Any applicant is advised to contact ATCO Gas on 9499 5272 in this regard. 	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
8	Department of Water PO Box 332 MANDURAH WA 6210	The Department has reviewed the information and has no objection to the amendment as the modification presents minimal risk to water resources.	Noted.
9	Water Corporation PO Box 100 LEEDERVILLE WA 6902	<p>The Water Corporation offers the following comments in regard to this proposal.</p> <p><u>Water and Wastewater</u></p> <p>Reticulated water and sewerage is currently available to the subject area.</p> <p>The developer/disturber is expected to fund any new works, upgrading of existing works and protection of all works that may result from an increase in residential density.</p>	Noted. The applicant has been made aware of this via this attachment to the Council Report.
10	Department of Housing 99 Plain Street PERTH WA 6983	<p>We thank you for the opportunity to provide comment on the proposed Amendment to residential lots within the Magnolia Gardens Structure Plan. The Housing Authority acknowledges the City of Cockburn's <i>Housing Affordability and Diversity Strategy 2014 (Housing Strategy)</i> and the City's acknowledgement of the need for a range of housing choices, including smaller dwellings for smaller households. The Authority also acknowledges the findings of the <i>Housing Strategy</i> addressing the need for compact urban form, to deliver higher residential densities within easy access to public transport to support lower income households.</p> <p>The Housing Authority is in support of increased density in areas supported by good transport infrastructure and access to daily services and amenities within a walkable distance. The proposed amendment is consistent with state strategic planning approach for coordinated land use planning, with infill and high density housing in appropriate locations. The amendment is too supported by the proximity to the new Aubin Grove train station and nearby neighbourhood and local centres in adjoining suburbs of Atwell and Hammond Park. The well-serviced location promotes opportunities for appropriate, affordable and accessible housing, as aligned with the <i>Affordable Housing Strategy 2010-2020 Opening Doors to Affordable Housing</i>.</p> <p>The Housing Authority encourages the City of Cockburn to support medium and high density infill where appropriate, particularly surrounding the new Aubin Grove train station to be completed in early 2017. Residential infill targets set by state planning framework <i>Directions 2031</i></p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>and <i>Perth and Peel @3.5 million</i> aim to ensure sustained growth within the metropolitan area. The City has the opportunity to ensure available land situated along the Mandurah Rail Line is not significantly underutilised, whilst making a contribution to the state planning priority of developing a connected city.</p> <p>We hope the above provides some support for the proposed structure plan amendment and medium to high density infill in transport supported locations. We thank you again for the opportunity to comment.</p>	
11	Khampee Theppornprapakorn 6 Biloxi Loop SUCCESS WA 6164	<p>After receiving the proposal, it has been discussed by affected residents and I would like to object the amendment proposal for increasing the density code to R80 for the lot 6-10 Biloxi Loop for the following reasons:</p> <ol style="list-style-type: none"> 1. Increased density also means increased traffic and problem with parking. Additional 8 houses means at least an additional of 8 families and 8 cars. This will dramatically reduce the privacy and security, which are our main reasons for purchasing the block at the first place. 2. More people usually mean higher chance of conflict arises. The new proposal houses are more likely to be rentals. Although I had some good experience with renters as neighbours but the risk of having 8 additional families on the street outweighs the reward. It not even a gamble with low reward; it is a sure lost to all affected residents. 	<p>Noted. The City's engineers have reviewed the traffic Technical Note prepared and lodged with the Structure Plan Amendment application and are satisfied that the increased traffic as a result of an increased number of dwellings can easily be accommodated within the existing road network. Parking bays will need to comply with the provisions of the Residential Design Codes (R-Codes) at Development Application stage. Much of the land within the Phase 2&3 Magnolia Gardens Structure Plan area has been underdeveloped as lot sizes are much larger than the minimum allowed under the Structure Plan. Thus, traffic numbers are far less than what would have been allowed had lots been subdivided at the minimum lot size allowed.</p> <p>It is not supported that medium-high density development or the presence of renters alone will result in increased conflict between residents. There are many examples of high quality medium and high density housing throughout Cockburn and wider Perth. The City does not control the tenancy of residences as this is up to the landowner. The City's Housing Affordability and Diversity Strategy promotes a mix in land tenure and housing stock, and particularly recognises the shortfall of smaller</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>3. We have already had a triplex of six and a duplex of two at the end of the loop.</p> <p>4. We have plenty of new land released around the area.</p> <p>Privacy and security are the main reasons us all residents for purchasing our land. Raising code to R80 which will compromise those values. Our street is small but we are tight. We take good care of each others and we really like it this way.</p>	<p>housing options in the Aubin Grove area.</p> <p>It is not supported that the existence of approved nearby developments or new land releases in the area is a reason to prevent medium-high density development at the subject land, particularly due to the close proximity to the proposed Aubin Grove Train Station. Much of the land within the Phase 2&3 Magnolia Gardens Structure Plan area has been underdeveloped as lot sizes are much larger than the minimum allowed under the Structure Plan. The duplex and triplex developments are compliant with the designated coding provided under the Structure Plan.</p> <p>It is not supported that medium-high density development will compromise security or neighbourhood values. There are many examples of high quality medium and high density housing throughout Cockburn and wider Perth.</p>
12	Emily Moore 8 Biloxi Loop SUCCESS WA 6164	<p>The proposal has been discussed by all affected residents and I would like to object the amendment proposal to increase the density code to R80 for the lot 6-10 Biloxi Loop.</p> <p>Security and privacy were the main reasons that I purchased this block. Increasing residents by 8 dwellings will compromise that. More people, more exposure. Not to mention noise levels and other little problems.</p> <p>Increasing the number of people living in the street will also increase</p>	<p>Noted. It is not supported that medium-high density development will compromise security. There are many examples of high quality medium and high density housing throughout Cockburn and wider Perth. A greater number of dwellings and residents will result in greater opportunities for passive surveillance of the street and future Aubin Grove Train Station car parking, which is likely to result in a higher level of security. A Noise Management Plan will be required at the Development Application stage and the development will be required to comply with this plan. The Development Application will also be required to comply with the privacy provisions of the R-Codes.</p> <p>Noted. The City's engineers have reviewed the traffic</p>



NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>traffic and more likely create problems with street parking.</p> <p>Raising the residence code to R80 will do more harm than good in this small narrow street. There are also plenty of new land released around the area. This proposal is a no-go for me.</p>	<p>Technical Note prepared and lodged with the Structure Plan Amendment application and are satisfied that the increased traffic as a result of an increased number of dwellings can easily be accommodated within the existing road network. Parking bays will need to comply with the provisions of the R-Codes at Development Application stage. Much of the land within the Phase 2&3 Magnolia Gardens Structure Plan area has been underdeveloped as lot sizes are much larger than the minimum allowed under the Structure Plan. Thus, traffic numbers are far less than what would have been allowed had lots been subdivided at the minimum lot size allowed.</p> <p>It is not supported that medium-high density development alone will have a negative impact on existing residents. There are many examples of high quality medium and high density housing throughout Cockburn and wider Perth. It is not supported that new land releases in the area is a reason to prevent medium-high density development at the subject land, particularly due to the close proximity to the proposed Aubin Grove Train Station.</p>
13	Ryan Brown 10 Biloxi Loop SUCCESS WA 6164	<p>I have spoken recently with my neighbours regarding this and we are strongly opposing the submission of this.</p> <p>In the past year and a half we have had a number of unexpected buildings including the Aubin Grove Train Station, the units at the end of our street and a duplex. I have only recently realised that there are 6 units at the end of the street which include a multitude of car bays.</p>	<p>It is not supported that the existence of approved nearby developments in the area including the Aubin Grove Train Station which is a State Government project is a reason to prevent medium-high density development at the subject land, particularly due to the close proximity to the proposed Aubin Grove Train Station. Much of the land within the Phase 2&3 Magnolia Gardens Structure Plan area has been underdeveloped as lot sizes are much larger than the minimum allowed under the Structure Plan. The duplex and triplex developments are compliant with the designated coding provided under the Structure</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>The proposal to double the amount of dwellings that can be built on the vacant land will only increase the amount of traffic in the street.</p> <p>I tried to contact someone at the Cockburn council regarding what the proposal was and how many units they intended to build, however the female was very abrupt and said if you have a problem put a submission online.</p> <p>As the Aubin Grove Train station is going to have 2000+ car bays the traffic in our street is going to be like a freeway as it is, and with the addition of multiple units it is going to be a very loud street to live on.</p>	<p>Plan. Parking bays will need to comply with the provisions of the Residential Design Codes (R-Codes) at Development Application stage.</p> <p>Noted. The City's engineers have reviewed the traffic Technical Note prepared and lodged with the Structure Plan Amendment application and are satisfied that the increased traffic as a result of an increased number of dwellings can easily be accommodated within the existing road network. Much of the land within the Phase 2&3 Magnolia Gardens Structure Plan area has been underdeveloped as lot sizes are much larger than the minimum allowed under the Structure Plan. Thus, traffic numbers are far less than what would have been allowed had lots been subdivided at the minimum lot size allowed.</p> <p>The assessing officer was the receiver of the phone call from this resident and is surprised by the reaction to this phone call as stated in this submission. The assessing officer appropriately answered the query of the resident and explained the aspects of the proposal that the resident was concerned about. The assessing officer directed the resident to the correct avenue for the best way to express their concerns, which is to make a submission on the proposal. Although the resident did not ask for any further information, it may be that they expected the assessing officer to provide them with their opinion on the proposal. However, it was not appropriate to express an opinion prior to full assessment of the proposal being complete.</p> <p>Noted. Vehicle access to the Aubin Grove train station car park is not proposed via Rutherford Entrance/Biloxi Loop. Regardless, this is a separate proposal and the Public Transport Authority is responsible for engaging in traffic studies relevant to</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		I believe you will have other emails from my neighbours who are opposing this proposal.	that development and ensuring the road network can accommodate the expected vehicle numbers.
14	Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p>Main Roads has reviewed the above and provides the following comments:</p> <ul style="list-style-type: none"> Phases 2 and 3 of the Structure Plan are in close proximity to the Kwinana Freeway and the imminent Aubin Grove Train Station. The proposed Park and Ride facility is immediately south of Lots 6-10, the subject of the rezoning proposal from R40 to R80. <p>Phases 2 and 3 are therefore subject to significant transport noise and loss of amenity from the Freeway and the train station, as well as the Park and Ride facility.</p> <p>Main Roads is aware of at least one complaint from residents in relation to freeway noise in this vicinity.</p> <ul style="list-style-type: none"> It is noted that a Local Development Plan (Detailed Area Plan) has been prepared for Phases 2 and 3, including the grouped Housing site (Lot 35) abutting the Kwinana Freeway, and Lots 6-10 (the subject of this proposal). <p>The Detailed Area Plan outlines noise mitigation measures to Package B standards for Lot 35. Package B includes, but is not limited to, the provision of at least a 2.4m high noise wall. This measurement should be taken from the finished level of the residence (floor level.)</p> <p>The Detailed Area Plan outlines noise mitigation measures to Package A standards for Lots 6-10. Package A includes, but is not limited to, the provision of at least a 2m high noise wall. This measurement should be taken from the finished level of the residence.</p> <ul style="list-style-type: none"> Council is strongly urged to verify that the noise packages as outlined in the Detailed Area Plan, including finished level noise 	Noted and supported. Any development application at the subject land is required to comply with the Local Development Plan and accompanying noise management requirements. An application to amend the Local Development Plan to reflect the changes of this amendment is to be prepared and will also address noise management requirements and design standards for future development at Lots 6-10. This is discussed within section 2.6.1 of Part 2 of the Structure Plan amendment report, and implemented under Section 5 of Part 1 of the Structure Plan amendment report. Furthermore, future development proposals at the subject land will be required to be accompanied by a detailed Noise Management Plan.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>wall heights, have been applied to all lots and residences within the Structure Plan area.</p> <ul style="list-style-type: none"> Given that noise complaints have been received, Main Roads recommends the placement of noise loggers at residential locations in the vicinity of the Freeway and the Park and Ride facility, including the connection to the Principal Shared Path (PSP) at the junction of Aiken Court and Sweetwater Bend. It is recommended that Council ensures that Lots 6-10 are protected from light spillage associated with the nearby the Park and Ride facility. <p>In summary, Main Roads is unable to support the proposed rezoning until it can be demonstrated that the developer has complied with all requirements under the provisions of State Planning Policy 5.4 <i>“Road and Rail Transport Noise and Freight Considerations in Land Use Planning”</i> and noise levels within the Structure Plan area are within acceptable levels for residential developments within the Structure Plan Area.</p>	



 <p>City of Cockburn G.I.S Services Department</p>	<p>Location Plan/ Aerial Photograph Proposed Structure Plan Amendment South Beach Village</p> <p>1/52 Rollinson Road, 1/9, 13, 15, 19 and 23 O'Connor Close, North Coogee</p>	<p>PRINTED ON: 22/06/2016</p> <p>DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.</p>	<p>SCALE = 1:2500</p>	 <p>NORTH</p>
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Mixed Business Zone	Mixed Use Zone
Allowable uses (subject to approval)	Allowable uses (subject to approval)
RESIDENTIAL USES: <ul style="list-style-type: none"> • Bed and Breakfast • Child Care Premises • Civic Use • Dwelling – Caretakers • Dwelling – Grouped • Dwelling – Multiple • Educational Establishment • Home Business • Home Occupation • Home Office • House – lodging • House- single • Institutional Building • Place of Worship • Residential Building • Tourist Accommodation COMMERCIAL USES: <ul style="list-style-type: none"> • Bank • Garden Centre • Market • Nursery • Office • Showroom • Amusement Parlour • Betting Agency • Club Premises • Fast Food Outlet • Hotel/ Tavern • Motel • Public Amusement • Reception Centre • Recreation –Private • Restaurant • Consulting Rooms • Health Studio • Medical Centre • Hospital • Lunch Bar • Commercial Vehicle Parking • Motor Vehicle, Boat or Caravan Sales • Motor Vehicle Hire Premises • Motor Vehicle Wash • Petrol Filling Station 	RESIDENTIAL USES: <ul style="list-style-type: none"> • Ancillary Accommodation • Bed and Breakfast • Child Care Premises • Civic Use • Dwelling – Aged or Dependent Persons • Dwelling – Grouped • Dwelling – Multiple • Educational Establishment • Home Occupation • Home Office • House – lodging • Place of Worship • Residential Building • Tourist Accommodation COMMERCIAL USES: <ul style="list-style-type: none"> • Bank • Market • Office • Amusement Parlour • Betting Agency • Club Premises • Fast Food Outlet • Motel • Public Amusement • Reception Centre • Recreation –Private • Restaurant • Consulting Rooms • Health Studio • Medical Centre • Convenience store • Lunch Bar • Shop • Funeral Parlour

<ul style="list-style-type: none"> • Service Station • Animal Establishment • Hardware Store • Veterinary Centre • Vehicle – Disused <p>INDUSTRIAL USES:</p> <ul style="list-style-type: none"> • Industry – Cottage • Industry – Light • Industry Service • Storage Yard • Warehouse • Motor Vehicle Repair <p>RURAL USES:</p> <ul style="list-style-type: none"> • Farm Supply Centre 	
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Mixed Business Zone	Mixed Use Zone
Uses that are not permitted	Uses that are not permitted
<p>RESIDENTIAL USES:</p> <ul style="list-style-type: none"> • Ancillary Accommodation • Dwelling – Aged or Dependent Persons • Holiday Home <p>COMMERCIAL USES:</p> <ul style="list-style-type: none"> • Convenience store • Shop • Home Store • Small Bar • Cinema/ Theatre • Funeral Parlour • Night Club • Restricted Premises • Trade Display <p>INDUSTRIAL USES:</p> <ul style="list-style-type: none"> • Industry – Extractive • Industry – General • Industry – Noxious • Fuel Depot • Motor Vehicle Wrecking • Transport Depot • Marine Engineering 	<p>RESIDENTIAL USES:</p> <ul style="list-style-type: none"> • Dwelling – Caretakers • Home Business • House- single • Institutional Building • Holiday Home <p>COMMERCIAL USES:</p> <ul style="list-style-type: none"> • Garden Centre • Nursery • Showroom • Hotel/ Tavern • Hospital • Home Store • Commercial Vehicle Parking • Motor Vehicle, Boat or Caravan Sales • Motor Vehicle Hire Premises • Motor Vehicle Wash • Petrol Filling Station • Service Station • Small Bar • Animal Establishment • Cinema/ Theatre • Hardware Store • Night Club • Restricted Premises

RURAL USES:

- Agriculture Extensive
- Agriculture Intensive
- Agroforestry
- Animal Husbandry – Intensive
- Hobby Farm
- Rural Industry
- Rural Pursuit

- Trade Display
- Veterinary Centre
- Vehicle – Disused

INDUSTRIAL USES:

- Industry – Cottage
- Industry – Extractive
- Industry – General
- Industry – Light
- Industry – Noxious
- Industry Service
- Fuel Depot
- Storage Yard
- Warehouse
- Motor Vehicle Wrecking
- Transport Depot
- Marine Engineering
- Motor Vehicle Repair

RURAL USES:

- Agriculture Extensive
- Agriculture Intensive
- Agroforestry
- Animal Husbandry – Intensive
- Farm Supply Centre
- Hobby Farm
- Rural Industry
- Rural Pursuit

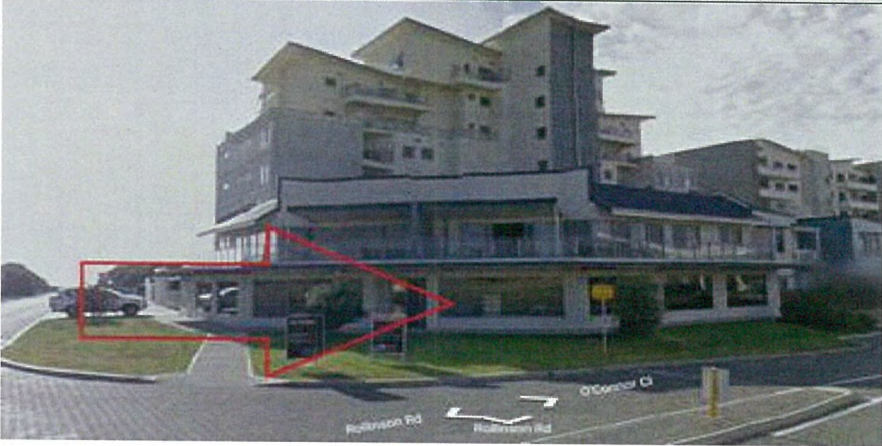
SCHEDULE OF SUBMISSIONS
PROPOSED STRUCTURE PLAN AMENDMENT
SOUTH BEACH VILLAGE - 1/52 ROLLINSON ROAD, 1/9, 13, 15, 19 AND 23 O'CONNOR CLOSE, NORTH COOGEE

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Padraic Mellett & Fiona Browning 26 O'Connor Close NORTH COOGEE WA 6163	SUPPORT We need shops, cafes, small bars, restaurants which add some vibrancy to the area.	Noted.
2	Water Corporation PO Box 100 LEEDERVILLE WA 6902	SUPPORT The Corporation advises the City that it has no concerns with the proposed Amendment to the Structure Plan.	Noted.
3	Diarmuid McGrath – Strata Manager Logiudice Property Group PO Box 8044 SOUTH PERTH WA 6151	CLARIFICATION (SUPPORT/ OBJECT) I am the Strata Manager for 9 O'Connor Close North Coogee. The Council of owners for this building have informed about the proposed structure plan for this area. 9 O'Connor Close is a strictly Residential Strata Complex. What implications will this have on this Strata if it is changed from a Mixed Business Zone to the Mixed Use Zone keeping in mind that this Strata is residential only: <ul style="list-style-type: none"> • Will this allow for short stay residents? (Owners do not want this) • Can a resident run a business from their Unit? (Owners do not want this) This building is not designed for other uses other than strictly residential or Group/Multiple Dwellings. Would the Strata Bylaws for the complex which are registered with Landgate for 9 O'Connor's Close supersede the Mixed Use Zone allowances if this does go	Noted. Judging by the below photograph the development approval for 9 O'Connor Close was for multiple dwellings (residential apartments) and possibly grouped dwellings (residential) closer to the street. The proposed amendment does not propose to change the 'residential' approvals. Currently under the 'Mixed Business' zone the land use permissibility (actioned only once a landowner makes application to the City for planning approval and where the City/ SAT or JDAP grants the approval) is geared more towards 'industrial uses'. The proposed zone 'Mixed Use' zone is considered to be more appropriate in a predominantly 'residential' area. To clarify the proposal further it is imperative that the Strata body is aware that these changes relate primarily to the ground floor commercial tenancies and to any vacant land which could be the subject of a later development application. 9 O'Connor Close is assumed to be almost 100% residential. The predominant residential environment is not proposed to change through the consideration/ potential approval of this Structure Plan amendment proposal. The property to the south provides for a ground floor commercial tenancy identified by the red arrow on the

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		ahead?	<p>below image. This commercial tenancy is the basis for this application.</p> <p>The City is unaware as to what land use applications will be lodged for this commercial tenancy. As mentioned in the letter submitted by the City at formal advertising stage, under the current zone the landowner or commercial tenants could apply for 'industrial' land uses. The City considers this to be inappropriate as it is considered that industrial land uses next to residential apartments is not in keeping with proper and orderly planning.</p> <p>Under the proposed zone a hair dressers studio (as one example) could be permitted in the ground floor commercial tenancy identified by the red arrow. This use is currently not permitted. The proposed shift from 'industrial' to 'compatible smaller scale commercial uses (primarily for ground floor commercial tenancies) such as office, retail and eating establishments' is what the City is aiming to provide for the respective residential community. It would be inappropriate to apply these commercial uses in the residential apartments themselves.</p> <p>With regards to the question "will this allow for short stay residents?" please note the following;</p> <ol style="list-style-type: none"> Under the City's scheme this would be defined as "tourist accommodation" (land use). <div data-bbox="1227 957 1507 1005"> <p>tourist accommodation:</p> </div> <div data-bbox="1507 957 2112 1101"> <p>means land and buildings used for the purpose of short term accommodation primarily for tourists visiting the district and includes cabins, chalets, camping grounds, caravan parks, short stay self contained accommodation and similar forms of tourist accommodation, together with uses ancillary to the primary use, but does not include a caravan park, hotel, bed and breakfast or motel.</p> </div> Under the current zoning (prior to this amendment being proposed) this is currently a 'D' use which means <i>"that the use is not permitted unless the local government has exercised its discretion by granting planning approval"</i>. Under the proposed zone this would change from a 'D' use to an 'A' use which means <i>"the use is not permitted unless the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with clause 9.4"</i>.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			<p>4. Therefore the change being proposed, with respect to 'tourist accommodation', is limited only to the proposed additional requirement that any possible future proposed applications for "tourist accommodation" would under the proposed zone be required to be advertised to the residences. The requirement for advertising is currently not required.</p> <p>5. On this basis the proposed zoning change would mandate that should any land owner seek to apply for a "tourist accommodation" application, the City, in determining that application would be required to advertise that application to the residential tenancies for their comment.</p> <p>6. As a separate note the City is currently working on a draft Local Planning Policy specifically on "tourist accommodation". This draft policy is expected to be presented to Council for consideration at some point in the near future. The objectives of the draft policy coincide with the comments of the residents noting "owners do not want this" as indicated in the submission.</p>



NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			 <p data-bbox="1227 691 2107 754">With regards to the question “can a resident run a business from their Unit?” please note the following;</p> <ol data-bbox="1272 786 2107 882" style="list-style-type: none"> 1. The land use “Home Business” is proposed to change from “Permitted” to “not permitted”. This is in keeping with the owners comments. The definition of “Home Business” is as follows; <div data-bbox="1227 914 2107 1361"> <p><i>home business:</i></p> <p>means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which -</p> <ul style="list-style-type: none"> (a) does not employ more than 2 people not members of the occupier's household; (b) will not cause injury to or adversely affect the amenity of the neighbourhood; (c) does not occupy an area greater than 50 square metres; (d) does not involve the retail sale, display or hire of goods of any nature; (e) in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and (f) does not involve the use of an essential service of greater capacity than normally required in the zone. </div> <ol data-bbox="1272 1393 2107 1449" style="list-style-type: none"> 2. “Home Occupation” is currently a ‘D’ use and is proposed to change to an ‘A’ use.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			<p>3. The definition of a "Home Occupation" is as follows;</p> <p><i>home occupation:</i> means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which -</p> <ul style="list-style-type: none"> (a) does not employ any person not a member of the occupier's household; (b) will not cause injury to or adversely affect the amenity of the neighbourhood; (c) does not occupy an area greater than 20 square metres; (d) does not display a sign exceeding 0.2 square metres; (e) does not involve the retail sale, display or hire of goods of any nature; (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and <p>The comment "This building is not designed for other uses other than strictly residential or Group/Multiple Dwellings" Is noted.</p> <p>The Town Planning Scheme, which falls under the Planning and Development Act 2005, is separate legislation to the Strata Titles Act 1985. On this basis the 'Strata Bylaws for the complex which are registered with Landgate for 9 O'Connor's Close' are not proposed to be modified or supersede by the proposed structure plan amendment.</p>
4	WA Gas Networks (ATCO Australia) Locked Bag 2507, Perth Business Centre PERTH WA 6849	<p>SUPPORT</p> <p>We wish to advise that ATCO Gas have medium pressure and associated gas infrastructure in the immediate vicinity, predominantly within the adjacent O'Connor Close road reserve. ATCO Gas no objection to the proposed amendment to the Structure Plan proceeding. (map included)</p>	Noted.
5	Michael and Debora Baker 22/52 Rollinson Road NORTH COOGEE WA 6163	<p>SUPPORT</p> <p>I support the proposal in general terms as outlined in your attached letter. I do have concern regarding parking.</p>	Noted. The proposed Structure Plan amendment does not propose to alter the land use approvals already granted by the City. The Structure

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		Some residential properties in the "blue zone" in the map have one allocated parking spot off street so many units with two occupants have one car parking on the street eg. R125 on Breaksea and Rollinson. If off street parking cannot be provided, it becomes problematic for all concerned – visitors, customers of the "mixed use" and residents. I would change my mind if planning did not minimise the potential for on-street problem.	Plan amendment does not act retrospectively by way of car parking allowances. Any future development applications will be assessed on their merits with regards to Town Planning Scheme No. 3 parking requirement and the applicable land use at that time.
6	Andrew Allin 4/25 O'Connor Close NORTH COOGEE WA 6163	OBJECT My concern is the lack of suitable parking facilities in O'Connor Close.	Noted. The proposed Structure Plan amendment does not propose to alter the land use approvals already granted by the City. The Structure Plan amendment does not act retrospectively by way of car parking allowances. Any future development applications will be assessed on their merits with regards to Town Planning Scheme No. 3 parking requirement and the applicable land use at that time.
7	V & C Campagnoli Unit 2/52 Rollingson Road NORTH COOGEE WA 6163	SUPPORT (No further comments provided)	Noted.
8	Main Roads WA PO Box 6202 EAST PERTH WA 6892	SUPPORT Main Roads have now had the opportunity to assess the information provided and can confirm we have no comment or objection to this proposal.	Noted.
9	Landowner	OBJECT This strip seems to be an ever evolving project. We bought in here in good faith. Councillors have viewed concerns with the congestion and parking issues. Three apartment buildings (proposed and current) have reduced parking lots over flowing into the street. Yet another plot for future development. There is also the proposed business area on Rollinson Road, why can't business (mixed) go in here? I assume it would be. That is logical. Emergency exit to the main roads is poor. And parking tolerance is mounting. There is so much coming and going, the increase in burglaries is to be expected. We are	Noted. The application being presented is an application to amend the Structure Plan and does not pertain to that of a Development Application. Development applications deal directly with the parking requirements. The proposed Structure Plan amendment does not propose to alter the land use approvals already granted by the City. The Structure Plan amendment does not act retrospectively by way of car parking allowances. Any future development applications will be assessed on their merits with regards to Town Planning Scheme No. 3 parking requirement and the applicable land use at that time. The proposed Structure Plan amendment aims to restrict 'industrial' type uses in a predominantly residential area.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		woken from 5am onwards from the works in this area. It's become a freeway of workmen coming and going.	
10	Ben Nooteboom 48 Shoalwater St NORTH COOGEE WA 6163	<p>OBJECT</p> <p>I object to the above proposal simply there is not enough parking in the area. Street parking is getting scarce for visitors and there is still 4 blocks of apartments to be built/ completed in the close area.</p> <p>If there was adequate parking within the commercial property for clients and more street parking available then I have no objection to the proposal.</p>	Noted. The application being presented is an application to amend the Structure Plan and does not pertain to that of a Development Application. Development applications deal directly with the parking requirements. The proposed Structure Plan amendment does not propose to alter the land use approvals already granted by the City. The Structure Plan amendment does not act retrospectively by way of car parking allowances. Any future development applications will be assessed on their merits with regards to Town Planning Scheme No. 3 parking requirement and the applicable land use at that time.
11	Department of Water PO Box 332 MANDURAH WA 6210	<p>SUPPORT</p> <p>The Department of Water (DoW) has reviewed the proposal and has no objection to the proposed amendment.</p>	Noted.
12	Public Transport Authority PO Box 8125 Perth Business Centre PERTH WA 6849	<p>SUPPORT</p> <p>Given the proximity of the proposed amendment to the freight railway, the WAPC's State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4) is applicable.</p> <p>The proposed mixed use zone introduces new allowable uses, including permitting dwelling - aged or dependent persons and funeral parlours which are inappropriate given the noise and vibration issues. The freight railway line operates 24 hours per day and 7 days per week. The PTA recommends that a detailed noise assessment be undertaken at this stage rather than at the development application stage to ensure that the requirements of SPP 5.4 can be met.</p>	Noted. The approved South Beach Village Structure Plan report under section 5.3 makes mention of the adopted "noise management plan". The following subsections within the approved Structure Plan report outlines the noise mitigation requirements. These requirements will be conditioned at the next stage(s) of planning namely subdivision and/ or development approval. This is consistent with the advice from the PTA. The current structure plan report sufficiently meets the requirements of SPP 5.4. The proposed amendment involves a Structure Plan Map modification and therefore the existing report, which addresses SPP 5.4, will continue to be applied in the subsequent stages of planning under the authority/ head of power of the current SP report.

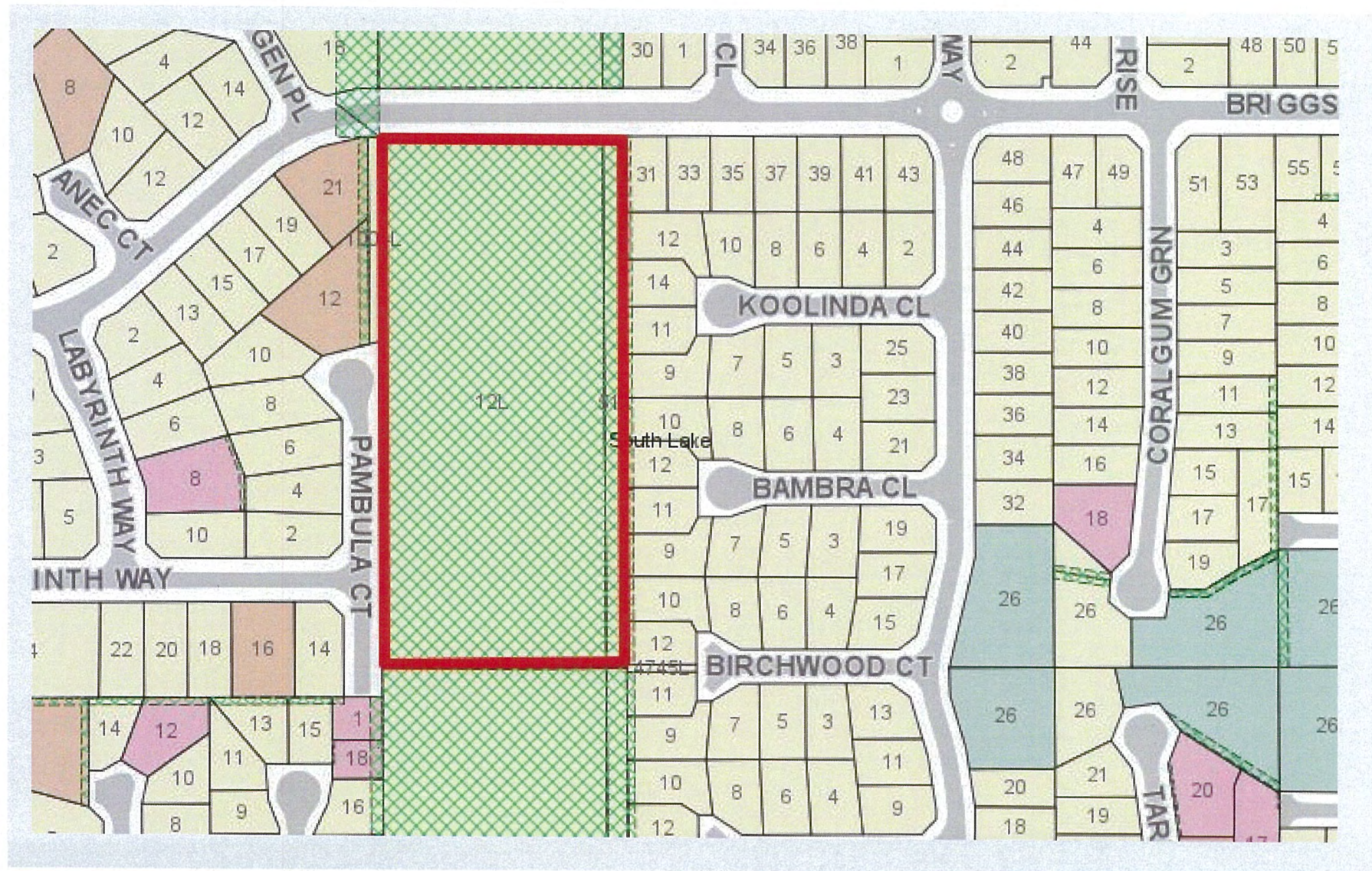
NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
13	Department of Environment Regulation Locked Bag 33, Cloisters Square PERTH WA 6850	<p>SUPPORT</p> <p>As per the requirements under section 58(6) (b) of the Contaminated Sites Act 2003 (CS Act), advice is required in regard to the suitability of the land for the proposed structure plan amendment to re-zone Lots 118 (23) and 115 (13) O'Connor Close North Coogee. DER understands that both of these lots are currently zoned "Mixed Business" under the City of Cockburn's Town Planning Scheme No. 3 (TPS3) and the proposal is to amend the South Beach Structure Plan by re-zoning the 'Mixed Business' zone to 'Mixed Use'.</p> <p><u>Lot 118 (23) O'Connor Close</u></p> <p>Under the CS Act, the Department of Environment and Conservation (DEC) (predecessor agency to DER) classified land at Lot 118 on Plan 22417 as shown on certificates of title 2125/989, as contaminated - restricted use on 19 October 2007 and a memorial (reference number K828108ML) was placed on the certificate of title. The classification of Lot 118 O'Connor Close North Beach is based on the findings from a soil and groundwater investigation conducted in May 2007 on behalf of the property developer (Gracevale Pty Ltd) and submitted to DER in May 2007.</p> <p>This investigation found that sand fill containing elevated concentrations of manganese was present on the site (to a depth of 1.5m). However, an Intermediate Risk Assessment has demonstrated that the manganese-impacted soil, whilst present above Ecological Investigation Levels (but below Health Investigation Levels for all land uses), is confined in nature (will be below the proposed building footprint), is of limited extent, will not have a significant impact on any environmental receptors and does not pose an unacceptable risk to human health, the environment or any environmental value under the proposed residential land use.</p> <p>Metals and pesticides were present in groundwater at concentrations exceeding Australian Drinking Water</p>	<p>Noted. It is understood that the DER has provided advice that contamination conditions may be recommended on any future WAPC and/or local government authority subdivision/development application if there is evidence that potentially contaminating activities have occurred at the site since the date of classification.</p> <p>It is also understood that DER considers the proposed structure plan amendment to be an interim step in the planning process and does not recommend that any contamination conditions be imposed at this stage.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Guidelines. This groundwater impact is present as a plume that extends over the entire site. A Screening Risk Assessment has demonstrated that untreated groundwater at the site is unsuitable for potable and non-potable use such as garden irrigation and filling swimming pools. The groundwater impacts are likely to be from an up-gradient source.</p> <p>Based on the information provided, the site has been deemed suitable for residential land use as long as soils from the building footprint are not excavated without the development of an appropriate management plan. Soil from below the proposed building footprint should not be used off-site as clean fill. Disposal of any soil from the site should be completed in accordance with the Landfill Waste Classification and Waste Definitions 1996 (as amended December 2009).</p> <p>Additionally, due to the nature and extent of groundwater contamination, groundwater abstraction is not permitted until chemical and microbiological testing and an assessment of the risk to site users is undertaken to confirm that it is suitable for its intended use.</p> <p>Please note that contamination conditions may be recommended on any future WAPC and/or local government authority subdivision/development application if there is evidence that potentially contaminating activities have occurred at the site since the date of classification.</p> <p><u>Lot 115 (13) O'Connor Close</u></p> <p>Under the CS Act, the Department of Environment and Conservation (DEC) (predecessor agency to DER) classified land at Lot 115 on Plan 22417 as shown on certificates of title 2125/986, as remediated for restricted use on 18 May 2009 and a memorial (reference K593620ML) was placed on the certificate of title. The classification of Lot 115 O'Connor Close North Beach is based on the findings from a soil and groundwater investigation conducted between October 2006 and</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>December 2007 and has been the subject of a Mandatory Auditor's Report prepared by an accredited Contaminated Sites Auditor.</p> <p>The soil investigations identified heavy metals and organochlorine pesticides at concentrations exceeding Health Investigation Levels for residential land uses as published in guideline "Assessment Levels for Soil, Sediment and Water" (Department of Environment, draft November 2003) which were the relevant assessment levels at the time. The site was subject to remediation involving the excavation and off-site disposal of impacted soils and excavations were validated to demonstrate the completeness and effectiveness of the remedial works undertaken. The excavations were back filled with certified clean fill material.</p> <p>The groundwater investigation was carried out in accordance with the standards set out in DEC's "Contaminated Sites Management Series" of guidelines. The groundwater investigation identified metals (copper and zinc) and organochlorine pesticides (dieldrin and endrin) at concentrations exceeding Aquatic Ecosystems - Marine Guideline as published in guideline "Assessment Levels for Soil, Sediment and Water" (Department of Environment, draft November 2003). Organochlorine pesticides (dieldrin) were present in groundwater at concentrations exceeding Australian Drinking Water Guidelines, and exceeding criteria published in 'Contaminated Sites Reporting Guideline for Chemicals in Groundwater' (Department of Health, 2006) which is the relevant assessment level for the use of groundwater for garden irrigation and other non-potable domestic use at the time of classification.</p> <p>Please note that contamination conditions may be recommended on any future WAPC and/or local government authority subdivision/development application if there is evidence that potentially contaminating activities have occurred at the site since the date of classification.</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><u>Lot 113 (1/52) Rollinson Road, Lot 114 (9)</u></p> <p>A review of DER files indicates that the two abovementioned lots have been investigated however not classified under the CS Act. Correspondence from DEC (DER predecessor) to the Department of Planning and Infrastructure suggested the two abovementioned lots were considered suitable for high density residential such as high rise apartments or flats with limited soil access and restriction on groundwater abstraction. Depending on the details of the application, contamination conditions may be recommended on any future WAPC and/or local government authority subdivision/development application.</p> <p><u>Lot 116 (15) and Lot 117 (19) O'Connor Close</u></p> <p>DER has reviewed cadastral information and historical aerial photography as part of its assessment of Lots 116 and 117 O'Connor Close North Coogee. DER understands that the abovementioned lots formed part of an area historically known as 'Rob Jetty'. DER further understands that Robb Jetty historically consisted off a large marshalling yard which ceased operating in the 1990s and an abattoir which was closed in 1994, which are land uses that have the potential to cause contamination, as specified in the guideline 'Assessment and Management of Contaminated Sites' (DER, 2014). Consequently, DER is likely to recommend that contamination conditions be placed on any future WAPC and/or local government authority subdivision/development applications.</p> <p>DER considers the proposed structure plan amendment to be an interim step in the planning process and does not recommend that any contamination conditions be imposed at this stage.</p>	

Lots 12 Briggs Street South Lake



Executive Summary

Property Address: Lots 12 & 51 Briggs Street, South Lake

General Description: Lot 12

The property comprises a vacant 2.0234 hectare lot zoned "Special Use 23" in accordance with the City of Cockburn Town Planning Scheme No. 3.

Lot 51

The property comprises a vacant 0.1856 hectare lot zoned "Special Use 23" in accordance with the City of Cockburn Town Planning Scheme No. 3.

Purpose of Valuation: To assess current fair compensation values of the subject lots for acquisition purposes.

The compensation values are to be assessed in accordance with Section 241 of the *Land Administration Act 1997*, in respect of a Whole of Land Take.

Area of Land Acquisition:

Lot 12	-	2.0234 hectares (Whole of Land Take)
Lot 51	-	0.1855 hectares (Whole of Land Take)

Compensation Valuation:

Lot 12:

➤ Sub-section (2) of Section 241 – Value of Land Taken	\$20,200
➤ Total Compensation	\$20,200

Lot 51:

➤ Sub-section (2) of Section 241 – Value of Land Taken	\$1,900
➤ Total Compensation	\$1,900

The compensation values stated above assumes the subject lots are transacted GST free and are exclusive of the following:

- Solatium
- Stamp duty on the owners' purchasing an equivalently valued property

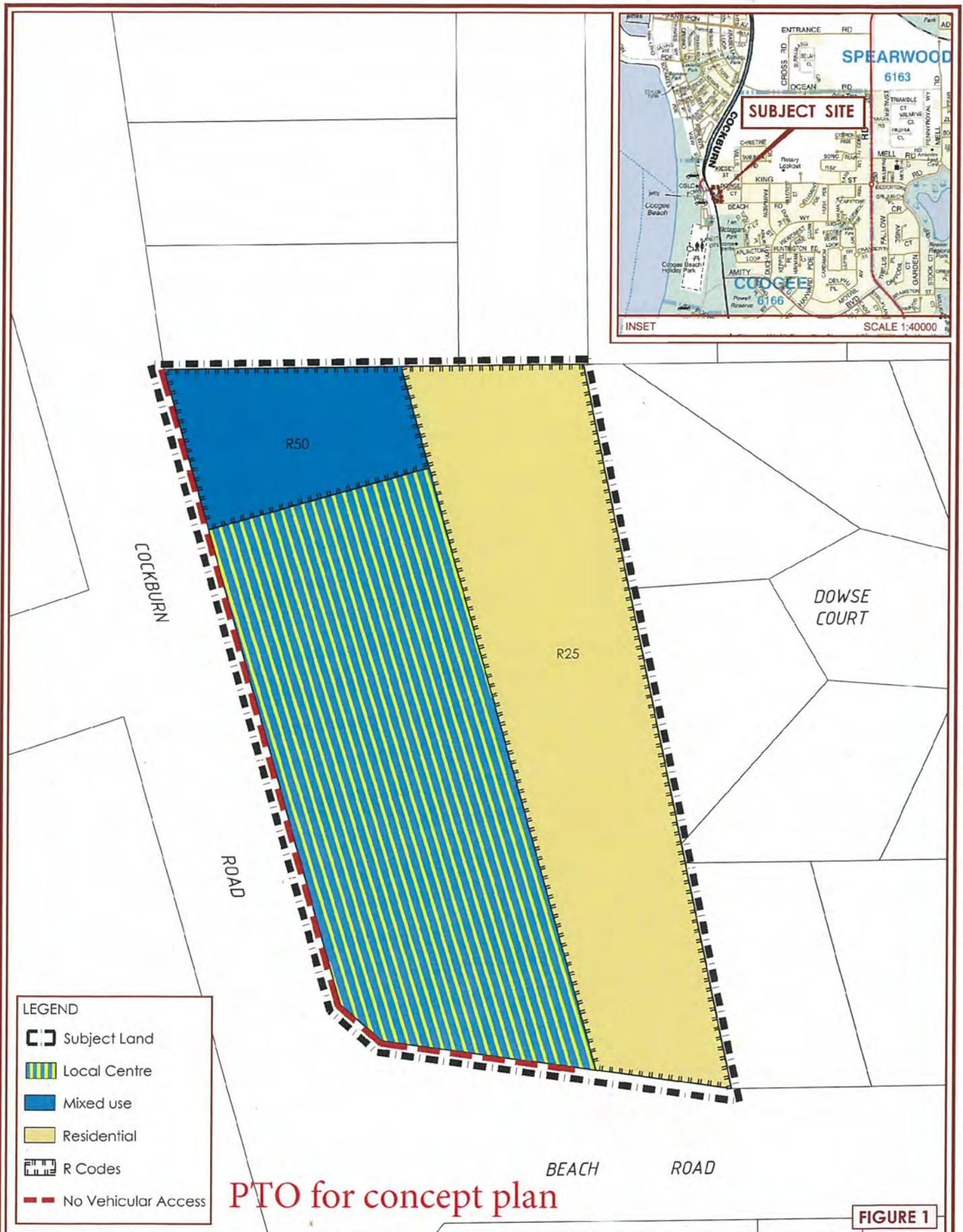
Date of Inspection: 27 April 2016

Date of Valuation: 27 April 2016

Senior Valuer: Wayne Srhoy AAPI, Masters (Property)
 Certified Practising Valuer
 Licensed Valuer No. 44175
 Western Australia

This Executive Summary is a brief synopsis of the subject lots and our assessment of market value.

It is designed to provide a brief overview and must not be read in isolation, separate from our formal valuation report.



0 5 10 15 20 25
SCALE 1:750 (A4)

Planner: JD/ZM
Client: SHO
Date: 26.02.16
Plan No: SHO COO 2-05A

STRUCTURE PLAN

LOT 512 COCKBURN ROAD

COOGEE

CITY OF COCKBURN

BURGESS DESIGN GROUP
TOWN PLANNING • URBAN DESIGN

PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au

P (08) 9328 6411
F (08) 9328 4062

DRAFT CONCEPT PLAN ONLY - Demonstrating how development/subdivision may occur



LEGEND

- Subject Land
- Building Orientation
- Open Space
- Heritage Building (to be retained)
- Private Access Way (6m)
- No Vehicular Access

FIGURE 7



NORTH

0 10 20 30 40 50 60 70m
SCALE 1:750 (A4)

Planner: JD/ZM
Client: SHO
Date: 3.03.16
Plan No: SHO COO 2-06

CONCEPT DEVELOPMENT PLAN
LOT 512 COCKBURN ROAD
COOGEE

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CITY OF COCKBURN



STATE
HERITAGE
OFFICE



THE COOGEE HOTEL & POST OFFICE (FMR)

DESIGN GUIDELINES

STATE HERITAGE OFFICE 2016





revision information

REV	DATE	AUTHOR	NOTES
1	14.08.2015	SHO	Review
2	08.09.2015	SHO	Review
3	14.09.2015	SHO	Review
4	08.03.2016	SHO	Review



contents

INTRODUCTION	P01	Design Guideline Objectives
	P02	History of the site
	P03	Elements of Significance
	P04	Concept Development Plan
DESIGN GUIDELINES	P05	General requirements
	P06-07	Residential design guidelines
	P08	Mixed-use/ commercial design guidelines
	P09	Precedents and examples
	P10	Materials
	P11	Colours
CONTACT	P12	



Orphans at Seaside House (Coogee Hotel fmr.), 1950.

design guideline objectives

These design guidelines have been prepared in response to the requirements of the Old Coogee Hotel & Post Office Structure Plan, and to support the long-term viability of the site through sensitive redevelopment.

The objectives of the Design Guidelines are to ensure:

- A high standard of development that respects, complements and creatively interprets the cultural heritage significance and aesthetic qualities of the Coogee Hotel and Post Office (fmr); and,
- New development becomes a valued addition whilst providing a clear distinction between new buildings and the existing Coogee Hotel and Post Office (fmr)



history of the site

The Coogee Hotel (fmr), also known as Powell's Hotel, and the Post Office (fmr) are located on the corner of Cockburn Road and Beach Road, Coogee.

The hotel was built in 1901 for Walter Powell, a Fremantle wine and spirit merchant. The hotel served the community in several ways. It provided a resting place for people travelling along Cockburn Road (then known as the Fremantle-Rockingham Road). It provided a drinking hole for workers from the nearby lime-kilns, local market gardens, the abbatoir and the railways. During the early days of the hotel, Powell built a race track close by and on race days the hotel was the entertainment venue. Lastly, and largely because of its attractive surroundings, the hotel gained some fame in Perth as the "Honeymoon Hotel." The hotel closed in the late 1920s, possibly in 1927.

The post office was built next door to the hotel by a Mr. Burnett, a relative of Powell, before 1928 (exact date of construction unknown.)

The place was entered on the State Register under the Heritage of Western Australia Act in 2001.



elements of significance

The following design elements of the Coogee Hotel & Post Office (fmr) are of significance to the place and should inspire or encourage interpretation in some form within new development:

- Limestone construction;
- Skillion or pitched roof profiles;
- Red face-brick details;
- Corrugated steel roof;
- Timber framed verandahs and decking;
- Timber framed doors & sash windows; and
- Rendered sills.

concept development plan

Future development of the site will be consistent with the Old Coogee Hotel and Post Office Structure Plan (2016). The Structure Plan establishes a number of Development Conditions of which these Design Guidelines form an integral part; they have been carefully prepared to enhance the significant heritage elements on the site.

A Concept Development Plan is included in the Design Guidelines to illustrate the kind of spatial configuration that the Structure Plan facilitates. Whilst the Concept Development Plan is not prescriptive, and alternative approaches to development can be contemplated, it portrays how a sympathetic design response can be achieved by appropriately configuring shared internal vehicle access, visitor parking, private open space, and future residential lots.





general requirements

New development should not detract from the significance of the Coogee Hotel and Post Office (fmr.) and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place. Compatibility requires new structures to sit well with the original fabric rather than simply copying or mimicking it.

New development should facilitate informal passive surveillance of the street and public open spaces in order to maximise the safety of the surrounding area.

Project homes are generally unsuitable, as they are not designed with specific localities in mind and the design of infill buildings should respond to the site and its surrounds.

All new development should be designed in conjunction with the City of Cockburn Town Planning Scheme No. 3, associated policies, the Residential Design Codes of Western Australia, and Planning Bulletin 112/ 2015 (where applicable).

The City of Cockburn's Coogee Residential Height Requirements policy applies and restricts residential development generally to two stories (7m maximum height to top of wall).

residential design guidelines

The following development and building design standards shall apply to any R25 residential development located on the eastern side of the site. R25 development shall otherwise comply with the requirements of Planning Bulletin 112/2015 (RMD Codes) and the Residential Design Codes WA.



housing style

Housing design should not replicate the style of the heritage buildings. New development should instead be obviously contemporary and should aim to interpret some of the Elements of Significance outlined above in a modern typology.

Flat, unarticulated facades are to be avoided through the use of:

- indentations and projections in the floor plan and roof design; and,
- external materials and treatments of wall openings.

materials and colours

A limited selection of materials and colours should be used in new development, to be compatible with the heritage buildings and achieve visual cohesion in the internal streetscape.

Bright or primary colour schemes are not appropriate (e.g. bright blue, yellow, orange, etc.)

Refer materials and colours section of the design guidelines on pages 11-12.

roofscape

Contemporary roof forms are encouraged and shall be designed to ensure:

- a) A minimum 24 degree pitch for hipped and gabled roofs.
- b) A minimum 8 degrees pitch for skillion roofs.
- c) Flat roofs are to be concealed from view on the primary/secondary elevation or from any public reserve.

Custom-Orb profile roof sheeting (colorbond) should be used for all areas of roofing that are visible from the street, internal roadways, or open space.

Black coloured roofs are not be permitted.

All TV antennas, satellite dishes, solar collectors and air conditioners (i.e. general roof installations) should be mounted in locations that are not visible from the street, internal roadways, or open space.



residential design guidelines continued

setbacks

Dwellings shall be setback between 2m and 3m from the internal access way to ensure a cohesive streetscape throughout the development, with adequate separation of built form.

Garages shall be setback at least 0.5m behind the dwelling alignment.

Where two storey development is proposed, two storey boundary parapet walls are not permitted.

fencing

The height of front fencing should ensure a high level of casual surveillance between dwellings and the street.

The use of front fencing is optional, and open front gardens are encouraged.

Fences to the front and side boundaries forward of, and equal to, the building line should not exceed 1.2m in height.

Fencing such as low masonry walls, brick piers with open infill/ visually permeable panelling, and picket fences are encouraged. As alternatives to front fencing (or in addition to) owners should be encouraged to establish formal hedges along the front boundary, which should be well maintained.

garages/ carports and driveways

Garages should be integrated with the main dwelling, and not sit proud of the residence when viewed from the street or internal accessway.

Garages and carports should be constructed in a similar architectural style to the main dwelling, and incorporate materials, colours and design treatments to match the main residence.

Driveways should be either paved, coloured concrete or textured aggregate in material and should avoid being dark coloured.



mixed-use/commercial design guidelines

The following development and building design standards shall apply to the development of any commercial land uses or Mixed Use (R60) addressing Cockburn Road.

siting of new structures

No additional structures (such as additions or lean-tos) are permitted around the Coogee Hotel, with the exception of small amenity facilities directly related to the operation of the place. The area to the south of the Coogee Hotel should be utilised for parking or outdoor amenities only.

New development located at the Post Office site shall respect and retain the relationship between the Coogee Hotel and Post Office buildings. This will be achieved by maintaining a visual open space link between the two heritage buildings, as viewed from Cockburn Road.



New development located at the Post Office site shall ensure it is designed so as to present an interesting and articulated façade to Cockburn Road, internal access road and area of open space.

setbacks

New development located at the Post Office site shall be sympathetic to the existing streetscape with new buildings setback to Cockburn Road at least 1m behind the Post Office building alignment.

New commercial development located at the Post Office site shall be setback a minimum 0.5m from the internal access way.

articulation and roofscape

New development should be obviously contemporary and should aim to interpret some of the Elements of Significance in a modern typology.

New development at the Coogee Post Office should conform to the roofscape section of the design guidelines noted on page 6.

materials and colours

A limited selection of materials and colours should be used in new development, to be compatible with the heritage buildings and achieve visual cohesion in the internal streetscape.

Bright or primary colour schemes are not appropriate (e.g. bright blue, yellow or orange.)

Refer materials and colours section of the design guidelines on pages 11-12.

Fencing

Fencing along Cockburn Road, Beach Road and the Public Open Spaces is to be visually permeable and should not exceed 1.2m in height.

Fencing such as low masonry walls, brick piers with open infill/ visually permeable panelling, and picket fences are encouraged.

As alternatives to fencing along the Public Open Space boundary, owners are encouraged to establish formal hedges up to a height of 1.2mm, which are to be well maintained. Visually impermeable or 'hard-line' fence structures are not be permitted along this boundary.

precedents & examples

heritage precedent



modern examples



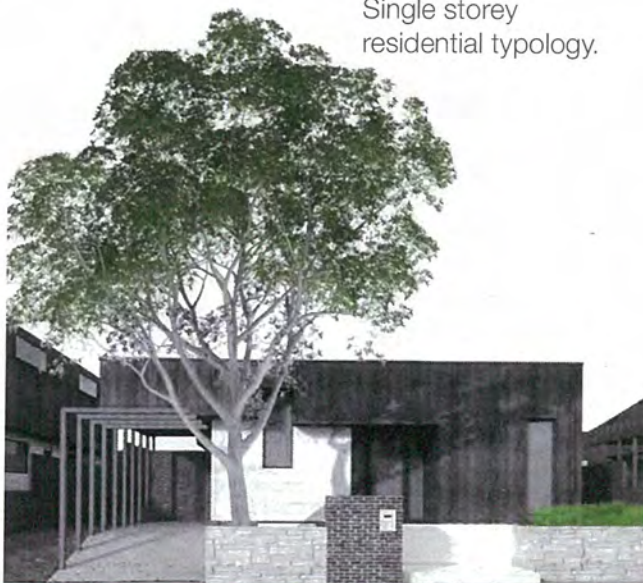
residential



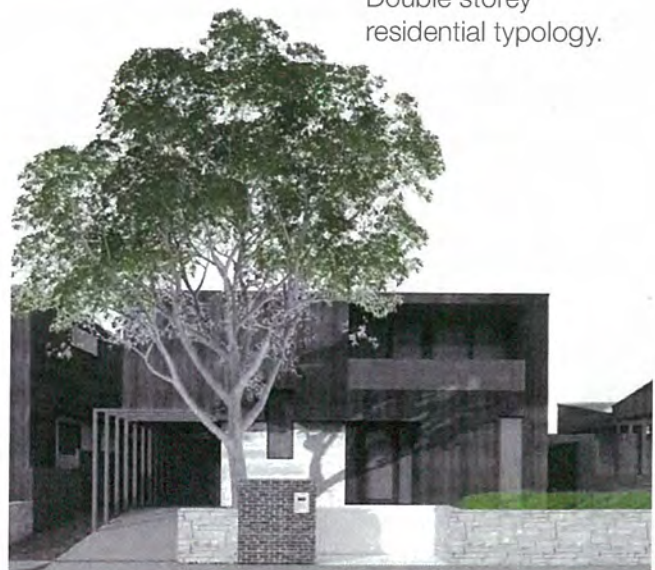
commercial



Single storey residential typology.



Double storey residential typology.



materials

A palette of materials has been selected to guide future development on the Coogee Hotel & Post Office (fmr) site in providing a cohesive streetscape.

Materials should be selected from the examples below.

Feature materials should be used to relate to the heritage buildings on the site, in contrast to the main wall materials.

All materials should be authentic, with no stick on elements or faux cladding to be permitted.

wall materials



rendered brickwork



timber boards



non-reflective glass



limestone



timber slats



painted face brick



relief brickwork



light coloured glazed brick



concrete render

feature materials



feature brickwork



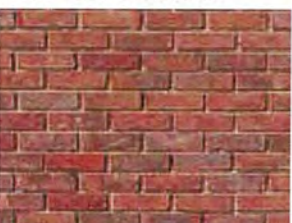
form cast concrete



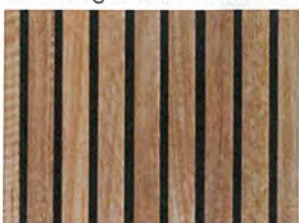
feature glazed brick



random coursed limestone



face brick



feature timber work

colours

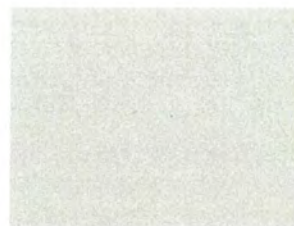
A colour palette for the Coogee Hotel & Post Office (fmr) site has been prepared to assist in establishing a cohesive development scheme. It is intended that any new development on the site should conform to the external wall colour chart below, with contrast provided from the feature wall colour chart or the feature materials listed previously.

The following samples have been sourced from the Dulux and Colourbond 'Contemporary' ranges, though equivalent colours from alternative brands are acceptable.

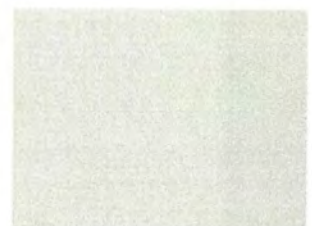
external wall colours



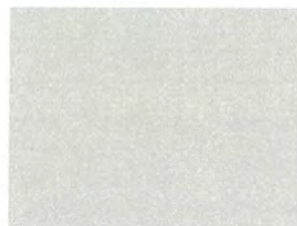
Dulux Lexicon



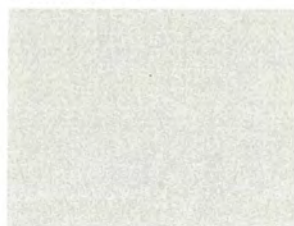
Dulux Buff It



Dulux Stowe White



Dulux Beige Royal



Dulux Grand Piano

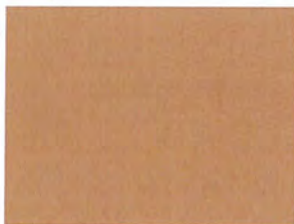


Dulux White on White

feature wall colours



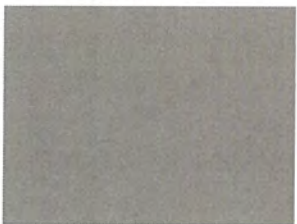
Dulux Indian Red



Dulux Rattan



Dulux Rose Beige



Dulux Naval Grey

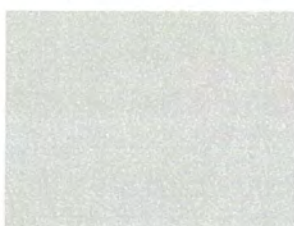


Dulux Golden Yellow

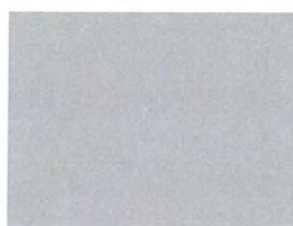


Dulux Purple Brown

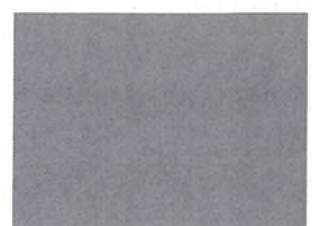
roof colours



Colourbond Surfmist



Colourbond Shale Grey



Colourbond Windspray



contact

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SCHEDULE OF SUBMISSIONS
PROPOSED STRUCTURE PLAN – LOT 512 (371) COCKBURN ROAD, COOGEE

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Denis Tomasich 22 Beach Road COOGEE WA 6166	Support I would like to see Council encourage any developer/owner to use the Old Coogee Hotel building for a tavern, small bar or café/restaurant/bar to service local residents as well as visitors to the area as there are no such facilities available in the vicinity	Noted.
2	Department of Transport 140 William Street, Perth WA 6000	No objection The subject site is located in the close proximity of a Primary Regional Road and a freight road. The Department of Transport (DoT) has concerns regarding noise and vibration considering the proximity of the subject site to the freight road. The noise assessment report attached to the application recommends a number of measures to mitigate noise from the heavy vehicle movements. In view of the above, DoT has no objection to the proposal subject to the following conditions that the proponent: <ul style="list-style-type: none">implements the mitigation measures as recommended in the noise assessment report; andincorporates notifications on titles to make the potential buyers aware of the likely noise and vibration levels generated from the nearby freight road as mentioned in the noise report. Thank you for the opportunity to comment on the application.	Noted.
3	Landowner	Objection We support a café or wine bar – with no live music. Do not object to a community centre for meetings, yoga, dance, martial arts etc. Do not support R50 mixed use zoning or multiple dwellings such as high rise or apartments	Noted.
4	ATCO Gas 81 Prinsep Road	Thank you for providing ATCO Gas Australia the opportunity to comment on the proposed structure Plan for Lot 512 Cockburn Rd Coogee, within	Noted.

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	JANDAKOT WA 6164	<p>the City of Cockburn.</p> <p>ATCO Gas has Medium Low Pressure (DN110PVC 11MLP 7kPa) gas mains and infrastructure within the Cockburn Road road reserve.</p> <p>ATCO Gas does not have any objection to lodge with the City of Cockburn after considering the advertised Structure Plan and maps.</p> <p>ATCO Gas requests ongoing consultation with the City of Cockburn, as we have had in the past, prior to any proposed construction or ground disturbance occurring.</p>	
5	Tourism WA G P O Box X2261 PERTH WA 6847	<p>Thank you for providing Tourism WA with the opportunity to comment on the Proposed Structure Plan for Lot 512 Cockburn Road, Coogee.</p> <p>Tourism WA supports the intention of the Structure Plan to incorporate and encourage tourism land uses, including the provision of tourist accommodation and dining facilities. This recognises the natural amenity of this location, including its proximity to the coast and the heritage values of the existing structures.</p>	Noted.
6	Murray and Vanda Smith Adamentes Pty Ltd P O Box 4216 MOSMAN PARK WA 6012	<p>Objection As owners, through our family company Adamentes Pty Ltd, of the land on the corner of Kiesey Street and Cockburn Road, which adjoins the land the subject of the abovementioned Structure Plan, we object to the proposed structure plan for Lot 512 Cockburn Road, Coogee in its entirety.</p> <p>The applicable rules for this lot should be the same as the surrounding area, namely, residential R20 zoning with a building height limit of 10m from the natural surface of the land. The only possible exception to the residential rule being for the existing buildings and no other structures to be used as a museum and/or community resource centre.</p> <p>Our objection is in 3 parts; firstly, opening comments, then responses to some of the statements in the proposed structure plan and finally a summary of our specific objections.</p> <p>OPENING COMMENTS</p>	<p>RESPONSE TO OPENING COMMENTS</p> <p>1.1 The inclusion of a place on the State Register of Heritage Places does not prevent the land from being subdivided, developed or sold. Advice may have been given that the land could not be subdivided until a Structure Plan was adopted for the land.</p> <p>At the time the submitter purchased the property the subject land was the subject of draft Scheme Amendment No. 74 to zone the land 'Development' within 'Development Area No. 32'. This had been adopted by Council for final approval and forwarded to the WAPC for the final decision of the Minister for Planning. The purpose of the 'Development' zone is to require a Structure Plan prior to any subdivision or development occurring. The 'Development Area 32' provisions clearly state that an adopted Structure Plan is required to guide subdivision and</p>

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		<p>1.1 We purchased our land from the Main Roads Dept and before bidding at auction we made enquiries at the City of Cockburn to find out what was intended for the land alongside. We were told that it was Heritage Listed and as such it could not be sold off and carved up. This advice reassured us and we purchased the land with the intention of building our family home.</p> <p>1.2 In your documentation put out for public comment you have misrepresented our land. You have shown it in diagrams as 3 Lots facing Cockburn Road when in fact this land, which in total comprises almost 3000sqm, has been sub-divided by us into one Lot of approx 1100sqm upon which we will build our own personal residence and 3 Strata Lots which our adult children will build homes on.</p> <p>Each one of these 3 Strata Lots abuts and adjoins the land upon which the 'Old Post Office' is situated so there will be 3 families directly and very adversely affected by living right alongside the higher density R50 development proposed for the PO site - NOT just one family on one adjoining block that your documentation misleadingly shows.</p> <p>1.3 Of course it is not just our family homes that will be adversely affected as there are many people in surrounding homes who deliberately bought land in 'old Coogee' because they, like us, have been horrified by the high density and high rise development that has gone on over the road at the Port Coogee Marina. Many of us do not wish to live 'cheek by jowl' on a handkerchief sized block with houses joined together by parapet walls and we all bought here because the Zoning on the East side of Cockburn Road was only R20 - yet this is now being changed to R25 and R50 to maximise returns for developers and we are left wondering why the rules can be changed for 'some people'.</p>	<p>development. This clearly states that the structure plan is to provide for residential development and may include the sympathetic adaptation of the heritage buildings for commercial and tourist related uses that are compatible with residential uses.</p> <p>1.2 The documentation reflects the cadastre as it was when the planning consultants commenced the preparation of the Structure Plan. As a result of a change to the Planning Regulations the formal advertising of the proposal was delayed while the documentation was reformatted to reflect the new WAPC Structure Planning Framework. Achieving an appropriate interface is always considered, regardless of whether this is to one or three residential zoned lots, and regardless of the number of families that may be affected. The proposal was referred to all affected landowners for comment therefore it is not considered there has been any negative impacts as a result of the cadastre being shown as it was.</p> <p>1.3 The zoning is not being changed from R20 – the subject land is zoned 'Development', and it has always been the intention that a Structure Plan would identify the appropriate zonings and residential coding for this land.</p> <p>COMMENTS ON THE PROPOSED STRUCTURE PLAN</p> <p>2.1 R25 and R20 are very similar residential codings. They are both considered to be 'low density' codings, and it is not clear how the submitter believes an R25 coding will change the character of the area.</p> <p>Many of the 'deemed provisions' in the R -Codes are the same for R20 and R25, which includes</p>

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		<p>COMMENTS ON THE PROPOSED STRUCTURE PLAN</p> <p>2.1 On Page 2 it states; The R25 density provides an appropriate interface and transition with the existing residential area to the east, which has a base density code of R20. The R25 density is not considered to detract from the importance of the heritage of the place by also ensuring an appropriate low impact interface with the existing heritage buildings at the site.</p> <p>We absolutely disagree with the comment that an R25 density is in any way 'appropriate' for this site. It dramatically changes the nature of this family oriented area of Coogee. We further believe that 'Heritage Listed' buildings should confer some benefit for 'the people' not simply be sold off to the highest bidder every time the government is short of money!</p> <p>2.2 Also on Page 2 it states; The R50 density shall be applied where the existing Post Office site is redeveloped for a Multiple Dwelling or Mixed Use development. The R50 density supports the continuation of commercial land uses at ground level whilst introducing a medium density residential component.</p> <p>We object very strongly to both the R25 and the R50 zoning being applied in an area of Coogee where the rest of the surrounding residential land is only R20. As to this supporting the 'continuation' of commercial land use on this site we remind the council that these buildings have not been used for any commercial purposes for many decades now. In fact the Post Office building has been rented out in a residential capacity for the past several years. An R50 zoning would also allow for a block of apartments and surely the eyesores that blight our beautiful coastline down in the Marina area provide more than enough of this sort of development!</p> <p>As previously stated our 3 adult children will build their family homes on the 3 blocks of land that directly join this proposed R50 site so they will have to suffer the noise and 'busyness' that always accompanies a block of apartments, especially one with a 'mixed use' of residential and commercial, without any sort of 'buffer zone'.</p> <p>2.3 On Page 3 it discusses 'private open space';</p>	<p>requirements for solar access and development on the boundary. Importantly the amount of required open space, and outdoor living areas is the same for R20 and R25, as are primary and secondary street setbacks. It is therefore considered reasonable to say that R20 and R25 are compatible residential codings. The the key differences are average lot size requirements, being 350sqm for R25 and 450sqm for R20; and minimum lot areas – 300sqm for R25 and 350sqm for R20.</p> <p>The heritage listing of buildings does not confer a benefit to the community in the manner expressed by the submitter – the majority of state and local heritage listed buildings are privately owned. The inclusion on the State Register recognises that the buildings have a strong contribution to the heritage of the State. As such, there is a strong presumption against their demolition, and the retention of these buildings benefits the community.</p> <p>2.2 It is considered that changing the proposed 'R50' coding to 'R40' will provide an appropriate interface to the land to the north, particularly given the height restriction will be as per the Local Planning Policy (Coogee Residential Building Heights). It is important to provide a zoning that will facilitate the adaptive reuse of the post office building, or it will remain vacant. The "Mixed Use" zoning is intended to be compatible with the residential zone (given it can facilitate uses such as 'shop top' housing), and is therefore appropriate as a direct interface.</p> <p>2.3 The notion of continuing commercial development in the buildings is consistent with the Burra Charter. The subject land is not owned</p>

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		<p>This 'private open space' must be incorporated into any development but what happened to public open space? According to this proposal all that is required from any developer is that they provide 'interpretative signage' and 'pedestrian linkages'- all verbal gobbledygook enabling developers to get away with just a 'nod' to any 'heritage' value!</p> <p>We vehemently oppose any development that restricts access to these places that were once open to the public. The buildings themselves have been rented out to private tenants for many years and access has thus been so far denied. If these buildings are deemed to have 'Heritage' value then surely now is not the time to sell them off but an opportunity to create an attractive community resource where people can go to enjoy and appreciate a place that was once part of the social fabric of Coogee. Instead of carving up the land into small privately owned parcels why not re-purpose the buildings into a local history centre with a small local museum and classrooms for a community learning centre. Then create true public open space with beautiful gardens where people can gather for weddings and other celebrations.</p> <p>2.4 On Pages 4 and 5 the 'preferred uses' are discussed;</p> <p>Most of the businesses in this list would have a high degree of vehicle traffic going in and out of the single proposed access and in and out of the car parking spaces all day and for some of them into the night. When you add to this the number of vehicles going to and from all of the proposed residences and the apartments in the 'mixed use' area it seems to us that in creating such a mix of activity cramped together in such a relatively small area with all the attendant pedestrian traffic mixing it with the vehicle traffic you are also creating an environment where accidents will inevitably follow.</p> <p>As stated above our own preference is that none of the land is sub-divided and sold off and that the buildings are re-purposed and the grounds turned into 'public open space' but from your list of 'preferred uses' the ones that we have the most problem with are;</p> <p>Takeaway Food Outlet (only where it does not include a drive through component and will not negatively impact on the heritage significance of</p>	<p>by the City of Cockburn, and there is no identified community use for this building. This was considered when the subject land was zoned 'Development' and put within 'DA 32'.</p> <p>2.4 It is important to note that within each of the zones in the Scheme there are a wide range of permissible land uses. This does not mean that these uses are always appropriate. Each proposal is always considered on its merits, assessed against the relevant Scheme provisions, local planning policies and State Planning Policies. This is the reason why the Scheme contains development provisions, and why Local Planning Policies are prepared</p> <p>For example, even within the 'Residential' zone there are a wide range of 'commercial' land uses that are permissible. This means that there are a wide range of uses that Council has discretion to consider. This includes uses such as 'Restaurant', 'Motel', 'Public Amusement', 'Reception Centre', 'Medical centre', 'Hospital', 'Convenience store', 'Lunch Bar', 'Child care premises', 'Educational Establishment', 'Place of Worship', 'Bank' and 'Office. This does not mean that these uses are appropriate in all scenarios in the Residential zone. Any such proposals are considered against the provisions of the Scheme, and any relevant Local Planning Policies adopted pursuant to the Scheme.</p> <p>2.5 As discussed in 2.1 and 2.2 above. The proposal includes only two storey development regardless of the coding.</p> <p>This is considered to be a reasonable interface given that the 'Mixed Use' zone is intended to be a zone that accommodates uses that are</p>

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		<p>the place as determined by State Heritage Office or the amenity of surrounding residential developments);</p> <p>The very nature of a TAKE AWAY food outlet means that a constant stream of vehicles and people will be going into and out of the only access way and the parking bays to both order and pick up their 'take away'. Simply saying it cannot have a 'drive through' won't stop the flow of customers driving into the access way and into the carpark.</p> <p>Hotel/Tavern (only where the sale of liquor is restricted to be consumed on the premises and does not include the sale of packaged liquor or a drive through component)</p> <p>In the time when the 'Old Coogee Hotel' was a hotel Coogee itself had a very small local resident population and even with the addition of the summer holiday makers trading was not at all like the sort of trade that hotels deal with these days. For one thing the trading hours were considerably shorter and there was no such thing as 'extended trading' whereby hotels today can apply for a licence to serve liquor until well after midnight. Such a business cannot fail to impact very negatively on all the surrounding families. Try talking to the residents who live close to any hotel today and you will hear stories of late night brawls, men urinating in gardens and on hedges and constant loud altercations between people, punctuated by a constant stream of the F..... word!</p> <p>2.5 On Page 20 the Structure Plan states that it has taken into consideration the surrounding R20 single residential development and the need for an appropriate interface and transition with the established local residential area;</p> <p>We do not believe that this aspect has been given sufficient consideration because there does not seem to be any sort of 'appropriate interface' or 'transition' between the existing R20 density and the significantly higher R50 density which sits right on the boundary of our R20 property.</p> <p>Where is the 'transition' between 3 single family homes and an R50 'mixed use' block of commercial businesses and apartments all overlooking our houses and gardens?</p>	<p>compatible with residential uses. This is because it is intended to be a zone that accommodates residential and non-residential uses adjacent to each other, and even within the same development or building. The 'R50' coding over the 'Mixed Use' zone has been proposed to provide flexibility for the adaptive reuse of the post office building.</p> <p>However, the applicant has agreed to reduce this coding to R40 to reduce the number of potential dwellings on this portion of the site and provide a more appropriate interface with the adjacent R20 to the north.</p> <p>The built form outcome on this portion of the site would essentially be a maximum of two storeys, and is restricted by the size of the area and the location of the post office building. Therefore, a building with a 140sqm footprint represents the likely outcome (as shown on the concept plans within the Structure Plan report), which would look very similar to a two-storey single dwelling. At a height of two storeys, this could accommodate four multiple dwellings, or two upper floor dwellings over ground floor commercial development. The occupancy and activity associated with such dwellings would not be dissimilar to that of two large single houses.</p> <p>2.6 and 2.7 Matters of parking can only be assessed at the Development Application stage when the exact uses and their scale is known. The Traffic report can only estimate traffic because the exact future uses are not known. It is important to note this would all be considered at Development Application stage where the exact nature and scale of the use would be considered. It is noted that the intersection of</p>

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		<p>How can it be said that a row of 'shoulder to shoulder' houses on tiny blocks and a mixed use apartment block form an 'appropriate interface' with all the existing single family residences on family sized blocks of land, many of which have been there for years housing ensuing generations of the same families who bought and built there to avoid exactly what is now being imposed upon them by a money hungry government selling off heritage listed property that should more rightly be preserved for future generations.</p> <p>2.6 Page 27 discusses Parking ...</p> <p>At full residential development, as per the DGP, the site is expected to generate 113 vehicular movements per day with a forecasted impact of around 22 vehicular movements per hour during peak hour. The expected peak operating times for the proposed development will coincide with AM and PM peak times for traffic on Cockburn Road, however the predicted yields for the proposed development are relatively low and the intersection of Beach Road and Cockburn Road is not considered to exhibit a decreased Level of Service (LOS).</p> <p>With the re-alignment of Cockburn Road, Kiesey Street was made into a 'cul de sac' and no longer accessible from Cockburn Road. Therefore not just the residents of Kiesey Street itself but also several nearby streets must access their homes via Beach Road. With all the additional traffic that this proposed development will generate there will be times when cars will be backed up on Cockburn Road in both directions just waiting to turn into Beach Road. We doubt very much if the person who 'predicted' and 'forecast' the above vehicle movements (no doubt with the aid of some computer programme) ever actually stood at the corner of Beach and Cockburn Roads counting the number of cars that already access and egress this area via Beach Road!</p> <p>With reference to the Residential Design Codes and LSP3, the proposed development configuration shown on the concept plan (Figure 7) would require a total of 19 car parking bays, plus provision of on-site parking within each of the proposed residential allotments to suit the residential yield. The current indicative layout shows a total of 22 parking bays, plus 1 ACROD bay and 1 loading bay. The site can therefore accommodate a development of this size and scale.</p>	<p>Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs.</p> <p>It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.</p> <p>2.8 It is not intended for different standards to apply to the subject land, and it is intended that building heights comply with LPP 1.7 (Coogee Residential Heights Requirements). It is therefore recommended that clause 3.6.7 (earthworks) be removed from the Structure Plan report, and such matters will be dealt with appropriately at the subdivision and/or development stage.</p> <p>STATEMENT OF SPECIFIC OBJECTIONS</p> <p>3.1 It is important to note that the Structure Plan has been prepared in conjunction with the Office of Heritage, who have had input on the preparation of the Structure Plan and Design Guidelines.</p> <p>Retaining and reusing historic buildings has long-term benefits for the communities that value them. That is why</p>

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		<p>Really? Only 22 car bays for a hotel, restaurant or fast food outlet plus several small businesses in the 'mixed use' block? A small restaurant seating even only 40 people would rapidly go broke with only a share of 22 car bays. Take a look at the riverside hotel on the corner of Canning and Stirling Hwys one weekend and see how many vehicles are parked willy nilly on verges and unlawfully in private driveways. Or perhaps the council sees that the inevitable overflow will fit in the existing carpark over the road - no chance on a hot sunny summer's day!</p> <p>What about the houses all lined up shoulder to shoulder as well? Every time they have visitors to their family gatherings or BBQs with friends this is going to put pressure on the 22 car bays as well.</p> <p>2.7 And on Page 28 ...</p> <p>Perhaps the writer of the Structure Plan is purporting that public transport will pick up the slack for the extra load of visitors ...</p> <p>Bus route No.522 - Cockburn Central Station - Spearwood, twice a day on working days; Bus route No.825 - Fremantle Station - Rockingham Station (via Cockburn Road and Patterson Road); with 20 minute minimum intervals on working days and one hour intervals on Saturdays; The subject site has substantial access to public transport within convenient distances that should promote the use of public transport.</p> <p>Substantial Access? Twice a day? 1 hour intervals on Saturdays? What about Sundays which is the busiest day in Coogee during the summer?</p> <p>We don't see that the above is 'substantial access' but we also don't see that people are going to hop onto a bus to visit a hotel or restaurant in Coogee - they are going to drive and find that there is no parking because all 22 bays are already full and they are going to try to turn around while other cars are driving in and people are milling around picking up their fast food or whatever!</p> <p>2.8 Page 29 has the following comments;</p>	<p>it is so important that the Structure Plan include enough flexibility to facilitate adaptive reuse.</p> <p>In considering the possible impact of the Structure Plan on the cultural heritage significance of the place it is important to examine the 'statement of significance' of the place. This is set out in the State Register assessment documentation.</p> <p>The statement of significance places a lot of importance on the place as the former Coogee Hotel. It also highlights the fact that the former Coogee Hotel was the 'social and commercial heart of the Coogee locality'. These statements support the notion of commercial uses on the site.</p> <p>The proposed Design Guidelines contained within the Structure Plan report will be important to ensure that future development is sympathetic to the heritage buildings 3.2</p> <p>3.2 The subject land is zoned 'Development', with DA provisions that clearly state the objectives for the site, which differ to that of the surrounding area given the unique circumstances of the site.</p> <p>3.3 Adaptive reuse of the heritage buildings require some flexibility to allow a possible viable use, and this may be a commercial use. There is no identified community use for the building at this stage.</p> <p>3.4 This matter has been discussed above.</p> <p>3.5 The proposal is not considered to represent a potential precedent because the subject land contains state registered heritage buildings, is zoned 'Development' (with specific Development Area provisions), and there is no correlation between these circumstances and other lots in Coogee.</p>

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		<p>3.6.7 Earthworks Significant earthworks will be required to create multiple levels over the site, including a raised area for the proposed residential lots.</p> <p>This is a very inequitable and unfair component of the proposed development because when we were working out the plans for our yet to be built house on Kiesey Street the council planning department said that we could only use the 'natural ground level' as the starting point for the ground floor of our house. So the building height restriction of 10m was to be worked out from this 'natural ground level'. We had to re-locate our house to the highest point of our block to be able to get a good view from the ground floor but this proposal states that there will be 'significant' earthworks to create multiple levels including a raised area for the residential lots. So just like the Port Coogee Marina there is one rule for some and another rule for others. If we and all other landowners in 'old Coogee' had to obey the '10m from natural ground level' then so should the developers on this site. They should not be allowed to falsely create a raised area just so they can sell the land for higher prices!</p> <p>STATEMENT OF OUR SPECIFIC OBJECTIONS</p> <p>We object to the proposed structure plan for Lot 512 Cockburn Road, Coogee in its entirety. The applicable rules for this Lot should be the same as the surrounding area, namely, residential R20 zoning with a building height limit of 10m from the natural surface of the land. The only possible exception being for the existing buildings and no other structures to be used as a museum and/or community resource centre. In support of this we say the following.</p> <p>3.1 There is no basis in fact or in law for any assertion that the long past use of premises holds some claim over the permitted present use of the premises or their surrounding land.</p> <p>We refute absolutely any attempt to use the early history of the premises described as 'Old Coogee Hotel and Post Office' to bring about a change to the current local community and applicable zoning.</p> <p>We do not oppose the preservation of historic buildings but we do object to seeking to use them to justify changing the fabric of the community that</p>	<p>Second submission</p> <ol style="list-style-type: none"> 1. The Structure Plan requires the approval of the Western Australian Planning Commission in order to have force and effect. The demolition works have planning approval and it is not clear what other works that submitter is referring to. 2. The draft structure plan that was sent to all adjacent landowners clearly depicts R50 on a portion of the site. <p>ADDENDUM TO OBJECTION TO STRUCTURE PLAN FOR LOT 512 COCKBURN ROAD.</p> <ol style="list-style-type: none"> 1. This is incorrect. Verbal advice at the meeting was not given that DA 32 "authorised all of the uses for the site referred to in the Structure Plan". Rather, the question asked by the submitter was "...why commercial uses were being entertained through the Structure Plan.", to which it was explained that 'DA 32' did state that commercial uses could be considered where they were associated with the adaptive reuse of the heritage buildings. As with all land uses, the Scheme then sets out the permissibility of these uses, which in most cases requires planning approval to be sought, enabling the specific use and its impacts to be assessed. 2. These are matters to be dealt with at the Development application stage. 3. Comments cannot be made of verbal advice given to the submitter, however Amendment No. 74 was approved by Council 13 May 2015 OCM, therefore this information regarding DA32 was known at the time they purchased their property. No discussions were had with the author of this

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		<p>has developed in the area over the last 50 years.</p> <p>60 years ago we used to stop and pick mulberries from those magnificent mulberry trees along Cockburn Road. A little further down the road, we would gag at the stench of the tanneries. In between we passed some houses and what is now being referred to as the 'Old Coogee Hotel and Post Office'. Never in our lifetimes have we seen those buildings being operated as a hotel or a Post Office. We only remember them as being in a dilapidated condition and in more recent years being rented out to residential tenants.</p> <p>In the meanwhile over the last 50 years the community that we call 'Old Coogee', on the hill overlooking this area, has developed into a special residential community. It has also come under the growth of legislative control. In particular, the area has been zoned for residential R20 usage and as a response to local complaints about three storey houses a building height limit of 10m from the natural surface has also been applied.</p> <p>To now use what may have been an original usage of the remnant old buildings as some kind of leverage to push through substantially higher density and commercial and/or retail usage of this land is as offensive as a suggestion to bring back the tanneries.</p> <p>3.2 There should be no exceptions to the development rules applicable in this locality.</p> <p>People have built their homes and their lives in this special area with comfort in the knowledge that the same zoning applies to everyone. There must be no change to this situation and no exceptions made.</p> <p>3.3 There is no need for commercial or retail development in this area.</p> <p>Directly over the road from Lot 512 is a popular café/restaurant. Just a little south of this is the recently built surf club development. This has plenty of parking, is isolated from residential areas and has a public café/restaurant. The club has both restaurant and bar facilities that can be accessed by anyone for a small annual social membership fee. Going</p>	<p>report who dealt with the Scheme Amendment regarding the subject land at that time.</p> <p>4. Objections is noted.</p> <p>5. Noted.</p>

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		<p>north to the Port Coogee development, a restaurant has already been established on the marina waterfront and further retail facilities are being developed. The residents of old Coogee are adequately serviced by nearby facilities. There is no need to disturb the fabric of this community with the introduction of commercial or retail outlets.</p> <p>3.4 The claim of low impact interface is wrong, misleading and inappropriate for this location.</p> <p>In places like the Port Coogee development and the proposed developments further north there are huge tracts of land that are a blank canvas for planning. In those instances, interfacing residential and mixed commercial/retail and altering land levels is all part of good planning for an overall end result. People buying land in such developments can see the overall plan of what this end result will look like and decide if this is suitable for them. NONE of that has any application here.</p> <p>In old Coogee there is an existing long-standing community with an established equality of zoning requirements for all local residents. People have made this area their home upon the basis that a couple of old buildings that are unused or being used as residences, do not change their perception or expectation that the same rules and zoning will be applied equally to all landowners in this area.</p> <p>To have the very substantially higher density of R50 mixed-use commercial/retail and residential development on the other side of the fence to the three R20 lots where we have been planning to build three homes for our children and grandchildren is not low impact. All 3 lots abut the proposed R50 site, not just one as shown on the misleading diagram that has been circulated. There are also many other families living nearby who did not expect to have a mixed-use commercial and apartment block in their neighbourhood!</p> <p>We have previously lived in an area of mixed-use zoning of commercial/retail/residential. The anti- social behaviour we endured both day and night from people going to the retail outlets over the road from us was intolerable. The noise from a substantially increased volume of traffic going into and out of the carpark, an increase in the number of road accidents, including one which brought a vehicle crashing into our</p>	

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		<p>daughter's bedroom, loud arguments, fighting, graffiti, broken windows, people urinating in our driveway or leaving hypodermic syringes, bottles and fast food wrapping on the footpath are all things we want to avoid in old Coogee. The only way to guarantee this is to preserve the same residential R20 zoning and 10m from natural surface height limit for ALL buildings in this special area adjacent to Cockburn Road.</p> <p>3.5 The power of precedent</p> <p>If this proposal is permitted it will spread. Lot 512 sits at the northern end of a long and extensive swathe of vacant land sitting between Cockburn Road and the existing R20 residences on the hill overlooking this area.</p> <p>The substantially higher density R50 with mixed-use would introduce into this area a precedent of allowing commercial and retail development. Also, there is a very significant difference between not only the lot size but the kind of residential premises that are permitted under R20 and the 'Multiple Dwelling' (ie apartment buildings) that are permitted under R50.</p> <p>If this is permitted the whole ambience of the locality will be totally changed both in respect of the substantially higher density and the nature of the residences that could be built and also the intrusion of commercial and/or retail outlets.</p> <p>If the Council allows this on Lot 512 it sets a precedent. Even if in doing so the Council declares it will not allow that same concession for the balance of the vacant land along Cockburn Road, it cannot bind future Councils. More importantly it simply opens the way for applications for similar or even higher density development. If these applications are rejected by a more enlightened Council, they would be taken on appeal and would be allowed, because the precedent has been set. Once permitted the floodgates will be opened with no turning back.</p> <p>This whole area along Cockburn Road in front of all of the existing residences needs to be future proofed against any change to a residential R20 zoning with the 10m from natural surface height limit and in particular from substantially higher density multiple dwelling developments with mixed commercial and retail outlets.</p>	

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		<p>If the State Heritage Office need money for preservation of historic buildings they can organise a public fund raising. This would give the community the opportunity to show its support, or otherwise, for the buildings. They should not seek to change the fabric of the current local community for their commercial gain.</p> <p>IN CONCLUSION:</p> <p>We restate that we strenuously object to the proposed structure plan for Lot 512 Cockburn Road, Coogee in its entirety. The applicable rules for this Lot should be the same as those for the surrounding area, namely, residential R20 zoning with a building height limit of 10m from the natural surface of the land. The only possible exception from the 'residential use' rule being for the existing buildings and no other structures to be used as a museum and/or community resource centre.</p> <p>Second submissions – 15/4/16</p> <p>We have already sent in a detailed objection to this proposal and wish to make further comments about 3 things that we find quite alarming;</p> <p>1. DEMOLITION & EARTHWORKS</p> <p>We visited the site yesterday and noted that most of the Post Office building has been demolished along with some of the Hotel building and that extensive earthworks are being carried out. When we first saw the temporary fencing going up we contacted Mike Betham of State Heritage and the following is an extract copied from his email reply ...</p> <p>The next step is that the State Heritage Office is going to carry out repair works to the buildings, and clean up the site. We have a building-tender out at the moment, and we hope that repair work will commence in late December, or in January at the latest. It will go on for about 3 months.</p> <p>The work that has been carried out is far more than what he indicated and it is hard to escape the conclusion that the site is already being prepared FOR A PROPOSAL THAT SUPPOSEDLY HAS NOT YET BEEN AGREED TO BY THE COUNCIL OR HAS THIS PROJECT ALREADY BEEN APPROVED BY COUNCIL AND YOU ARE JUST</p>	

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		<p>GOING THROUGH THE MOTIONS OF PRETENDING TO SEEK PUBLIC OPINION?</p> <p>2. MISINFORMATION</p> <p>We have been speaking to local residents about this proposal and yesterday evening I spoke with the resident of 2 King Street, Coogee. She told me that she had received the same letter from the council that we received and she took the trouble to go to the council office to find out more. She was told by the person she spoke to that there was to be an R25 zoning applied to the site.</p> <p>SHE WAS NOT TOLD ANYTHING AT ALL ABOUT THE R50 ZONING!! When I showed her the diagram from the Structure Plan which I downloaded from the council website and which clearly shows an R50 section she was most upset to have been given misinformation when she specifically went there to find out what was planned. WHY ARE COUNCIL EMPLOYEES GIVING OUT MISINFORMATION?</p> <p>* INFORMATION MEETING</p> <p>We have just discovered by chance that there is a meeting planned for next Tuesday at 11am which will be attended by persons from State Heritage and the planning department. Given that our land is the closest to the R50 zoning section it seems to us that we should have been invited to this meeting instead of merely hearing about it by chance. WE WILL BE THERE.</p> <p>Third submission 21/4/16</p> <p>ADDENDUM TO OBJECTION TO STRUCTURE PLAN FOR LOT 512 COCKBURN ROAD.</p> <p>1. We refer to our objection to the Structure Plan lodged by email on 14th April 2016 and advise that since that time we attended a meeting at the Seniors Centre where representatives from the City of Cockburn and State Heritage Office made a presentation. We raised an objection with Mike Betham about the Structure Plan dealing only with the implementation of Local Centre and</p>	

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		<p>mixed use R50 zoning on Lot 512 without explaining how come a hotel, bar, fast food outlets or shops are to be allowed on this site in the first place. In response, a City of Cockburn officer cited DA 32 in the City Cockburn's Town Planning Scheme No.3. She said that this already authorised all of the uses for the site referred to in the Structure Plan.</p> <p>2. We totally refute this or any like interpretation of DA 32 and in relation to that aspect, we wish to add the following grounds to our objection.</p> <p>The Structure Plan takes the very broad range of commercial development that is permitted by a Local Centre zoning as a 'given' for what is called the 'Old Hotel'. No attempt is made to deal properly with the threshold question, as to whether any commercial use at all is indeed compatible with the existing totally residential area and if so what types of commercial use should be deemed to be compatible.</p> <p>Parking and noise are of course elements but by no means the only factors in the amenity of an area with family orientated R20 zoning and long established solely residential use.</p> <p>Takeaway food outlets, bars and hotels all have their place in our society but that place is not on Lot 512, which is only 6,455m² and abuts long established R20 zoned properties. Apart from the traffic, noise and pollution issues, the anti-social behaviour associated with such businesses and which we have personally suffered under by previously living in a 'Local Centre' zoning is absolutely not compatible with residential amenity.</p> <p>While the larger building is being called the 'Old Hotel', it is nearly 100 years since it has been used as a hotel. Even then it was predominantly residential providing guest accommodation and manager's residence. Since then it has been used as an orphanage and variously as community centre and offices. No-one still living in this area acquired their homes when this building was a hotel. They have only ever seen it used as a residence or</p>	

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		<p>for community use or as offices.</p> <p>Similarly, the smaller building, known as the 'Post Office', has always been a residence. For part of its life it also had a post office in the front room. Again, throughout the time all the existing owners in the vicinity acquired their properties this has only been a residence and that is the use it should continue to have.</p> <p>Provision 2 of DA 32 states that:</p> <p>"The Structure Plan is to provide for residential development and may include sympathetic adaptation of the Heritage places for commercial and tourist related uses that are compatible with residential amenity and consistent with the Conversation Plan" (We assume that this is a typing error and should read Conservation Plan).</p> <p>None of the provisions of DA32 can be deemed to automatically require or indeed permit a 'Local Centre' zoning to be applied to the site yet this has been assumed in the Structure Plan. We object strongly that the Structure Plan does not comply with the requirement of Provision 2 above in that;</p> <p>Firstly, the primary focus for the Structure Plan as stated in DA 32 is to provide for residential development but nowhere does it say that the residential zoning on the site is to be at a higher density and/or type than the residential zoning that it abuts and secondly, that the breadth of a 'Local Centre' as well as R50 mixed-use zoning are totally incompatible with the long standing existing residential amenity that adjoins this site.</p> <p>The only possible commercial use for the main heritage building that is consistent both with the historical use over the last 90 years and the R20 zoning with family housing that has developed around it in that time, would be of a residential nature or offices which do not open for business at night-time or weekends.</p> <p>As stated, we also say that DA 32 does not prescribe that the residential development to be provided may be at any higher</p>	

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		<p>density zoning than that of the adjoining area. Again, the Structure Plan fails to justify why Lot 512 should have R50 mixed use and R25 zoning.</p> <p>Residential development of a significantly higher density and more particularly of a different character should absolutely not be permitted. It is not only the size of the development that may be constructed under the proposed R50 zoning but also the nature of the development that is objected to. What is proposed is not only a significantly higher density of residence but also multiple dwellings, that is apartments, or what used to be called flats. This introduces a different demographic occupier from the occupier of single residential family homes that surround this area. We object very strongly to the introduction of this proposed R50 zoning at all and also against it physically adjoining the R20 zoning of our property and that of all the other local residents whose land adjoins this site.</p> <p>3. At the time we purchased our adjoining properties to Lot 512, the land we purchased and Lot 512 were all owned by Main Roads. At the meeting we attended we were advised by Mike Betham from State Heritage Office that the Structure Plan was prepared in readiness for the sale of Lot 512 to private developers later this year. It seems that DA 32 was also prepared for the sale of Lot 512. We signed the contract for our properties on 13 April 2011. Prior to that time we made enquiries at the City of Cockburn offices in relation to the heritage buildings next door to our proposed purchase and the site they were on. No disclosure was made to us of the existence of DA 32 and we were left with the clear understanding nothing would be allowed to be done with Lot 512 that did not comply with the surrounding R20 zoning. DA 32 was in fact gazetted on 4 February 2011. So the timing and newness could have contributed to the mis-information we were given. Nor did Main Roads make any pre-auction disclosure to potential purchasers that zoning changes were already underway for their adjoining Lot 512.</p>	

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		<p>So, we have been placed in the position that despite reasonable enquiry we were not made aware of DA 32. However, as stated above, the correct application of the requirements in DA 32 for the Heritage places to have uses that are 'compatible with residential amenity' means the Structure Plan must be rejected in any event.</p> <p>4. In conclusion we reaffirm our original objection, that -</p> <p>"We object to the proposed Structure Plan for lot 512 Cockburn Road, Coogee in its entirety. The applicable rules for this Lot should be the same as the surrounding area, namely, residential R20 zoning with a building height limit of 10m from the natural surface of the land. The only possible exception being for the existing buildings and no other structures to be used as museum and/or community resource centre"</p> <p>5. We add that offices that do not open for business at night-time or at weekends would also be an acceptable permitted use for the heritage buildings but not with any higher density than the surrounding R20.</p>	
7	Main Roads Western Australia P O Box 6202 EAST PERTH WA 6892	<p>Thank you for your letter of 24 March 2016 inviting Main Roads comments on the proposed structure plan for the above site.</p> <p>The following comments are offered:</p> <ul style="list-style-type: none"> • Main Roads supports the proposed rezoning of this site from to 'Development' to 'Mixed Use' and 'R25'. • There is insufficient detail on how the disposal of waste/rubbish is to be managed on this site given the proposed mix of commercial and residential uses. • The concept development plan shows the private access way being 6.0m wide. Main Roads technical guidelines for driveways and crossovers in particular show the following requirements: <p>One Way - light vehicles 4.5m</p>	Noted. It is recommended that an additional note be included in Part 1 regarding waste management vehicles.

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		<p>Two Way - light vehicles 8.0m Single Unit Trucks 9.0m Semi-Trailers etc 11.0m</p> <p>Therefore it is suggested that the Concept Development Plan is reconsidered/redesigned to provide an access way with a crossover width of at least 9.0m before proceeding with this Structure Plan and/or Local Development Plan.</p> <ul style="list-style-type: none"> It is noted that a Transport Noise Assessment has been carried out and is included in this Structure Plan. All of the recommendations in this noise report must be implemented. 	
8	Department of Aboriginal Affairs PO Box 3153, EAST PERTH WA 6892	<p>Thank you for your letter dated 24 March 2016 regarding the proposed Structure Plan for Lot 512 Cockburn Road, Coogee (the Plan).</p> <p>I can confirm that the Plan lot is not within the boundary of any sites under the <i>Aboriginal Heritage Act 1972</i> (AHA) as currently mapped on the Register of Aboriginal Sites (the Register).</p> <p>The Department of Aboriginal Affairs (DAA) advises that sites are protected whether or not they are entered on the Register. It should be noted that there may be Sites to which the AHA applies that are yet to be identified and are therefore not in DAA records, and these Sites are still afforded protection under the AHA.</p> <p>Prior to commencing any works associated with the Plan the developers should be advised to familiarize themselves with the State's Cultural Heritage Due Diligence Guidelines (the Guidelines). These have been developed to assist proponents identify any risks to Aboriginal heritage. The Guidelines are available electronically at:</p> <p>http://www.daa.wa.gov.au/globalassets/pdf-files/ddg</p>	Noted.
9	Rob Black 8 Kiesey St COOGEE WA 6166	<p>Objection</p> <p>Remove R50 and continue local centre along Cockburn Rd.</p> <p>*Residential at the rear of the block to be zoned R20 as per surrounding blocks.</p>	The proposed "Mixed Use" area adjacent to the Old Post Office is seeking to facilitate the viable adaptive reuse of this building which is considered critical to ensure the conservation of this building into the future.

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		<p>*Install a roundabout at Cockburn Rd/Beach Rd intersection. The Main Roads Dept will sell this block regardless of what gets approved. This is an opportunity for the City of Cockburn to look after Old Coogee and it's history. There is absolutely no need for R50 around the post office. This area should be tied in with the hotel and landscaped all as one area. After watching what can be squeezed onto R20 zoning in Port Coogee I feel that this would be more than adequate for the residential area at the rear of the hotel/post office. Turning into and out of Beach Rd is already quite dangerous and will get worse with the extra activity in the area. Traffic calming would benefit the hotel and residents, new and old.</p>	<p>The proposed R25 coding is considered to achieve an appropriate interface with R20, given that these codings.</p> <p>It is noted that the intersection of Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs.</p> <p>It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.</p>
10	Landowner	<p>Objection</p> <p>I object to R50 mixed use zoning in this area due to the potential increase in traffic, noise and pollution.</p>	<p>The "Mixed Use" zone is a zoning intended to facilitate a range of uses that are compatible with residential development, given that it is a zoning for uses such as 'shop top' housing. Matters of traffic will need to be assessed at the Development Application stage when the specific land uses and the scale of these uses is known.</p>
11	P J & P E Mincherton 31 Beach Road COOGEE WA 6166	<p>Objection</p> <p>All setbacks to be the same value as R20 in line with other residential building requirements for Coogee.</p> <p>All construction to be set from natural ground level i.e. no infill added to raise building height.</p> <p>If R50 was to be approved then incorporate a compromise by setting a height limit on the Post Office development at R20 - 9 to 10 metres and</p>	<p>It is important to note that the subject land is not capable of being developed in the same manner as the surrounding area. It is not possible for the subject land to be subdivided in that manner because of the size, shape, and access requirements. It is also constrained by the siting of the two heritage listed buildings, and the requirement to maintain the setting of these buildings.</p> <p>The subject land presents an entirely unique situation</p>

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		<p>give assurance that this R50 will not set a precedent for any future developments and that the R20 height limit be endorsed by the City of Cockburn Council for Cockburn Road Coogee.</p> <p>Main Roads to build a left and right hand turning lane on Cockburn Road into Beach Road, Coogee as this is the only road from Spearwood Avenue to Mayor Road not to have turning lanes. In addition action as part of the Coogee Master Development Plan to upgrade Powell Road directly opposite Lot 512 should be undertaken at the same time.</p> <p>Recent traffic monitoring for a speed hump for the lower section of Beach Road showed 1030 vehicles transit this section in one week. There is a requirement now for these turning lanes, however with this new development where all traffic will enter from Beach Road substantially increases this requirement for safety reasons. Beach Road is extensively utilised by walkers and beach goers every day and an upgrade of pedestrian passage over Cockburn Road should be a priority with this development.</p> <p>I strongly object to the proposal for an R50 development at a height of 12 metres. It would be totally out of place for this area, take away the beauty of the Coogee Hotel and foreshore. By allowing a development to build to this height could show contempt towards the local residents of Coogee causing angst and anxiety which will affect personal wellbeing of your ratepayers. We have a unique location in Coogee reserve incorporating the beach in Owen Anchorage and the Coogee Hotel area should be an extension across Cockburn Road for many to use and admire. The City of Cockburn do an amazing job with the many festivals at Coogee Reserve/foreshore and any development at lot 512 needs to take this into consideration. RSO with a height of 12 metres should not be approved.</p>	<p>from other landholdings in Coogee area, for the following reasons:</p> <ul style="list-style-type: none"> • It contains two State Registered heritage structures, separated from each other, with a desire to retain the space between the buildings to protect their spatial relationship which is an important part of their landmark quality. • It is 6445sqm, much larger all other lots in the suburb. • Access can only be gained to the site from Beach Road. <p>It is noted that the intersection of Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs.</p> <p>It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.</p> <p>The proposed buildings heights are required to comply with the Local Planning Policy (Coogee Residential Building Heights Requirements)</p>

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12	P & R Yukich 1 Luscombe Way COOGEE WA 6166	Objection We recently bought property because of the current zoning. We did not buy in Port Coogee because of the zoning density.	There is not proposed change to the zonings in Coogee. The subject land has been zoned 'Development' since 2011.
13	G & W Goodchild 7 Marjorie Cove COOGEE WA 6166	Objection <ol style="list-style-type: none"> After reviewing the Docs for the proposal we agree in principal that the area needs cleaning up and development would beautify the area proposed for development. When purchasing our property in the area we were told that the land was owned by main roads and due to the heritage listing it would not be built on, this was taken into our consideration when purchasing as we would like to develop our property in the future and would like to have ocean views of Cockburn sound. For the residential development lots proposed the council has listed local planning policy ADP53 -Coogee residential height requirements. While this puts in a standard for all Coogee home owners to comply to we have an issue when it is added to section 3.6.7 of the proposal -Earthworks - Significant earthworks will be required to create multiple levels over the site including a raised area for the proposed residential lots. Reviewing artists impressions of the development it shows that the driveways are elevated on a incline .This to us is being done to elevate the site level probably to maximise the views from the proposed residential lots however it then restricts the views from behind the proposed residential lots for the properties in Dowse court .As the driveways of the proposed lots will also be facing public open space we also believe there would be extra risk of cars rolling out of driveways into the public open space that could cause injury to the public . We can see no reason why the lots cannot be level with the private access way and not elevated, if level it would give the dowse court residents a chance of views and make the 	<ol style="list-style-type: none"> It is not known who provided this advice and at what time, however the subject land has been zoned 'Development' since 2011, with the provisions of 'DA 32' clearly stating the intended future use of the site. The heritage listing of a site or buildings does not preclude further development or subdivision from occurring. It is not intended for different standards to apply to the subject land. It is recommended that clause 3.6.7 (earthworks) be removed from the Structure Plan report, and such matters will be dealt with appropriately at the subdivision and/or development stage. It is important to note that these kinds of details are not available at the Structure Planning stage because the exact details of how development will occur is not known at these stage. Such detailed matters will be dealt with at the subdivision and/or development stage when engineering drawings are required.

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		<p>development area safer as levelled ground removes many inherit risks. The natural ground levels of the development area are not listed but the development should be kept within reasonable heights of the natural level.</p> <p>3. As there is no details of the heights of the raised area of the proposed residential lots we OBJECT to the proposal. If the lots were at the level of the private access road and lower than the dowse court lots we would most likely re consider our views as all landowners could then enjoy the views of Cockburn sound. Hope the information helps with the councils considerations of this proposal</p>	
14	Ray and Linda Marr 6 Kiesey Street COOGEE WA 6166	<p>Objection</p> <p>My husband has lived in "Old" Coogee for nearly 68 years and I have been coming to Coogee since I was a teen. We were delighted with the development of Port Coogee to clean up the area, so we are not opposed to development perse, but Coogee is a lovely family suburb, one of the South of the River's gems. When we come over the hill of King Street and see the ocean we feel like we are on holiday although it is our home. Having high rise right opposite where we live was never thought of and shouldn't happen to so lovely a spot. Why ruin a beautiful area when the rest of the cost to Fremantle is already high rise.</p>	There is no 'high rise' proposed as part of the Structure Plan. The buildings heights will be consistent with those LPP 1.7 (Coogee Residential Heights Requirements).
15	Michelle and Valda Mosca 116 Mills Street COOGEE WA 6166	<p>Objection</p> <p>1. The proposal has been granted R25 zoning. We believe all blocks in the surrounding area should be granted the same R25 zoning so there is not an unbalance in the type of housing, surrounding the proposed site.</p> <p>2. I total OBJECT to this. I am all for development and beautifying of the Coogee Area. However I do not believe this development will beautify this particular area of Cockburn. To me and many others, It would look like a concrete jungle constructed around Coogee's precious and Priceless Heritage. Being on Old Historical site and turning it into a suburban housing lot does absolutely nothing in keeping with its heritage charm. I think you</p>	<p>1. The proposal is not yet adopted – the proposed Structure Plan requires the consideration of Council and a decision of the WAPC.</p> <p>2. The proposed Structure Plan has been prepared with the involvement of the Heritage Council, and it is seeking to facilitate the viable adaptive reuse of these heritage buildings.</p> <p>3. It is not intended for different standards to apply to the subject land. It is recommended that clause 3.6.7 (earthworks) be removed from the Structure Plan report, and such matters will be</p>

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		<p>may need to look into the way they have conserved Heritage & tourism in Guildford and surrounding suburbs.</p> <p>3. We are also concerned with the height of these residential and commercial dwellings as there is no need to do any extra elevation to the land and then allowing the construction of two story buildings. The natural land level is where this development should be based from. Not an unnatural man filled / constructed elevation. I also note that in your proposal that it was very strategically not specified the extra land elevation that will take place with the land fill process- to elevate the proposed blocks.</p> <p>4. Also I would like to not that when we purchased our property we were advised by both the Cockburn shire council and realtor, that this land that is now up for proposed development was owned by the Roads Department and Heritage listed... and would not be developed only just restored for the public use and heritage preservation</p>	<p>dealt with appropriately at the subdivision and/or development stage.</p> <p>4. It is not known who provided this advice and at what time, however the subject land has been zoned 'Development' since 2011, with the provisions of 'DA 32' clearly stating the intended future use of the site. The heritage listing of a site or buildings does not preclude further development or subdivision from occurring.</p>
16	Michelle Mosca 7 Dowse Court COOGEE WA 6161	<p>Objection The proposal has been granted R25 zoning. I believe all blocks in the surrounding area should be granted the same R25 zoning so there is not an unbalance in the type of housing, surrounding the proposed site.</p>	<p>The proposal is not yet adopted – the proposed Structure Plan requires the consideration of Council and a decision of the WAPC.</p> <p>The subject land is zoned 'Development', and is not being 'rezoned'.</p> <p>It is important to note that the subject land is not capable of being developed in the same manner as the surrounding area. It is not possible for the subject land to be subdivided in that manner because of the size, shape, and access requirements. It is also constrained by the siting of the two heritage listed buildings, and the requirement to maintain the setting of these buildings.</p> <p>The subject land presents an entirely unique situation from other landholdings in Coogee area, for the following reasons:</p> <p>* It contains two State Registered heritage structures, separated from each other, with a desire to retain the</p>

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			<p>space between the buildings to protect their spatial relationship which is an important part of their landmark quality.</p> <ul style="list-style-type: none"> * It is 6445sqm, much larger all other lots in the suburb. * Access can only be gained to the site from Beach Road.
17	Warren and Gloria Goodchild 5 Dowse Court COOGEE WA 6166	<p>Objection</p> <p>The proposal has been granted R25 zoning. We believe all blocks in the surrounding area should be granted the same R25 zoning so there is not an unbalance in the type of housing, surrounding the proposed site.</p>	<p>The proposal is not yet adopted – the proposed Structure Plan requires the consideration of Council and a decision of the WAPC.</p> <p>The subject land is zoned ‘Development’, and is not being ‘rezoned’.</p> <p>It is important to note that the subject land is not capable of being developed in the same manner as the surrounding area. It is not possible for the subject land to be subdivided in that manner because of the size, shape, and access requirements. It is also constrained by the siting of the two heritage listed buildings, and the requirement to maintain the setting of these buildings.</p> <p>The subject land presents an entirely unique situation from other landholdings in Coogee area, for the following reasons:</p> <ul style="list-style-type: none"> * It contains two State Registered heritage structures, separated from each other, with a desire to retain the space between the buildings to protect their spatial relationship which is an important part of their landmark quality. * It is 6445sqm, much larger all other lots in the suburb. * Access can only be gained to the site from Beach

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			Road.
18	Mr Frank Mosca 116 Mills Street COOGEE WA 6166	Objection The proposal has been granted R25 zoning. We believe all blocks in the surrounding area should be granted the same R25 zoning so there is not an unbalance in the type of housing, surrounding the proposed site.	<p>The proposal is not yet adopted – the proposed Structure Plan requires the consideration of Council and a decision of the WAPC.</p> <p>The subject land is zoned 'Development', and is not being 'rezoned'.</p> <p>It is important to note that the subject land is not capable of being developed in the same manner as the surrounding area. It is not possible for the subject land to be subdivided in that manner because of the size, shape, and access requirements. It is also constrained by the siting of the two heritage listed buildings, and the requirement to maintain the setting of these buildings.</p> <p>The subject land presents an entirely unique situation from other landholdings in Coogee area, for the following reasons:</p> <ul style="list-style-type: none"> * It contains two State Registered heritage structures, separated from each other, with a desire to retain the space between the buildings to protect their spatial relationship which is an important part of their landmark quality. * It is 6445sqm, much larger all other lots in the suburb. * Access can only be gained to the site from Beach Road.
19	Landowner	Objection Coogee Beach is a treasure and should be treated with more respect than allowing even more crowded housing developments. I strongly object to what is being proposed for the Old Coogee Hotel and Post Office area of Coogee. Leave existing green spaces/heritage areas free of high density developments.	Objection noted.

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20	Mr & Mrs Ray Davies 10 Christine Crescent COOGEE WA 6166	Objection Keep Coogee residential – not commercial	Objection noted.
21	Ms Rebecca Van de velde 19 Amity Boulevard COOGEE WA 6166	Objection “Old Coogee”/Cockburn Waters Development” is unique with open public spaces. I object to the Council for allowing/contemplating further “shoulder to shoulder” housing as proposed on the site of “Old Coogee Hotel” and “Post Office”. The City of Cockburn needs more public areas free of housing development. I am already angry with the City of Cockburn’s failure in providing better planned housing estates and roads. Haven’t you any thought for future generations. Port Coogee/Eliza Ponds is a “squeeze” with token public areas/heritage spaces ignored.	The subject land is not public open space it is zoned ‘Development’, with ‘DA 32’ stating the purpose of the zoning to accommodate residential development with the adaptive reuse of the heritage buildings potentially associated with commercial uses. The proposed Structure Plan seeks to facilitate the viable adaptive reuse of the heritage buildings to ensure their long term conservation.
22	Carlo & Rona Miragliotta 5 Tanunda Road COOGEE WA 6166	Objection We object to changes in the zone that will allow for higher density living and higher buildings that are currently allowed with the existing zone. We have lived in Old Coogee for a long time and most residents in the area agree and feel the same way about this as we do.	The subject land is zoned ‘Development’, with ‘DA 32’ stating the purpose of the zoning to accommodate residential development with the adaptive reuse of the heritage buildings potentially associated with commercial uses. The proposed Structure Plan seeks to facilitate the viable adaptive reuse of the heritage buildings to ensure their long term conservation.
23	David Van de velde 19 Amity Boulevard COOGEE WA 6166	Objection I totally object. The beach is very good now. If you add extra buildings this means more people, more rubbish and more problems. We live close to the proposal and I believe it would be an eyesore to all current residents. Your council currently, in my opinion does not adequately deal with the growing road congestion problems, the “hooning” in the proposed area. Please do not make it worse.	The subject land is zoned ‘Development’, with ‘DA 32’ stating the purpose of the zoning to accommodate residential development with the adaptive reuse of the heritage buildings potentially associated with commercial uses. The proposed Structure Plan seeks to facilitate the viable adaptive reuse of the heritage buildings to ensure their long term conservation. The exact types of uses and scale of these uses will be subject to further assessment at the development application stage to ensure they do not have an unacceptable impact on the amenity of the area.
24	Ante and Mary Oreb 7 Kiesey Street COOGEE WA 6166	Objection	Objection noted.
25	Ray Collins 10 King Street COOGEE WA 6166	Objection I disagree with any zoning change that will allow greater building heights than is allowed under the current zoning. I object to high rise development in our area along Cockburn Road	There are no additional building heights being considered – the provisions of ‘DA32’ require building heights to comply with LPP 1.7 Coogee Residential Building Heights Requirements

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26	Landowner	Support Providing that the residential building does not exceed 2 storeys including commercial buildings. Require ample car park for commercial use and residents	Support noted.
27	Landowner	Objection Coogee is a lovely suburb with a relaxed beach feel. It has many heritage features and I would like to keep it that way. You've already put many new developments around Coogee (Port Coogee and Eliza Ponds). Please leave "Old Coogee" the way it is	The subject land is zoned 'Development', with 'DA 32' stating the purpose of the zoning to accommodate residential development with the adaptive reuse of the heritage buildings potentially associated with commercial uses. The proposed Structure Plan seeks to facilitate the viable adaptive reuse of the heritage buildings to ensure their long term conservation. The exact types of uses and scale of these uses will be subject to further assessment at the development application stage to ensure they do not have an unacceptable impact on the amenity of the area.
28	Neville & Emmeline Hayter 6 Tanunda Road COOGEE WA 6166	Objection We disagree with a zone change that will result in building heights in excess of what is currently allowed on the property. We believe high rise buildings and high density is not appropriate and will devalue our home. Our area is unique and tranquil. We want to keep it like this.	The proposal does not 'rezone' the subject land, and does not propose greater building heights than what is currently allowed, therefore it does not proposed 'high rise' development.
29	J P Stasse & C R Gould-Stasse 100 Mills Street COOGEE WA 6166	Objection We strongly object to zone changes on this property, especially that allow for greater building heights and higher density living. Not only will it block our views but it will devalue our house.	The proposal does not 'rezone' the subject land, and does not propose greater building heights than what is currently allowed.
30	Doug Rey 12 Tanunda Road COOGEE WA 6166	Objection I object to changes in the zoning of that property that allow for greater building heights. I do not want to encourage any high rise building in this area as I believe the area is fantastic as it is. High rise will cause problems like blocking out views and congestion.	The proposal does not 'rezone' the subject land, and does not propose greater building heights than what is currently allowed.
31	Brian Sumich 8 King Street COOGEE WA 6166	Objection I do not want this property to be rezoned especially considering a change to allow greater building heights than what is currently achievable. I believe that any high rise building in this property will devalue my property and block my views.	The proposal does not 'rezone' the subject land, and does not propose greater building heights than what is currently allowed.
32	Landowner	Objection We strongly object to this area being rezoned to R50 in its entirety. Port Coogee has been created for small lots and high density, this land needs to remain as is. If this submission is granted it will be detrimental	The proposal does not seek an R50 coding across the site in its entirety. A coding of R25 is proposed to the east of the site. The proposed Structure Plan is seeking to facilitate the adaptive reuse of the heritage buildings on

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		to every home owner in the Old Coogee area and all these residents should have a vote on something that affects them all.	the site.
33	Stephen Mullins 12 Howick Court COOGEE WA 6166	Objection My objections are: - higher rezoning of R25: we do not want the higher density of Port Coogee as this dilutes the current standard of dwellings in the immediate local area and will further add to interruption of traffic flow on Cockburn Road already exacerbated by Port Coogee. - a hotel which provides insufficient parking and will encourage patrons to park along Beach Rd and adjacent streets restricting traffic flow. Also, parking on the green strip further along Cockburn Rd or across the road. Resultant increased pedestrians crossing Cockburn Rd will increase traffic disruption and accidents. Plus increased noise levels from patrons after hours disrupting the current tranquillity of the neighbourhood. - higher rezoning to R50 which could eventuate in increased building heights, despite current 'indicative' proposal. - any increase in building height above single story.	<p>A coding of R25 is not considered to be high density, and will only facilitate approximately six dwellings to the rear of the site.</p> <p>Any future uses will be required to specifically address matters of parking and noise, to ensure that residential amenity is protected.</p> <p>Building heights will be required to comply with Local Planning Policy (Coogee Residential Building Heights Requirements).</p>
34	Landowners	Objection We object to any increase of building height in our area that comes with high density multi storey development. We object to any zoning change that allows for building height increase on this property. We are currently preparing to build on our property and will do so within our zone R20 requirements, and we believe we will be negatively affected by high rise should it take place on the subject site. Most people living close all agree that high rise would devalue our homes and block our views.	There is no proposal to increase building heights. The provision of 'DA 32' require development to comply with Local Planning Policy (Coogee Residential Building Heights Requirements)
35	Mr Denis Black 10 Kiesey Street COOGEE WA 6166	Objection 1. The proposal will increase the density of people and volume of traffic on and around a site which is not suited to that purpose because of its proximity to Cockburn Road and its complete lack of access to that road. 2. The proposal will interfere with the privacy and aspect of current residents in near proximity because of the increase in density, traffic and the requirement to raise the floor levels of the buildings to ensure access to the sewer. 3. The proposal is also likely to result in similar density increase claims by the owners of adjoining or close proximity undeveloped properties to the general disadvantage of other residents.	<p>The proposal includes a Traffic Impact Statement that demonstrates that additional traffic can be safely accommodated, and further details will be required and assessed with any Development Applications.</p> <p>Matters relating to privacy will be dealt with in the normal manner through the R-Codes and Town Planning Scheme, and will be assessed dependent on the proposed built form outcomes.</p> <p>The proposal is not considered to represent a potential precedent because the subject land contains state registered heritage buildings, is zoned 'Development' (with specific Development Area provisions), and there is no correlation between these circumstances and other</p>

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			lots in Coogee.
36	Mr Gatano Salmeri 9 Beach Road COOGEE WA 6166	<p>Support But with amendment and suggestions</p> <p><u>Submission of Support but with Amendments for the Structure Plan Proposals - Lot 512 Cockburn Road, Coogee (Old Coogee Hotel and Post Office)</u></p> <p>Following a presentation and meeting with Daniel Arndt, Director Planning and Donna Di Renzo, Senior Planner City of Cockburn, Mike Betham Heritage Office and Mark Szabo Burgess Design Group I feel reasonably satisfied that this development will enhance and respect the old hotel, post office and adjacent residents. My amendments to the Concept Structure Plan are:</p> <ol style="list-style-type: none"> 1. All setbacks to be the same value as R20 in line with other residential building requirements for Coogee and structural height limit of two storey be implemented as not to overwhelm the heritage buildings and site areas between. Construction to be set from natural ground level i.e. no infill added to raise building height, terrace R25 building construction to road level of current Heritage Coogee Hotel. 2. If R50 was to be approved then incorporate a compromise by setting a height limit on the Post Office development site to that stated at the meeting with construction of a two level four apartment building at the Eastern side of the post office. I object to any R50 height above this stated proposal. 3. Main Roads to build a left and right hand turning lane on Cockburn Road into Beach Road, as this is the only road from Spearwood Avenue to Mayor Road not to have safe turning lanes. In addition, action as part of the Coogee Master Development Plan upgrade Powell Road directly opposite Lot 512 should be undertaken. Cockburn Road just past this location 	<ol style="list-style-type: none"> 1. It is not possible to impose R20 setbacks on this site because future dwellings will be fronting an internal street, and with the siting of the heritage buildings the site presents a unique situation. The concept plans contained within the Structure Plan, and the Design Guidelines specify the siting and design of dwellings in a manner that does not detract from the heritage buildings. This has had the input of the Heritage Council. 2. The proposal is required to comply with Local Planning Policy (Coogee Residential Building Heights). A coding of R40 on the 'Mixed Use' site is now proposed by the applicant, a reduction from R50. 3. It is noted that the intersection of Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs. It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that

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		<p>should sweep slightly west to incorporate the turning lanes and provide a much visually clearer passage coming down the hill south past Orsina Blvd as the road converges into a single lane. Currently it is not visually clear until you straighten at the bend to travel past the Coogee Hotel and Beach Road providing only a short notice to what is ahead.</p> <p>Recent traffic monitoring for a speed hump for the lower section of Beach Road showed over a thousand vehicles travelled through this section in one week. There is a requirement now for these turning lanes, however with this new development where all traffic will enter from Beach Road (quite close to Cockburn Road turnoff) substantially increases this requirement for safety reasons. Beach Road is extensively utilised by walkers and beach goers every day and an upgrade of pedestrian passage over Cockburn Road should also be a priority with this development.</p> <p>Parking is a massive problem now at Coogee Beach especially during the warmer months which will only get more congested when the large residential housing estates around Ocean, Entrance and Hamilton Roads incorporating the old Watsonia processing facility are complete. Beach Road fills quickly with street parking during these periods and this new development with any commercial entity would need to address the issue. Whilst many of our fears were put to rest at the presentation I hope the respect and wellbeing of local residents is a priority when considering issues raised, but of course progress proceeds and I feel the Heritage Office and City of Cockburn following our meeting have good intentions on ensuring these lovely but rundown historical buildings are brought back to their former glory. Having lived in Coogee for many years I recommend the City of Cockburn with the amazing job they do with the many festivals at our beautifully kept Coogee and other Reserves for</p>	time.

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		their residents. I would implore Council following this refurbishment by the Heritage Office that Lot 512 is further enhanced in keeping with their high standards by strict guideline towards any future developer when sold.	
37	Ms Rebecca Ramsay 15 Cincotta Loop BEELIAR WA 6164	Support It is clear that the suburb of Coogee has great potential to become a lively and family orientated community. The only factor voiding this from becoming possible is the lack of places for families and residents to eat at and enjoy. The addition of the pending idea to create this space into a hospitality venue would absolutely be valuable for the community, and for the people who come from outside of the suburb to enjoy all the Coogee has to offer. The residents close to the complex shall not be impacted by this development, as they are further up the hill, and will therefore not be robbed of the gorgeous ocean views, or affected by any hustle and bustle that may be produced. In conclusion, I fully support the idea of developing the hospitality venue in Coogee, as it will add to the beautiful suburb in a completely beneficial manner.	Support noted.
38	Landowner	Objection NO NO NO HERITAGE LISTED!!! Turn it back into a tavern/hotel	It is not clear what is meant by this submission, however it is noted as an objection.
39	Landowner	Objection We object to the proposal on the basis that the development of residential properties will be high density. Thus creating excess traffic too close to a major intersection. Further, as an alternative we may consider the proposal if the development remains single level and does not impede our view with our proposed building plans.	It is noted that the intersection of Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs. It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.

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40	Sheryle Ramsay 9C Henrietta Court COOGEE WA 6166	Support Coogee is a pleasant suburb but it lacks places for families and/or couples to visit for a meal during the evening or on weekends. It usually requires driving out of Coogee to either Fremantle or Cockburn Central. I feel the development of the Coogee Hotel site for a hospitality venue could create a really valuable amenity for Coogee. It would be especially appealing because it would take advantage of the charm of the historic hotel, rather than being in an anonymous new building. It also makes sense to add an attraction at Coogee Beach which itself draws a lot of people, but is currently only serviced by a very small café. The site itself seems fairly "self contained" because nearby housing sits higher up the hill and so any impact on nearby residents should be limited. In that respect it has much in common with the Left Bank hotel in East Fremantle. It seems a great shame to simply leave this site vacant and undeveloped as it is now. Therefore, I support the ideas put forward in the structure plan.	Support noted.
41	Nick and Joanne Lee 9 Tanunda Road COOGEE WA 6166	Objection We reject any change of zoning that will increase building height on this land. An increase of building height in excess of neighbouring lots in the area will I believe cause a negative social environment. The area known as Old Coogee in its current zoning is suitable as it is and requires no change. There has already been impact from the Port Coogee development with natural ground level changes and excessive building heights that have adversely blocked our views. We don't want any more please.	There is no proposed change to the buildings heights applicable in this area – Local Planning Policy (Coogee Residential Building Heights) will apply to development.
42	Sandra Hemsworth 6 Howick Court COOGEE WA 6166	Objection The two buildings in question are the only iconic heritage listed buildings at Coogee, having so much history. Whilst I am delighted they are being restored after seeing them in such a state of disrepair for so many years, (what took so long), I am not adverse to the buildings becoming commercial but I am vehemently against any subdivision of the surrounding land which is obviously done for no other reason than for profit. These two buildings should be donated to the care of the National Trust for future generations to enjoy. Once subdivided it is too late and I beg you to reconsider the future of these two lovely buildings.	<p>The proposed Structure Plan is seeking the viable adaptive reuse of the heritage buildings and the site itself is too large to only accommodate reuse of the heritage buildings – a use is needed for the surrounding land also.</p> <p>It is important to note that there is no identified need for a community use or uses in this area. In order for museums or community facilities to be successful there must be a clearly identified purpose and funding available.</p> <p>The City's Azalea Ley Homestead Museum is currently</p>

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			<p>the base for the City's historical society, and is only approximately 2.5km from the subject site.</p> <p>It is critical to find an appropriate viable use for heritage buildings into the future to ensure their ongoing conservation. This matter was considered when the subject land was zoned in 2011, and the 'DA 32' provisions reflected a desire for the subject land to facilitate residential development, with commercial uses where they were associated within the adaptive reuse of the heritage buildings.</p>
43	Caroline Devenish-Meares 5 Luscombe Way COOGEE WA 6166	<p>Objection</p> <p>I do not want any more traffic in the area. The road is extremely busy and more housing in the area means more traffic. It is very difficult at times to get out onto Cockburn Road as is. It is also important to maintain the heritage of the area. I am not a fan of how the new Coogee looks. I want to maintain the privacy of the existing homes.</p>	<p>The Traffic Impact Statement demonstrates that additional traffic can be safely and adequately accommodated.</p> <p>It is however noted that the intersection of Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs.</p> <p>It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.</p>
44	Landowner	<p>Objection</p> <p>Too much traffic around the area especially on Cockburn Road which is</p>	<p>The Traffic Impact Statement demonstrates that additional traffic can be safely and adequately</p>

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		<p>very busy already.</p> <p>High rise buildings will block all residents' views, most of us have lived here all our lives. <u>Please</u> no pubs or hotels. The acoustics from around that area are huge. Drinking and swimming do not mix. We do not want drunken and rowdy drivers zooming around Coogee Beach area as we have lots of young children around here. It's bad enough now with Port Coogee houses shoulder to shoulder. Please do not spoil our beautiful coastline. Please let us keep more heritage places in Perth. There are a lot of old buildings demolished, our history is being destroyed. Our heritage is unique, let's keep it, especially the old post office as our old neighbour (passed on now) used to go down and help make ice cream to sell in the shop. There is a lot of history there. The other building was an orphanage at one time that would be of interest. Make it a site for visitors to see our historic places. Please do not demolish these buildings. And please no more high rise buildings or houses.</p>	<p>accommodated.</p> <p>It is however noted that the intersection of Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs.</p> <p>It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.</p> <p>Building heights are proposed to be consistent with Local Planning Policy (Coogee Residential Building Heights).</p> <p>The proposal seeks to achieve the adaptive reuse of the heritage buildings – they are not proposed to be demolished. Specific matters of residential amenity will be assessed at the Development Application stage.</p>
45	Mario Boscolo 122 Mills Street COOGEE WA 6166	<p>Objection</p> <p>My name is Mario Boscolo and I am the registered proprietor of Lot 100 comprising 120-122 Mills Street and 18 Beach Road Coogee. I fully object to the structure plan proposal as proposed by the City of Cockburn and as shown thereby.</p>	Objection noted. However, the submission does not state the nature of concern/objection.
46	J M & P Grabau 32 Parakeet Way COOGEE WA 6166	<p>Objection</p> <p>We chose to buy a home in this area because of the block/land size and zoning allowing space. There are plenty of other spaces to create infill without changing this area.</p>	Objection noted, however there is no proposal to change the zoning in Coogee.
47	Peter & Louise Stock 2 Castellon Crescent	<p>Objection</p>	1. All of the suburb of Coogee is not zoned 'Residential R20'. A large portion of the suburb is

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	COOGEE WA 6166	<p>We OBJECT to the above proposal.</p> <ol style="list-style-type: none"> 1. We moved to Coogee 6 years ago, at that time Coogee was already a well-established suburb. All residents that have built here or move into this suburb know that Coogee is zoned R20. 2. That is why we have all chosen to live here. Changing the existing zoning for one developer when the entire established suburb has complied with R20 zoning appears completely unjust – especially also when the developer is probably not even a resident of the affected suburb. 3. These Heritage buildings are ideal to be kept for the community. We agree with Murray & Vanda Smith ‘...if these buildings are deemed to have Heritage value now is an opportunity to create an attractive community resource why not re-purpose the buildings into a local history centre with a local museum & community centre’. Could it be turned in to a local ‘Interpretive Centre’ for which funding may be available from the government. Perth is a young city and buildings of Heritage value are few and far between – shouldn’t we be retaining these buildings for the community. <p>Also we object to there being any alteration to the maximum building height restriction of 10m from natural ground level. Changing this rule for the development of this site smarts! Would the proposed developers allow this to occur next to their own homes – of course not. Consideration for the residents of Coogee should be paramount.</p> <p>These residents have bought in this established suburb – paid their rates and generally maintained this beautiful relaxed suburb.</p> <p>Let the developers build a multi-Use/Multiple storey complex next door to their own homes first.</p> <p>After documenting their findings for 5 to 10 years and presenting their</p>	<p>zoned ‘Residential R30’.</p> <ol style="list-style-type: none"> 2. The proposal does not seek to change the zoning of the subject land, which is zoned ‘Development’ and requires a Structure Plan. This is consistent with the current Scheme provisions which apply to the subject land. 3. There is no identified need for such a use or uses in this area. In order for museums or community facilities to be successful there must be a clearly identified purpose and funding available. The City’s Azalea Ley Homestead Museum is currently the base for the City’s historical society, and is only approximately 2.5km from the subject site. It is critical to find an appropriate viable use for heritage buildings into the future to ensure their ongoing conservation. This matter was considered when the subject land was zoned in 2011, and the ‘DA 32’ provisions reflected a desire for the subject land to facilitate residential development, with commercial uses where they were associated within the adaptive reuse of the heritage buildings. 4. Building heights will be required to comply with Local Planning Policy (Coogee Residential Building Heights).

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		<p>families reports and comments on how well that works for them – the residents of Coogee would be happy to hear how that goes!</p> <p>We have Port Coogee and now Eliza Ponds all with planning for commercial and multi-storey properties incorporated into them – all these new residents know what is planned and have purchased properties with this knowledge.</p> <p>With all these new developments and now South Fremantle – what is proposed for here is not needed or wanted by this established suburb.</p> <p>In conclusion we would like to re-iterate we OBJECT to the above proposal.</p> <p>To change the zoning for the gain of the developers but adversely affect so many residents would be grossly irresponsible.</p>	
48	Caroline and Colin Beard, 3 Anitra Court COOGEE WA 6166	<p>Objection Please note that we are strongly opposed to above proposal and seek your support to help stop it.</p>	Objection noted. However, the submission does not state the nature of concern/objection.
49	Grant Gaskett 12 King Street COOGEE WA 6166	<p>Objection Do not want any more traffic in Old Coogee. It will affect the views of houses directly behind it. If you have to rezone it for developers to make money, then it is not profitable so give it to the community to use.</p>	<p>The proposed site is not being 'rezoned'. It is currently zoned 'Development' and requires a Structure Plan.</p> <p>The traffic impact statement demonstrates additional levels of traffic that will be acceptable.</p>
50	Colin & Helen Haddy 9 Hoking Place COOGEE WA 6166	<p>Objection We object to the above proposal. The green belt for flora and fauna needs to be upheld. The ambience and easy access to a safe seaside family-friendly is required for future generations.</p> <p>We are still getting rid of the commercial business further along this road, still poisonous and unsightly. Clear them and build the commercial businesses there.</p>	<p>The subject land is zoned 'Development', and is not zoned 'Public Open Space' and is therefore not a 'green belt'.</p> <p>Any commercial uses would be required to be associated with the adaptive reuse of the heritage buildings, and would not be unattractive freestanding buildings.</p>
51	Landowner	<p>Objection We don't want Port Coogee style this side of Cockburn Road.</p>	Objection noted.
52	Glynis & Paul Dimopoulos	Objection	1. It is important to note that when Council

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	27 Castellon Crescent COOGEE WA 6166	<p>1. Are you aware that your local council is proposing to allow R50 'mixed use' zoning on part of the site known as 'Old Coogee Hotel and Post Office' on Cockburn Road, between Beach Road and Kiesey Street?</p> <p>2. The existing zoning for this side of Cockburn Road, which we all know and love as 'old Coogee' is R20 - so are you willing to allow the council to 'open the floodgates' and permit this area to become like the other side of the road at Port Coogee where family homes on family sized blocks have given way to 'shoulder to shoulder' housing and apartment blocks?</p> <p>3. The buildings on the site in question are supposed to be 'Heritage Listed' but the government is allowing them to be sold to private developers and turned into housing on tiny blocks and commercial businesses. Yes, the developers will have to keep the buildings but they are allowed to incorporate them into commercial use or 'mixed use' 'multiple dwelling' (ie: apartments) developments. The plans have not yet been approved but the old Post Office has already been partly demolished ready for such a building!</p> <p>4. This site forms part of a 'green belt' running along Cockburn Road. If they change the zoning here the door will be open for it to spread down the whole length of green belt. R50 zoning allows multi-storey apartment blocks and 'mixed use' allows businesses. Do you want your house to look down on all this and live with all the associated noise, increased traffic and pollution?</p> <p>If you want 'old Coogee' to retain its family friendly character and its relaxed seaside ambience then please make your views known before it's too late. All submissions to council close on 26th April so don't delay, act now. Talk to your neighbours, view the full proposal on the council</p>	<p>advertises a structure plan this does not imply that Council is going to approve the Structure Plan.</p> <p>2. The subject land presents an entirely unique situation from other landholdings in Coogee area, for the following reasons:</p> <ul style="list-style-type: none"> It contains two State Registered heritage structures, separated from each other, with a desire to retain the space between the buildings to protect their spatial relationship which is an important part of their landmark quality. It is 6445sqm, much larger all other lots in the suburb. Access can only be gained to the site from Beach Road. <p>The proposal is therefore not considered to represent a potential precedent because the subject land contains state registered heritage buildings, is zoned 'Development' (with specific Development Area provisions), and there is no correlation between these circumstances and other lots in Coogee.</p> <p>3. Heritage listing of buildings does not mean they cannot be sold, or that the surrounding land cannot be subdivided. 'DA 32' that applies to the land is clear that a Structure Plan is to accommodate residential development and commercial uses within and associated with the heritage buildings.</p> <p>4. See 4 above – it is not considered to set a precedent for these reasons.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>website and if you want to see a copy of our own objection submission to council just email usonadamentes@iprimus.com.au</p> <p>You can send your objections with the attached form or you can email your objections to: stratplanning@cockburn.wa.gov.au</p> <p>Please also contact your local councillors to let them know how you feel about this proposal and ask them for their support for your views. They are supposed to represent YOU after all! Local councillors' names and email addresses are:</p> <p>Mr Kevin Allen <i>kallen@cockburn.wa.gov.au</i> Ms Carol Reeve~Fowkes <i>creevefowkes@cockburn.wa.gov.au</i> Ms Lyndsey Sweetman <i>lsweetman@cockburn.wa.gov.au</i></p> <p>This 'Open Letter' has been prepared by Murray & Yanda Smith</p>	
53	Shirley & Stephen Ranford 7B Beach Road COOGEE WA 6166	<p>Support</p> <p>I am very happy the old buildings are being restored to be used again.</p> <p>However, my concern is for SAFETY and a TRAFFIC issue. Already the corner Cockburn and Beach Road is a dangerous intersection. The entrance to the existing buildings and the new development is very close to this intersection- causing for more traffic and safety issues. Already now on so many occasions you have to wait in a lane of traffic to enter onto the very busy Cockburn Road.</p> <p>Cockburn Road desperately needs a turning left lane when travelling South AND a turning right lane for travelling North at the least. In regards to the new development, we would strongly oppose to any high rise buildings. This structure needs to stay in line with all other structures in this old Coogee area.</p> <p>Thank you for the information and the opportunity to comment.</p>	<p>It is noted that the intersection of Cockburn Road and Beach Road is very basic, and that upgrades to the intersection would improve safe access from Cockburn Road. The future development of the subject land in itself is not considered to be likely to generate additional traffic that would trigger a full upgrade to the intersection. However, the additional traffic generated from development of the subject site may be sufficient to warrant a contribution to the upgrade, with Council funding the remaining costs.</p> <p>It is therefore recommended that the Structure Plan report be amended to include in Part One (Subdivision and Development Requirements) there may be a requirement for the developer to proportionally contribute to the upgrade of the intersection of Cockburn Road and Beach Road at subdivision or development, with the appropriate proportion to be determined at that time.</p>
54	Department of Aboriginal Affairs	I can confirm that the Plan lot is not within the boundary of any sites under the Aboriginal Heritage Act 1972 (AHA) as currently mapped on	Noted

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	PO Box 3153 EAST PERTH WA 6892	<p>the Register of Aboriginal Sites (the Register).</p> <p>The Department of Aboriginal Affairs (DAA) advises that sites are protected whether or not they are entered on the Register. It should be noted that there may be Sites to which the AHA applies that are yet to be identified and are therefore not in OM records, and these Sites are still afforded protection under the AHA.</p> <p>Prior to commencing any works associated with the Plan the developers should be advised to familiarize themselves with the State's Cultural Heritage Due Diligence Guidelines (the Guidelines). These have been developed to assist proponents identify any risks to Aboriginal heritage. The Guidelines are available electronically at: http://www.daa.wa.gov.au/globalassets/pdf-files/ddg</p>	
55	Department of Health PO Box 8172 PERTH BUSINESS CENTRE WA 6849	The DOH has no objection to the proposed structure plan provided all developments connect to scheme water and reticulated sewerage as per the Government Sewerage Policy - Perth Metropolitan Region.	Noted.
56	Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	<p>The following comments are offered:</p> <ul style="list-style-type: none"> • Main Roads supports the proposed rezoning of this site from to 'Development' to 'Mixed Use' and 'R25'. • There is insufficient detail on how the disposal of waste/rubbish is to be managed on this site given the proposed mix of commercial and residential uses. • The concept development plan shows the private access way being 6.0m wide. Main Roads technical guidelines for driveways and crossovers in particular show the following requirements: <p>One Way - light vehicles Two Way - light vehicles Single Unit Trucks 4.5m 8.0m 9.0m Semi Trailers etc 11.0m</p>	Noted. Waste Management will be dealt with in detail at the Development stage, however the concept plans contained within the Structure Plan report do not demonstrate adequate waste truck movements. The exact details of this will need to be determined at the development or subdivision stage, however a full 18m turning circle will be required. It is therefore recommended that this requirement be included in Part One of the Structure Plan report. There may be a number of different ways that this can be accommodated, depending on the development and subdivisional outcomes of the site.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Therefore it is suggested that the Concept Development Plan is reconsidered/redesigned to provide an access way with a crossover width of at least 9.0m before proceeding with this Structure Plan and/or Local Development Plan.</p> <ul style="list-style-type: none"> It is noted that a Transport Noise Assessment has been carried out and is included in this Structure Plan. All of the recommendations in this noise report must be implemented. 	
57	Eva Lenz 2 King Street COOGEE WA 6166	<p>Objection</p> <p>We wish to retain R20 zoning (as it is in old Coogee). We want to retain our views, the heritage. Buildings should be contained within a similar environment. The hotel idea is a good one.</p>	<p>It is important to note that the subject land is not capable of being developed in the same manner as the surrounding area. It is not possible for the subject land to be subdivided in that manner because of the size, shape, and access requirements. It is also constrained by the siting of the two heritage listed buildings, and the requirement to maintain the setting of these buildings.</p> <p>The subject land presents an entirely unique situation from other landholdings in Coogee area, for the following reasons:</p> <ul style="list-style-type: none"> * It contains two State Registered heritage structures, separated from each other, with a desire to retain the space between the buildings to protect their spatial relationship which is an important part of their landmark quality. * It is 6445sqm, much larger all other lots in the suburb. * Access can only be gained to the site from Beach Road. <p>The proposed zoning(s) pursuant to the Structure Plan therefore must take into consideration the specific constraints of the site, and to treat it as a vacant site and assign a coding of 'Residential R20' is not considered to be appropriate.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			In this regard, assigning a blanket 'Residential R20' coding to the site creates the potential for the addition of dwellings on the site to appear 'ad-hoc' if they are sited arbitrarily on the site around the two heritage buildings.
58	Water Corporation PO Box 100 LEEDERVILLE WA 6902	<p>Water Reticulated water is currently available to the subject area. All water main extensions if required for the development site must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>Wastewater Reticulated sewerage is currently available to the subject area. All sewer main extensions if required for the development site must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice. It would appear that a portion of the subject area can only be connected to the existing gravity sewer network subject to the land achieving minimum site levels. An alternative pumping arrangement may be considered and it should be generally demonstrated that minimum site levels can be achieved to service the proposed lots. The remaining hotel's ability to connect into the existing sewer will require further investigation.</p> <p>Urban Water Management Water strategy and management issues should be addressed in accordance with the State Water Strategy 2003, State Water Plan 2007, and Department of Water document Better Urban Water Management.</p> <p>General Comments The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation. A contribution for Water and Sewerage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Corporation may also require land being ceded free of cost for works.</p>	Noted.

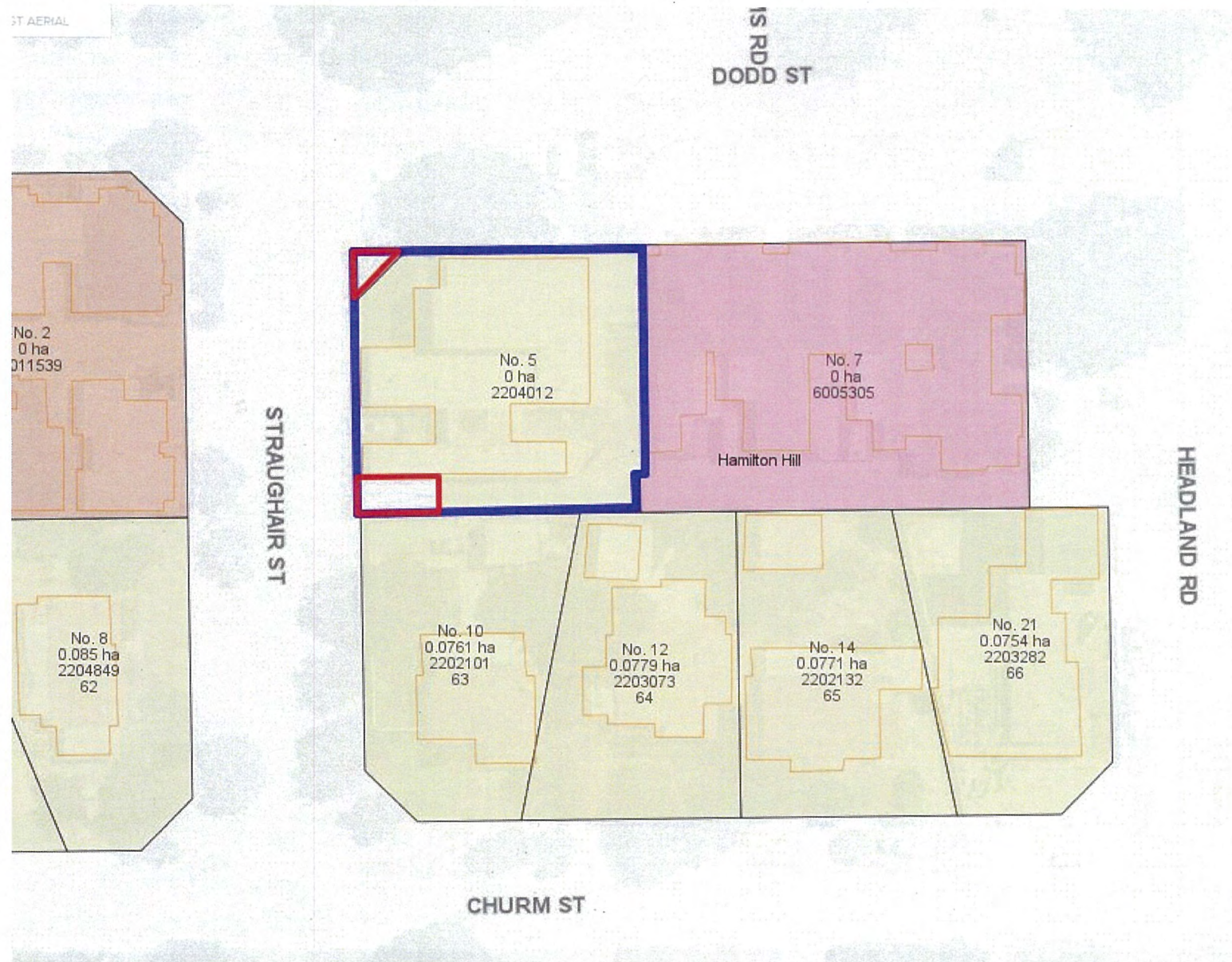
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		The information provided above is subject to review. If the development has not proceeded within the next 6 months, the developer is required to contact the Corporation in writing to confirm if the information is still valid.	
59	Christine Robson 105A Mills Street COOGEE WA 6166	Support I would not support a one-way through lane or private road between Beach Road and Kiesy Street. I would not support the R25 section housing dwellings or businesses over two storeys (with or without "below" ground garaging) Nb. No three storey buildings please. Nb. No through road please.	Noted. Building heights will be required to comply with Local Planning Policy (Coogee Residential Building Heights).
60	Coogee Beach Progress Association PO Box 422 SOUTH FREMANTLE WA 6162	The CBPA supports the renovation of the Hotel and Post Office and the draft structure development plan as circulated by the City for public comment subject to the following conditions. a) Road Access, that the intersection of Beach Road and Cockburn Road have left and right hand turn lanes constructed prior to any development of Lot 512, b) The intersection of Powell Road and Cockburn Road, when exiting Powell Road have dedicated left and right hand turn lane and on entry to Powell Road an enhanced left hand turn lane constructed in accordance with the Coogee Beach Master Plan.	Noted this support is offered conditionally. Comments on each point are set out below. A number of submissions have raised concerns with traffic, in particular access to Cockburn Rd. While it is agreed this matter needs to be addressed, officers are not prepared to 'lock in' what the upgrading works will be required. However, modifications to be recommended to the WAPC include correction of the Traffic Impact Statement and in turn a proportional contribution towards the upgrading of the Beach and Cockburn Rd intersection. Once the aforementioned statement is updated, this will provide a suitable basis upon which City engineers can work with the applicant to ensure the most appropriate upgrade can be designed. As the management control for this section of Cockburn Rd lies with Main Roads WA, it will also require their approval, further reinforcing that this structure plan should not 'lock in' the specific engineering upgrade requirement. As per above, the involvement of Main Roads WA would also be needed for this intersection given that agency has management control of Cockburn Road given its status as a Primary Regional Road in the Metropolitan Region Scheme. The subject site does not obtain access from Powell Rd (which is on the west side of Cockburn Rd). It would not be appropriate to place any requirements on the applicant to undertake changes to that intersection as

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		<p>c) The R25 code area on the eastern side of lot 512 (east of the proposed access way on the concept Structure Plan) must not have any land fill and the existing natural surface be assumed for maximum building heights.</p> <p>d) Any development of Lot 512, including the commercial development for the Old Hotel and Post Office, must satisfy Local Planning, and State Heritage Office Design Guidelines for the Old Coogee Hotel and Post Office, including the Coogee Residential Height Requirements Policy 1.7, with maximum building heights being limited to:</p> <ul style="list-style-type: none"> i. Top of wall (roof over) – 7m, ii. Top of wall (parapet) – 8m, iii. Top of pitched roof -10m. <p>e) Any development must be consistent with planning policy parking bay requirements, with no on road parking bays in such a busy traffic location.</p> <p>f) The R50 zoned area development must be for residential development only, except the Old Post Office building, with suitable open space between the residential development and</p>	<p>they do not have a direct need/nexus ('link') between the proposal at hand and the intersection. As the submitter points out, Powell Rd is mentioned in the Coogee Beach Masterplan which is within the City's control. This would make the City the responsible party for liaising with Main Roads WA and undertaking upgrades to the intersection of Powell and Cockburn Roads.</p> <p>Heights will be calculated as per the City of Cockburn's Local Planning Policy 1.7 Coogee Residential Heights Requirements, which notes: <i>"Definitions including Height, Natural Ground Level and Wall shall be as per the Residential Design Codes of Western Australia (R-Codes)".</i></p> <p>It should also be noted as part of the WAPC's subdivision process landowners may be required to fill and drain a property. Should fill be proposed, the City would expect fill to meet the requirements of City Local Planning Policies:</p> <ul style="list-style-type: none"> o LPP5.11 Filling of Land and o LPP5.12 Subdivision Retaining Walls <p>Proposals which exceed any of these policy requirements are advertised to affected neighbours.</p> <p>The City will utilise its Local Planning Policies in assessing any further applications, as well as considering engineering design matters such as safety. No on road parking bays can be constructed without the City's approval (for our local road network) or Main Roads (where roads are under their management).</p> <p>Land uses will be in line with the Town Planning Scheme Development Area 32 provisions, which include the following provision:</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>the Old Post Office Building and carpark area, with a suitable acoustic and aesthetic buffer area around the Old Post Office building.</p> <p>g) Any development of Lot 512, particularly the R50 area, must ensure that the acoustic, visual and privacy amenity of the R20 zoned areas north and east of Lot 512 are protected.</p> <p>h) All Building Setbacks for any development on Lot 512 must</p>	<p><i>“DA32 shall provide for residential development and may include the sympathetic adaptation of the Heritage places for commercial and tourist related uses that are compatible with residential amenity and consistent with the Conservation Plan”</i></p> <p>The structure plan designation of R50 (which is proposed to be reduced to R40 – see recommended modification 2(1)) relates to the area also shown as ‘Mixed Use’. This is not a limitation to simply a residential use. The provisions of ‘Development Area 32’ are clear that any commercial uses must be associated with the adaptive reuse of the heritage buildings. This means that the addition of completely separate commercial buildings on the site (not associated with the adaptive reuse of the heritage buildings) would not be supported.</p> <p>The Structure Plan includes a set of Design Guidelines (Attachment 2) to guide future development of the site, and to ensure future development is complementary to the heritage buildings.</p> <p>Any development will be expected to adhere to the same amenity provisions as all residential development is expected to, as set out in the WAPC’s Residential Design Codes. Given the location of the subject lot on Cockburn Rd, future developments will be designed to deal with their own noise intrusions from Cockburn Rd. In all likelihood, this will assist with addressing acoustics from within those building as well. Non-residential development will also need to undertake Noise Assessment at development stage, and dependant on the outcome and their proposal, may need to implement a specific Noise Management Plan to address acoustic matters.</p> <p>Any residential development will be expected to adhere to</p>

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		<p>comply with the current setbacks for surrounding R20 Code residential areas.</p> <p>The Coogee Beach Progress Association on behalf of the local community would also like to be consulted by any Developer while preparing detailed construction plans for the site in due course.</p>	<p>the same setback provisions as all residential development is expected to, as set out in the WAPC's Residential Design Codes. In terms of side and rear boundaries these are measured in the same manner for the surrounding R20 density as the densities within this structure plan area, that is, based on height and length of walls and whether they contain major openings.</p> <p>In addition to this, the proposed Design Guidelines attached to the structure plan note that street setbacks should be sympathetic to the heritage buildings and also the existing streetscape. This should remedy the difference in front setbacks between the densities and present a more consistent streetscape, rather than a sharp contrast in setbacks.</p> <p>The proposed Design Guidelines also note: <i>"Where two storey development is proposed, two storey boundary parapet walls are not permitted"</i>.</p> <p>As a package, the Rcodes and the Design Guidelines deliver the intent of what the submitter has requested.</p> <p>The City has well established protocol, generally set out in the Town Planning Scheme and Local Planning Policies on matters where consultation is required and which parties should be consulted. It should be noted, consultation for residential homes which comply with the requirements of the Rcodes are exempted from the need for consultation. This principle is set out at a State level and the City of Cockburn cannot disregard this.</p>

ROAD CLOSURE SHOWN IN RED





LANDCORP

Our Ref: A1394376
 Enquiries: David Lewis – 9482 7524
 Date: 21 June 2016

Stephen Cain
 Chief Executive Officer
 City of Cockburn
 9 Coleville Crescent
SPEARWOOD WA 6163

CITY OF COCKBURN
DOC Set
24 JUN 2016
SUBJECT 110/013
RETENTION 124.3.1 AS
PROPERTY
APP
ACTION 011/010 F-15 - CAROLAN WOOD

Dear Stephen

RE: LATITUDE 32

Thank you for meeting with David Lewis and I on the 3 December 2015 to discuss the acquisition of the Cockburn Cement land south of Russell Road.

At the meeting we provided a plan (refer Attachment 1) outlining the proposed way forward with regards to the future land use for the City's Henderson Waste Recovery Park. The proposal (refer Attachment 1 – 2015 Proposal) was developed to:

1. Align with the current delivery strategy for Latitude 32 (to provide a planning framework which is both flexible and capable of responding to market demand) and the ultimate intent for the area to develop as industrial;
2. Allow for the future rehabilitation of the site for industrial use (at the conclusion of the current operations) which was originally foreseen by the City during the preparation of the Master Plan in 2005 (refer Attachment 1 – Master Plan 2005); and
3. Provide the City with flexibility by continuing to allow the unimpeded operation of the Henderson Waste Recovery Park over the City's land (Refer Attachment 1 – Additional Use Resource Recovery) by allowing resource recovery as a permitted use.

In 2010, in consultation with the City, Amendment No. 4 to the Master Plan (refer Attachment 1 – 2010 Proposed Change) proposed to reconfigure the Henderson Waste Recovery Park site and extend it north over a portion of land which was owned by Cockburn Cement, and recently acquired by LandCorp. Amendment No. 4 also proposed to exclude the site from within a Development Area or Precinct, therefore impacting the future flexibility of the site to be developed for industrial purposes.

LandCorp understands the City is continuing to research technology improvements which may impact future land requirements for the Henderson Waste Recovery Park. It is anticipated that future structure planning will further refine land requirements and protect land that is required for the future continuation of these activities.

The proposal provides the City with the greatest flexibility with the continuation of the Henderson Waste Recovery Park within City landholdings whilst providing the future option to develop for industrial purposes:

Western Australian Land Authority ABN 34 868 192 835
 Level 6, Wesfarmers House, 40 The Esplanade, Perth Western Australia 6000
 Locked Bag 5, Perth Business Centre, Perth Western Australia 6849

T 08 9482 7499 F 08 9481 0861
 E landcorp@landcorp.com.au
 landcorp.com.au

Structure planning has commenced over the land acquired by LandCorp from Cockburn Cement (Development Area 6A). As part of this process, an amendment to the Master Plan is required (Amendment No. 18) to ensure consistency between the Structure Plan and Master Plan. It is proposed that Development Area 6A will be designated for general industry and light industry land uses, which is consistent with the delivery strategy for Latitude 32 and the already advertised and approved structure plans.

A draft copy of Amendment No. 18 is enclosed for review. This is the first step in the process and the City's comments by 15 July 2016 would be appreciated. Amendment No. 18 and the Development 6A Structure Plan are anticipated to be advertised for formal comment in December 2016.

Over the next six months, LandCorp proposes to continue to work with the City to confirm land requirements for the Henderson Waste Recovery Park and work towards agreeing to a property strategy.

If you have any further queries please contact David Lewis on 9482 7524.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Dean Mudford', written over a vertical line that extends from the signature down to the date.

Dean Mudford
Chief Operating Officer

21 June 2016

ATTACHMENT 1 – CITY OF COCKBURN RESOURCE RECOVERY – PROPOSED LAND USE

	MASTER PLAN 2005	2010 PROPOSED CHANGE	2015 PROPOSAL	ADDITIONAL USE RESOURCE RECOVERY
Background	<ul style="list-style-type: none"> Previously area was extensively quarried for raw material extraction. Land use practices now landfill related and operated by City of Cockburn Rehabilitation of former stages of landfill operation is proposed Current practices expected to continue for about a further 7-10 years 	<ul style="list-style-type: none"> Land necessary for proposed intermodal terminal and supporting east-west district road linkage, located within Resource Recovery Precinct In consultation with City of Cockburn Resource Recovery Precinct reconfigured to more effectively function in a north south land use arrangement and the same size land parcel as the original Resource Recovery Precinct Due to uncertainties, not related to Resource Recovery Precinct, the Ministers conditions of approval not finalised by the WAPC and therefore, not approved 	<ul style="list-style-type: none"> 2013 review of Latitude 32 project, consideration of land use precincts to: <ul style="list-style-type: none"> Create broader land use synergies to support the economic and employment growth of the WTC Assist in the future industrial land supply shortage To provide a planning framework that is both flexible and capable of responding to market demand Letter from City of Cockburn March 2015. City is considering further investment in waste processing, outside Latitude 32. Proposal: <ul style="list-style-type: none"> Latitude 32 Industrial precinct under the Master Plan to allow for future rehabilitation as foreseen in 2005, and provide for ongoing development of the site for industrial purposes. Land use permissibility that allows for a variety of general industry and transport industry land uses 	<ul style="list-style-type: none"> Additional Use proposed to maintain certainty over Resource Recovery and allow for the continued operation of the City of Cockburn tip site as a permitted use. Conforms with other Resource Recovery sites in Perth Metropolitan Region. <p>Opportunities:</p> <ul style="list-style-type: none"> Provides long term view Avoids land becoming sterilised Allows for remediation to industrial use Provides flexibility for the City.
Planning	<ul style="list-style-type: none"> Resource Recovery Precinct under the Master Plan Planning Policy 2.5 Precinct 8 Resource Recovery (Master Plan Report) 	<ul style="list-style-type: none"> Reconfiguration of 'Resource Recovery Precinct' under Amendment No.4 to the Master Plan Resource Recovery land use identified within the draft District Structure Plan 2010 (now discontinued) 	<ul style="list-style-type: none"> Amalgamation to 'Latitude 32 Industrial' precinct under the Master Plan. Resource Recovery discretionary 'A' use within 'Latitude 32 Industrial' precinct 	<ul style="list-style-type: none"> Resource Recovery a (P) Permitted Additional Use (City of Cockburn land) under Schedule 2 of the Master Plan. Future structure planning will further refine land requirements and protect land required for the future continuation of the land fill activity

LEGEND	
	Hope Valley - Wattleup Redevelopment Area
	Resource Recovery Area
	Latitude 32 Industry Area
	City of Cockburn
	Proposed Additional Use
	Cockburn Cement



**HOPE VALLEY
WATTLEUP**
redevelopment project

MASTER PLAN AMENDMENT 18

For Consultation - City of Cockburn, City of Kwinana and Department of Planning

Western Australian Land Authority
(LandCorp)

June 2016

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Hope Valley-Wattleup Redevelopment Act 2000 (as amended)

AMENDMENT TO THE MASTER PLAN

Hope Valley-Wattleup Redevelopment Project Master Plan (Master Plan)

Amendment No. 18

RESOLVED that the Western Australian Land Authority, in pursuance of Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*, amend the above Master Plan by:

1. Amending Table 1 – Precinct Land Use by:

- a. Inserting new columns titled 'Latitude 32 General Industry' and 'Latitude 32 Light Industry' after the column titled '14 Long Swamp' with the following land use permissibilities:

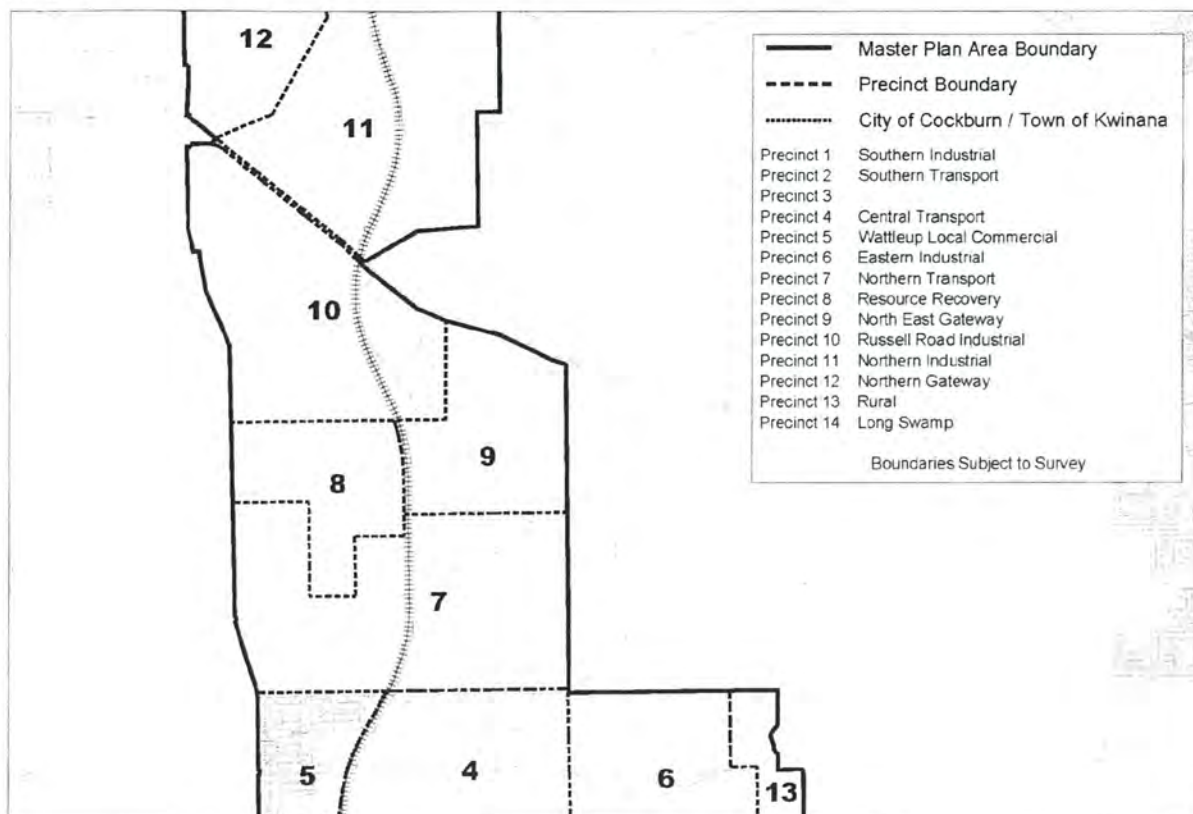
USE CLASSES	LATITUDE 32 GENERAL INDUSTRY	LATITUDE 32 LIGHT INDUSTRY
Agriculture Intensive	X	X
Amusement Parlour	X	X
Ancillary Accommodation	X	X
Bed & Breakfast	X	X
Betting Agency	X	X
Bulk Goods Handling	D	X
Car Park	D	D
Caretakers Dwelling	X	X
Child Care Premises	X	X
Civic Use	X	X
Club Premises	X	X
Community Purpose	X	X
Consulting Rooms	X	X
Container Park	D	D
Convenience Store	D	D
Crèche	X	X
Distribution Centre	D	X
Dwelling	X	X
Educational Establishment – Primary and Secondary	X	X
Educational Establishment – Tertiary	X	X
Family Day Care	X	X
Farm Supply Centre	X	X
Fast Food Outlet	X	X
Fuel Depot	A	X
Home Business	X	X
Home Occupation	X	X
Home Office	X	X
Hotel	X	X
Industry – General	P	X
Industry – Extractive	A	X
Industry – Hazardous	A	X
Industry – Light	P	P
Industry – Rural	D	X
Industry – Service	P	P
Laundry (Industrial)	D	D
Lunch Bar	D	D

Market	X	X
Medical Centre	X	X
Motel	X	X
Motor Vehicle, Boat or Caravan Sales	D	X
Motor Vehicle Repair	D	X
Motor Vehicle Repair – Accident	D	X
Motor Vehicle Wash	D	D
Office	D*	D*
Place of Worship	X	X
Recreation Private	X	X
Research and Development	X	X
Residential Building	X	X
Resource Recovery	A	X
Restaurant	X	X
Rural Pursuit	X	X
Salvage Yard	D	X
Service Station	D	D
Shop	X	X
Showroom	X	X
Storage	D	D
Tavern	X	X
Technology	D	D
Telecommunications infrastructure	D	D
Trade Display	P	D
Transport Depot	D	X
Truck Stop	D	X
Vehicle Wrecking	X	X
Veterinary Clinic	X	X
Warehouse	D	D

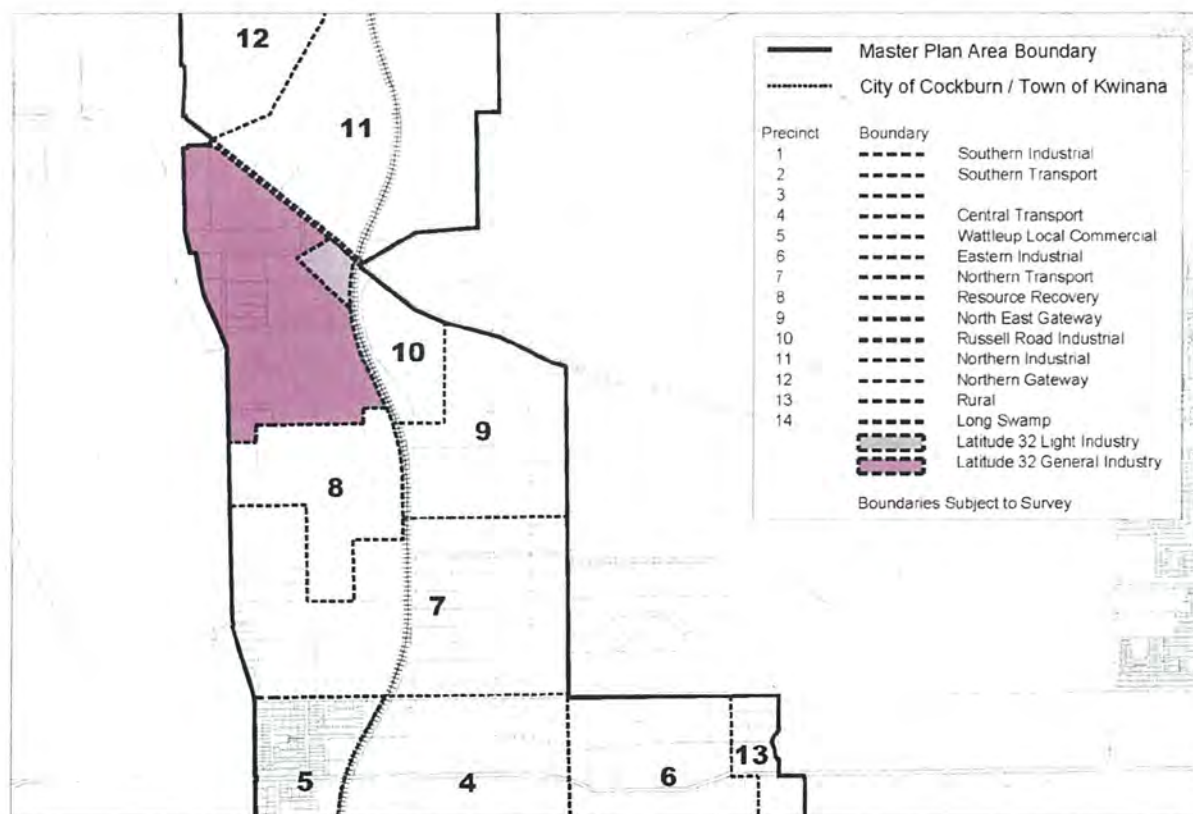
2. Amending Schedule 11 – Development Areas by:
 - a. Replacing the text 'VI' with the number '6A'; and
 - b. Replacing the text 'Eastern Gateway' with the number '6A'.
3. Amending Schedule 12 – Development Contribution Plans by:
 - a. Replacing Reference No. 'DCA VI' with 'DCA 6A'; and
 - b. Replacing Area Name 'Eastern Gateway' with '6A'.
4. Amending Appendix 1 - Hope Valley Wattleup Redevelopment – Master Plan Map to create a new Precinct named Latitude 32 General Industry with the following modifications, as detailed on Map 1:
 - a. Transferring a portion of Precinct 10: Russell Road Industrial into the new Precinct named 'Latitude 32 General Industry';
 - b. Amending the legend in accordance with (a) to (b) above as detailed on Map 1.
5. Amending Appendix 1 - Hope Valley Wattleup Redevelopment – Master Plan Map to create a new Precinct named Latitude 32 Light Industry with the following modifications, as detailed on Map 1:
 - a. Transferring a portion of Precinct 10: Russell Road Industrial into the new Precinct named 'Latitude 32 Light Industry'; and
 - b. Amending the legend in accordance with (a) above as detailed on Map 1.

6. Amending Appendix 1 - Hope Valley Wattleup Redevelopment – Master Plan Map to create a revised Precinct 8: Resource Recovery, as detailed on Map 1:
 - a. Transferring a portion of Precinct 10: Russell Road Industrial into Precinct 8: Resource Recovery.
7. Amending the legend of Appendix 1 – Hope Valley Wattleup Redevelopment – Master Plan Map by creating a heading for Precinct, Boundary and Precinct Name, numbering Precincts 1-14, creating a boundary colour for Latitude 32 General Industry and Latitude 32 Light Industry Precincts as detailed on Map 1.
8. Amending Appendix 3 – Hope Valley Wattleup Redevelopment – Development Areas and Development Contribution Areas Map to create a new Development Area and Development Contribution Area 6A, as detailed on Map 2 by:
 - a. Transferring a portion of Development Area and Development Contribution Area X into the new Development Area and Development Contribution Area 6A;
 - b. Amending the legend to replace the number '3' with '3, 6A' and replacing the symbol 'IV' with 'I, IV-XIII'.
9. Amending Appendix 3 – Hope Valley Wattleup Redevelopment – Development Areas and Development Contribution Areas Map to create a revised Development Area and Development Contribution Area VIII, as detailed on Map 2 by:
 - a. Transferring a portion of Development Area and Development Contribution Area X into the revised Development Area and Development Contribution Area VIII.

MAP 1

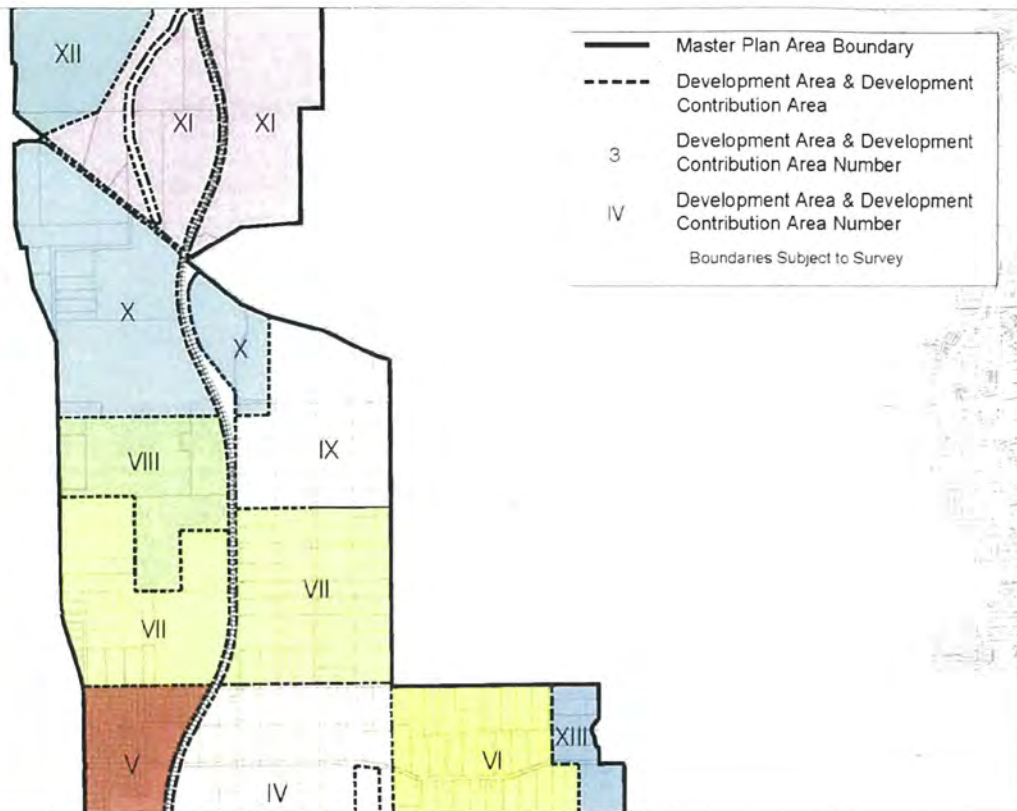


EXISTING PRECINCT BOUNDARIES

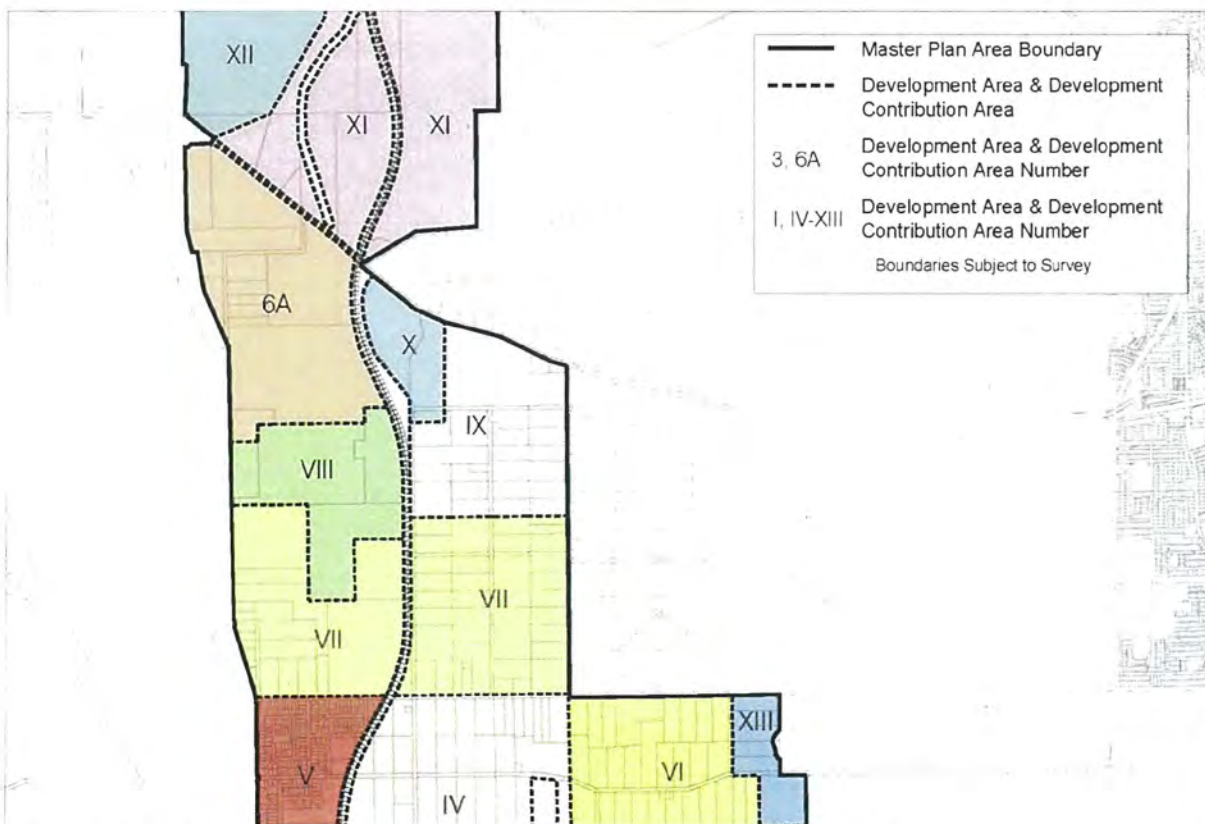


PROPOSED CHANGES TO PRECINCTS

MAP 2



EXISTING DEVELOPMENT AREA & DEVELOPMENT CONTRIBUTION AREA



PROPOSED CHANGES TO DEVELOPMENT AREA & DEVELOPMENT CONTRIBUTION AREA

FINAL ADOPTION

Under Section 15(4) of the Hope Valley Wattleup Redevelopment Act 2000

Dated this _____ day of _____ 20_____

MINISTER FOR PLANNING

1 Introduction

The purpose of this document is to set out the background, context and rationale to amend the Hope Valley-Wattleup Redevelopment Project Master Plan (Master Plan), being both the Text and Maps. This amendment is referred to as Amendment No. 18 and proposes the creation of new Precincts and a new Development Area and Development Contribution Area to align with the Development Area 6A Structure Plan. These are described in detail in Section 3 of this report. Amendment No. 18 also seeks to standardise land uses consistent with Precinct 3 approved as part of Amendment No. 9 to the Master Plan gazetted in October 2015.

The Master Plan functions as the planning scheme for the Hope Valley-Wattleup Redevelopment Area (Redevelopment Area), referred to as Latitude 32 Industry Zone (Latitude 32). The Master Plan is responsible for:

- Land use permissibility;
- Requirements for planning approval;
- Development contributions; and
- Protection of the environment and heritage.

The Master Plan includes Precincts (which control land use) and Development Area and Development Contribution Area (requiring structure plans and contributions to shared infrastructure).

In this regard, key components of the Master Plan are Table 1 – Precinct Land Use, Schedule 11 – Development Areas, Schedule 12 – Development Contribution Plans, and Appendices 1, 2 and 3 of the Master Plan being:

- Appendix 1 – Hope Valley Wattleup Redevelopment – Master Plan Map (refer Figure 1)
- Appendix 2 – Hope Valley Wattleup Redevelopment – Reserves Map (refer Figure 2)
- Appendix 3 – Hope Valley Wattleup Redevelopment – Development Areas and Development Contribution Areas Map (Refer Figure 3).

The boundaries of both the Precincts and the Development Area and Development Contribution Areas primarily determine the proposed structure plan boundaries and vice versa.

1.1 Overview

Latitude 32 is required to meet the statutory requirements of the Act and the Master Plan and ensure the planning framework provides for certainty and flexibility, enabling land development and the timely release of industrial land that responds to market requirements.

Amendment No. 18 proposes to update the Master Plan in a manner that advances towards the ultimate planning framework for Latitude 32. This amendment presents an incremental step towards a contemporary planning framework that is reflective of the strategic intent for Latitude 32, the aims of the Act and key strategic and statutory policy documents on which it was created, including; The Fremantle-Rockingham Industrial Area Regional Strategy (FRIARS), the Economic and Employment Lands Strategy (EELS) and more recently, the draft Perth and Peel @ 3.5 Million.

To support the ultimate planning framework for Latitude 32, the land use intent for each Precinct has been reviewed and is being progressively modified. This direction on land use planning has informed the consolidation of Precincts and associated land use permissibility, and will also inform the preparation of Structure Plans and guide ultimate subdivision and development of land.

Appendix 1 HOPE VALLEY WATTLEUP REDEVELOPMENT - MASTER PLAN MAP

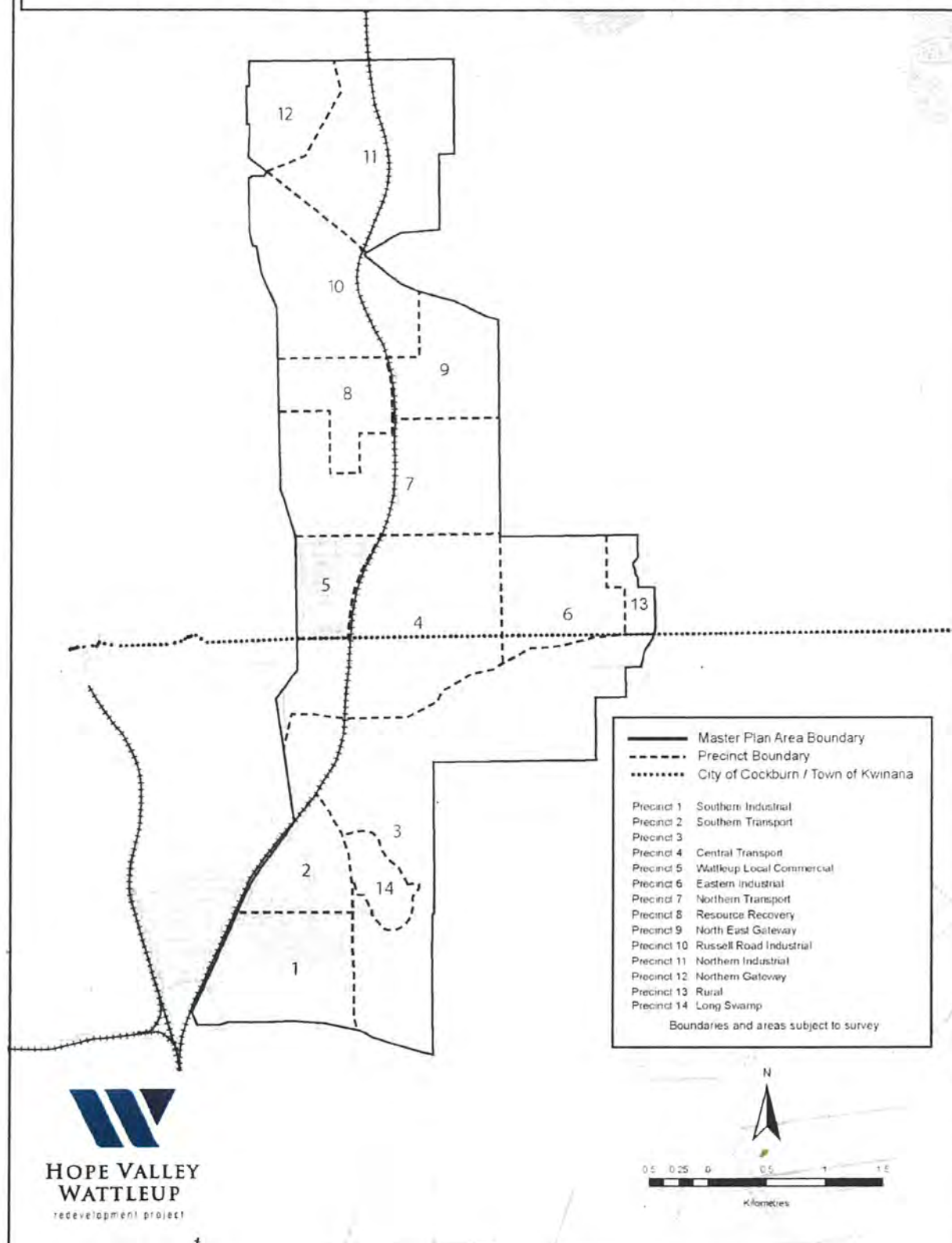


Figure 1 Appendix 1 – Hope Valley Wattleup Redevelopment – Master Plan Map

Appendix 2 HOPE VALLEY WATTLEUP REDEVELOPMENT - RESERVES MAP

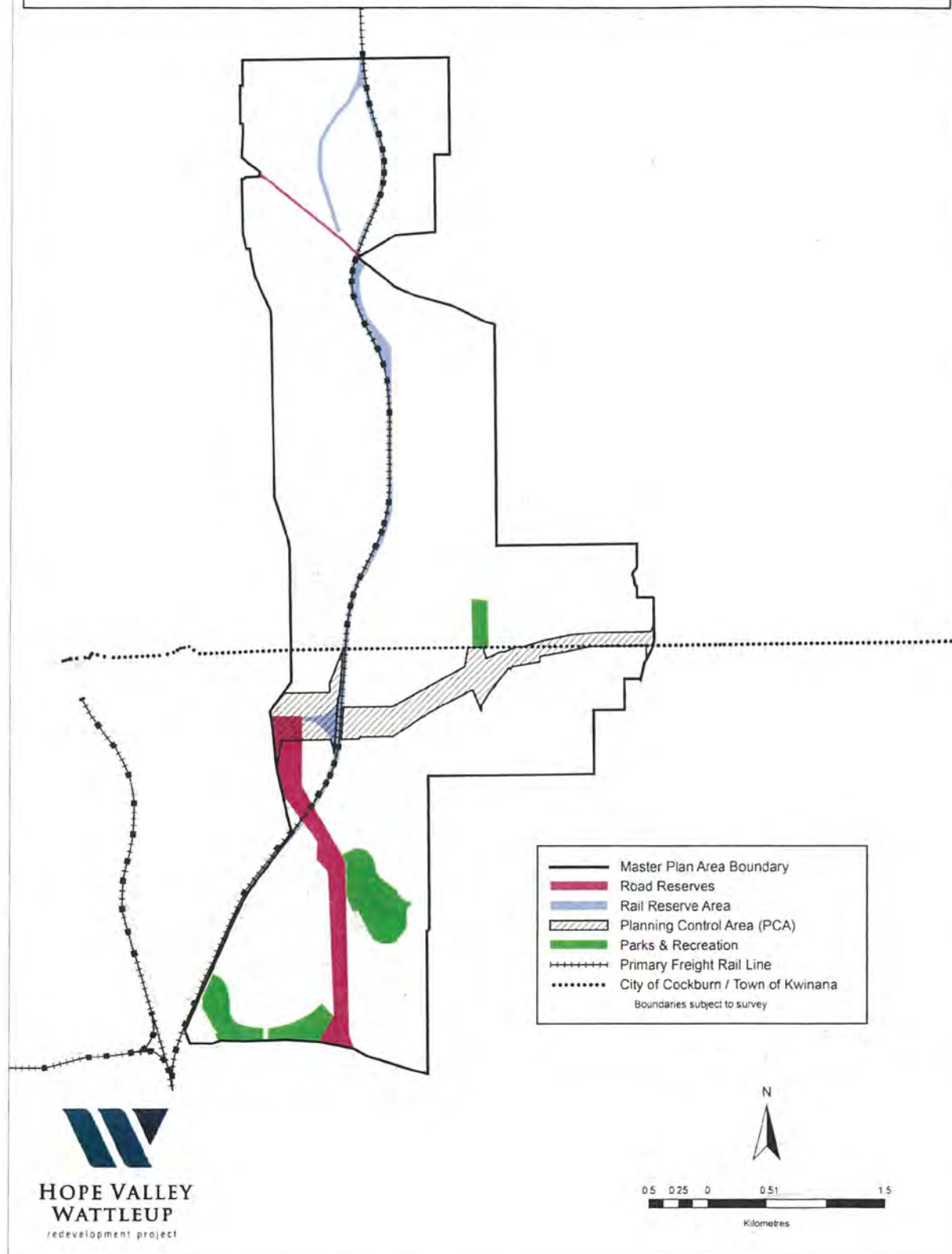


Figure 2 Appendix 2 – Hope Valley Wattleup Redevelopment – Reserves Map

Appendix 3

HOPE VALLEY WATTLEUP REDEVELOPMENT - DEVELOPMENT AREA AND DEVELOPMENT CONTRIBUTION AREA MAP

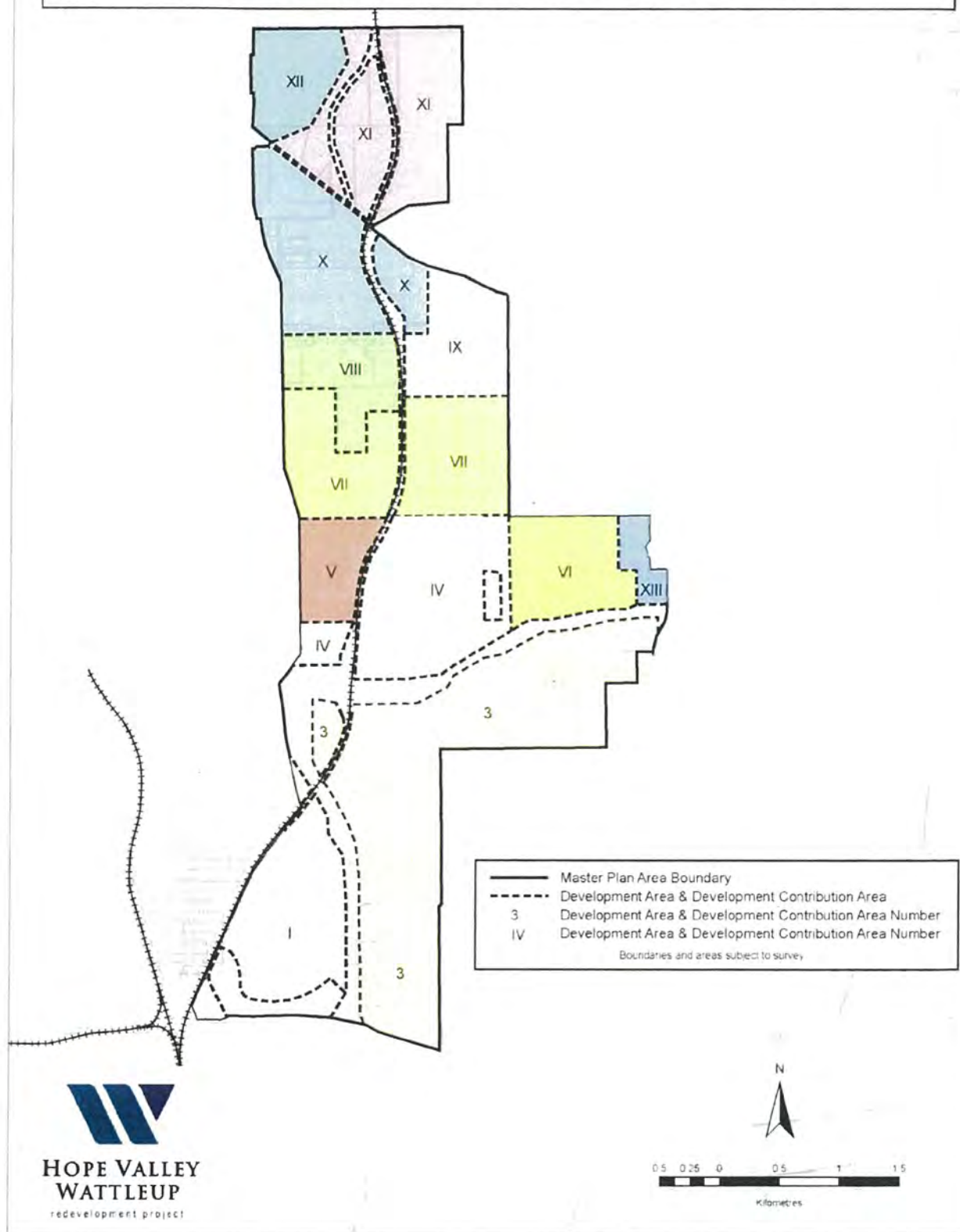


Figure 3 Appendix 3 – Hope Valley Wattleup Redevelopment – Development Areas and Development Contribution Areas Map

2 Existing Planning Framework

2.1 Latitude 32 Background

FRIARS was undertaken to protect and optimise the Kwinana Industrial Area (KIA), given the recognition of the KIA's importance to the State.

In accordance with the recommendations of FRIARS, the Hope Valley-Wattleup Redevelopment Project, hereafter referred to as Latitude 32 was established. Latitude 32 is governed by the Hope Valley-Wattleup Redevelopment Act 2000 (the Act) and excises the Act area (Redevelopment Area) by repealing the relevant planning schemes.

Latitude 32, incorporating approximately 1,400 hectares of land, is strategically located within the Western Trade Coast (WTC). The WTC is made up of four estates, of which one is Latitude 32. Latitude 32 has been planned to complement the other estates within the WTC by supplying general and transport industrial land to support the heavy and special industrial estates.

Latitude 32 is located in close proximity to existing and planned service and transport infrastructure, including access to road, rail and sea.

Latitude 32 is required to meet the statutory requirements of the Act and the Master Plan and ensure the planning framework provides for certainty and flexibility, enabling land development and the timely release of industrial land that responds to market requirements.

2.2 Hope Valley-Wattleup Redevelopment Act 2000

In accordance with the recommendations of FRIARS, development within Latitude 32 is governed by the Act.

The Act excises the Redevelopment Area by repealing the planning schemes in operation within the area, being the Metropolitan Regional Scheme and local planning schemes of the Cities of Kwinana and Cockburn. In response to this, the Act sets out key functions and the statutory mechanisms which guide land use and development in Latitude 32 including the requirement for a Master Plan.

The Act specifies the Authority, being the Western Australian Land Authority (trading as LandCorp) and its function under the Act to:

1. Plan, undertake, promote and coordinate the development and redevelopment of land in the Redevelopment Area.
2. Prepare and keep under review the Master Plan for the Redevelopment Area in accordance with Part 3 of the Act.
3. Acquire land in connection with the Redevelopment Area.
4. Exercise any of its powers under the Western Australian Land Authority Act 1992 for the purpose of performing its functions conferred on it under this Act.

The Master Plan was gazetted in 2005 and largely functions as a town planning scheme for the Redevelopment Area. The Act sets out the process and requirements for undertaking amendments to the Master Plan. This amendment request has been prepared in accordance with Part 3 of the Act.

3 Proposed Planning Framework

Amendment No. 18 proposes to update the Master Plan in a manner that advances towards the ultimate planning framework for Latitude 32. This amendment presents an incremental step towards a contemporary planning framework that is reflective of the strategic intent for Latitude 32, the aims of the Act and key strategic and statutory policy documents on which it was created, including FRIARS, the Economic and Employment Lands Strategy (EELS) and more recently, the draft Perth and Peel @ 3.5 Million.

A separate Amendment No. 13 is also being progressed which proposes an overall amendment to the Master Plan (similar to an omnibus amendment) with the aim to:

- Establish a framework for more detailed planning to occur;
- Recognise existing constraints and land uses;
- Recognise the need for Industrial and Transport Industrial land uses;
- Recognise the strategic location of Latitude 32 and proximity to the rail line and the opportunity for transport logistics and storage uses;
- Recognise that provision for a potential intermodal terminal may be required; and
- Deliver industrial land that responds to market demands.

In this context, Amendment No. 18 proposes the introduction of the Precincts and Development Areas / Development Contribution Areas for Development Area 6A consistent with Amendment No. 13, to introduce a more contemporary approach to align more closely with the conventional WA planning system (as would otherwise be the case if not for its inclusion within a Redevelopment Area) and the aims of Amendment No. 13.

3.1 Land Use Intent

To support the ultimate planning framework for Latitude 32, the land use intent for each Precinct has been reviewed and is being progressively modified. This direction on land use planning has informed the consolidation of Precincts and associated land use permissibility, and will also inform the preparation of Structure Plans and guide the ultimate subdivision and development of land.

The land use intent for each Precinct proposed by Amendment No. 18 is set out below:

- Latitude 32 General Industry

The majority of Latitude 32 is intended to be developed for industrial land uses in a manner that responds to market demands. A variety of general industry land uses are encouraged that can take advantage of the strategic location and planned transport networks, facilitating significant business and employment opportunities. Complementary land uses including but not limited to transport, logistics and storage are encouraged.

- Latitude 32 Light Industry

Development in the Latitude 32 Light Industry Precinct comprises of lower-impact industrial land uses that will prevent the encroachment and proliferation of sensitive and incompatible land uses and will provide an appropriate land use transition between the industrial activities and existing surrounding rural areas.

The above land use intent is reflected through the proposed land uses permissibilities for each Precinct detailed in section 4.1 of this amendment report.

3.2 Development Contribution Arrangement

Whilst Amendment No. 18 amends Appendix 3 – Hope Valley Wattleup Redevelopment – Development Areas and Development Contribution Areas Map to create Development Area 6A (refer Figure 4) and Development Contribution Area 6A (DA / DCA), it does not include the introduction of a Development Contribution Plan (DCP) for the subject area. The development contribution arrangements will be addressed and adopted as part of a subsequent amendment in accordance with the provisions of the Master Plan.

The preference to address the DCP as part of a subsequent amendment has been influenced by the relationship between the infrastructure items to be identified, and transparency to stakeholders regarding the actual infrastructure costs including; landowner and stakeholder responsibilities. These will only be known when detailed design is further progressed. It is therefore, felt more appropriate to modify Schedule 12 once there is a clear delineation of the actual costs and responsibilities.

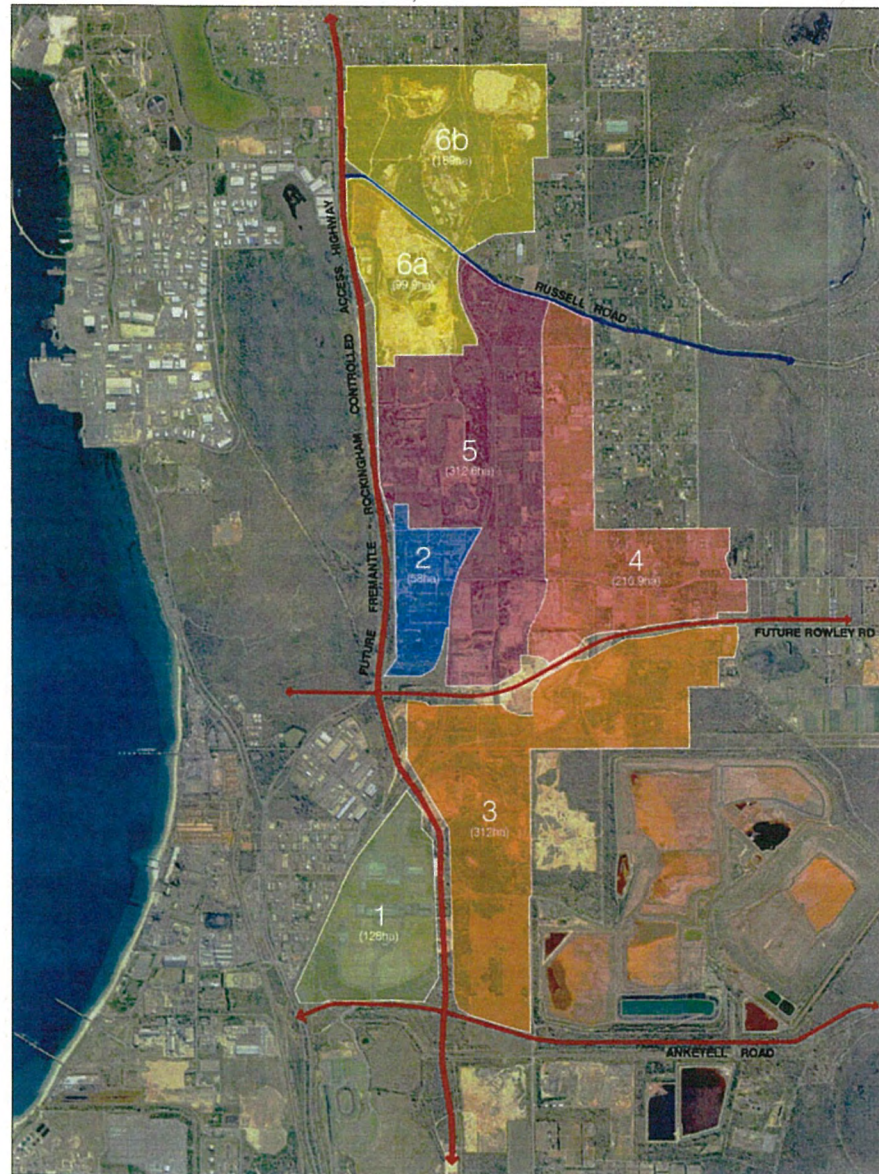


Figure 4 Proposed Latitude 32 Development Areas Plan

4 Amendment No. 18

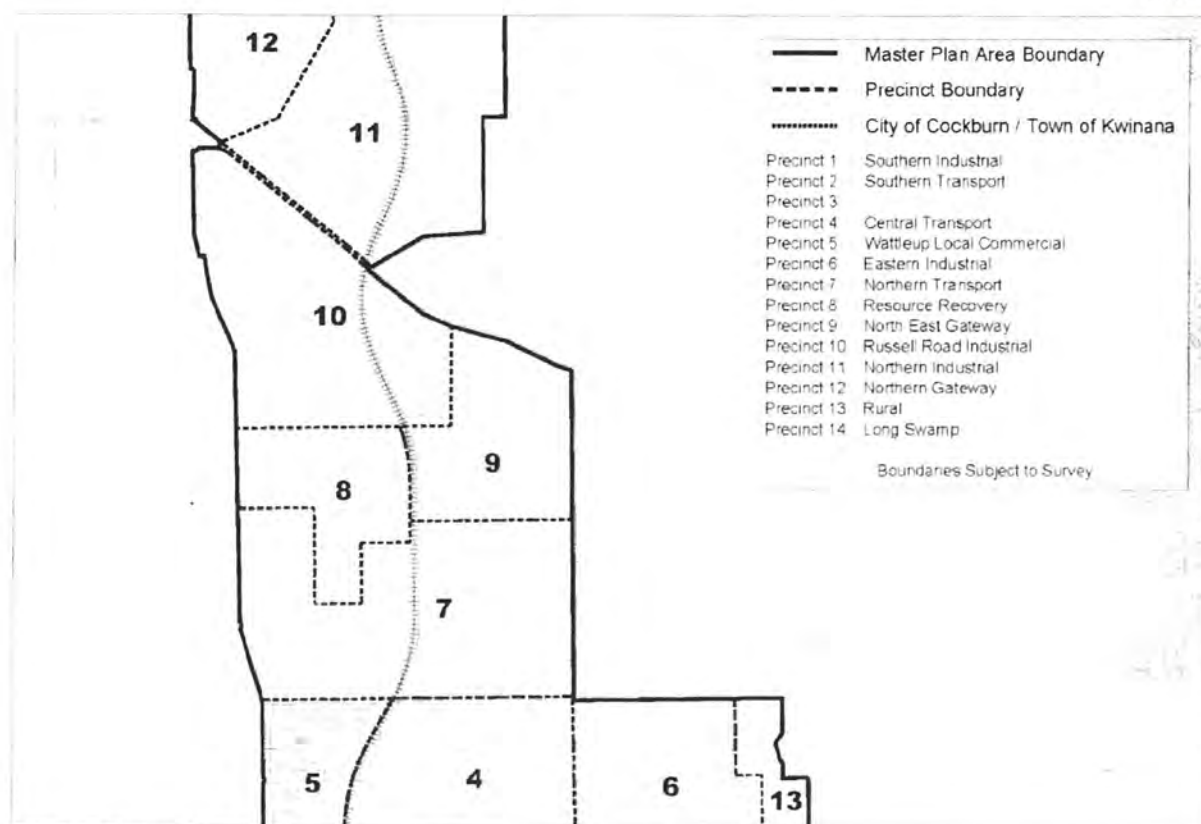
Outlined below are the details and rationale for the proposed modifications to the Master Plan.

4.1 Precincts and the Use of Land

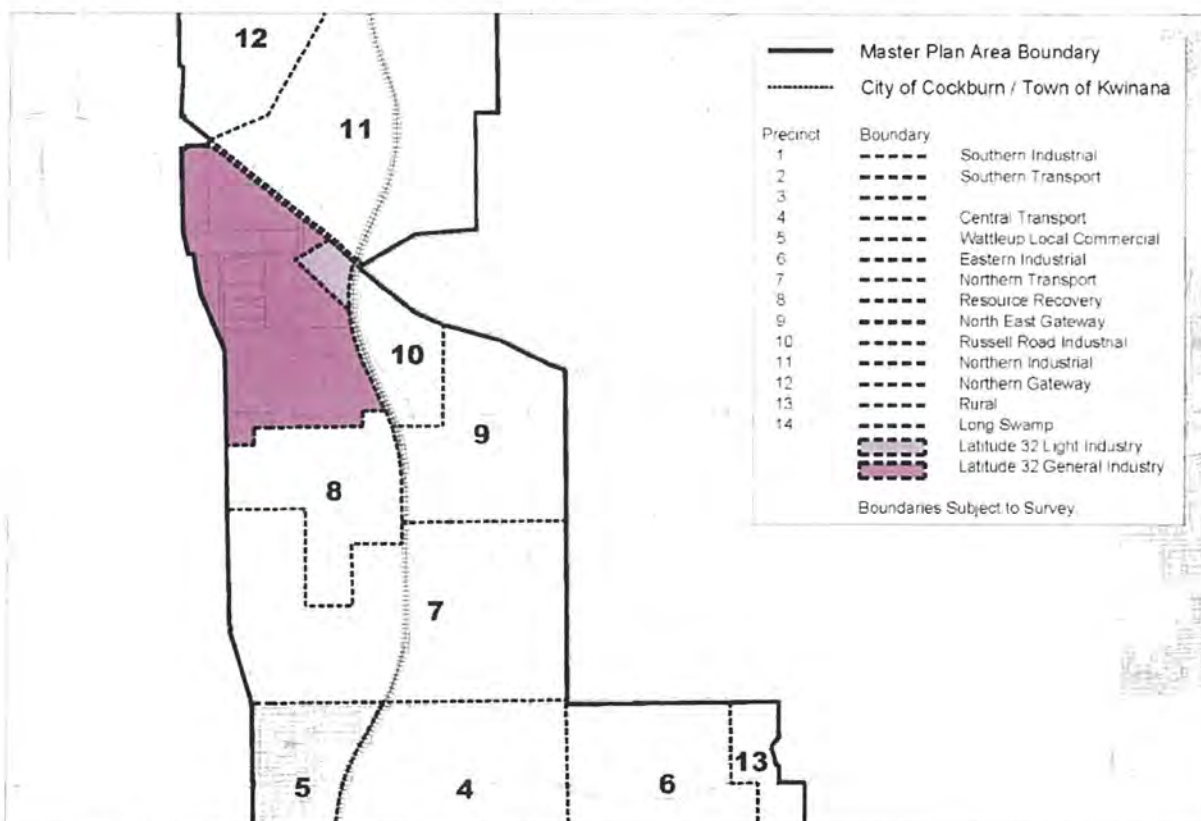
4.1.1 Establishing Revised Precinct Boundaries

To provide a planning framework that is both flexible and capable of responding to market demand, there is a need to review and rationalise the Precincts within the Redevelopment Area. The modification of the Precinct boundaries is required to facilitate a consistent approach to land use planning across the Development Area 6A Structure Plan. In particular, the existing Precincts provide for a range of land use permissibility not consistent with the principles and intent of the Structure Plan.

The proposed Precinct changes introduce colours to progress towards a more contemporary planning framework. This change will support the progression towards normalisation and the use of Precinct 'colours' rather than 'numbers' similar to a conventional WA local planning scheme. The use of colours for the Precincts spatially delineates the boundary in accordance with the legend of Master Plan Precinct Map. This is consistent with model provisions for local planning schemes as per Schedule 1, Part 3 - Zones and Use of Land within the Planning and Development (Local Planning Schemes) Regulations 2015. The proposed Precinct changes are illustrated in Figure 5 and described below.



EXISTING PLAN



PROPOSED CHANGES.

Figure 5 Proposed changes to Appendix 1 - Master Plan Map

4.1.1.1 MODIFYING THE RESOURCE RECOVERY PRECINCT

The City of Cockburn's Henderson Waste Recovery Park is located to the south of the subject area. In the past, it has been proposed to reconfigure the site to function in a north-south arrangement, extending north into the proposed Latitude 32 General Industry Precinct and Development Area 6A (over portion of Cockburn Cements Lot 0 on Plan D017710). This reconfiguration was proposed to be implemented through Amendment No.4 to the Master Plan. Amendment No. 4 is intended to be discontinued as it does not reflect the current structure planning for Latitude 32 nor the ultimate intent for the area as industrial.

The final layout for the Henderson Waste Recovery Park is currently under review in order to facilitate more efficient outcomes for the resource recovery operations and surrounding industrial development. The proposed adjustment to the Precinct and Development Area boundaries will not impact on the current operation of the Henderson Waste Recovery Park by the City of Cockburn and merely reflects a minor adjustment in accordance with cadastral boundaries.

4.1.1.2 CREATING A NEW LATITUDE 32 GENERAL INDUSTRY PRECINCT

The new Latitude 32 General Industry Precinct will provide for a variety of general industrial land uses that can take advantage of the strategic location and planned transport networks, creating significant business and employment opportunities. Amendment No. 18 seeks to align the statutory framework with the land use intent.

The existing Precinct 10 – Russell Road Industrial extends east and west of the railway reserve. In summary; the portion to the west of the railway line predominately covers the same area, however, includes modifications to the southern boundary to follow existing cadastral boundaries; to the east of the railway reserve will remain unchanged.

This will require portion of Lot 7 to the south of the Precinct to be transferred into existing Precinct 8 – Resource Recovery. The whole of Lot 870 in the south-west will be transferred into the new Latitude 32 General Industry Precinct being a single landholding in private ownership and outside of the existing Henderson Waste Recovery Park operations. The inclusion of Lot 870 is a logical extension of both the Precinct and Development Area to facilitate industrial land uses.

The new Latitude 32 General Industry Precinct is intended to provide for a broad range of industrial land uses including, but not limited to, light and general industry uses, service industry and transport related uses. The amendment seeks to respond to the changes in industry requirements and provide for ongoing development of Latitude 32, in a manner which better responds to the direction of industrial development by providing greater land use flexibility to respond to changing market demands. Amendment No.18 also seeks to standardise land uses consistent with Precinct 3 approved as part of Amendment No. 9 to the Master Plan gazetted in October 2015.

4.1.1.3 CREATING A NEW LATITUDE 32 LIGHT INDUSTRY PRECINCT

In accordance with the Act and Master Plan, the containment of undue adverse impacts from land uses within Latitude 32 necessitates consideration of the types of land uses and their compatibility with surrounding lands. In the context of the overall strategic intent for Latitude 32, which amongst other matters is to deliver industrial land that responds to market demands and recognise existing constraints and land uses, the creation of a new Latitude 32 Light Industry Precinct along the eastern boundary of the Redevelopment Area will provide a transition and interface between the general industrial uses to the west and rural areas outside of the Redevelopment Area to the east. The Latitude 32 Light Industry Precinct is to be of a light industry nature and comprise of lower-impact industrial land uses.

The creation of a new Latitude 32 Light Industry Precinct is being established through transferring a portion of Precinct 10 – Russell Road Industrial. Any subdivision and development within the Precinct will need to respond to the opportunities and constraints of the area, including but not limited to:

- land use compatibility and risk;
- amenity of existing surrounding land uses; and
- protection of key natural features such as Wattleup Swamp.

The boundary and extent of the new Latitude 32 Light Industry Precinct has been guided by three key state planning instruments that guide the establishment of buffer distances between industrial and sensitive land uses in Western Australia, being Statement of Planning Policy 4.1, EPA's draft Environmental Assessment Guideline and the Planning and Development Legislation Amendment (Western Trade Coast Protection Area) Bill 2015 as detailed below.

- Statement of Planning Policy No.4.1 – Draft State Industrial Buffer Policy (SPP 4.1), July 2009

Local and regional planning strategies and structure plans need to identify buffer areas around major existing or proposed industrial areas and infrastructure. This includes any uses that have the potential for unacceptable off-site amenity and health impacts or risk. The strategy should include mechanisms to ensure that only appropriate compatible industrial or other uses such as service infrastructure are located in the buffer of the industrial area.

Proposals that satisfy recommended buffer distances in *Guidance for the Assessment of Environmental Factors No. 3 Separation distances between industrial and sensitive land uses* (Environmental Protection Authority, June 2005) are deemed to comply with the objectives of this policy and shall form the basis of planning controls adopted by the WAPC as a basis for local planning.

Technical analysis is required if a proponent seeks to reduce the buffer from those specified in EPA guidance statement 3 (to be superseded by the EPA's draft Environment Assessment Guideline) and in circumstances where industry seeks to expand their operations or where cumulative impacts may occur.

- Draft Environmental Assessment Guideline for Separation distances between industrial and sensitive land uses, September 2015

The purpose of the Environmental Assessment Guideline (EAG) is to:

- *Provide advice on which land uses require separation, and recommend the appropriate separation distances;*
- *Outline the EPA's expectations on the application and separation distances for schemes and scheme amendments in the environment impact assessment process; and*
- *Support strategic and statutory land use planning and development decisions by planning authorities where proposed land uses have the potential to adversely impact on human health and amenity.*

In accordance with the draft EAG, the EPA expects that new planning schemes and scheme amendments, involving the siting of new or expanded industry near sensitive land uses, or sensitive land uses near existing industry, demonstrate how they have incorporated adequate separation distances into planning mechanisms such as buffers.

This EAG is intended to assist in the implementation of SPP 4.1 and SPP 2.5 Rural Planning Policy to secure buffers.

In addition, the Master Plan - Part 7, clause 7.3.6 - Land Use Compatibility and Risk, outlines key considerations for land use and development within Latitude 32 as follows:

- Land use and development within the Redevelopment Area shall be carried out and managed in such manner as to ensure that the amenity of surrounding land uses, and safety of employees and the general public is provided, while having regard to the rights of the community, land owners and developers, and shall:*
- incorporate an evaluation of the potential for conflict with incompatible neighbouring land uses, their activities and any associated risk, including but not limited to high pressure gas pipelines, high voltage electric transmission lines and major roads.*
- incorporate risk minimisation and compliance with off-site risk criteria, demonstrated through quantitative risk assessment.*

- (d) *not incorporate land uses and development that may result in excessive individual, societal or environmental risk, unless it can be demonstrated that the risk can be adequately managed.*
 - (e) *not create significant individual or cumulative off-site environmental or social impacts or unduly disrupt or adversely affect neighbouring developments.*
 - (f) *not incorporate development that may prevent, inhibit or adversely affect other permissible land uses or developments, in accordance with Part 11 of the Master Plan, unless it can be demonstrated through adequate provisions that no unacceptable influences are exerted.*
 - (g) *be conducive to surrounding land uses and provide a transitional buffer between the residential areas surrounding the Redevelopment Area and heavy industry within the Kwinana Industrial Area; and*
 - (h) *have regard for the requirements of the Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999, the Statement of Planning Policy No. 4: State Industrial Buffer Policy, or their current equivalents, and any other relevant requirements.*
- Planning and Development Legislation Amendment (Western Trade Coast Protection Area) Bill 2015

The State Government has released the draft Planning and Development Legislation Amendment (Western Trade Coast Protection Area) Bill 2015 (draft WTC legislation) to facilitate public consultation. The proposal has two parts:

- *Draft amendments to the Hope Valley-Wattleup Redevelopment Regulations 2000 (HVWR Regulations) and the Planning and Development Act 2005 (P&D Act) to formalise the boundaries of the existing buffer; and*
- *Proposed regulations to set out classes of prohibited land uses within the Protection Area.*

The main purpose of the draft legislation is to formalise the boundary of the existing buffer (established in the Kwinana Air Quality Buffer EPP); and proposed regulations to set out classes of prohibited land use within the Protection Area. The proposed draft regulations are intended to prohibit classes of sensitive land use in the Protection Area, such as residential housing, short-stay accommodation, schools, hospitals and child care centres.

In the interest of progressing structure planning for Development Area 6A and Amendment No.18, this draft legislation reinforces the need to protect existing and future industrial land within the Western Trade Coast while, minimising potential adverse impact on surrounding sensitive land uses.

These documents form the basis for establishing appropriate buffer areas and compatible land uses for developments that interface sensitive receiving environments. In particular, the review of Precincts within the Redevelopment Area to determine an appropriate land use interface between Latitude 32 and surrounding sensitive land uses. As a result of the draft WTC legislation being released, the encroachment of sensitive land uses within and outside of Latitude 32 is proposed to be significantly restricted with the intent to protect existing and future industrial development within the Western Trade Coast. The new Latitude 32 Light Industry Precinct has been established to generally align with existing cadastral boundaries at a minimum width of 200 metres, in conjunction with a range of permissible land uses outlined further in this amendment report.

Summary and Conclusions

In establishing the extent of the new Latitude 32 Light Industry Precinct, there are a number of matters that have been considered including the following to demonstrate compliance with the above key policy documents:

- The need to adopt a 'precautionary approach', consistent with EPA's EAG;
- The recommended separation distances established for various land use activities in the EPA's EAG;

- The need for the Master Plan to be consistent with key planning documents and avoid stifling development within and outside of the Redevelopment Area;
- The need to establish a level of flexibility over time, recognising that the exact land uses and form of development have not yet been determined and are subject to change over time;
- Aligning Precincts with existing cadastral boundaries (where possible) to avoid multiple Precinct designations over different lots;
- Avoiding the general need for 'buffer assessments' to be prepared for individuals applications/proposals where a proposal is permissible in the Precinct; and
- The expectations established through the provisions of the Master Plan to manage land use compatibility and risk.

The establishment of a new Latitude 32 Light Industry Precinct is considered consistent with the above key documents and orderly and proper planning. This new Precinct will provide for light industry and lower-impact uses to create a transition between industrial uses to the west and rural to the east. The rationalisation of the Precinct boundaries and associated land uses has occurred to ensure appropriate land uses can be established within the new Latitude 32 Light Industry Precinct, having regard to the strategic direction established for the area, the Western Trade Coast Protection Area and the need to consider land use compatibility and risk.

4.1.2 Changes to Land Use Permissibility

Responding to the changing requirements for industrial development, this amendment seeks to change and consolidate portions of the planning Precincts depicted in the Master Plan Map at Appendix 1 and associated land use permissibility as set out in Part 4 of the Master Plan. As outlined above, this will guide ultimate subdivision and development of land within the new Latitude 32 General Industry and Latitude 32 Light Industry Precincts.

The proposed consolidation of Precincts will enable a clear and consistent approach to land use planning in terms of permissibility. There is a need to provide greater flexibility while ensuring that future industrial development is not compromised. The rationalisation of land uses and associated permissibility has also considered the need to appropriately manage land use compatibility and risk within the new Latitude 32 Light Industry Precinct.

A number of changes to Table 1 - Precinct Land Use are proposed to either introduce permissibility for uses that are not currently permissible in certain Precincts, or to vary the existing permissibility through the introduction of two new Precincts. Stakeholders and landowners are directed to **Appendix A** which identifies in more detail the current Precinct Land Use Permissibility in comparison to the proposed new Land Use Permissibility for the two new Precincts.

To understand the proposed changes in permissibility, it is important to understand the differences in permissibility. The symbols used in Table 1 have the following meanings as per Clause 4.4.2 of the Master Plan:

- 'P' means that the use is permitted by the Master Plan providing the use complies with the relevant development standards and the requirements of the Master Plan;
- 'D' means that the use is not permitted unless the Commission has exercised its discretion by granting planning approval;
- 'A' means that the use is not permitted unless the Commission has exercised its discretion by granting planning approval after giving special notice in accordance with clause 10.4;
- 'X' means a use that is not permitted by the Master Plan.

4.1.2.1 LATITUDE 32 GENERAL INDUSTRY PRECINCT

The proposed land use permissibility for the Latitude 32 General Industry Precinct are provided in *Table 1* and justified below.

Table 1 Latitude 32 General Industry Precinct - Land Use Permissibility

LAND USE	LATITUDE 32 GENERAL INDUSTRY
Agriculture Intensive	X
Amusement Parlour	X
Ancillary Accommodation	X
Bed & Breakfast	X
Betting Agency	X
Bulk Goods Handling	D
Car Park	D
Caretakers Dwelling	X
Child Care Premises	X
Civic Use	X
Club Premises	X
Community Purpose	X
Consulting Rooms	X
Container Park	D
Convenience Store	D
Crèche	X
Distribution Centre	D
Dwelling	X
Educational Establishment – Primary and Secondary	X
Educational Establishment – Tertiary	X
Family Day Care	X
Farm Supply Centre	X
Fast Food Outlet	X
Fuel Depot	A
Home Business	X
Home Occupation	X
Home Office	X
Hotel	X
Industry – General	P
Industry – Extractive	A
Industry – Hazardous	A
Industry – Light	P
Industry – Rural	D
Industry – Service	P
Laundry (Industrial)	D
Lunch Bar	D
Market	X
Medical Centre	X
Motel	X
Motor Vehicle, Boat or Caravan Sales	D
Motor Vehicle Repair	D
Motor Vehicle Repair – Accident	D
Motor Vehicle Wash	D
Office	D*
Place of Worship	X
Recreation Private	X
Research and Development	X
Residential Building	X
Resource Recovery	A
Restaurant	X
Rural Pursuit	X
Salvage Yard	D
Service Station	D

Shop	X
Showroom	X
Storage	D
Tavern	X
Technology	D
Telecommunications infrastructure	D
Trade Display	P
Transport Depot	D
Truck Stop	D
Vehicle Wrecking	X
Veterinary Clinic	X
Warehouse	D

The following uses are proposed as 'X' uses:

- Agriculture Intensive
- Ancillary Accommodation
- Amusement Parlour
- Ancillary Accommodation
- Bed & Breakfast
- Betting Agency
- Bulk Goods Handling
- Caretakers Dwelling
- Child Care Premises
- Civic Use
- Club Premises
- Community Purpose
- Consulting Rooms
- Crèche
- Dwelling
- Educational Establishment – Primary And Secondary
- Educational Establishment – Tertiary
- Family Day Care
- Farm Supply Centre
- Fast Food Outlet
- Home Business
- Home Occupation
- Home Office
- Hotel
- Market
- Medical Centre
- Motel
- Place Of Worship
- Recreation Private
- Research And Development
- Residential Building
- Restaurant
- Rural Pursuit
- Shop
- Showroom
- Tavern
- Vehicle Wrecking
- Veterinary Clinic

It is acknowledged that flexibility to respond to market demands is an important consideration in determining appropriate land use permissibility within an industrial area. It is however, considered these land uses have the potential to enable the encroachment and proliferation of sensitive and commercial activities over time.

Further, these land use activities are not consistent with the orderly and proper planning for the respective Precinct and may present broader issues over time, including but not limited to traffic movements and land use conflict. These uses have been identified as 'X' uses where relevant.

The following uses are proposed as 'A' uses:

- Fuel Depot
- Industry- Extractive
- Industry- Hazardous
- Resource Recovery

In instances where there is a reasonable likelihood of off-site impacts as a result of a proposed use, prior to the determination of an application public advertising is considered necessary. The uses identified above are considered to fall within this category and consequently these uses are identified as 'A' uses.

The following uses are proposed as 'D' uses:

- | | | |
|------------------------|---|-------------------------------------|
| • Bulk Goods Handling | • Lunch Bar | • Service Station |
| • Car Park | • Motor Vehicle, Boat or Caravan Sales | • Storage |
| • Container Park | • Motor Vehicle Repair | • Technology |
| • Convenience Store | • Motor Vehicle Repair - Accident | • Telecommunications infrastructure |
| • Distribution Centre | • Motor Vehicle Wash | • Transport Depot |
| • Industry- Rural | • Office * (Incidental to the Predominant Use Only) | • Truck Stop |
| • Laundry (Industrial) | • Salvage Yard | Warehouse |

It is important that the land use permissibility is flexible to respond to market demands and for specific development proposals to be considered on their merit. The uses listed above are considered to fall into this category and consequently as 'D' uses where the relevant authority can consider on merit and at its discretion. It is also proposed that 'office' becomes a 'D' use, however this land use is only considered appropriate where it is incidental to an industrial activity.

The following uses are proposed as 'P' uses:

- Industry – General
- Industry – Light
- Industry – Service
- Trade Display

These uses are considered consistent with the intent for the Latitude 32 General Industry Precinct and within the Development Area 6A Structure Plan and therefore, have been identified as a 'P' use.

4.1.2.2 LATITUDE 32 LIGHT INDUSTRY PRECINCT

The proposed land use permissibility for the Latitude 32 Light Industry Precinct are provided in *Table 2* and justified below.

Table 2 Latitude 32 Light Precinct - Land Use Permissibility

LAND USE	LATITUDE 32 LIGHT INDUSTRY
Agriculture Intensive	X
Amusement Parlour	X
Ancillary Accommodation	X
Bed & Breakfast	X
Betting Agency	X
Bulk Goods Handling	X
Car Park	D
Caretakers Dwelling	X
Child Care Premises	X
Civic Use	X
Club Premises	X
Community Purpose	X
Consulting Rooms	X
Container Park	D
Convenience Store	D
Crèche	X
Distribution Centre	X

Dwelling	X
Educational Establishment – Primary and Secondary	X
Educational Establishment – Tertiary	X
Family Day Care	X
Farm Supply Centre	X
Fast Food Outlet	X
Fuel Depot	X
Home Business	X
Home Occupation	X
Home Office	X
Hotel	X
Industry – General	X
Industry – Extractive	X
Industry – Hazardous	X
Industry – Light	P
Industry – Rural	X
Industry – Service	P
Laundry (Industrial)	D
Lunch Bar	D
Market	X
Medical Centre	X
Motel	X
Motor Vehicle, Boat or Caravan Sales	X
Motor Vehicle Repair	X
Motor Vehicle Repair – Accident	X
Motor Vehicle Wash	D
Office	D*
Place of Worship	X
Recreation Private	X
Research and Development	X
Residential Building	X
Resource Recovery	X
Restaurant	X
Rural Pursuit	X
Salvage Yard	X
Service Station	D
Shop	X
Showroom	X
Storage	D
Tavern	X
Technology	D
Telecommunications infrastructure	D
Trade Display	D
Transport Depot	X
Truck Stop	X
Vehicle Wrecking	X
Veterinary Clinic	X
Warehouse	D

The following uses are proposed as 'X' uses:

- | | | |
|---------------------------|----------------------|----------------------------------|
| • Agriculture Intensive | • Family Day Care | • Motor Vehicle Repair- Accident |
| • Amusement Parlour | • Farm Supply Centre | • Place of Worship |
| • Ancillary Accommodation | • Fast Food Outlet | • Recreation Private |
| • Bed & Breakfast | • Fuel Depot | • Research and Development |
| • Betting Agency | • Home Business | • Residential Building |
| • Bulk Goods Handling | • Home Occupation | • Resource Recovery |
| • Caretakers Dwelling | • Home Office | • Restaurant |

- | | | |
|---|---|---------------------|
| • Child Care Premises | • Hotel | • Rural Pursuit |
| • Civic Use | • Industry – General | • Salvage Yard |
| • Club Premises | • Industry – Extractive | • Shop |
| • Community Purpose | • Industry - Hazardous | • Showroom |
| • Consulting Rooms | • Industry - Rural | • Tavern |
| • Crèche | • Market | • Transport Depot |
| • Distribution Centre | • Medical Centre | • Truck Stop |
| • Dwelling | • Motel | • Vehicle Wrecking |
| • Educational Establishment-
Primary and Secondary | • Motor Vehicle, Boat or Caravan
Sales | • Veterinary Clinic |
| • Educational Establishment -
Tertiary | • Motor Vehicle Repair | |

While recognising the need to provide a level of flexibility, it is important that due consideration is given to minimising potential conflicts between existing and future neighbouring land uses within the Redevelopment Area. Clause 7.3.6 of the Master Plan seeks to provide a framework for land use compatibility and requires development to be '*...carried out and managed in such manner as to ensure that the amenity of the surrounding land uses, and safety of employees and the general public is provided, while having regard to the rights of the community, land owners and developers..*'

From time to time, development proposals may be initiated that constitute 'sensitive land uses'. The Environmental Protection Authority has defined a sensitive land use within the draft Environmental Assessment Guidelines as follows:

"Sensitive land uses are land uses applied to places where people live or regularly spend time and which are therefore sensitive to emissions from industry. They include residences, hospitals and nursing homes, short-stay accommodation, schools, child care facilities, shopping centres, playgrounds, and some public buildings. Some commercial and institutional land uses which require high levels of amenity or are sensitive to particular emissions may also be considered sensitive land uses."

(Source: Environmental Protection Authority: Draft Environmental Assessment Guideline for Separation distances between industrial and sensitive land uses, September 2015)

Some of these land uses are considered incompatible due to the nature of the land use (e.g. Shop, Family Day Care, Restaurant etc.) being sensitive in nature. It is important that the potential encroachment and proliferation of sensitive and commercial activities is avoided and controlled within the Precinct. Other uses, such as Industry-General, Industry-Extractive and Industry-Hazardous, are considered incompatible due to their potential impacts on the adjoining rural area, including but not limited to amenity impacts such as noise, odour and dust, traffic impacts and land use conflicts.

The continuation and/or establishment of sensitive land uses has the potential to impact on the ability to continue and/or establish industrial activities on surrounding properties, particularly over time. In this regard, the siting of sensitive land uses should generally be avoided and hence, these uses have been identified as 'X' uses where relevant. As such, the land uses listed above are considered incompatible within new Rural Interface Precinct and are not consistent with orderly and proper planning.

The following uses are proposed as 'D' uses:

- | | | |
|------------------------|---|--|
| • Car Park | • Motor Vehicle Wash | • Telecommunications
Infrastructure |
| • Container Park | • Office * (Incidental To The Predominant Use Only) | • Trade Display |
| • Convenience Store | • Service Station | • Warehouse |
| • Laundry (Industrial) | • Storage | |
| • Lunch Bar | • Technology | |

The above mentioned land uses have the ability to vary significantly having regard for matters such as the following factors:

- Specific business activities;
- Scale;
- Location;
- Intensity;
- Site layout;
- Building design;
- Plant and equipment; and
- Operational arrangements.

Due to the varying planning consideration that could arise from these land uses, it is considered appropriate for each of these uses to be considered on their merits that a relevant authority can consider at its discretion. It is also proposed that 'office' becomes a 'D' use, however this land use is only considered appropriate where it is incidental to an industrial activity.

The following uses are proposed as 'P' uses:

- Industry – Light
- Industry – Service

The above use classes have been identified as 'P' uses and are considered consistent with the land use intent for Latitude 32. The use classes that can be considered under the Master Plan have been refined and assessed to determine their suitability within the new Latitude 32 Light Industry Precinct. As discussed earlier in this report, the extent of the Latitude 32 Light Industry area has been guided by Draft State Industrial Buffer Policy SPP4.1, EPA's draft Environmental Assessment Guidelines and Part 7 of the Master Plan confirming the suitability of the above-listed uses.

The delivery of general industrial land within Latitude 32 and the strategic provision of industrial land has been clearly established by FRIARS which was premised on the need to protect and optimise the Kwinana Industrial Area. FRIARS provided the opportunity for initiating land use changes in the buffer area, removing the potential for land use conflict as well as identifying future heavy, general and light industrial land.

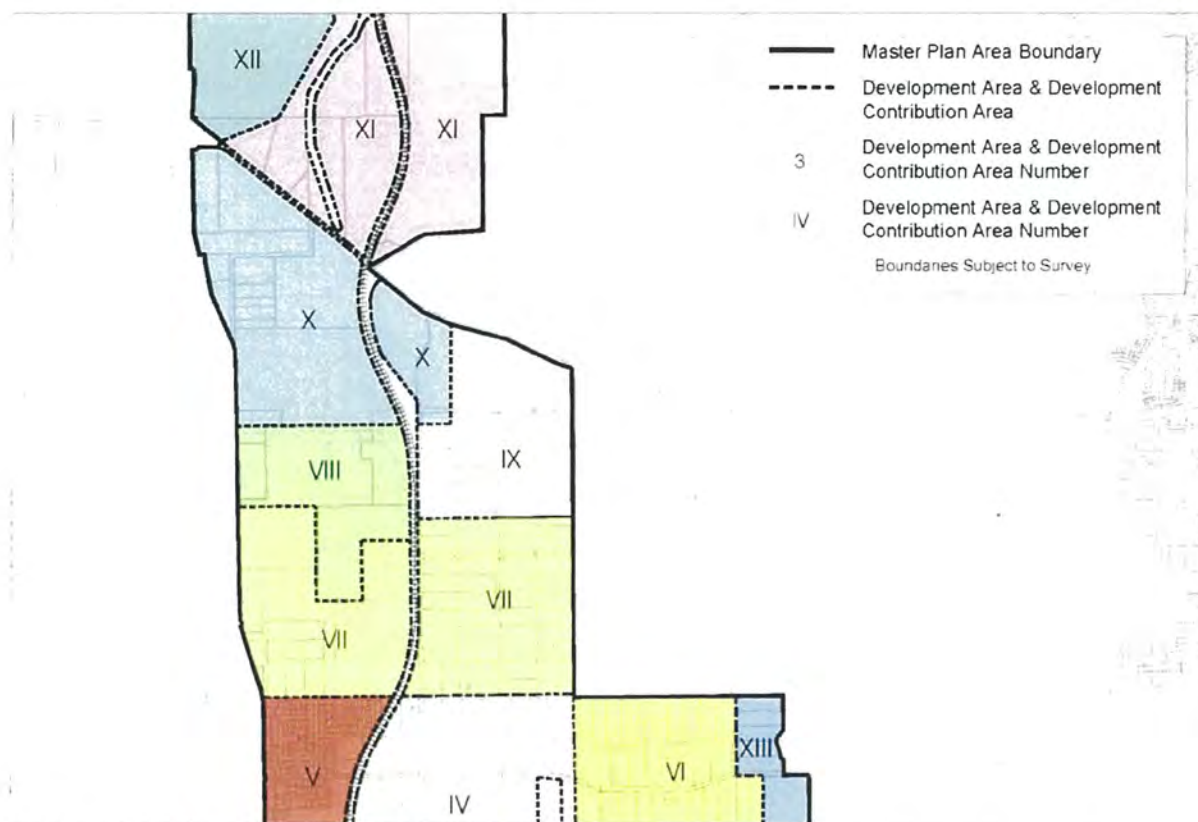
The rationalisation of land uses has occurred to ensure appropriate land uses can be established within Latitude 32 to create a transition between industrial uses to the west and rural to the east and the need to consider land use compatibility and risk. The establishment of Industry-Light and Industry-Service are considered the most appropriate and compatible land uses and therefore have been established as 'P' uses within the new Latitude 32 Light Industry Precinct, providing a level of certainty and clarity for the benefit of all stakeholders.

4.2 Development Areas and Development Contribution Areas

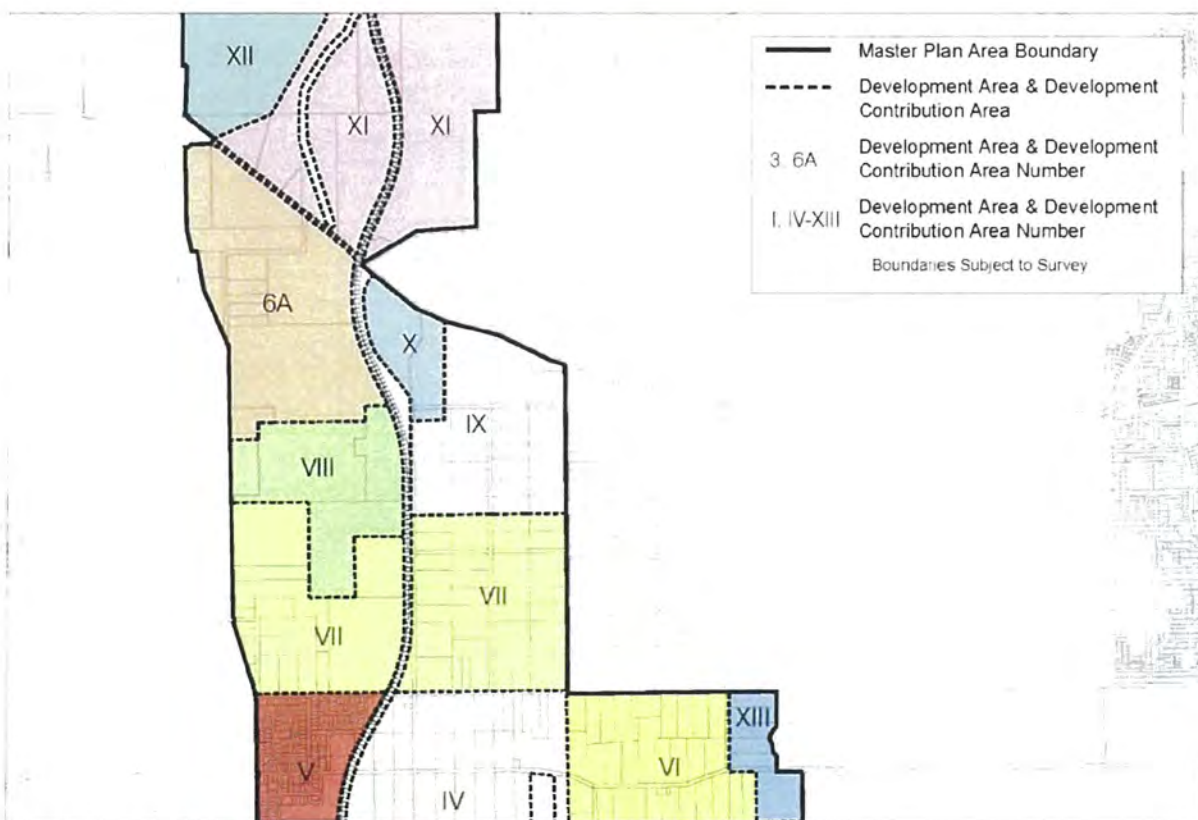
To deliver a contemporary planning framework and facilitate the timely progression of structure plans, there is a need to rationalise the Development Areas (DA) and Development Contribution Areas (DCA). In this regard, the review of DA/DCA boundaries within Latitude 32 is critical to ensuring that subdivision and development occurs in a timely manner.

Ultimately, the incremental review of the Master Plan (via Amendment No. 18 and other concurrent Amendments) will provide a planning framework that delivers a contemporary industrial development that can unlock the development potential of Latitude 32 and the wider Western Trade Coast.

Currently, the DA/DCA boundaries do not align with the proposed structure planning boundaries. For this reason, Amendment No.18 proposes a revised DA/DCA 6A boundary to align with the proposed structure plan boundary. In addition, changes to some of the surrounding DA/DCA boundaries are required as a consequence of establishing revised DA/DCA 6A. A summary of the proposed DA/DCA changes are illustrated in Figure 6 and summarised below.



EXISTING PLAN



PROPOSED CHANGES

Figure 6 Proposed changes to Appendix 3 – Development Areas and Development Contribution Areas Map

4.2.1 Establishing a revised Development Area and Development Contribution Area 6A

DA/DCA 6A has been established to allow structure planning for an area that is relatively unconstrained and is capable of being developed. The establishment of the boundary for the proposed DA/DCA 6A has been determined in order to facilitate an appropriate land mass for the development of an effective structure plan to guide future subdivision and development. The boundary has also been carefully considered having due regard to existing land use activities including Cockburn Cement and the Resource Recovery site, and existing and future infrastructure corridors.

Development Area 6A comprises the Cockburn Cement site to the south of Russell Road. The western boundary is bound by Rockingham Road and the Fremantle-Rockingham Controlled Access Highway (FRCAH). The eastern boundary is bordered by the Kwinana Midland Railway line. The southern boundary is defined by the City of Cockburn's Resource Recovery site and the inclusion of Lot 870 being a single landholding in private ownership.

Development Area 6B located at the northern end of the Redevelopment Area will be established through future Master Plan amendment. Development Area 6A and 6B contains the existing Cockburn Cement Plant which operates under strict EPA approvals and is anticipated to continue into the foreseeable future. The Kwinana Midland Railway line runs through the centre of DA 6B with a railway spur servicing the Cockburn Cement operations.

The creation of DA/DCA 6A has resulted in modifications to DA/DCA VIII, DA/DCA IX and DVA X.

4.3 Schedules

4.3.1 Amending Schedule 11 – Development Areas

The Development Areas are described in Schedule 11 and are identified in the Development Area and Development Contribution Area Map – Appendix 3. As a result of the proposed modifications to create a revised DA/DCA 6A, Schedule 11 requires modifications to the Development Area numbering and Precinct names. This change is required to provide consistency in the Master Plan.

4.3.2 Amending Schedule 12 – Development Contribution Plans

The Development Contribution Plans are described in Schedule 12. As a result of the proposed modifications to create a new DA/DCA 6A, Schedule 12 requires modifications to the Development Area reference number and area name. This change is required to provide consistency in the Master Plan. As discussed in Section 3.2 of this report, the provisions of Schedule 12 will be subject to a future amendment to the Master Plan.

5 Conclusion

The amendments to the Master Plan are proposed to ensure the timely adoption of the proposed Structure Plan for Development Area 6A. Further, the amendment will make several other minor changes to the Master Plan to provide for appropriate land uses and subsequent development within the new Development Area 6A and the new Latitude 32 General Industry and Latitude 32 Light Industry Precincts.

The modification of Development Areas, Precinct boundaries and land use permissibilities will:

- Broaden the land use permissibilities for revised Development Area 6A and the new Latitude 32 General Industry and Latitude 32 Light Industry Precincts whilst avoiding land use conflict.
- Provide consistency with the proposed Structure Plan for revised Development Area 6A and the new Latitude 32 General Industry and Latitude 32 Light Industry Precincts.
- Enable the integrated development of the new Development Area 6A and the new Latitude 32 General Industry and Latitude 32 Light Industry Precincts.

Amendment No. 18 has been formulated in consultation with the City of Cockburn, City of Kwinana, the Office of Environmental Protection Agency and the Department of Planning. The changes proposed by this amendment are an integral component of planning framework changes to support ongoing development within the Redevelopment Area.

Appendix A

Proposed Land Use Permissibility Changes

Latitude 32 General Industry Precinct - Land Use Permissibility Changes compared to existing Precincts

(Changes highlighted in RED)

LAND USE	CURRENT PRECINCT 8 RESOURCE RECOVERY	CURRENT PRECINCT 10 RUSSELL ROAD INDUSTRIAL	LATITUDE 32 GENERAL INDUSTRY
Agriculture Intensive	X	X	X
Amusement Parlour	X	X	X
Ancillary Accommodation	X	X	X
Bed & Breakfast	X	X	X
Betting Agency	X	X	X
Bulk Goods Handling	A	D	D
Car Park	D	D	D
Caretakers Dwelling	X	X	X
Child Care Premises	X	X	X
Civic Use	A	D	X
Club Premises	X	A	X
Community Purpose	X	X	X
Consulting Rooms	X	X	X
Container Park	X	X	D
Convenience Store	X	X	D
Crèche	X	X	X
Distribution Centre	X	D	D
Dwelling	X	X	X
Educational Establishment – Primary and Secondary	X	X	X
Educational Establishment – Tertiary	A	X	X
Family Day Care	X	X	X
Farm Supply Centre	X	P	X
Fast Food Outlet	X	X	X
Fuel Depot	A	D	A
Home Business	X	X	X
Home Occupation	X	X	X
Home Office	X	X	X
Hotel	X	X	X
Industry – General	A	P	P
Industry – Extractive	A	A	A
Industry – Hazardous	A	A	A
Industry – Light	D	P	P
Industry – Rural	A	P	D
Industry – Service	A	P	P
Laundry (Industrial)	X	P	D
Lunch Bar	X	P	D
Market	X	X	X
Medical Centre	X	X	X
Motel	X	X	X
Motor Vehicle, Boat or Caravan Sales	X	D	D
Motor Vehicle Repair	X	P	D
Motor Vehicle Repair – Accident	X	D	D
Motor Vehicle Wash	X	D	D
Office	D*	D*	D*
Place of Worship	X	X	X
Recreation Private	X	X	X
Research and Development	D	X	X
Residential Building	X	X	X
Resource Recovery	P	D	A
Restaurant	X	X	X
Rural Pursuit	X	X	X
Salvage Yard	D	D	D
Service Station	X	D	D
Shop	X	X	X



HOPE VALLEY
WATTLEUP
ECOSYSTEMS DESIGN

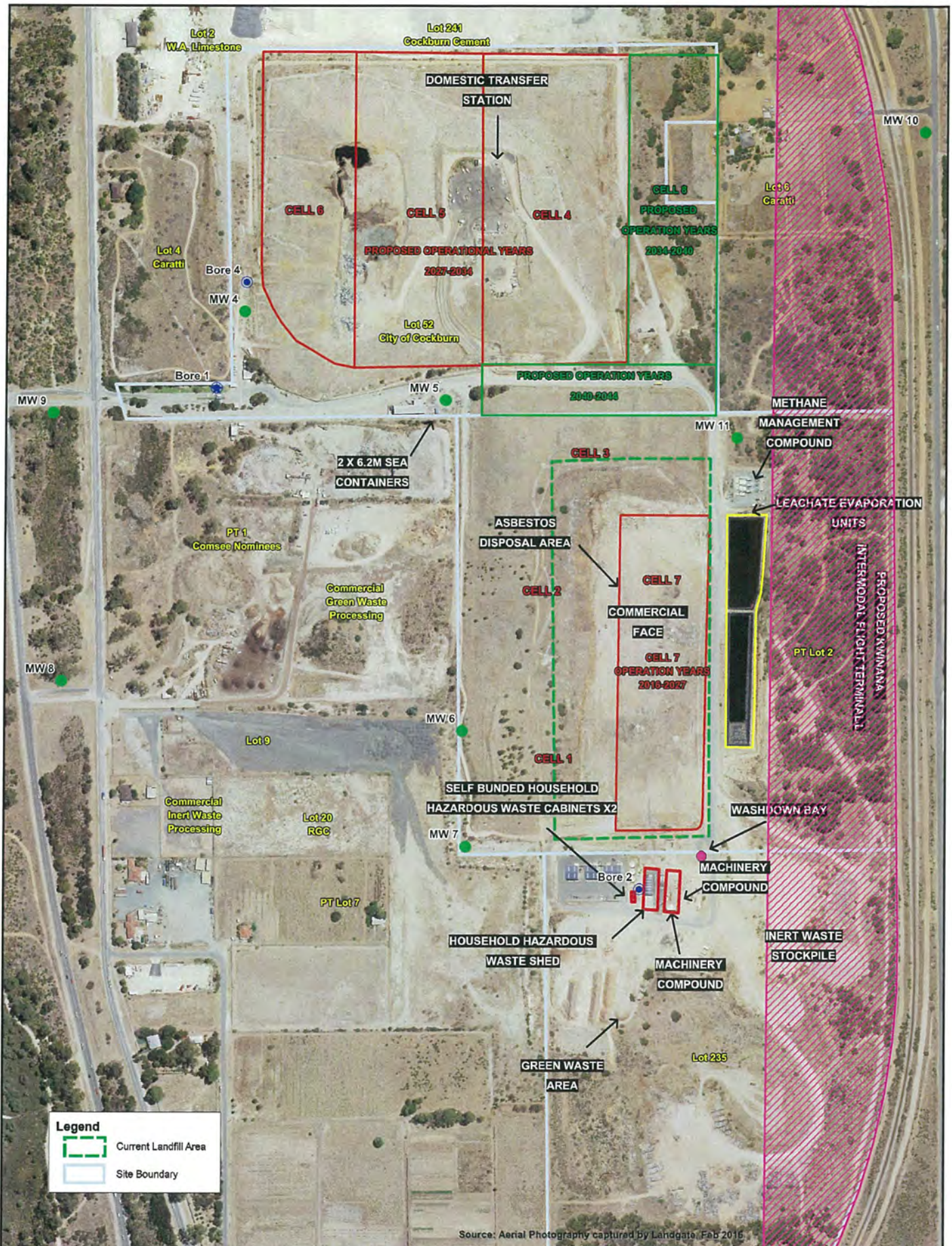
Showroom	X	D	X
Storage	X	D	D
Tavern	X	X	X
Technology	D	X	D
Telecommunications infrastructure	D	D	D
Trade Display	A	P	P
Transport Depot	A	D	D
Truck Stop	X	D	D
Vehicle Wrecking	D	X	X
Veterinary Clinic	X	X	X
Warehouse	D	D	D

Latitude 32 Lightly Industry Precinct - Land Use Permissibility Changes compared to existing Precincts

(Changes highlighted in RED)

LAND USE	CURRENT PRECINCT 10 RUSSELL ROAD INDUSTRIAL	LATITUDE 32 LIGHT INDUSTRY
Agriculture Intensive	X	X
Amusement Parlour	X	X
Ancillary Accommodation	X	X
Bed & Breakfast	X	X
Betting Agency	X	X
Bulk Goods Handling	D	X
Car Park	D	D
Caretakers Dwelling	X	X
Child Care Premises	X	X
Civic Use	D	X
Club Premises	A	X
Community Purpose	X	X
Consulting Rooms	X	X
Container Park	X	D
Convenience Store	X	D
Crèche	X	X
Distribution Centre	D	X
Dwelling	X	X
Educational Establishment – Primary and Secondary	X	X
Educational Establishment – Tertiary	X	X
Family Day Care	X	X
Farm Supply Centre	P	X
Fast Food Outlet	X	X
Fuel Depot	D	X
Home Business	X	X
Home Occupation	X	X
Home Office	X	X
Hotel	X	X
Industry – General	P	X
Industry – Extractive	A	X
Industry – Hazardous	A	X
Industry – Light	P	P
Industry – Rural	P	X
Industry – Service	P	P
Laundry (Industrial)	P	D
Lunch Bar	P	D
Market	X	X
Medical Centre	X	X
Motel	X	X
Motor Vehicle, Boat or Caravan Sales	D	X
Motor Vehicle Repair	P	X
Motor Vehicle Repair – Accident	D	X
Motor Vehicle Wash	D	D
Office	D*	D*
Place of Worship	X	X
Recreation Private	X	X
Research and Development	X	X
Residential Building	X	X
Resource Recovery	D	X
Restaurant	X	X
Rural Pursuit	X	X
Salvage Yard	D	X
Service Station	D	D
Shop	X	X

Showroom	D	X
Storage	D	D
Tavern	X	X
Technology	X	D
Telecommunications infrastructure	D	D
Trade Display	P	D
Transport Depot	D	X
Truck Stop	D	X
Vehicle Wrecking	X	X
Veterinary Clinic	X	X
Warehouse	D	D





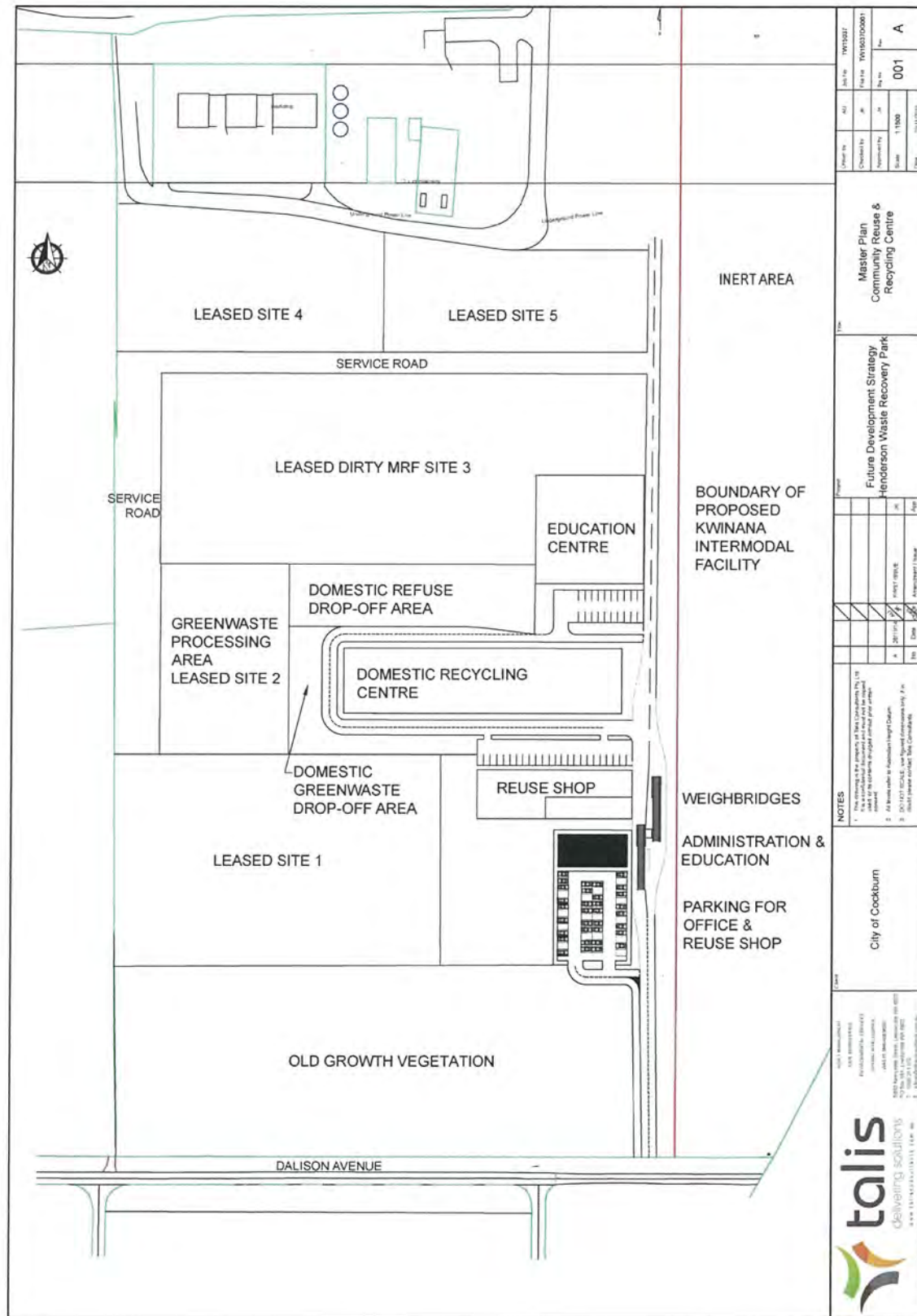
 <p>CITY OF COCKBURN G.I.S Services Department</p>	<p>HENDERSON LANDFILL - PROPOSED OPERATION YEARS</p>	<p>SCALE = 1 : 4,000 DATE : 29/06/2016</p> <p>DISCLAIMER - THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE IT WAS INTENDED. THE CITY OF COCKBURN TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA CONTAINED HEREIN.</p>	
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Figure 10: Outline Development Plan



Schedule of Comment - City of Cockburn- Draft Amendment 18 (June/July 2016)

Comment #	Area of concern	Comment
Proposed Amendment 18		
1.	Lack of clarity, strategic intent and informing information	<p>Proposed Amendment 18 is the latest in a number of proposed master plan amendments in recent years. It comes across as quite difficult to follow, even for those City officers who have been dealing with Landcorp on this project for a number of years. A primary concern though is the ability for affected landowners and the broader community to understand these amendments.</p> <p>It is not an unrealistic expectation that documents which seek public comments, should be relatively easy to follow. Planning documents often need to follow a prescribed 'format' and may discuss technical information. There is quite a bit of information contained in the draft Amendment 18 documents that does seek to give a bit of an overview of matters such as the role of the Master Plan and the Hope Valley Wattleup Act. There is also discussion of the proposed Planning Framework and that this amendment is one of those seeking to implement this revised approach to planning in Latitude 32.</p> <p>The sheer volume of these types of amendments is highly undesirable. Each time, an affected party is expected to wade through this confusing web of background information to try and establish what the amendment is really for. City officers feel it would be best to undertake these amendments far more cohesively and deal with the whole development cell together.</p> <p>Some of these amendments also seek to set in place matters which affect the broader Latitude 32 area. For example, this amendment will set up land use permissibility for two new precincts: 'Latitude 32 General Industry' and 'Latitude 32 Light Industry' over land with few private landowners. Ultimately these precincts will be 'rolled out' through the development as the current precincts are changed by future amendments. Those landowners will struggle to have genuine input on land use permissibility in that situation.</p>

Comment #	Area of concern	Comment
		<p>This is simply not fair and this strategic intent needs to be made much more upfront.</p> <p>A decision in this regard should be given careful consideration with the benefit of an overall development perspective, given the strategic nature of Latitude 32 requiring a longer term approach which may include holding land from the market to enable the right kind of industrial investment that responds to the growth priorities of the economy.</p> <p>Landcorp's land should be considered carefully in respect of what is the most optimal timing in which to release land for the market, and the strategy it adopts to attract targeted investment that will assist in growing other parts of the industrial economy. Landcorp should have a hold objective associated with some of its landholdings if it is to realise the ultimate vision for Latitude 32. Market realities are short term, and in this case appear to distract from achieving a longer term vision we should expect of this land.</p> <p>The Amendment document talks about <i>"updating the Master Plan in a manner that advances towards the ultimate planning framework for Latitude 32. This amendment presents an incremental step towards a contemporary planning framework that is reflective of the strategic intent for Latitude 32, the aims of the Act and key strategic and statutory policy documents on which it was created, including FRIARS, the Economic and Employment Lands Strategy (EELS) and more recently, the draft Perth and Peel @ 3.5 million".</i></p> <p>Reference is then made to a separate Amendment 13 which is still being progressed (but yet to be advertised) and sought to deal with the precincts in an overall and more cohesive manner. The initial draft of that amendment had still indicated the Henderson site as being within its own 'Resource Recovery' precinct, so it is presumed this portion of the future amendment would change. It is questionable whether it is appropriate to advance Amendment 18 without the overall matters of Amendment 13 being advertised and considered prior.</p> <p>This would enable proper consideration by the City and the WA Planning Commission as</p>

Comment #	Area of concern	Comment
		<p>to whether these proposals are consistent with the informing information. For example while FRIARS (2000) may have initially indicated a General and Light Industry approach, the EELS (2012) is more specific and discusses a land use hierarchy as follows:</p> <p><i>“Transport industry around major infrastructure (intermodal terminal, Rowley Rd), supported by General Industry (capitalising on close proximity to Kwinana) and light industry on eastern and northern boundaries to minimise land use conflict.</i></p> <p>Rather than commenting on a ‘piecemeal’ section, it would be better to see this intent has flowed through with an amendment which dealt with Latitude 32 in its entirety. This would enable the City’s strong concerns expressed over a number of years about seeking to introduce industrial zoning within close proximity to land that will remain rural and for sensitive purposes and development. There are many examples of General Industry development which require separation from sensitive land uses in excess of 1km. Considering the State Planning Policy intent to contain buffers to new industrial uses within those developments, the approach taken by Landcorp is inconsistent with a detailed consideration of the likely impacts that General Industry zoning will deliver, notwithstanding the small amount of light industry.</p> <p>There is also little indication whether this amendment is in line with the draft Perth and Peel @ 3.5 million. In any case, this WAPC document is draft with finalisation apparently to occur in the second half of 2016. In terms of Latitude 32 it indicates a Railway (which seems substantially different to the reserve contained in Appendix 2 – Hope Valley Wattleup – Reserves Map). It also indicates a Railway Investigation area to the east of the rail reserve. This could logically be shown (similar to Rowley Rd) as a Planning Control Area on the Reserves Map. At this point in time, City officers have little comfort these aspects will be dealt with in either Amendment 13 in future, or in the draft Amendment 18 upon which comment is presently being provided.</p>
2.	Lack of market differentiation and planning rigour	<p>The amending report includes the suggestion that:</p> <p><i>“The amendment seeks to respond to the changes in industry requirements and</i></p>

Comment #	Area of concern	Comment
		<p><i>provide for ongoing development of Latitude 32, in a manner which better responds to the direction of industrial development by providing greater land use flexibility..."</i></p> <p>There does not appear to be any rigour to this suggestion, and of course it is difficult to justify without considering the whole of Latitude 32 but also its position as part of the broader Western Trade Coast.</p> <p>The City is concerned that Latitude 32 may lose the opportunity to differentiate from other general industry precincts across the metropolitan area. Latitude 32 was meant to provide for the state's strategic industry needs, and not merely be an avenue to dispose of land for industrial development. Latitude 32 is the last remaining opportunity to secure strategic industrial clusters and sectors for WA which has all the advantages that come with access to knowledge workers, port, road and rail access, and relatively cheap utility costs. To abandon this in the absence of a strategic review of the entire project is of serious concern to the city.</p> <p>The approach to impose a General Industry and Light Industry zone will inhibit Landcorp's ability to tailor certain areas within Latitude 32 towards certain land use outcomes and seems to depart from the intent reflected in EELS (2012). For example, the creation of a logistics and warehousing cluster could be inhibited as there appears now a far wider scope of land use permissibility. Apart from being able to allow the private market more flexibility, it is questionable as to whether there is any planning reason to progress down such a path, when local precedents like the internationally competitive Australian Marine Complex have relied upon tight land use control to ensure only synergistic development takes place. This could see the loss of opportunities to businesses and industries which could genuinely maximise the strategic locational benefits this site will provide.</p>
3.	Development Contributions	<p>It is noted this amendment does not deal with the issue of development contributions. These are proposed to be dealt with as part of a separate future amendment. A development contribution plan would provide details for administering the development</p>

Comment #	Area of concern	Comment
		<p>contribution area. The imposition of a development contribution area is necessary where there is a clear need to contribute towards identified shared infrastructure.</p> <p>City officers will need to give further thought to how the possibility of future land uses (following landfilling) should be facilitated from a planning point of view. Once satisfactory options have been discussed, the City can advise Landcorp how it would expect these ultimate land uses to be enabled. Given the complexities of the contaminants, applying the full suite of industrial land uses may not be appropriate. By extension, a liability towards development contributions might also require special consideration.</p>
4.	Lack of support for City of Cockburn Henderson Waste Recovery Park	<p>The City has put a number of years into working with Landcorp on the future planning for the Henderson Waste Recovery Park. The short period of time Landcorp has now presented to provide comment on a revised approach is disappointing considering the importance of this major asset to the City.</p> <p>To have had no discussion with the City, in the capacity of owner, operator and local government, to have then made ascertains which are presumptuous and progressed this matter to the point of drafting an amendment document to start implementing this revised approach is quite offensive to the City. This is not in line with the type of relationship the City would expect from Landcorp given the extensive project work that agency has undertaken within Cockburn. It is of further concern as a major landowner in the area to feel Landcorp are not prioritising important matters like community engagement. There have been numerous opportunities, including regular officer meetings, where this proposal could have been foreshadowed and then brought to the attention of Elected Members.</p> <p>The City understood it had agreement with Landcorp, in its purchase of land from Cockburn Cement, to undertake a contra agreement to organise a land swap with the City to achieve its long term Henderson waste recovery vision, and to also enable the State Government to secure key components of land assembly such as for the intermodal and Wattleup DA2 precinct. Landcorp appear to directly prevent this</p>

Comment #	Area of concern	Comment
		occurring, by undertaking a zoning of the precinct 6A land which does not provide for the specific use of waste recovery that had been agreed.
5.	Referencing incorrect legislation	There is mention of the Planning and Development Legislation Amendment (Western Trade Coast Protection Area) Bill 2015. This draft legislation has not been formally introduced to parliament, nor has it received appropriate levels of public engagement as discussed in the City's critical analysis that was presented at the 3 December 2015 Special Council Meeting. All reference to this should be removed. Instead, discussion should be replaced with a commitment to the protection of the rural interface and transition area, which would be consistent with adopted informing strategies and plans.
6.	Orderly and proper planning	Based on the above discussion, the City believes the discussion in the amendment document that it is consistent with orderly and proper planning is not correct.
Amendment 18 – Proposed Land Use Permissibility		
7.	Motor Vehicle Repair 'X' use in Light Industry area	This should be an 'A' use. This use is a 'D' use under Cockburn's TPS 3 for Light and Service Industry. It should still be a use that can be considered, but an 'A' use would be appropriate given the proximity to Rural land. It also provides the ability to assess its impact (as it could generate noise, odour etc).
8.	Club Premises 'X' use in the Light Industry area and General Industry	This should be an 'A' use in both zones. This is a low impact use which generally (if conditioned appropriately) would not result in a detrimental effect to amenity; noise and/ or odour. It is already more onerous than Cockburn's TPS 3 (which allows for it as a 'D' use in both zones).
9.	Civic Use 'X' use in the Light Industry area	This should be an 'A' use. This is a low impact use which generally (if conditioned appropriately) would not result in a detrimental effect to amenity; noise and/ or odour. It is already more onerous than Cockburn's TPS 3 (which allows for it as a 'P' use). In the 'Current Precinct 10 Russell Road Industrial' zoning table it is also an 'D' use.

Comment #	Area of concern	Comment
		Therefore recommending it as an 'A' use doesn't suggest this use would be considered more appropriately than a 'D' use, but the application could be considered on its individual merits.
10.	Farm Supply Centre 'X' use in the Light Industry area and General Industry	<p>This should be a 'P' use for Light Industry and an 'A' use in the General Industry zone.</p> <p>It does not seem logical to have this as a 'X' use. The Light Industry area was identified as a 'buffer' between the General Industry zone and the existing Rural areas. Farm supply centres are 'P' uses under Cockburn's TPS 3, so it is compatible and would fit within the 'buffer' as transitional land uses.</p>
11.	Transport Depot 'X' use in the Light Industry area	<p>This should be an 'A' use.</p> <p>This use is a 'P' use under Cockburn's TPS 3 for the Light and Service Industry. It should still be a use that can be considered, but an 'A' use would be appropriate given the proximity to Rural land. It also provides the ability to assess its impact (as it could generate noise, odour etc). It is noted this use was changed to a 'D' use in the 'Current Precinct 10 Russell Road Industrial' zoning table.</p>
12.	Showroom 'X' use in the Light Industry area	<p>This should be a 'D' use.</p> <p>This use is a 'P' use under Cockburn's TPS 3 for the Light and Service Industry.</p>
13.	Bulks Goods Handling 'X' use in the Light Industry area	This should be an 'A' use.
14.	Community Purpose 'X' use in the Light Industry area and General Industry	This should be an 'A' use in both zones.
15.	Distribution Centre 'X' use in the Light Industry area	This should be an 'A' use.
16.	Motor Vehicle, Boat or Caravan Sales	This should be a 'D' use.

Comment #	Area of concern	Comment
	'X' use in the Light Industry area	This use is a 'P' use under Cockburn's TPS 3 for the Light and Service Industry.
17.	Truck Shop 'D' use in the General Industry area and 'X' use in the Light Industry area	The definition includes the housing of drivers. This is least appropriate in the General Industry zone, therefore should be an 'X' use in General Industry and a 'D' use in the Light Industry zones.
18.	Research and Development 'X' use in the General Industry area	This should be an 'A' use.
19.	Recreation Private 'X' use in the Light Industry area and General Industry	This should be a 'D' use for both zones. It is a 'P' use under Cockburn's TPS 3 for both zones.
20.	Vehicle Wrecking 'X' use in the General Industry area	This should be an 'A' use.
Henderson Waste Recovery Park		
21.	Operational matters	<ul style="list-style-type: none"> ○ The City has the potential to construct an additional Landfill Cell 8 to the east of Landfill Cell 4 (see Attachment 2). This is only possible if the nib of Lot 6 (owned by Caratti) that protrudes westwards is also zoned Resource Recovery. This does not appear to be acknowledged by Landcorp's Additional Use proposal. The buffer distance to the existing eastern Caratti dwelling (Lot 6 Caratti Road Wattleup) in Precinct 9 (North East Gateway) may impact or prevent landfilling on Cell 8. EPA Guide to Buffers currently recommends 150m to a Class 2 and 3 Putrescible Landfill. ○ The Proposed Resource Recovery Zone does not include the northwest corner of Cell 6 which the City purchased in 2006 from WA Limestone and which is now covered in landfill. Please refer to the latest cadastral boundaries. ○ It is the City's intention to create a 'front of house' entrance off Dalison Avenue (see Attachment 3 extract of plan from Future Development Strategy). Buffer distance to the existing eastern Antic (Lot 8 Dalison Ave) dwelling in Precinct 7

Comment #	Area of concern	Comment
		<p>(Northern Transport) may impact or prevent the construction and operation of a Material Recovery Facility and associated waste processing activities (crushing and screening of Construction and Demolition Waste). EPA Guide to Buffers currently recommends 200m to a Waste Depot.</p> <ul style="list-style-type: none"> ○ The Proposed Resource Recovery Zone includes an area (11.4ha) the City has quarantined from its use to make way for the potential Intermodal Facility. This area contains numerous old growth tuart trees that would result in significant vegetation offsets cost for the City should a clearing permit be issued. This area represents no value to the City zoned as Resource Recovery. Any land needed for the potential Intermodal Facility should be appropriately reserved under Appendix 2 – Hope Valley Wattleup Reserves Map and acquired by the State Government for these purposes. ○ The existing Resource Recovery Zone covers 54ha. The proposed Resource Recovery Zone covers 67.8ha (land already owned by the City) minus the 11.4ha of unusable Intermodal land = 56.4ha. Discussions need to continue to confirm the correct land areas (including correction of areas which are not suitable for landfilling) before this is finalised for advertising. ○ Once all landfill cells are completed and capped, waste decay continues and differential settlement occurs. Therefore buildings cannot be constructed on landfill cells. Hardstand for container storage and solar array are two of the potential uses for the flat surfaces on top of the landfill cells post closure. City officers will need to give further thought to how this should be facilitated from a planning point of view. Once satisfactory options have been discussed, the City can advise Landcorp how it would expect these ultimate land uses to be enabled. Given the complexities of the contaminants, applying the full suite of industrial land uses may not be appropriate.

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

OCM 14/7/2016 - Item 15.1

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF094941	26835	NGIS AUSTRALIA PTY LTD GEOGRAPHIC INFORMATION SYSTEMS	5/05/2016	13,799.03
EF094942	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	9/05/2016	1,564.50
EF094943	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	9/05/2016	338,239.00
EF094944	10244	BUILDING & CONST INDUSTRY TRAINING FUND LEVY PAYMENT	9/05/2016	50,480.53
EF094945	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	9/05/2016	4,149.56
EF094946	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	9/05/2016	301.10
EF094947	11001	LOCAL GOVERNMENT RACING & CEMETERIES PAYROLL DEDUCTIONS	9/05/2016	369.00
EF094948	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	9/05/2016	551.20
EF094949	11860	45S CLUB PAYROLL DEDUCTIONS	9/05/2016	22.00
EF094950	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	9/05/2016	11,437.86
EF094951	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	9/05/2016	1,239.50
EF094952	20890	SUBARU & VW OSBORNE PARK FLEET VEHICLES	9/05/2016	19,236.57
EF094953	22906	INVISION INVESTIGATIONS & CONSULTING CONSULTANCY - HR	9/05/2016	8,870.00
EF094954	23302	BUILDING SERVIC BUILDING SERVICES LEVIES	9/05/2016	48,419.85
EF094955	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	9/05/2016	567.62
EF094956	26535	JUANETIA ROSE KNAPP AND BRUCE REGINALD PURCHASE OF ARTWORK	9/05/2016	860.00
EF094957	99997	COCKBURN CITY TEEBALL AND BASEBALL CLUB KIDSPORT APPLICATIONS	9/05/2016	200.00
EF094958	99997	SINTA NG CONTRIBUTION - HBF RUN FOR A REASON	9/05/2016	47.00
EF094959	99997	DAVID CULANK CONTRIBUTION - HBF RUN FOR A REASON	9/05/2016	37.00
EF094960	99997	ANTON LEES STUDY FEES CONTRIBUTION	9/05/2016	3,950.00
EF094961	99997	JUNKO HUGHES SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	1,880.00
EF094962	99997	JACQUELINE A'COURT SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	530.00
EF094963	99997	SHONA HUTCHINGS SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	800.00
EF094964	99997	JUNE BENNETT SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	590.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF094965	99997	CHAS HAUXBY SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	600.00
EF094966	99997	SANDY GASKETT SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	215.00
EF094967	99997	MARIE FOSTER SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	60.00
EF094968	99997	SUZANNE VALENTE SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	500.00
EF094969	99997	REBECCA ATHERTON SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	400.00
EF094970	99997	JAN ANDERSON SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	225.00
EF094971	99997	BRONWYN ELLIOTT SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	325.00
EF094972	99997	DANICA WITCHERMANN SHOWOFF EXHIBITION - SALE OF ARTWORK	9/05/2016	175.00
EF094973	99997	PETER LE COMPTE INSURANCE CLAIM REIMBURSEMENT	9/05/2016	300.00
EF094974	12740	MAYOR LOGAN HOWLETT COUNCILLOR EXPENSE REIMBURSEMENT	9/05/2016	318.60
EF094975	23338	STEVE PORTELLI COUNCILLOR EXPENSE REIMBURSEMENT	9/05/2016	530.93
EF094976	23339	STEPHEN PRATT COUNCILLOR EXPENSE REIMBURSEMENT	9/05/2016	939.58
EF094977	26517	CLICKSUPER PAYROLL DEDUCTIONS	9/05/2016	428,423.55
EF094978	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	12/05/2016	772.44
EF094979	22569	SONIC HEALTH PLUS PTY LTD MEDICAL SERVICES	12/05/2016	2,293.50
EF094980	25418	CS LEGAL LEGAL SERVICES	12/05/2016	24,885.88
EF094981	99996	PROPERTY EFT REFUNDS RATES (NOT BONDS) PROPERTY EFT REFUNDS	12/05/2016	2,877.57
EF094982	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	23/05/2016	1,538.70
EF094983	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	23/05/2016	340,792.00
EF094984	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	23/05/2016	3,990.41
EF094985	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	23/05/2016	301.10
EF094986	11001	LOCAL GOVERNMENT RACING & CEMETERIES PAYROLL DEDUCTIONS	23/05/2016	369.00
EF094987	11447	SPEARWOOD DALMATINAC CLUB INC COMMUNITY GRANT	23/05/2016	15,750.00
EF094988	11854	ZIPFORM PRINTING SERVICES	23/05/2016	2,260.72

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF094989	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	23/05/2016	556.80
EF094990	11860	45S CLUB PAYROLL DEDUCTIONS	23/05/2016	22.00
EF094991	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	23/05/2016	12,720.83
EF094992	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	23/05/2016	1,239.50
EF094993	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	23/05/2016	567.62
EF094994	99997	KARRI PENLEY IN HOME CARE EDUCATOR PAYMENT	23/05/2016	570.00
EF094995	99997	ATWELL COLLEGE SUSTAINABILITY GRANT	23/05/2016	2,706.10
EF094996	99997	BLUE GUM MONTESSORI SUSTAINABILITY GRANT	23/05/2016	4,000.00
EF094997	99997	COOGEE CONTINENTAL DELI SUSTAINABILITY GRANT	23/05/2016	2,970.00
EF094998	99997	EMMANUEL CATHOLIC COLLEGE SUSTAINABILITY GRANT	23/05/2016	1,713.00
EF094999	99997	FRIENDS OF COOLBELLUP BUSHLAND SUSTAINABILITY GRANT	23/05/2016	3,980.00
EF095000	99997	FRIENDS OF NORTHLAKE SUSTAINABILITY GRANT	23/05/2016	3,882.13
EF095001	99997	GATHER & MAKE SUSTAINABILITY GRANT	23/05/2016	3,445.00
EF095002	99997	HAMMOND PARK CATHOLIC PRIMARY SCHOOL SUSTAINABILITY GRANT	23/05/2016	3,502.89
EF095003	99997	HARVEST LAKES RESIDENTS ASSOCIATION SUSTAINABILITY GRANT	23/05/2016	4,000.00
EF095004	99997	LARK AND OWL SUSTAINABILITY GRANT	23/05/2016	1,200.00
EF095005	99997	TEDDY BEAR CORNER SUSTAINABILITY GRANT	23/05/2016	393.00
EF095006	99997	JANDAKOT VOLUNTEER BUSHFIRE BRIDAGE COMMUNITY GRANT	23/05/2016	375.00
EF095007	99997	PHOENIX THEATRE COMMUNITY GRANT	23/05/2016	4,000.00
EF095008	99997	YANGEBUP PROGRESS ASSOCIATION COMMUNITY GRANT	23/05/2016	1,670.00
EF095009	99997	SCOUTS WA COMMUNITY GRANT	23/05/2016	6,141.30
EF095010	99997	BEELIAR PRIMARY SCHOOL COMMUNITY GRANT	23/05/2016	2,170.10
EF095011	99997	THE CHURCHES COMMISSION ON EDUCATION COUNCIL DONATION	23/05/2016	9,000.00
EF095012	99997	SOUTH LAKE OTTEY FAMILY CENTRE COUNCIL DONATION	23/05/2016	10,000.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF095013	99997	THE SCHOOL VOLUNTEER PROGRAM COUNCIL DONATION	23/05/2016	13,500.00
EF095014	99997	SECOND HARVEST COUNCIL DONATION	23/05/2016	16,000.00
EF095015	99997	PORT COMMUNITY HIGH SCHOOL COUNCIL DONATION	23/05/2016	15,000.00
EF095016	99997	VOLUNTEER HOME SUPPORT COUNCIL DONATION	23/05/2016	5,000.00
EF095017	99997	BUSINESS FOUNDATIONS COUNCIL DONATION	23/05/2016	10,000.00
EF095018	99997	A CAPELLA WEST SPONSORSHIP	23/05/2016	5,000.00
EF095019	99997	WESTERN AUSTRALIAN FIGURE SKATING CLUB SPONSORSHIP	23/05/2016	3,000.00
EF095020	99997	HAMILTON HILL COMMUNITY GROUP SPONSORSHIP	23/05/2016	16,604.00
EF095021	26647	BROOKFIELD MULTIPLEX CONSTRUCTIONS BUILDING - CONSTRUCTION	30/05/2016	7,836,343.32
EF095022	10009	AAA PRODUCTION SERVICES AUDIO EQUIPMENT HIRE	31/05/2016	7,084.00
EF095023	10010	AAC ID SOLUTIONS SECURITY & PROMOTIONAL PRODUCTS	31/05/2016	418.00
EF095024	10032	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD CONTROLLERS AND SIGNS	31/05/2016	23,584.55
EF095025	10041	AIR LIQUIDE WA PTY LTD GAS SUPPLIES	31/05/2016	98.64
EF095026	10048	ALL EARTH CONTRACTING EQUIPMENT HIRE	31/05/2016	5,287.30
EF095027	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	31/05/2016	528.72
EF095028	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	31/05/2016	2,681.02
EF095029	10118	AUSTRALIA POST POSTAGE CHARGES	31/05/2016	18,159.99
EF095030	10160	DORMA AUSTRALIA PTY LTD AUTOMATIC DOOR SERVICES	31/05/2016	5,664.13
EF095031	10207	BOC GASES GAS SUPPLIES	31/05/2016	63.34
EF095032	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	31/05/2016	8,133.79
EF095033	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	31/05/2016	30,352.42
EF095034	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	31/05/2016	2,025.65
EF095035	10247	BUNZL AUSTRALIA LTD PAPER/PLASTIC/CLEANING SUPPLIES	31/05/2016	1,596.18
EF095036	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	31/05/2016	169.06

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF095037	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	31/05/2016	4,332.33
EF095038	10333	CJD EQUIPMENT PTY LTD NEW LOADER/PLANT ACCESSORIES	31/05/2016	302,874.24
EF095039	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	31/05/2016	2,534.51
EF095040	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	31/05/2016	2,272.34
EF095041	10353	COCKBURN CEMENT LTD RATES REFUND	31/05/2016	1,337.78
EF095042	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	31/05/2016	3,773.00
EF095043	10360	COCKBURN PARTY HIRE HIRE OF PARTY EQUIPMENT	31/05/2016	3,558.00
EF095044	10368	COCKBURN WETLANDS EDUCATION CENTRE COMMUNITY GRANT	31/05/2016	165.00
EF095045	10375	VEOLIA ENVIRONMENTAL SERVICES WASTE SERVICES	31/05/2016	6,772.88
EF095046	10384	PROGILITY PTY LTD COMMUNICATIONS AUSTRALIA COMMUNICATION SERVICES	31/05/2016	4,169.33
EF095047	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	31/05/2016	25,272.26
EF095048	10422	REITSEMA PACKAGING ROAD LITTER BAGS	31/05/2016	502.92
EF095049	10456	DATANET PTY LTD SOFTWARE MODIFICATIONS	31/05/2016	37,217.60
EF095050	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	31/05/2016	11,352.43
EF095051	10526	E & MJ ROSHER PTY LTD MOWER PARTS	31/05/2016	9,410.90
EF095052	10535	WORKPOWER INCORPORATED EMPLOYMENT SERVICES - PLANTING	31/05/2016	26,780.29
EF095053	10550	EMERALD PEST CONTROL PEST CONTROL SERVICES	31/05/2016	90.00
EF095054	10580	FC COURIERS COURIER SERVICES	31/05/2016	2,001.54
EF095055	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	31/05/2016	10,474.00
EF095056	10590	DEPARTMENT OF FIRE AND EMERGENCY SERVICES ESL LEVY & RELATED COSTS	31/05/2016	16,339.90
EF095057	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	31/05/2016	184.05
EF095058	10644	COCKBURN GATEWAY SHOPPING CITY REFUND OF INCORRECT PAYMENT	31/05/2016	360.00
EF095059	10655	GHD PTY LTD CONSULTANCY SERVICES	31/05/2016	3,795.00
EF095060	10664	GOLDER ASSOCIATES CONSULTANCY SERVICES	31/05/2016	3,850.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF095061	10679	GRASSTREES AUSTRALIA PLANTS & PLANTING SERVICES	31/05/2016	63,869.30
EF095062	10692	AECOM AUSTRALIA PTY LTD CONSULTANCY SERVICES	31/05/2016	2,607.00
EF095063	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	31/05/2016	4,299.90
EF095064	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	31/05/2016	801.90
EF095065	10726	HOLTON CONNOR ARCHITECTS & PLANNERS ARCHITECTURAL SERVICES	31/05/2016	25,397.89
EF095066	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	31/05/2016	48,656.08
EF095067	10783	JANDAKOT METAL INDUSTRIES METAL SUPPLIES	31/05/2016	4,100.80
EF095068	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	31/05/2016	317.66
EF095069	10794	JASON SIGNMAKERS SIGNS	31/05/2016	34,100.00
EF095070	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	31/05/2016	3,067.68
EF095071	10824	KCI INDUSTRIES PTY LTD REPAIRS/MAINTENANCE SERVICES	31/05/2016	115.50
EF095072	10864	LAMP REPLACEMENTS LIGHTING SUPPLIES	31/05/2016	88.00
EF095073	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	31/05/2016	1,131.73
EF095074	10884	WSP BUILDINGS PTY LTD CONSULTANCY SERVICES	31/05/2016	19,398.93
EF095075	10888	LJ CATERERS CATERING SERVICES	31/05/2016	9,903.97
EF095076	10913	BUCHER MUNICIPAL PTY LTD PURCHASE OF NEW PLANT / REPAIR SERVICES	31/05/2016	9,950.61
EF095077	10918	MAIN ROADS WA REPAIRS/MAINTENANCE SERVICES	31/05/2016	3,651.93
EF095078	10923	MAJOR MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	31/05/2016	1,022.42
EF095079	10931	MARLBROH BINGO ENTERPRISES BINGO EQUIPMENT	31/05/2016	51.70
EF095080	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	31/05/2016	1,391.46
EF095081	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	31/05/2016	7,150.00
EF095082	10944	MCLEODS LEGAL SERVICES	31/05/2016	28,366.78
EF095083	10991	BEACON EQUIPMENT MOWING EQUIPMENT	31/05/2016	2,230.00
EF095084	11004	MURDOCH UNI OFFICE OF FINANCE, PLANNING ANALYSING SERVICES	31/05/2016	611.60

CITY OF COCKBURN
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Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF095085	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	31/05/2016	1,238.40
EF095086	11028	NEVERFAIL SPRINGWATER LTD BOTTLED WATER SUPPLIES	31/05/2016	705.85
EF095087	11032	NOISE & VIBRATION MEASUREMENT SYSTEMS MEASURING EQUIPMENT/SERVICES	31/05/2016	979.00
EF095088	11036	NORTHLAKE ELECTRICAL ELECTRICAL SERVICES	31/05/2016	57,774.79
EF095089	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	31/05/2016	665.50
EF095090	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	31/05/2016	1,702.80
EF095091	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	31/05/2016	3,331.46
EF095092	11205	QUALITY TRAFFIC MANAGEMENT PTY LTD TRAFFIC CONTROL SERVICES	31/05/2016	40,269.20
EF095093	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	31/05/2016	12,477.20
EF095094	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	31/05/2016	14,687.75
EF095095	11244	RESEARCH SOLUTIONS PTY LTD RESEARCH SERVICES	31/05/2016	2,344.65
EF095096	11284	ROYAL LIFE SAVING SOCIETY AUSTRALIA TRAINING SERVICES	31/05/2016	1,263.00
EF095097	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	31/05/2016	480.48
EF095098	11304	SANAX MEDICAL & FIRST AID SUPPLIES MEDICAL SUPPLIES	31/05/2016	357.39
EF095099	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	31/05/2016	20,084.96
EF095100	11308	SBA SUPPLIES HARDWARE SUPPLIES	31/05/2016	2,822.60
EF095101	11337	SHERIDANS FOR BADGES NAME BADGES & ENGRAVING	31/05/2016	872.63
EF095102	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	31/05/2016	1,410.16
EF095103	11373	SKIPPER TRUCK PARTS SPARE PARTS & MAINTENANCE SERVICES	31/05/2016	1,241.99
EF095104	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	31/05/2016	437,946.43
EF095105	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	31/05/2016	970.00
EF095106	11463	SPECTRUM CABINETS CABINET SUPPLIES	31/05/2016	1,639.00
EF095107	11469	SPORTS TURF TECHNOLOGY TURF CONSULTANCY SERVICES	31/05/2016	4,356.00
EF095108	11483	ST JOHN AMBULANCE AUST WA OPERATIONS FIRST AID COURSES	31/05/2016	1,762.85

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Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF095109	11502	STATE LAW PUBLISHER ADVERTISING SERVICES	31/05/2016	351.30
EF095110	11540	SWANVIEW PLANT FARM NURSERY	31/05/2016	3,960.00
EF095111	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	31/05/2016	9,900.00
EF095112	11557	TECHNOLOGY ONE LTD ANNUAL LICENCE FEES/IT CONSULTANCY	31/05/2016	387,327.86
EF095113	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	31/05/2016	31,377.71
EF095114	11642	TRAILER PARTS PTY LTD TRAILER PARTS	31/05/2016	112.00
EF095115	11651	TREE WATERING SERVICES TREE WATERING SERVICES	31/05/2016	23,168.00
EF095116	11655	TRISLEYS HYDRAULIC SERVICES PTY LTD POOL EQUIPMENT/REPAIRS	31/05/2016	4,327.40
EF095117	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	31/05/2016	1,000.00
EF095118	11667	TURFMASTER FACILITY MANAGEMENT TURFING SERVICES	31/05/2016	4,769.79
EF095119	11690	URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA CONSULTANCY SERVICES - PLANNING	31/05/2016	95.00
EF095120	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	31/05/2016	671.10
EF095121	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	31/05/2016	3,509.00
EF095122	11701	VIBRA INDUSTRIA FILTER SUPPLIES	31/05/2016	1,608.20
EF095123	11715	WA BLUEMETAL ROADBASE SUPPLIES	31/05/2016	42,862.06
EF095124	11722	WA HINO SALES & SERVICE PURCHASE OF NEW TRUCKS / MAINTENANCE	31/05/2016	4,305.83
EF095125	11726	WA LIMESTONE LIMESTONE SUPPLIES	31/05/2016	21,723.33
EF095126	11773	WESFARMERS LANDMARK LIMITED CHEMICAL SUPPLIES	31/05/2016	2,673.00
EF095127	11787	DEPT OF TRANSPORT VEHICLE SEARCH FEES	31/05/2016	313.80
EF095128	11789	WALGA ADVERTISING/TRAINING SERVICES	31/05/2016	1,095.00
EF095129	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	31/05/2016	48,932.14
EF095130	11795	WESTERN POWER ELECTRICAL SERVICES	31/05/2016	858.00
EF095131	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	31/05/2016	1,030.06
EF095132	11835	WURTH AUSTRALIA PTY LTD HARDWARE SUPPLIES	31/05/2016	989.72

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EF095133	11841	YANGEBUP FAMILY CENTRE INC VENUE HIRE / GRANTS & DONATIONS	31/05/2016	1,637.00
EF095134	11854	ZIPFORM PRINTING SERVICES	31/05/2016	3,432.88
EF095135	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	31/05/2016	1,980.00
EF095136	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	31/05/2016	1,438.60
EF095137	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY EXCAVATING/EARTHMOVING EQUIPMENT	31/05/2016	4,124.48
EF095138	12018	O'CONNOR LAWMOWER & CHAINSAW CENTRE MOWING EQUIPMENT/PARTS/SERVICES	31/05/2016	237.60
EF095139	12127	ABLE WESTCHEM CHEMICAL/CLEANING SUPPLIES	31/05/2016	402.09
EF095140	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	31/05/2016	25,578.30
EF095141	12173	CHALLENGE CHEMICALS AUSTRALIA CHEMICAL SUPPLIES	31/05/2016	279.68
EF095142	12219	PARKS AND LEISURE AUSTRALIA SUBSCRIPTION RENEWAL	31/05/2016	665.50
EF095143	12357	TACTILE INDICATORS WA PTY LTD PAVING SERVICES	31/05/2016	1,185.00
EF095144	12388	ELITE POOL COVERS POOL COVERS	31/05/2016	300.00
EF095145	12394	MP ROGERS & ASSOCIATES PTY LTD CONSULTANCY SERVICES - MARINE	31/05/2016	748.00
EF095146	12458	KITE KINETICS ENTERTAINMENT SERVICES	31/05/2016	850.00
EF095147	12497	TROPHY CHOICE TROPHY SUPPLIES	31/05/2016	1,140.75
EF095148	12560	AUSTSWIM LTD TRAINING SERVICES	31/05/2016	550.00
EF095149	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	31/05/2016	8,030.00
EF095150	12621	SETON AUSTRALIA SIGN SUPPLIES	31/05/2016	394.08
EF095151	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	31/05/2016	15,695.70
EF095152	12672	NORMAN DISNEY & YOUNG CONSULTANCY SERVICES	31/05/2016	5,348.87
EF095153	12882	ALLFLOW INDUSTRIAL WASTE DISPOSAL SERVICES	31/05/2016	435.55
EF095154	13037	PPCA LTD LICENCE FEE - SOUND & MUSIC	31/05/2016	85.00
EF095155	13056	CLEANDUSTRIAL SERVICES PTY LTD CLEANING SERVICES	31/05/2016	82,151.02
EF095156	13102	MICHAEL PAGE INTERNATIONAL EMPLOYMENT SERVICES	31/05/2016	1,500.68

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EF095157	13325	MARTINS ENVIRONMENTAL SERVICES WEED SPRAYING SERVICES	31/05/2016	935.00
EF095158	13462	ATI-MIRAGE PTY LTD TRAINING SERVICES	31/05/2016	4,345.00
EF095159	13563	GREEN SKILLS INC EMPLOYMENT SERVICES	31/05/2016	12,886.50
EF095160	13764	DIMENSION DATA LEARNING SOLUTIONS PTY LTD COMPUTER SOFTWARE	31/05/2016	1,970.10
EF095161	13767	ELLIOTTS IRRIGATION PTY LTD IRRIGATION SERVICES	31/05/2016	2,497.00
EF095162	13825	JACKSON MCDONALD LEGAL SERVICES	31/05/2016	37,739.07
EF095163	13849	MCMULLEN NOLAN & PARTNERS SURVEYORS PTY LTD SURVEYING SERVICES	31/05/2016	11,110.00
EF095164	13860	KRS CONTRACTING WASTE COLLECTION SERVICES	31/05/2016	783.75
EF095165	13873	COCKBURN SES TRAFFIC MANAGEMENT SERVICES	31/05/2016	800.00
EF095166	14265	RURAL PRESS SUBSCRIPTION RENEWAL	31/05/2016	108.24
EF095167	14311	BBC ENTERTAINMENT ENTERTAINMENT SERVICES	31/05/2016	1,540.00
EF095168	14350	BAILEYS FERTILISERS FERTILISER SUPPLIES	31/05/2016	1,496.00
EF095169	14459	BIDVEST (WA) FOOD/CATERING SUPPLIES	31/05/2016	638.15
EF095170	14593	AUSTREND INTERNATIONAL PTY LTD ALUMINIUM SUPPLIES	31/05/2016	594.00
EF095171	14667	APPEALING SIGNS SIGNS	31/05/2016	1,994.96
EF095172	14700	KINGMAN SIGNS & GRAPHICS SIGNWRITING/SIGNMAKING	31/05/2016	27,500.00
EF095173	15072	DRUM PRINT & PUBLICATIONS PRINTING SERVICES	31/05/2016	804.10
EF095174	15267	CHEMSEARCH AUSTRALIA CHEMICAL SUPPLIES	31/05/2016	10,996.11
EF095175	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	31/05/2016	209.44
EF095176	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	31/05/2016	218.20
EF095177	15550	APACE AID PLANTS & LANDSCAPING SERVICES	31/05/2016	50.00
EF095178	15588	NATURAL AREA HOLDINGS PTY LTD WEED SPRAYING	31/05/2016	6,024.15
EF095179	15678	A2Z PEST CONTROL PEST CONTROL	31/05/2016	2,202.00
EF095180	15850	ECOSCAPE ENVIRONMENTAL CONSULTANCY	31/05/2016	13,997.50

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EF095181	15868	CARDNO (WA) PTY LTD CONSULTANCY SERVICES - ENGINEERING	31/05/2016	1,685.20
EF095182	15914	T-QUIP MOWING EQUIPMENT	31/05/2016	1,274.55
EF095183	16058	SHOP-A-DOCKET PTY LTD ADVERTISING SERVICES	31/05/2016	2,319.75
EF095184	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	31/05/2016	6,217.07
EF095185	16107	WREN OIL WASTE DISPOSAL SERVICES	31/05/2016	437.25
EF095186	16108	ALTIFORM PTY LTD OUTDOOR FURNITURE	31/05/2016	12,140.70
EF095187	16267	ACROMAT GYM EQUIPMENT/STADIUM SEATING	31/05/2016	990.00
EF095188	16291	WA PROFILING ROAD PROFILING SERVICES	31/05/2016	21,846.58
EF095189	16396	MAYDAY EARTHMOVING ROAD CONSTRUCTION MACHINE HIRE	31/05/2016	67,454.95
EF095190	16704	ACCIDENTAL FIRST AID SUPPLIES - PERTH SOUTH MEDICAL SUPPLIES	31/05/2016	327.98
EF095191	16715	FORD & DOONAN AIR CONDITIONING	31/05/2016	29,903.88
EF095192	16894	TREBLEX INDUSTRIAL PTY LTD CHEMICALS - AUTOMOTIVE	31/05/2016	3,630.00
EF095193	16985	WA PREMIX CONCRETE SUPPLIES	31/05/2016	20,119.44
EF095194	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	31/05/2016	280.00
EF095195	17036	SERVICES INC PTY LTD CONSTRUCTION SERVICES - SKATEPARKS	31/05/2016	8,428.75
EF095196	17092	CENTRAL SCREENS SECURITY SYSTEMS/PRODUCTS	31/05/2016	200.00
EF095197	17097	VALUE TISSUE PAPER PRODUCTS	31/05/2016	741.40
EF095198	17121	UNDERGROUND POWER DEVELOPMENT PTY LTD ELECTRICAL SERVICES	31/05/2016	2,530.00
EF095199	17213	COCKBURN CITY SOCCER CLUB INC SPORT EQUIPMENT GRANT	31/05/2016	800.00
EF095200	17214	FLAMES NETBALL CLUB SPORTS CLUB	31/05/2016	600.00
EF095201	17362	JOHN EARLEY TRAINING	31/05/2016	125.00
EF095202	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	31/05/2016	3,213.06
EF095203	17481	ADS AUTOMATION PTY LTD DOOR/GATE REPAIRS	31/05/2016	445.50
EF095204	17624	ALLSPORTS LINEMARKING LINEMARKING SERVICES	31/05/2016	3,080.00

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EF095205	17677	TARSC PTY LTD CONSULTANCY SERVICES - ROAD SAFETY	31/05/2016	2,244.00
EF095206	17798	WESTERN DIAGNOSTIC PATHOLOGY ANALYTICAL SERVICES	31/05/2016	339.19
EF095207	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	31/05/2016	1,028.50
EF095208	17927	SHARYN EGAN ARTISTIC SERVICES	31/05/2016	400.00
EF095209	17942	MRS MAC'S FOOD SUPPLIES	31/05/2016	481.80
EF095210	18122	SIGNMAN SIGNAGE	31/05/2016	551.10
EF095211	18126	DELL AUSTRALIA PTY LTD COMPUTER HARDWARE	31/05/2016	583.00
EF095212	18147	AURECON AUSTRALASIA PTY LTD CONSULTANCY - CIVIL ENGINEERING	31/05/2016	5,088.16
EF095213	18203	NATSYNC ENVIRONMENTAL PEST CONTROL	31/05/2016	1,164.50
EF095214	18258	BPA ENGINEERING ENGINEERING	31/05/2016	786.50
EF095215	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	31/05/2016	66.73
EF095216	18508	JOHN TURNER BRICK LAYING SERVICES	31/05/2016	12,180.50
EF095217	18533	FRIENDS OF THE COMMUNITY INC. DONATION	31/05/2016	680.00
EF095218	18559	LORRAINE'S PARTY PONIES PARTY HIRE	31/05/2016	620.00
EF095219	18621	PLANNING INSTITUTE AUSTRALIA REGISTRATION	31/05/2016	540.00
EF095220	18625	PEDERSENS HIRE & STRUCTURES PTY LTD FUNCTION EQUIPMENT HIRE	31/05/2016	341.01
EF095221	18628	UNILEVER AUSTRALIA LTD BEVERAGES	31/05/2016	196.59
EF095222	18639	HAMILTON HILL DELIVERY ROUND NEWSPAPER DELIVERY SERVICE	31/05/2016	258.96
EF095223	18731	OCCMEDIC MEDICAL SERVICES	31/05/2016	2,885.00
EF095224	18734	P & R EDWARDS ENTERTAINMENT SERVICES	31/05/2016	525.00
EF095225	18764	AFFIRMATIVE GROUP BRICK PAVING SERVICES	31/05/2016	6,644.55
EF095226	18941	ALLSTAMPS STATIONERY	31/05/2016	168.60
EF095227	18960	RESULTS SALES PROMOTION SALES PROMOTION	31/05/2016	2,149.50
EF095228	18962	SEALANES (1985) P/L CATERING SUPPLIES	31/05/2016	2,348.29

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EF095229	19155	WE LIKE TO PARTY BALLOONS & PARTY SUPPLIES	31/05/2016	226.00
EF095230	19288	ROTARY CLUB OF COCKBURN INC DONATION	31/05/2016	6,200.00
EF095231	19436	WHITCHURCH REFRIGERATION & AIRCONDITIO AIR CONDITIONING SERVICES	31/05/2016	2,401.30
EF095232	19446	ENVISIONWARE PTY LTD SOFTWARE	31/05/2016	2,805.00
EF095233	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	31/05/2016	600.00
EF095234	19533	WOOLWORTHS LTD GROCERIES	31/05/2016	2,865.21
EF095235	19541	TURF CARE WA PTY LTD TURF SERVICES	31/05/2016	770.00
EF095236	19546	THE BIG PICTURE FACTORY PRINTING SERVICES	31/05/2016	4,906.00
EF095237	19558	COMPLETE FIRE DESIGN FIRE CONSULTANCY SERVICES	31/05/2016	3,905.00
EF095238	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	31/05/2016	149.60
EF095239	19718	SIFTING SANDS CLEANING SERVICES - SAND	31/05/2016	27,748.15
EF095240	19821	STRUCTERRE CONSULTING GROUP STRUCTURAL DESIGN CONSULTANCY SERVICES	31/05/2016	5,687.00
EF095241	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	31/05/2016	774.60
EF095242	19856	WESTERN TREE RECYCLERS SHREDDING SERVICES	31/05/2016	31,712.12
EF095243	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	31/05/2016	21,934.12
EF095244	20146	DATA#3 LIMITED CONTRACT IT PERSONNEL & SOFTWARE	31/05/2016	12,381.60
EF095245	20321	RIVERJET P/L EDUCTING-CLEANING SERVICES	31/05/2016	24,891.63
EF095246	20535	HOME-GROWN THEATRE DRAMA CLASSES	31/05/2016	4,510.00
EF095247	20693	RENTOKIL INITIAL PTY LTD PEST CONTROL SERVICES	31/05/2016	638.55
EF095248	20934	GREENLINE AG P/L AGRICULTURAL EQUIPMENT	31/05/2016	37.13
EF095249	21005	BRAIN TEASERS OZ PTY LTD EDUCATIONAL PRODUCTS	31/05/2016	66.00
EF095250	21127	JOANNA AYCKBOURN (VOICES IN SINC) INSTRUCTION - SINGING	31/05/2016	720.00
EF095251	21177	DESERT SHADOW ARTISTIC SERVICES	31/05/2016	902.00
EF095252	21287	T.J.DEPIAZZI & SONS SOIL & MULCH SUPPLIES	31/05/2016	2,975.50

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EF095253	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	31/05/2016	2,916.00
EF095254	21294	CAT HAVEN ANIMAL SERVICES	31/05/2016	2,661.00
EF095255	21371	LD TOTAL SANPOINT PTY LTD LANDSCAPING WORKS/SERVICES	31/05/2016	63,395.85
EF095256	21463	CAPITAL FINANCE AUSTRALIA LTD FINANCIAL SERVICES - LEASE FINANCES	31/05/2016	1,854.27
EF095257	21547	MUCKY DUCK BUSH BAND ENTERTAINMENT	31/05/2016	2,400.00
EF095258	21594	GREENSENSE PTY LTD CONSULTANCY - CLIMATE	31/05/2016	6,528.50
EF095259	21627	MANHEIM PTY LTD IMPOUNDED VEHICLES	31/05/2016	2,576.20
EF095260	21665	MMJ REAL ESTATE (WA) PTY LTD PROPERTY MANAGEMENT SERVICES	31/05/2016	12,269.48
EF095261	21694	UNITED EQUIPMENT PTY LTD USED EQUIPMENT	31/05/2016	496.43
EF095262	21697	ICT EXPRESS PTY LTD CONSULTANCY SERVICES - IT	31/05/2016	4,213.00
EF095263	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	31/05/2016	1,669.80
EF095264	22012	ELEGANT GLOVES EVENTS AND SERVICES CATERING SERVICES	31/05/2016	2,614.50
EF095265	22106	INTEWORK INCORPORATED SERVICES - DAIP	31/05/2016	4,847.04
EF095266	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	31/05/2016	73,064.61
EF095267	22348	MAL ATWELL LEISURE GROUP AMUSEMENT, ENTERTAINMENT	31/05/2016	440.00
EF095268	22404	CLEVERPATCH PTY LTD ARTS/CRAFT SUPPLIES	31/05/2016	705.76
EF095269	22448	CAKES WEST PTY LTD CATERING	31/05/2016	133.49
EF095270	22511	JOHNNY'S TILING TILING SERVICES	31/05/2016	110.00
EF095271	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	31/05/2016	1,310.32
EF095272	22569	SONIC HEALTH PLUS PTY LTD MEDICAL SERVICES	31/05/2016	3,894.00
EF095273	22589	JB HI FI - COCKBURN ELECTRICAL EQUIPMENT	31/05/2016	168.00
EF095274	22591	PRIORITY MANGEMENT PTY LTD TRAINING SERVICES	31/05/2016	9,612.50
EF095275	22600	CUBIC PROMOTIONS PTY LTD PROMOTIONAL PRODUCTS	31/05/2016	2,662.00
EF095276	22619	KSC TRAINING TRAINING SERVICES	31/05/2016	1,980.00

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EF095277	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	31/05/2016	1,280.00
EF095278	22680	LEONARD THORN CULTURAL PRESENTATION SERVICES	31/05/2016	150.00
EF095279	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	31/05/2016	38,909.58
EF095280	22697	THE FOREVER PROJECT LANDCARE SOLUTIONS WORKSHOP	31/05/2016	8,360.00
EF095281	22805	COVS PARTS PTY LTD MOTOR PARTS	31/05/2016	3,954.84
EF095282	22806	PUMA ENERGY (AUSTRALIA) FUELS PTY LTD FUEL SUPPLIES	31/05/2016	86,110.46
EF095283	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	31/05/2016	460.80
EF095284	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	31/05/2016	139.04
EF095285	23213	SPOTLESS FACILITY SERVICES PTY LTD (LAUNDRY) LAUNDRY SERVICES	31/05/2016	245.34
EF095286	23253	KOTT GUNNING LEGAL SERVICES	31/05/2016	1,619.81
EF095287	23254	IBIS INFORMATION SYSTEMS PTY LTD COMPUTER SOFTWARE	31/05/2016	6,480.07
EF095288	23288	ARIANE ROEMMELE AMUSEMENT - CHILDREN'S ACTIVITIES	31/05/2016	640.00
EF095289	23348	ZUMBA WITH HONEY FITNESS CLASSES	31/05/2016	616.00
EF095290	23351	COCKBURN GP SUPER CLINIC LIMITED LEASING FEES	31/05/2016	2,729.86
EF095291	23450	CLEVER DESIGNS UNIFORMS	31/05/2016	3,778.80
EF095292	23457	TOTALLY WORK WEAR FREMANTLE CLOTHING - UNIFORMS	31/05/2016	4,673.26
EF095293	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	31/05/2016	31,291.96
EF095294	23579	DAIMLER TRUCKS PERTH PURCHASE OF NEW TRUCK	31/05/2016	67.75
EF095295	23670	LIEBHERR AUSTRALIA PTY LTD SPARE PARTS	31/05/2016	1,446.50
EF095296	23685	ASTRO SYNTHETIC TURF PTY LTD SITE INSPECTIONS	31/05/2016	385.00
EF095297	23808	QUIK CORP PTY LTD CONTROLLER BOOM KITS	31/05/2016	18,227.00
EF095298	23818	AM & IE MUTCH ENGINEERING CONSULTANTS CONSULTANCY SERVICES	31/05/2016	8,184.00
EF095299	23842	ELECTRICAL DISTRIBUTORS OF WA PTY LTD ELECTRICAL COMPONENTS	31/05/2016	275.00
EF095300	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA PLANT/MACHINERY	31/05/2016	2,328.90

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EF095301	23858	SPECIALISED SECURITY SHREDDING DOCUMENT DESTRUCTION SERVICES	31/05/2016	10.12
EF095302	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	31/05/2016	1,357.40
EF095303	23982	WELLINGTON SURPLUS STORES OUTDOOR EQUIPMENT	31/05/2016	798.07
EF095304	24183	WELLARD GLASS GLASS REPAIR SERVICES	31/05/2016	814.00
EF095305	24186	ELAN ENERGY MANAGEMENT PTY LTD RECYCLING SERVICES - TYRES	31/05/2016	806.94
EF095306	24195	PAYNE'S WINDOW CLEANING AND SERVICES WINDOW CLEANING SERVICES	31/05/2016	7,792.55
EF095307	24298	TANKS FOR HIRE EQUIPMENT HIRE	31/05/2016	1,148.40
EF095308	24432	TERRA WINES PTY LTD LIQUOR SUPPLIES	31/05/2016	1,508.86
EF095309	24506	AMARANTI'S PERSONAL TRAINING PERSONAL TRAINING SERVICES	31/05/2016	300.00
EF095310	24524	CALO HEALTH HEARTMOVE CLASSES	31/05/2016	2,700.00
EF095311	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD PHOTOGRAPHY SERVICES	31/05/2016	584.10
EF095312	24599	POOLWERX SPEARWOOD ANALYTICAL SERVICES	31/05/2016	1,688.90
EF095313	24643	BIBLIOTHECA RFID LIBRARY SYSTEMS AUSTRALIA PURCHASE OF LIBRARY TAGS	31/05/2016	1,787.50
EF095314	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	31/05/2016	5,654.00
EF095315	24734	MYRIAD IMAGES PHOTOGRAPHY SERVICES	31/05/2016	2,885.00
EF095316	24736	ZENIEN CCTV & LIGHTING - COOLBELLUP HUB	31/05/2016	106,281.84
EF095317	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES ELECTRICAL SERVICES	31/05/2016	3,855.96
EF095318	24800	DZOLV PRODUCTS CATERING SUPPLIES	31/05/2016	7,902.40
EF095319	24805	KAREN WOOLHEAD DANCING CLASSES	31/05/2016	960.00
EF095320	24886	A NATURAL SELF ENTERTAINMENT SUPPLIES	31/05/2016	240.00
EF095321	24945	NS PROJECTS PTY LTD PROJECT MANAGEMENT SERVICES	31/05/2016	28,600.00
EF095322	24946	WT PARTNERSHIP QUANTITY SURVEYING SERVICES	31/05/2016	4,950.00
EF095323	24949	BITUMEN SURFACING BITUMEN SUPPLIES	31/05/2016	2,404.05
EF095324	24959	PERTH TEMPORARY AIRBRUSH TATTOOS ENTERTAINMENT SERVICES	31/05/2016	300.00

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EF095325	24974	SCOTT PRINT PRINTING SERVICES	31/05/2016	15,931.30
EF095326	24976	SNAP PRINTING - COCKBURN CENTRAL PRINTING SERVICES	31/05/2016	209.50
EF095327	25002	BRAIN AMBULANCE MENTAL HEALTH EDUCATION EDUCATION SERVICES	31/05/2016	2,431.00
EF095328	25060	DFP RECRUTIMENT SERVICES EMPLOYMENT SERVICES	31/05/2016	16,527.16
EF095329	25063	SUPERIOR PAK PTY LTD VEHICLE MAINTENANCE	31/05/2016	1,894.25
EF095330	25092	LINKS MODULAR SOLUTIONS PTY LTD COMPUTER SOFTWARE	31/05/2016	467.50
EF095331	25102	FREMANTLE MOBILE WELDING WELDING SERVICES	31/05/2016	4,466.00
EF095332	25115	FIIG INVESTMENT MANAGEMENT SERVICES	31/05/2016	5,500.00
EF095333	25121	IMAGESOURCE DIGITAL SOLUTIONS BILLBOARDS	31/05/2016	15,858.26
EF095334	25128	HORIZON WEST LANDSCAPE & IRRIGATION P/L LANDSCAPING SERVICES	31/05/2016	7,967.34
EF095335	25158	MPIRE SECURITY SECURITY SERVICES	31/05/2016	9,648.57
EF095336	25262	SANDOVER PINDER ARCHITECTS ARCHITECTURAL SERVICES	31/05/2016	44,799.97
EF095337	25264	ACURIX NETWORKS PTY LTD WIFI ACCESS SERVICE	31/05/2016	2,483.80
EF095338	25418	CS LEGAL LEGAL SERVICES	31/05/2016	6,039.07
EF095339	25539	CALIBRE CONSULTING (MELB) PTY LTD CONSULTANCY SERVICES	31/05/2016	8,728.50
EF095340	25540	JOHN MASSEY GROUP PTY LTD BUILDING SURVEYING SERVICES	31/05/2016	1,485.00
EF095341	25586	ENVIROVAP PTY LTD HIRE OF LEACHATE UNITS	31/05/2016	2,145.00
EF095342	25644	DYMOCKS GARDEN CITY PURCHASE OF BOOKS	31/05/2016	2,865.06
EF095343	25645	YELAKITJ MOORT NYUNGAR ASSOCIATION INC WELCOME TO THE COUNTRY PERFORMANCES	31/05/2016	300.00
EF095344	25710	SMYTH, FIONA T/A DIVALICIOUS ENTERTAINMENT SERVICES	31/05/2016	3,000.00
EF095345	25713	DISCUS ON DEMAND PRINTING SERVICES	31/05/2016	2,938.54
EF095346	25733	MIRACLE RECREATION EQUIPMENT PLAYGROUND INSTALLATION / REPAIRS	31/05/2016	1,529.00
EF095347	25813	LGCONNECT PTY LTD DEVELOPMENT CONSULTANCY	31/05/2016	13,420.00
EF095348	25822	FIT2WORK.COM.AU MERCURY SEARCH AND SE EMPLOYEE CHECK	31/05/2016	313.39

CITY OF COCKBURN
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EF095349	25832	EXTERIA ENGINEERING & DESIGN SERVICES	31/05/2016	260.70
EF095350	25874	BRIGHTSKY AUSTRALIA HEALTHCARE PRODUCTS	31/05/2016	556.60
EF095351	25940	LEAF BEAN MACHINE COFFEE BEAN SUPPLY	31/05/2016	1,200.00
EF095352	25955	ADECCO INDUSTRIAL PTY LTD EMPLOYMENT SERVICES	31/05/2016	72,037.93
EF095353	25962	ALL LINES LINEMARKING SERVICES	31/05/2016	3,850.00
EF095354	26029	AUTOSWEEP WA SWEEPING SERVICES	31/05/2016	880.00
EF095355	26031	BLUE HEELER TRADING COOLER BAGS	31/05/2016	1,953.00
EF095356	26067	SPRAYKING WA PTY LTD CHEMICAL WEED CONTROL SERVICES	31/05/2016	1,589.50
EF095357	26090	FREMANTLE MILK DISTRIBUTORS MILK DISTRIBUTORS	31/05/2016	152.75
EF095358	26107	JOSIE BOYLE STORYTELLING & CULTURAL ACTIVITIES	31/05/2016	300.00
EF095359	26110	DASH CIVIL CONTRACTING CONCRETING SERVICES	31/05/2016	81,396.65
EF095360	26146	TOP GEAR PAINTING PAINTING SERVICES	31/05/2016	8,800.00
EF095361	26163	PALMERSTON ASSOCIATION INC WORKSHOPS	31/05/2016	5,500.00
EF095362	26173	SOUTHSIDE PLUMBING PLUMBING SERVICES	31/05/2016	15,731.10
EF095363	26211	AMCOM PTY LTD INTERNET/DATA SERVICES	31/05/2016	9,125.82
EF095364	26253	CREATE IT TIME LAPSE CAMERA	31/05/2016	913.00
EF095365	26257	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	31/05/2016	16,499.00
EF095366	26275	SHEFA CORPORATION PTY LTD PAINTING SERVICES	31/05/2016	3,795.00
EF095367	26303	GECKO CONTRACTING TURF & LANDSCAPE MAINT TURF & LANDSCAPE MAINTENANCE	31/05/2016	58,339.60
EF095368	26310	LOCAL GEOTECHNICS CONSULTANCY SERVICES	31/05/2016	2,475.00
EF095369	26314	CPE GROUP TEMPORARY EMPLOYMENT SERVICES	31/05/2016	2,265.08
EF095370	26323	AT THE KITCHEN CATERING SERVICES	31/05/2016	3,486.00
EF095371	26330	KENNARDS HIRE - BIBRA LAKE EQUIPMENT HIRE	31/05/2016	911.90
EF095372	26354	ELECTROFEN REPAIR SERVICES - SECURITY FENCES	31/05/2016	338.80

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EF095373	26359	WILSON SECURITY SECURITY SERVICES	31/05/2016	186,331.84
EF095374	26371	KATE DRENNAN PHOTOGRAPHY PHOTOGRAPHY SERVICES	31/05/2016	750.00
EF095375	26386	AIRMASTER AUSTRALIA PTY LTD AIRCONDITIONING MAINTENANCE SERVICES	31/05/2016	2,917.55
EF095376	26399	PAPERSCOUT GRAPHIC DESIGN SERVICES	31/05/2016	1,056.00
EF095377	26403	CHES POWER GROUP ENGINEERING SOLUTIONS / BACK UP	31/05/2016	1,381.41
EF095378	26418	INTEGRANET TECHNOLOGY GROUP PTY LTD ICT CONSULTANCY SERVICES	31/05/2016	16,500.00
EF095379	26423	ALPHA PEST ANIMAL SOLUTIONS INVASIVE SPE PEST CONTROL SERVICES	31/05/2016	11,000.00
EF095380	26442	BULLANT SECURITY PTY LTD LOCKSMITH & SECRUITY SERVICES	31/05/2016	2,328.15
EF095381	26449	ECO SHARK BARRIER PTY LTD LEASING FEE FOR SHARK BARRIER	31/05/2016	21,250.00
EF095382	26461	777 MAINTENANCE PTY LTD MAINTENANCE SERVICES	31/05/2016	4,679.99
EF095383	26470	SCP CONSERVATION AND LAND MANAGEMENT FENCING SERVICES	31/05/2016	20,884.00
EF095384	26482	NATIONAL STORAGE (OPERATIONS) PTY LTD STORAGE HIRE SERVICES	31/05/2016	235.00
EF095385	26486	BIBRA LAKE FABRICATORS PTY LTD FABRICATION SERVICES	31/05/2016	3,509.00
EF095386	26508	BRAYCO GLOBAL PTY LTD FABRICATION SERVICES	31/05/2016	2,882.00
EF095387	26549	SHARON GREGORY (KOORT-KADAK CONSULTAI CONSULTANCY SERVICES	31/05/2016	300.00
EF095388	26554	BRONZBEADZ PURCHASE OF ARTWORK	31/05/2016	695.00
EF095389	26561	MOSS AND FERN FLORIST	31/05/2016	566.00
EF095390	26566	THE HANGING MAN PICTURE HANGING SERVICES	31/05/2016	175.67
EF095391	26568	UNITED DIAMOND TOOLS DIAMOND CUTTING TOOLS	31/05/2016	2,720.00
EF095392	26574	EVA BELLYDANCE ENTERTAINMENT - BELLY DANCING	31/05/2016	300.00
EF095393	26588	SOURCE SEPARATION SYSTEMS P/L PROVIDING WASTE AND RECYCLING BINS	31/05/2016	107.68
EF095394	26596	QUANTUM BUILDING SERVICES BUILDING MAINTENANCE	31/05/2016	25,998.50
EF095395	26606	ENVIRO INFRASTRUCTURE PTY LTD BUILDING REPAIRS, MAINTENANCE, ADDITIONS	31/05/2016	49,429.62
EF095396	26609	BASICS APPROVAL SERVICES BUILDING SURVEYING	31/05/2016	440.00

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EF095397	26610	TRACC CIVIL PTY LTD CIVIL CONSTRUCTION	31/05/2016	841,334.67
EF095398	26613	AVE BIN AND BBQ CLEANING PTY LTD CLEANING SERVICES (BBQ - BINS)	31/05/2016	1,920.00
EF095399	26614	MARKETFORCE PTY LTD ADVERTISING	31/05/2016	13,201.08
EF095400	26616	SABRINA HAHN HORT WITH HEART STORYTELLER (LIBRARY)	31/05/2016	385.00
EF095401	26618	GLOBAL SPILL CONTROL PTY LTD ROAD SAFETY PRODUCTS	31/05/2016	1,003.20
EF095402	26619	SPEARWOOD NEWS DELIVERY NEWSPAPER DELIVERY	31/05/2016	738.35
EF095403	26620	GRA EVERINGHAM PTY LTD CONSULTING/ADVISORY	31/05/2016	13,750.00
EF095404	26623	TELFORD INDUSTRIES CHEMICALS - POOL	31/05/2016	313.94
EF095405	26624	SKIPPER TRUCKS PURCHASE OF NEW TRUCKS & MAINTENANCE	31/05/2016	3,305.45
EF095406	26625	ANDOVER DETAILERS CAR DETAILING SERVICES	31/05/2016	691.95
EF095407	26639	SAFEGUARD INDUSTRIES SECURITY DOORS, SCREENS AND ROLLER	31/05/2016	300.00
EF095408	26656	ENVIRONMENTAL HEALTH AUSTRALIA (WA) INC MEMBERSHIP, CONFERENCES AND TRAINING	31/05/2016	300.00
EF095409	26665	BRICKS 4 KIDZ BALDIVIS EDUCATIONAL ENTERTAINMENT	31/05/2016	960.00
EF095410	26667	TANGELO CREATIVE GRAPHIC DESIGN	31/05/2016	5,500.00
EF095411	26680	SHYAMALA VISHNUMOHAN FOOD AND NUTRITION	31/05/2016	300.00
EF095412	26698	MELVILLE MITSUBISHI PURCHASE OF NEW VEHICLES & MAINTENANCE	31/05/2016	491.61
EF095413	26705	CREATIVE ADM MARKETING SERVICES	31/05/2016	6,490.00
EF095414	26709	TALIS CONSULTANTS PTY LTD WASTE CONSULTANCY	31/05/2016	10,395.00
EF095415	26713	STONERIDGE QUARRIES WA RECYCLING SERVICES	31/05/2016	300.74
EF095416	26715	AIR BORN AMUSEMENTS AMUSEMENT SERVICES	31/05/2016	1,921.00
EF095417	26721	QUAD SERVICES PTY LTD CLEANING SERVICES	31/05/2016	23,019.86
EF095418	26730	TICKETMASTER AUSTRALASIA P/L TICKETS - ENTERTAINMENT	31/05/2016	2,040.00
EF095419	26732	AMARE SAFETY CLOTHING UNIFORMS	31/05/2016	1,248.40
EF095420	26735	SHANE MCMASTER SURVEYS SURVEY SERVICES	31/05/2016	8,140.00

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EF095421	26739	KERB DOCTOR KERB MAINTENANCE	31/05/2016	4,327.40
EF095422	26743	STATEWIDE TURF SERVICES TURF RENOVATION	31/05/2016	528.00
EF095423	26746	MOWER CITY LAWN MAINTENANCE	31/05/2016	287.90
EF095424	26747	BELL-VISTA FRUIT & VEG FRUIT AND VEGETABLES.	31/05/2016	1,478.21
EF095425	26748	TENDERLINK.COM ONLINE TENDER SUBSCRIPTION	31/05/2016	660.00
EF095426	26749	BOOMERS PLUMBING AND GAS PTY LTD PLUMBING SERVICES	31/05/2016	1,050.33
EF095427	26750	KLEENIT PTY LTD CLEANING	31/05/2016	21,840.00
EF095428	26751	CARDNO BEC PTY LTD CONSULTANCY - ENGINEERING	31/05/2016	1,320.00
EF095429	26752	MG GROUP WA CONSTRUCTION - ADVENTURE PLAYGROUND	31/05/2016	557,320.78
EF095430	26754	INSIGHT CALL CENTRE SERVICES CALL CENTRE SERVICES	31/05/2016	11,081.53
EF095431	26757	INCREDIBLE CREATURES MOBILE FARM BRINGING ANIMALS TO SHOWS FOR PUBLIC INT	31/05/2016	750.00
EF095432	26759	METRO FILTERS CANOPY, FLUE AND FANS CLEANING AND FILTE	31/05/2016	26.40
EF095433	26761	THE SAND CARD COMPANY ENTERTAINMENT SERVICES	31/05/2016	500.00
EF095434	26766	JPW EARTHMOVING PTY LTD EARTHMOVING SERVICES	31/05/2016	16,610.00
EF095435	26767	SNAP PRINT FREMANTLE PRINTING SERVICES	31/05/2016	530.00
EF095436	26769	CONNECTED SYSTEMS WEBSITE CONSULTANCY SERVICES	31/05/2016	7,755.00
EF095437	26770	LAKESIDE MOWERS & MOTORCYCLES REPAIRS/MAINTENANCE SERVICES	31/05/2016	2,395.00
EF095438	26771	INSTANT PRODUCTS HIRE PORTABLE TOILET HIRE	31/05/2016	10,989.42
EF095439	26774	NATURALISTE LAND SURVEYS SURVEYING SERVICES	31/05/2016	10,197.00
EF095440	26780	METROPOLITAN OMNIBUS COMPANY BUS HIRE	31/05/2016	297.00
EF095441	26782	SOFT LANDING RECYCLING SERVICES	31/05/2016	3,942.00
EF095442	26786	NUTURF HERBICIDE PRODUCTS	31/05/2016	808.50
EF095443	26797	DONEGAN ENTERPRISES PTY LTD INSTALL PARK FURNITURE	31/05/2016	46,200.00
EF095444	26803	JACOBS GROUP (AUSTRALIA) PTY LTD CONSULTANCY - ENGINEERING	31/05/2016	9,152.44

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EF095445	26814	CIRCUS ENTERPRISES ENTERTAINMENT	31/05/2016	1,500.00
EF095446	26815	AUDI CENTRE PERTH MOTOR CARS	31/05/2016	51,608.24
EF095447	26816	FENTON OLDMEADOW ENTERTAINMENT	31/05/2016	2,500.00
EF095448	26822	CSE CROSSCOM PTY LTD COMMUNICATION EQUIPMENT	31/05/2016	1,120.83
EF095449	26826	PINDAN CONTRACTING PTY LTD BUILDING CONSTRUCTION SERVICES	31/05/2016	329,741.39
EF095450	26830	ECO EATS CATERING CATERING	31/05/2016	271.50
EF095451	26836	GREY MEANS WELL CATERING - COFFEE - MOBILE	31/05/2016	1,880.00
EF095452	26838	GUNDI CONSULTING CULTURAL COMPETENCY AND TRAINING	31/05/2016	4,500.00
EF095453	26840	GBG MAPS PTY LTD GEOLOGIST CONSULTANCY	31/05/2016	2,142.95
EF095454	26843	ERGOLINK ERGONOMIC OFFICE FURNITURE	31/05/2016	145.00
EF095455	26845	BARKING WOLF PTY LTD VIDEO PRODUCTION	31/05/2016	11,373.45
EF095456	26849	SUBCON TECHNOLOGIES PTY LTD CONCRETE MARINE SOLUTIONS	31/05/2016	10,685.00
EF095457	26852	MOONLIGHT CREATIONS ARTWORKS	31/05/2016	500.00
EF095458	26853	TOJO FILMS FILM MAKING SERVICES	31/05/2016	1,025.00
EF095459	26854	IFAP TRAINING	31/05/2016	6,708.00
EF095460	26856	DIGIAD GROUP SIGNAGE	31/05/2016	6,504.01
EF095461	26863	MITCHELL, SHANNAH KYE ARTWORKS	31/05/2016	1,650.00
EF095462	26874	TYRONE THWAITES MC/COMMENTATOR	31/05/2016	650.00
EF095463	26876	INTEGRITY MANAGEMENT SOLUTIONS SOFTWARE DEVELOPMENT	31/05/2016	8,690.00
EF095464	99996	ALLIE BURDLE PROPERTY REFUND	31/05/2016	15.00
EF095465	99996	SCOTT ALEXANDER ROBERTSON PROPERTY REFUND	31/05/2016	30.00
EF095466	99996	EFFECTIVE LEGAL TRUST PROPERTY REFUND	31/05/2016	87.98
EF095467	99996	JOEL FIENBERG PROPERTY REFUND	31/05/2016	270.26
EF095468	99996	GAVIN KRISPLER PROPERTY REFUND	31/05/2016	180.00

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EF095469	99996	SHARON NICOLA RAYNOR PROPERTY REFUND	31/05/2016	943.84
EF095470	99996	ARTURO JAVIER CONTRERAS PROPERTY REFUND	31/05/2016	1,061.02
EF095471	99996	YEZDI MUBARAKAI PROPERTY REFUND	31/05/2016	1,134.51
EF095472	99996	YEZDI MUBARAKAI PROPERTY REFUND	31/05/2016	1,752.18
EF095473	99996	ISETTLEMENTS TRUST ACCOUNT PROPERTY REFUND	31/05/2016	2,143.86
EF095474	99996	YEZDI MUBARAKAI PROPERTY REFUND	31/05/2016	2,882.21
EF095475	99996	YEZDI MUBARAKAI PROPERTY REFUND	31/05/2016	2,737.87
EF095476	99996	OX-GXY PTY LTD PROPERTY REFUND	31/05/2016	3,117.64
EF095477	99996	JUVY SENOMIO PROPERTY REFUND	31/05/2016	1,120.20
EF095478	99996	DTMT CONSTRUCTION COMPANY PROPERTY REFUND	31/05/2016	1,259.85
EF095479	99996	CORRIN COULING PROPERTY REFUND	31/05/2016	30.00
EF095480	99996	SHARI MCGREGOR PROPERTY REFUND	31/05/2016	30.00
EF095481	10047	ALINTA ENERGY NATURAL GAS AND ELECTRCITY SUPPLY	31/05/2016	727.00
EF095482	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	31/05/2016	282,837.64
EF095483	12025	TELSTRA CORPORATION COMMUNICATIONS SERVICES	31/05/2016	19,085.35
EF095484	25823	ENIGIN WESTERN AUSTRALIA ELECTRICITY USAGE/SUPPLIES	31/05/2016	13,074.15
EF095485	99997	JANET WELLS VOLUNTEER REIMBURSEMENT	31/05/2016	65.25
EF095486	99997	ROBERTA BUNCE VOLUNTEER REIMBURSEMENT	31/05/2016	54.15
EF095487	99997	ROBERTA BUNCE VOLUNTEER REIMBURSEMENT	31/05/2016	92.80
EF095488	99997	DOLLY HOCHKIRCHER VOLUNTEER REIMBURSEMENT	31/05/2016	25.50
EF095489	99997	DOLLY HOCHKIRCHER VOLUNTEER REIMBURSEMENT	31/05/2016	41.25
EF095490	99997	ROBERTA BUNCE VOLUNTEER REIMBURSEMENT	31/05/2016	90.95
EF095491	99997	REBECCA ATHERTON PURCHASE OF ARTWORK	31/05/2016	400.00
EF095492	99997	CHAS HAUXBY PURCHASE OF ARTWORK	31/05/2016	600.00

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EF095493	99997	JANET WELLS VOLUNTEER REIMBURSEMENT	31/05/2016	46.50
EF095494	99997	SHAVAYAH LEE JUNIOR TRAVEL ASSISTANCE	31/05/2016	400.00
EF095495	99997	JOHN CHEGWIDDEN JUNIOR TRAVEL ASSISTANCE	31/05/2016	400.00
EF095496	99997	BRETT WATKINSON JUNIOR TRAVEL ASSISTANCE	31/05/2016	400.00
EF095497	99997	KEVIN KALEMBER JUNIOR TRAVEL ASSISTANCE	31/05/2016	400.00
EF095498	99997	DOLLY HOCHKIRCHER VOLUNTEER REIMBURSEMENT	31/05/2016	102.45
EF095499	99997	SUCCESS STRIKERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095500	99997	SUCCESS STRIKERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095501	99997	PCYC - FREMANTLE KIDSPORT GRANT	31/05/2016	880.00
EF095502	99997	MELVILLE CITY FOOTBALL CLUB KIDSPORT GRANT	31/05/2016	1,320.00
EF095503	99997	MELVILLE CITY FOOTBALL CLUB KIDSPORT GRANT	31/05/2016	220.00
EF095504	99997	MELVILLE CITY FOOTBALL CLUB KIDSPORT GRANT	31/05/2016	220.00
EF095505	99997	MELVILLE CITY FOOTBALL CLUB KIDSPORT GRANT	31/05/2016	220.00
EF095506	99997	PANTHERS SOFTBALL CLUB KIDSPORT GRANT	31/05/2016	420.00
EF095507	99997	GISELLE ALLIEX HBF RUN FOR A REASON REIMBURSEMENT	31/05/2016	144.00
EF095508	99997	RICHARD TRINH HBF RUN FOR A REASON REIMBURSEMENT	31/05/2016	30.00
EF095509	99997	ROSSMOYNE NETBALL CLUB KIDSPORT GRANT	31/05/2016	100.00
EF095510	99997	LIBERTY NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095511	99997	ST CHRISTOPHERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095512	99997	BECKI CLARK CAT STERILISATION CONTRIBUTION	31/05/2016	50.00
EF095513	99997	WA PCYC - FREMANTLE KIDSPORT GRANT	31/05/2016	200.00
EF095514	99997	LORA GUAINO CAT STERILISATION CONTRIBUTION	31/05/2016	50.00
EF095515	99997	RUFUS ATKINSON CAT STERILISATION CONTRIBUTION	31/05/2016	50.00
EF095516	99997	EAST FREMANTLE TRICOLORE SOCCER CLUB KIDSPORT GRANT	31/05/2016	200.00

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EF095517	99997	EAST FREMANTLE TRICOLORE SOCCER CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095518	99997	MP & RA BRINKHUIZEN CROSSOVER CONTRIBUTION	31/05/2016	300.00
EF095519	99997	AJ & AR FROST MEDICAL TREATMENT REIMBURSEMENT	31/05/2016	43.90
EF095520	99997	WINNACOTT KATS JUNIOR FOOTBALL CLUB INC KIDSPORT GRANT	31/05/2016	195.00
EF095521	99997	ROCKINGHAM PEEL HOMESCHOOL GROUP KIDSPORT GRANT	31/05/2016	400.00
EF095522	99997	SUCCESS BLAZERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095523	99997	SUCCESS BLAZERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095524	99997	SUCCESS BLAZERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095525	99997	FREMANTLE RUGBY LEAGUE CLUB KIDSPORT GRANT	31/05/2016	380.00
EF095526	99997	SUCCESS BLAZERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095527	99997	CAVALIERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095528	99997	ATWELL NETBALL CLUB KIDSPORT GRANT	31/05/2016	600.00
EF095529	99997	SOUTH FREMANTLE WOMENS FOOTBALL CLUB KIDSPORT GRANT	31/05/2016	400.00
EF095530	99997	CARALEE COMMUNITY SCHOOL KIDSPORT GRANT	31/05/2016	200.00
EF095531	99997	PHOENIX KNIGHTS FOOTBALL CLUB KIDSPORT GRANT	31/05/2016	800.00
EF095532	99997	FREMANTLE CITY DOCKERS JUNIOR FOOTBALL KIDSPORT GRANT	31/05/2016	2,600.00
EF095533	99997	FREMANTLE RUGBY LEAGUE CLUB KIDSPORT GRANT	31/05/2016	590.00
EF095534	99997	BREAKERS NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095535	99997	FREMANTLE CITY DOCKERS JUNIOR FOOTBALL KIDSPORT GRANT	31/05/2016	4,000.00
EF095536	99997	DALMATINCA NETBALL CLUB KIDSPORT GRANT	31/05/2016	220.00
EF095537	99997	JENELLE RUSSO COCKBURN IDOL TALENT WINNER	31/05/2016	500.00
EF095538	99997	ANITA DOWNES COCKBURN IDOL TALENT WINNER	31/05/2016	250.00
EF095539	99997	AMALIE MENEGHETTI COCKBURN IDOL TALENT WINNER	31/05/2016	500.00
EF095540	99997	CARRIE LEWIS COCKBURN IDOL TALENT WINNER	31/05/2016	250.00

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EF095541	99997	ELLA KATE WALSH COCKBURN IDOL TALENT WINNER	31/05/2016	100.00
EF095542	99997	KRISTY POLIMENO COCKBURN IDOL TALENT WINNER	31/05/2016	500.00
EF095543	99997	SAMUEL IRVING COCKBURN IDOL TALENT WINNER	31/05/2016	250.00
EF095544	99997	KADE DELUCA COCKBURN IDOL TALENT WINNER	31/05/2016	100.00
EF095545	99997	SABINA RAHMAN HBF RUN FOR A REASON REIMBURSEMENT	31/05/2016	47.00
EF095546	99997	BERNADETTE PINTO HBF RUN FOR A REASON REIMBURSEMENT	31/05/2016	38.00
EF095547	99997	COCKBURN NETBALL CLUB KIDSPORT GRANT	31/05/2016	600.00
EF095548	99997	COCKBURN NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095549	99997	COCKBURN NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095550	99997	COCKBURN NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095551	99997	COCKBURN NETBALL CLUB KIDSPORT GRANT	31/05/2016	400.00
EF095552	99997	COCKBURN NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095553	99997	COCKBURN NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095554	99997	COCKBURN NETBALL CLUB KIDSPORT GRANT	31/05/2016	200.00
EF095555	99997	CALLUM MCCAULEY SKATE COMP JUDGING SERVICES	31/05/2016	400.00
EF095556	99997	MARKUS KUNZLER REIMBURSEMENT - SAFETY BOOTS	31/05/2016	150.00
EF095557	99997	E F SMARGIASSI CROSSOVER CONTRIBUTION	31/05/2016	300.00
EF095558	99997	HELEN TRUSCOTT CROSSOVER CONTRIBUTION	31/05/2016	300.00
EF095559	99997	SIMONE A HUNTER & MATTHEW A MALONE CROSSOVER CONTRIBUTION	31/05/2016	300.00
EF095560	99997	MEGAN ALMA HENDERSON CROSSOVER CONTRIBUTION	31/05/2016	300.00
EF095561	99997	GR & PL MCKAY CROSSOVER CONTRIBUTION	31/05/2016	300.00
EF095562	99997	SUPERFINS KIDSPORT GRANT	31/05/2016	200.00
EF095563	99997	AUSTRALIAN YOUTH CLIMATE COALITION SPONSORSHIP	31/05/2016	5,500.00
EF095564	99997	FREMANTLE RUGBY LEAGUE CLUB KIDSPORT GRANT	31/05/2016	220.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF095565	99997	COOGEE BASKETBALL CLUB INC KIDSPORT GRANT	31/05/2016	200.00
EF095566	99997	COCKBURN CITY SOCCER CLUB INC KIDSPORT GRANT	31/05/2016	1,000.00
EF095567	99997	COCKBURN CITY SOCCER CLUB INC KIDSPORT GRANT	31/05/2016	1,200.00
EF095568	99997	JANDAKOT VOLUNTEER BUSHFIRE BRIGADE EXPENSES REIMBURSEMENT	31/05/2016	630.00
EF095569	99997	COCKBURN VOLUNTEER SES EXPENSES REIMBURSEMENT	31/05/2016	5,939.98
EF095570	99997	COCKBURN VOLUNTEER SES EXPENSES REIMBURSEMENT	31/05/2016	6,242.01
EF095571	99997	COCKBURN VOLUNTEER SES EXPENSES REIMBURSEMENT	31/05/2016	1,541.25
EF095572	99997	THORSTEN GOEDICKE SURVEY EXPENSES REIMBURSEMENT	31/05/2016	24.00
EF095573	99997	JADRANKA KIURSKI CONFERENCE EXPENSES REIMBURSEMENT	31/05/2016	845.00
EF095574	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	2,575.00
EF095575	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	11,158.33
EF095576	13910	ATO - DEPUTY COMMISSIONER OF TAXATION FBT PAYMENT	31/05/2016	19,112.31
EF095577	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	4,398.96
EF095578	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	2,575.00
EF095579	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	2,575.00
EF095580	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	2,575.00
EF095581	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	2,575.00
EF095582	25352	LYNDSEY SWEETMAN MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	2,575.00
EF095583	25353	PHILIP EVA MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	2,575.00
EF095584	26696	CHAMONIX TERBLANCHE MONTHLY COUNCILLOR ALLOWANCE	31/05/2016	2,575.00
026621	13932	ARMAGUARD BANKING SERVICES	5/05/2016	1,886.80
026622	13932	ARMAGUARD BANKING SERVICES	12/05/2016	1,978.70
026623	13932	ARMAGUARD BANKING SERVICES	19/05/2016	1,821.85
026624	13932	ARMAGUARD BANKING SERVICES	26/05/2016	2,564.30

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
026625	99999	HAMMOND PARK ESTATES PTY LTD BOND REFUND	31/05/2016	26,250.00
026626	99999	URBAN WA SPECIAL ASSETS PTY LTD BOND REFUND	31/05/2016	7,872.50
026627	99999	BUILDINGLINES APPROVALS BOND REFUND	31/05/2016	95.00
026628	99999	ROCKY BAY HALL BOND REFUND	31/05/2016	150.00
026629	99999	TERRANOVIS PTY LTD BOND REFUND	31/05/2016	10,430.00
026630	99995	ROBERT FITTOCK PROPERTY REFUND	31/05/2016	147.00
026631	99995	GREAT AUSSIE PATIOS PROPERTY REFUND	31/05/2016	147.00
026632	99995	ATHERTON CONVEYANCING PROPERTY REFUND	31/05/2016	214.12
026633	99995	HATHERLY DEVELOPMENTS PTY LTD PROPERTY REFUND	31/05/2016	722.00
026634	99995	CLEVERLEY DONE PATIOS PROPERTY REFUND	31/05/2016	147.00
026635	10382	COMMISSIONER OF POLICE LICENCE FEE	31/05/2016	122.00
026636	10747	IINET LIMITED INTERNET SERVICES	31/05/2016	746.08
026637	13158	CITY OF MANDURAH CONFERENCE	31/05/2016	10,886.15
026638	14596	TOWEL2GO PTY LTD SPORTING GOODS	31/05/2016	252.00
026639	17343	RAC BUSINESSWISE MEMBERSHIP SUBSCRIPTION	31/05/2016	231.06
026640	11758	WATER CORP WATER USAGE / SUNDRY CHARGES ADD RETENTION HELD NIL LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS	31/05/2016	20,267.23
EF093916	10788	JANDAKOT VOLUNTEER BUSHFIRE BRIGADE	5/05/2016	501.16
EF093710	99996	DALE BROWN-KENYON	5/05/2016	42.50
EF093722	99996	NOELINE EPIS	5/05/2016	77.50
EF094845	99996	ZHUO HUI ZHANG	5/05/2016	2,877.57
EF093953	11453	SPEARWOOD NEWSROUND	5/05/2016	1,465.84
EF094159	24973	SCOTTISH PACIFIC DEBTOR FINANCE	5/05/2016	483.58
EF094306	99997	COCKBURN CITY TEEBALL AND BASEBALL CLUB	5/05/2016	200.00
EF093996	12219	PARKS AND LEISURE AUSTRALIA	5/05/2016	665.50
EF094614	20890	JANETTO HOLDINGS P/L	9/05/2016	19,236.57
EF094754	26535	J KNAPP & B.R WRIGHT	9/05/2016	860.00
EF094891	99997	REBECCA ALLEN	9/05/2016	400.00
EF094892	99997	SARAH ALLEN	9/05/2016	400.00
EF094909	99997	SINTA NG	9/05/2016	47.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF094889	99997	DANIEL GRIDA	9/05/2016	- 400.00
EF094916	99997	DAVID CULANK	9/05/2016	- 37.00
		PAYMENT LIST TOTAL		16,115,399.42
		TOTAL AS PER AP SOURCE 16GLACT9991000		16,115,399.42
		TOTAL AS PER TR SOURCE 16GLACT9991000		16,115,399.42
		ADDITIONAL DIRECT PAYMENTS		
		BANK FEES		
		MERCHANT FEES COC		-
		MERCHANT FEES SLLC		-
		MERCHANT FEES VARIOUS OUT CENTRES		-
		NATIONAL BPAY CHARGE		1,678.72
		RTGS/ACLR FEE		26.00
		NAB TRANSACT FEE		894.98
		MERCHANDISE / OTHER FEES		
				2,599.70
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		
		FDC PAYMENTS		67,766.01
		IHC PAYMENTS		104,852.13
				172,618.14
		PAYROLL TRANSACTIONS		
		COC 03/05/16 CITY OF COCKBURN 042958		1,100,445.23
		COC 04/05/16 CITY OF COCKBURN 042958		14,166.55
		COC 06/05/16 CITY OF COCKBURN 042958		77,071.48
		COC 17/05/16 CITY OF COCKBURN 042958		1,080,536.87
		COC 21/04/16 CITY OF COCKBURN 042958		8,133.05
				2,280,353.18
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		61,780.90
				61,780.90
		TOTAL PAYMENTS FOR MAY		18,632,751.34

PAYMENT SUMMARY

CHEQUE PAYMENTS

026621- 026640

ELECTRONIC FUNDS TRANSFER PAYMENT

EF094941 – EF095584

CANCELLED PAYMENTS

EF093916; EF093710; EF093722; EF094845; EF093953;
EF094159; EF094306; EF093996; EF094614; EF094754;
EF094891; EF094892; EF094909; EF094889; EF094916

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 May 2016

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
Operating Revenue							
Governance	97,118,192	95,534,888	2%	1,583,303 ✓		97,341,212	99,121,749
Financial Services	821,425	737,546	11%	83,880		757,050	657,050
Information Services	-	1,375	-100%	(1,375)		1,500	1,500
Human Resource Management	257,341	262,159	-2%	(4,818)		286,000	286,000
Library Services	42,122	53,203	-21%	(11,081)		57,790	57,790
Community Services	4,280,261	4,438,172	-4%	(157,911)		4,799,191	4,570,177
Human Services	6,532,798	6,026,443	8%	506,354 ✓		6,420,326	6,275,826
Corporate Communications	59,775	13,350	348%	46,425		13,400	13,400
Statutory Planning	1,318,717	1,594,097	-17%	(275,381) X		1,739,015	1,739,015
Strategic Planning	2,582,316	2,452,856	5%	129,460		2,599,986	2,502,303
Building Services	1,362,509	1,494,338	-9%	(131,829)		1,607,963	1,607,963
Environmental Health	305,497	224,892	36%	80,605		247,500	225,500
Waste Services	9,557,812	9,535,765	0%	22,047		10,174,289	13,181,768
Parks & Environmental Services	20,221	12,742	59%	7,480		23,900	13,900
Engineering Services	412,829	269,220	53%	143,608		293,695	293,695
Infrastructure Services	256,391	255,012	1%	1,378		330,287	3,297
	124,928,205	122,906,059	2%	2,022,146		126,693,104	130,550,933
Total Operating Revenue	124,928,205	122,906,059	2%	2,022,146		126,693,104	130,550,933
Operating Expenditure							
Governance	(4,049,746)	(4,493,877)	-10%	444,131 ✓		(5,190,188)	(5,625,919)
Financial Services	(5,441,998)	(5,276,412)	3%	(165,586)		(5,559,118)	(5,444,589)
Information Services	(4,010,427)	(4,468,183)	-10%	457,756 ✓		(4,801,338)	(4,589,733)
Human Resource Management	(2,062,861)	(2,381,170)	-13%	318,308 ✓		(2,725,444)	(2,676,655)
Library Services	(3,024,837)	(3,215,423)	-6%	190,586		(3,487,879)	(3,502,079)
Community Services	(8,269,285)	(9,058,624)	-9%	789,339 ✓		(9,884,329)	(9,382,846)
Human Services	(7,674,558)	(7,733,677)	-1%	59,120		(8,417,173)	(7,991,815)
Corporate Communications	(2,808,524)	(2,940,632)	-4%	132,108		(3,227,370)	(3,033,146)
Statutory Planning	(1,278,758)	(1,351,157)	-5%	72,399		(1,461,266)	(1,350,078)
Strategic Planning	(1,636,699)	(1,603,649)	2%	(33,050)		(1,738,143)	(1,715,760)
Building Services	(1,368,865)	(1,524,232)	-10%	155,368		(1,650,628)	(1,650,628)
Environmental Health	(1,456,621)	(1,880,560)	-23%	423,939 ✓		(2,109,443)	(1,690,419)
Waste Services	(16,450,138)	(16,834,242)	-2%	384,104 ✓		(19,563,055)	(21,691,182)
Parks & Environmental Services	(10,712,321)	(11,318,312)	-5%	605,991 ✓		(12,332,578)	(12,051,467)
Engineering Services	(7,561,968)	(7,644,923)	-1%	82,955		(8,413,890)	(8,051,738)
Infrastructure Services	(7,691,523)	(8,363,144)	-8%	671,620 ✓		(9,309,216)	(8,967,654)
	(85,499,129)	(90,088,217)	-5%	4,589,088		(99,871,058)	(99,415,708)

OCM 14/7/2016 - Item 15.2

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 May 2016

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	1,878,127	2,716,324	-31%	(838,197) X	3,024,460	3,024,460
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(205,026)	(198,806)	3%	(6,220)	(216,879)	(32,091)
Furniture & Equipment	(132,392)	(131,742)	0%	(650)	(143,718)	(143,718)
Plant & Machinery	(2,537,693)	(2,702,568)	-6%	164,875	(2,949,690)	(2,949,690)
Buildings	(3,814,652)	(4,622,420)	-17%	807,768 ✓	(5,042,645)	(5,382,841)
Roads	(9,423,149)	(10,250,152)	-8%	827,003 ✓	(11,181,984)	(11,181,984)
Drainage	(2,293,235)	(2,313,861)	-1%	20,626	(2,524,212)	(2,524,212)
Footpaths	(1,061,997)	(1,101,210)	-4%	39,213	(1,201,320)	(1,201,320)
Parks Equipment	(2,478,029)	(2,767,886)	-10%	289,857 ✓	(3,019,512)	(3,019,512)
Landfill	(977,812)	(1,142,548)	-14%	164,736	(1,246,416)	(1,246,416)
	(22,923,985)	(25,231,192)	-9%	2,307,207	(27,526,376)	(27,681,784)
Total Operating Expenditure	(106,544,987)	(112,603,085)	-5%	6,058,098	(124,372,974)	(124,073,032)
Change in Net Assets Resulting from Operations	18,383,217	10,302,974	78%	8,080,244	2,320,130	6,477,902
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	175,189	77,771	125%	97,418	77,771	(266,729)
Freehold Land	(30,474)	15,330,000	-100%	(15,360,474) X	12,237,938	8,437,938
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	(90,767)	-	0%	(90,767)	-	-
	53,948	15,407,771	-100%	(15,353,823)	12,315,709	8,171,209
Asset Acquisitions						
Land and Buildings	(44,820,441)	(55,372,957)	-19%	10,552,517 ✓	(66,422,194)	(63,968,000)
Infrastructure Assets	(11,827,898)	(19,642,477)	-40%	7,814,579 ✓	(25,076,761)	(13,135,576)
Plant and Machinery	(2,692,892)	(5,977,300)	-55%	3,284,408 ✓	(6,205,800)	(4,568,000)
Furniture and Equipment	(6,105)	(6,002)	2%	(103)	(6,000)	(6,000)
Computer Equipment	(291,336)	(904,671)	-68%	613,335 ✓	(983,171)	(503,800)
Note 1.	(59,638,672)	(81,903,408)	-27%	22,264,736	(98,693,926)	(82,181,376)
Add: Land - Vested in Crown	(610,366)	-	0%	(610,366) X	-	-
Add: Transfer to Reserves	(27,166,689)	(40,617,988)	-33%	13,451,299 ✓	(73,420,771)	(63,087,125)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 May 2016

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Add Funding from						
Grants & Contributions - Asset Development	19,293,583	23,548,236	-18%	(4,254,653) X	28,812,908	26,705,947
Proceeds on Sale of Assets	3,138,484	17,105,500	-82%	(13,967,016) X	20,195,500	16,051,000
Reserves	28,931,325	50,910,429	-43%	(21,979,104) X	56,416,513	31,635,188
Loan Funds Raised	-	-	0%	-	25,000,000	25,000,000
	51,363,392	91,564,165	-44%	(40,200,773)	130,424,921	99,392,135
Non-Cash/Non-Current Item Adjustments						
Depreciation on Assets	22,923,985	25,231,192	-9%	(2,307,207) X	27,526,376	27,681,784
Profit/(Loss) on Assets Disposal	(53,948)	(15,407,771)	-100%	15,353,823 ✓	(12,315,709)	(8,171,209)
Loan Repayments	(705,302)	(705,302)	0%	-	(1,423,320)	(1,423,320)
Non-Current Leave Provisions	328,297	-	0%	328,297 ✓	-	-
	22,493,031	9,118,119	147%	13,374,913	13,787,347	18,087,255
Opening Funds	13,676,287	13,676,287	0%	0	13,676,287	13,500,000
Closing Funds	Note 2, 3.	18,554,149	6%	1,004,959	409,698	360,000
	-	-		-	-	-

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	(44,820,441)	(51,246,073)	(96,066,514)	(55,372,957)	(66,422,194)	(29,644,320)
Infrastructure Assets	(11,827,898)	(8,377,131)	(20,205,029)	(19,642,477)	(25,076,761)	4,871,732
Plant and Machinery	(2,692,892)	(2,470,907)	(5,163,799)	(5,977,300)	(6,205,800)	1,042,001
Furniture and Equipment	(6,105)	-	(6,105)	(6,002)	(6,000)	(105)
Computer Equipment	(291,336)	(44,161)	(335,497)	(904,671)	(983,171)	647,674
	(59,638,672)	(62,138,272)	(121,776,943)	(81,903,408)	(98,693,926)	(23,083,017)

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	131,848,521	120,581,938	113,947,104	120,256,114
Rates Outstanding	832,421	309,085	700,000	700,000
Rubbish Charges Outstanding	127,063	323,352	320,000	320,000
Sundry Debtors	578,385	2,661,469	2,700,000	2,700,000
GST Receivable	1,306,745	-	-	-
Prepayments	432,324	350,000	350,000	350,000
Accrued Debtors	322,493	-	-	-
Stock on Hand	11,887	80,000	80,000	80,000
	135,459,839	124,305,843	118,097,104	124,406,114
Current Liabilities				
Creditors	(4,447,033)	(2,767,618)	(5,935,000)	(5,935,000)
Income Received in Advance	-	-	-	-
GST Payable	(181,911)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(3,165,649)	(3,000,000)	(3,000,000)	(3,000,000)
Provision for Long Service Leave	(1,852,386)	(2,546,315)	(2,595,980)	(2,595,980)
	(9,646,979)	(8,313,933)	(11,530,980)	(11,530,980)
Net Current Assets	125,812,861	115,991,910	106,566,124	112,875,134
Add: Non Current Investments	4,672,194	4,541,761	4,541,761	4,541,761
	130,485,055	120,533,671	111,107,885	117,416,895
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(105,309,130)	(96,781,326)	(124,078,024)	(117,056,895)
Deposits & Bonds Liability *	(6,621,775)	(6,203,155)	(6,203,155)	-
Grants & Contributions Unspent *	-	-	-	-
	18,554,149	17,549,191	(19,173,294)	360,000
Closing Funds (as per Financial Activity Statement)	18,554,149	17,549,191	(19,173,294)	360,000

See attached Reserve Fund Statement

* See attached Restricted Funds Analysis

Note 3.

Amendments to original budget since budget adoption. Surplus/(Deficit)

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
Budget Adoption				Closing Funds Surplus(Deficit)				360,000
OP	6818	Remove lease income		Operating Income			5,000	355,000
GL	480	Increase RRRC funding payment		Operating Expenditure			63,758	291,242
	161, 162,							
GL	175	Adjusting FESA budget to the final grants agreement		Operating Income		2,082		293,324
OP	9562	Remove Municipal funding		Operating Expenditure		7,104		300,428
GL	378	New grant funded activity, funded by surpluses from GL350 and GL375		Operating Expenditure		2,631		303,059
Various		Mid-year budget review				85,639		388,698
GL	500	Statutory Planning Consultancy Cost		Operating Expenditure			28,000	360,698
OP	6240	Reimbursement received from Success Library insurance claim		Operating Income		49,000		409,698
				Closing Funds Surplus (Deficit)	0	146,456	96,758	409,698

Statement of Comprehensive Income *by Nature and Type*

for the period ended 31 May 2016

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	89,085,099	87,645,346	1,439,752	90,470,766	89,031,014	89,031,014
02 Specified Area Rates	341,300	274,438	66,862	341,300	274,438	274,438
05 Fees and Charges	20,380,838	20,553,651	(172,813)	21,891,355	22,064,168	25,132,053
06 Service Charges	1,064,137	1,070,325	(6,188)	1,064,137	1,070,325	1,037,370
10 Grants and Subsidies	7,476,846	7,147,369	329,477	7,839,866	7,510,389	9,098,273
15 Contributions, Donations and Reimbursements	1,270,948	1,079,961	190,988	1,360,661	1,169,673	592,253
20 Interest Earnings	5,309,037	5,134,969	174,068	5,747,165	5,573,097	5,385,532
25 Other revenue and Income	-	-	-	-	-	-
Total Operating Revenue	124,928,205	122,906,059	2,022,146	128,715,250	126,693,104	130,550,933
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	(41,576,633)	(42,900,300)	1,323,668	(45,428,570)	(46,752,237)	(46,409,834)
51 Employee Costs - Indirect Oncosts	(1,079,315)	(1,065,271)	(14,043)	(1,146,581)	(1,132,538)	(1,133,185)
55 Materials and Contracts	(30,966,205)	(34,345,040)	3,378,835	(35,006,825)	(38,385,660)	(36,109,194)
65 Utilities	(4,162,765)	(4,179,399)	16,635	(4,551,076)	(4,567,710)	(4,622,148)
70 Interest Expenses	(46,686)	(43,026)	(3,660)	(76,996)	(73,336)	(73,336)
75 Insurances	(2,132,185)	(2,134,448)	2,263	(2,132,185)	(2,134,448)	(2,134,448)
80 Other Expenses	(5,535,341)	(5,420,732)	(114,609)	(6,939,737)	(6,825,128)	(8,933,563)
85 Depreciation on Non Current Assets	(22,923,985)	(25,231,192)	2,307,207	(25,219,169)	(27,526,376)	(27,681,784)
Add Back: Indirect Costs Allocated to Capital Works	1,878,127	2,716,324	(838,197)	2,186,263	3,024,460	3,024,460
Total Operating Expenditure	(106,544,987)	(112,603,085)	6,058,098	(118,314,876)	(124,372,974)	(124,073,032)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES	18,383,217	10,302,974	8,080,244	10,400,374	2,320,130	6,477,902
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	10,007,975	10,445,563	(437,589)	14,087,486	14,525,075	12,964,025
16 Contributions - Asset Development	9,285,608	13,102,673	(3,817,065)	10,470,768	14,287,833	13,741,922
95 Profit/(Loss) on Sale of Assets	53,948	15,407,771	(15,353,823)	(3,038,114)	12,315,709	8,171,209
57 Acquisition of Crown Land for Roads	(610,366)	-	(610,366)	(610,366)	-	-
58 Underground Power Scheme	-	-	-	-	-	-
Total Non-Operating Activities	18,737,165	38,956,008	(20,218,843)	20,909,775	41,128,617	34,877,156
NET RESULT	37,120,382	49,258,981	(12,138,599)	31,310,149	43,448,748	41,355,058

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	550,533	483,177	525,280	515,280
South Lake Leisure Centre	2,617,547	2,777,775	3,018,337	3,020,901
Law and Public Safety	504,357	575,288	618,496	518,496
	3,734,482	3,836,240	4,162,113	4,054,677
<u>Waste Services:</u>				
Waste Collection Services	2,532,572	2,350,222	2,350,222	2,350,222
Waste Disposal Services	6,861,224	7,023,883	7,662,407	10,831,546
	9,393,796	9,374,105	10,012,629	13,181,768
	13,128,278	13,210,345	14,174,742	17,236,445

Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

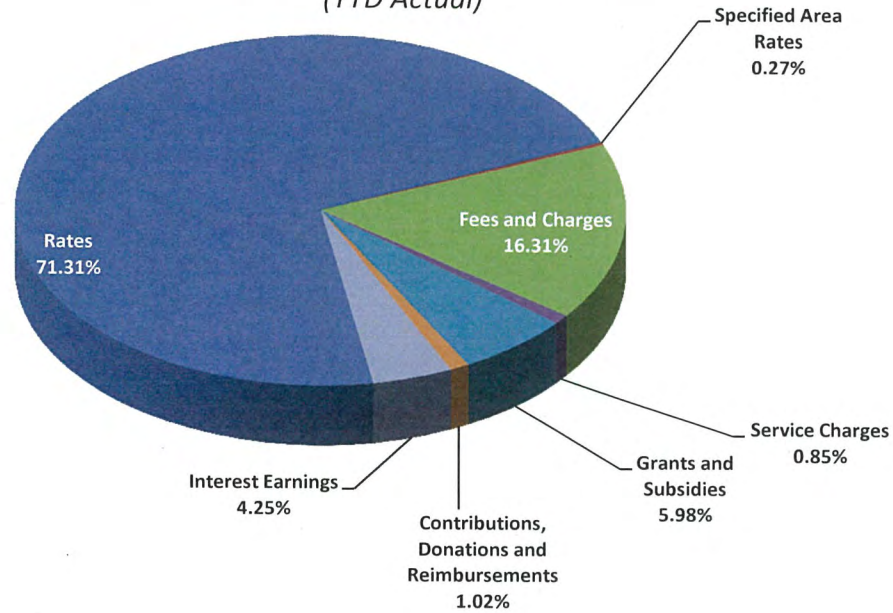
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Services	(2,204,734)	(2,451,910)	(2,736,601)	(3,238,351)
Finance & Corporate Services Division	(6,276,003)	(6,546,735)	(7,235,764)	(7,171,946)
Governance & Community Services Division	(12,724,919)	(13,133,856)	(14,253,923)	(13,636,381)
Planning & Development Division	(4,776,648)	(4,904,149)	(5,325,570)	(5,284,832)
Engineering & Works Division	(15,594,328)	(15,863,651)	(17,200,379)	(17,078,324)
	(41,576,633)	(42,900,300)	(46,752,237)	(46,409,834)

Note 3

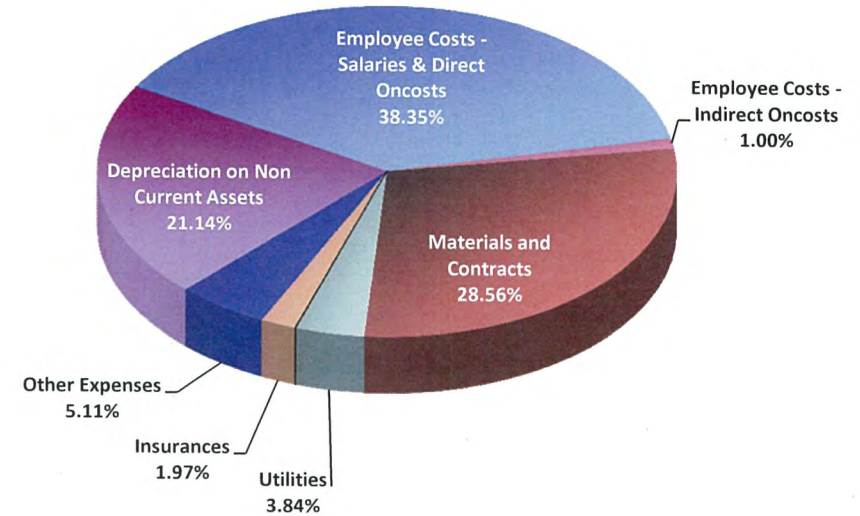
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Services	(1,561,977)	(1,763,749)	(2,118,912)	(2,042,892)
Finance & Corporate Services Division	(2,521,088)	(2,863,558)	(3,087,977)	(2,780,872)
Governance & Community Services Division	(7,050,045)	(7,576,380)	(8,332,352)	(7,819,840)
Planning & Development Division	(774,674)	(1,326,927)	(1,500,149)	(990,397)
Engineering & Works Division	(19,058,422)	(20,814,426)	(23,346,270)	(22,475,193)
Not Applicable	0	0	0	0
	(30,966,205)	(34,345,040)	(38,385,660)	(36,109,194)

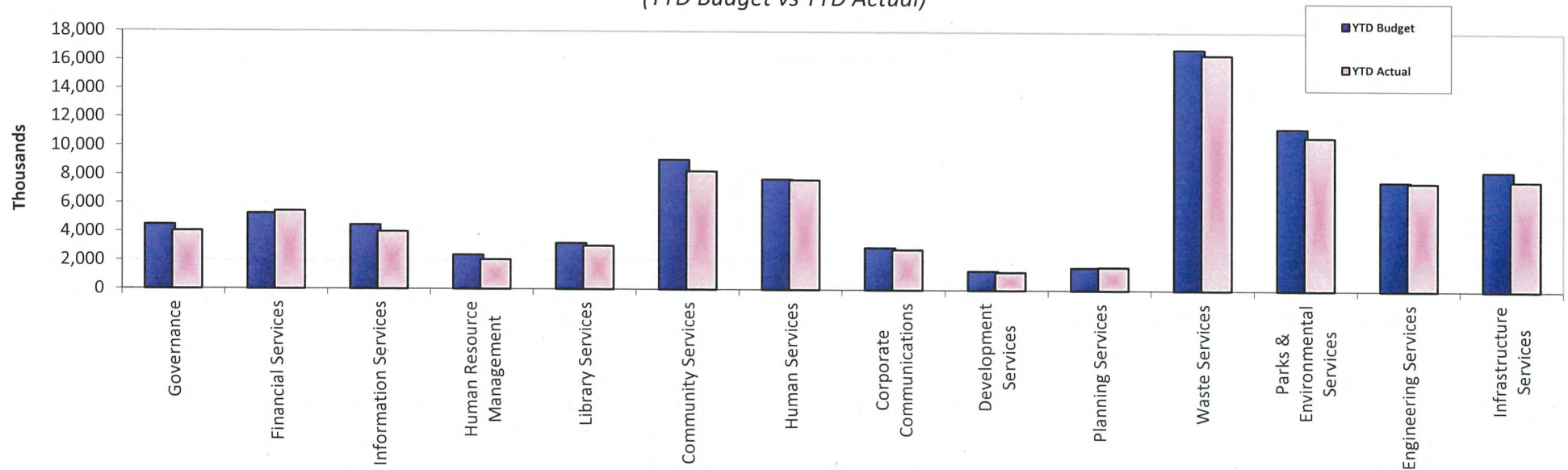
Operating Income by Nature and Type
(YTD Actual)



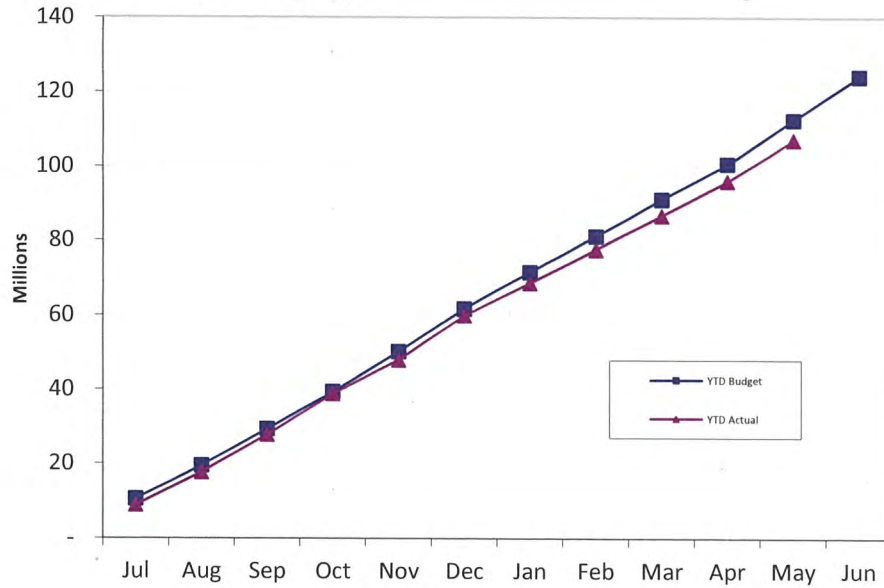
Operating Expenditure by Nature and Type
(YTD Actual)



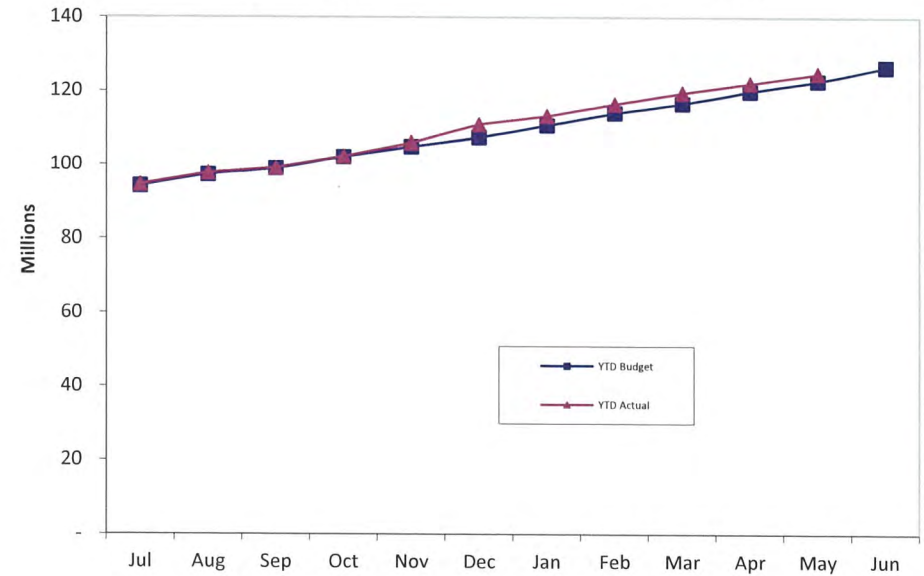
Operating Expenditure by Business Unit
(YTD Budget vs YTD Actual)



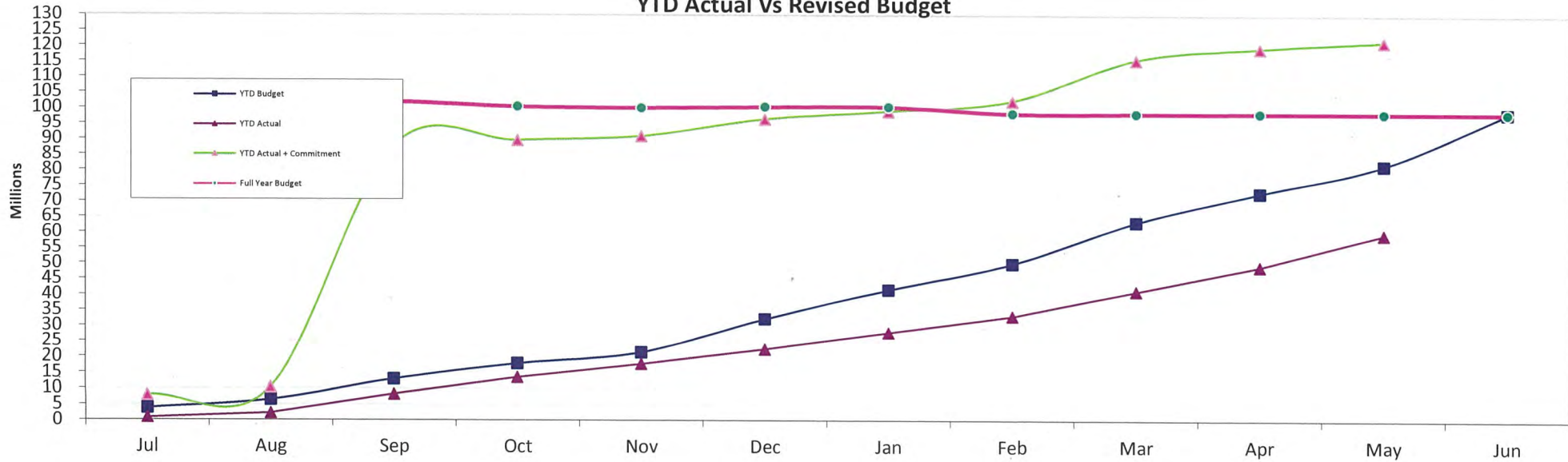
YTD Operating Expenditure Vs YTD Revised Budget



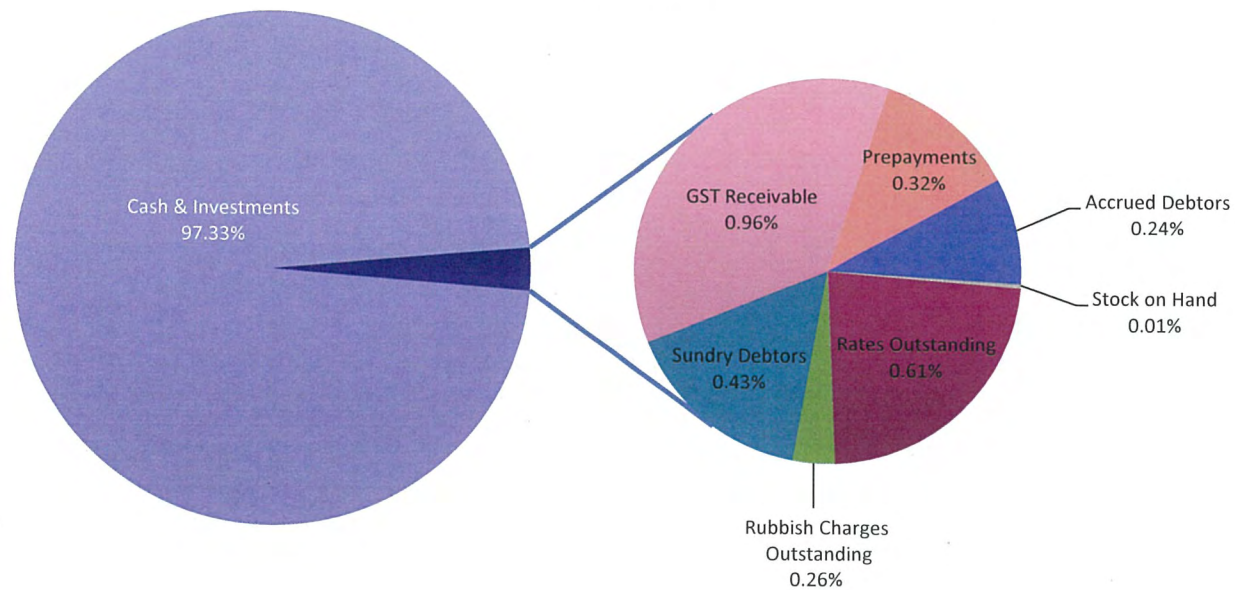
YTD Operating Income Vs YTD Revised Budget



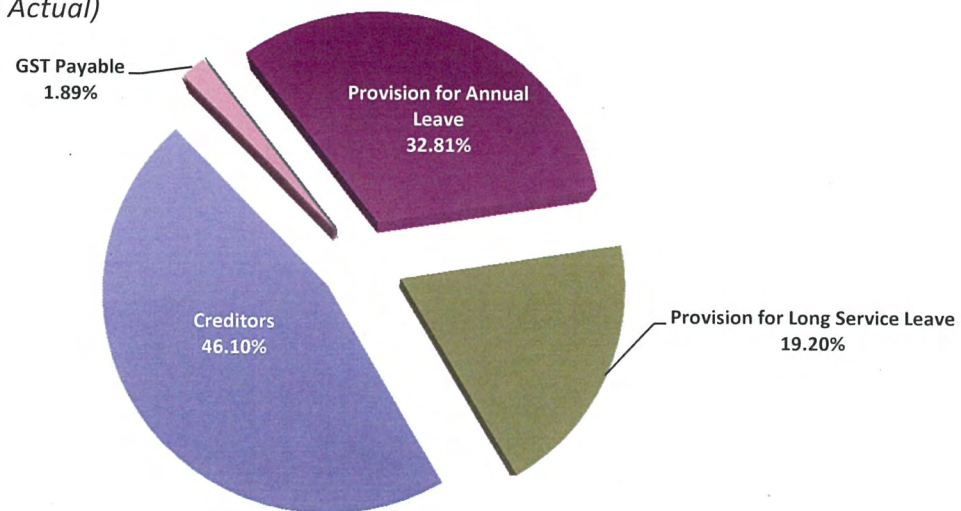
**Capital Expenditure
YTD Actual Vs Revised Budget**



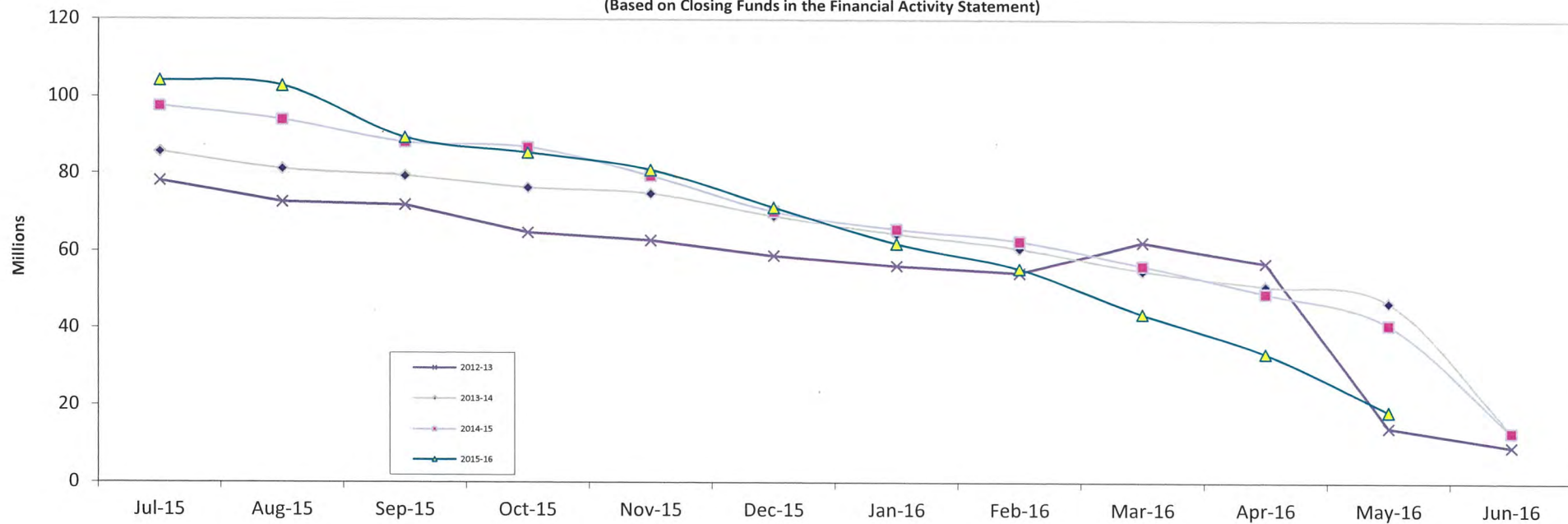
Current Assets (YTD Actual)



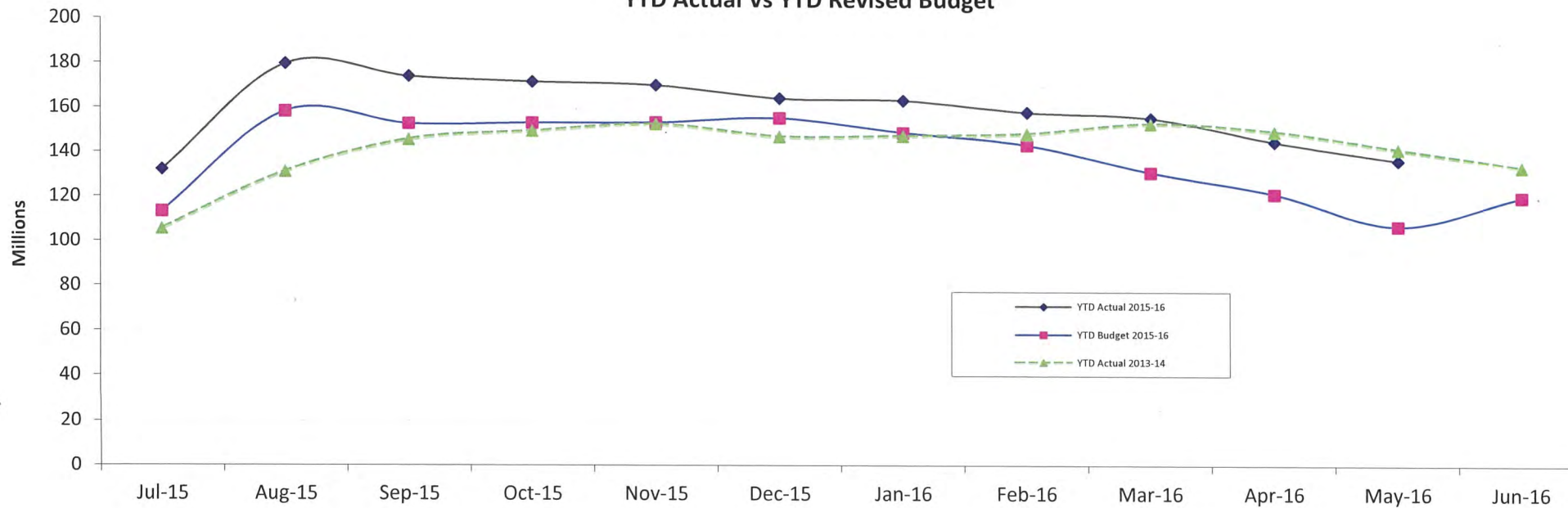
Current Liabilities (YTD Actual)



Municipal Liquidity Over the Year
(Based on Closing Funds in the Financial Activity Statement)



Cash & Investments Positions
YTD Actual Vs YTD Revised Budget



City of Cockburn - Reserve Funds

Financial Statement for Period Ending 31 May 2016

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Council Funded										
Bibra Lake Management Plan Reserve	1,070,427	748,863	-	16,356	-	-	(550,000)	(77,775)	520,427	687,444
Bibra Lake Nutrient Management	-	321,564	11,999	7,326	-	-	-	-	11,999	328,890
C/FWD Projects Reserve	-	-	-	-	9,657,071	-	(9,158,240)	(465,794)	498,831	(465,794)
CCW Development Fund	7,908,607	7,908,607	-	274,102	14,688,595	12,688,595	(6,950,000)	(6,895,709)	15,647,202	13,975,596
Community Infrastructure	6,210,948	6,210,948	198,992	141,314	5,300,000	-	(480,747)	(45,837)	11,229,193	6,306,424
Community Surveillance Levy Reserve	1,481,926	1,481,926	29,127	33,348	-	-	(281,358)	(210,943)	1,229,695	1,304,331
Contaminated Sites	2,488,919	2,488,919	50,542	55,439	-	-	(450,000)	(226,138)	2,089,461	2,318,221
DCD Redundancies Reserve	39,839	39,839	-	908	-	-	-	-	39,839	40,747
Environmental Offset Reserve	284,550	284,550	-	6,483	-	-	-	-	284,550	291,033
Green House Emissions Reductions	636,855	636,855	13,617	13,318	361,660	-	(533,961)	(100,995)	478,171	549,178
Information Technology	279,795	279,795	36,514	6,375	100,000	-	(157,186)	(7,050)	259,123	279,119
Land Development & Investment Fund Reserve	5,605,100	5,605,100	278,221	155,411	19,944,648	2,791,041	(11,028,639)	(620,936)	14,799,330	7,930,617
Major Buildings Refurbishment	5,452,406	5,452,406	25,439	117,693	4,928,686	-	(699,840)	(609,043)	9,706,691	4,961,056
Mobile Rubbish Bins	572	572	-	13	-	-	-	-	572	585
Municipal Elections	51,009	51,009	13,018	(667)	150,000	-	(200,000)	(165,905)	14,027	(115,564)
Naval Base Shacks	828,752	828,752	16,109	18,602	158,497	-	(33,607)	(16,176)	969,751	831,178
Plant & Vehicle Replacement	7,416,121	7,416,121	77,520	151,591	2,800,000	2,657	(3,766,120)	(1,627,150)	6,527,521	5,943,218
Port Coogee Special Maintenance Reserve	1,224,733	1,224,733	22,623	25,510	274,438	-	(195,885)	(190,885)	1,325,909	1,059,358
Roads & Drainage Infrastructure	3,207,854	3,207,854	99,653	72,852	600,000	-	(1,313,531)	(11,485)	2,593,975	3,269,221
Staff Payments & Entitlements	2,049,042	2,049,042	154,552	45,852	110,000	-	(180,000)	(62,867)	2,133,594	2,032,027
Waste & Recycling	21,330,958	21,330,958	614,391	483,189	1,670,665	-	(608,120)	(232,641)	23,007,894	21,581,506
Waste Collection Levy	1,055,070	1,055,070	1,511	24,873	1,090,079	-	(580,000)	(155,881)	1,566,660	924,062
Workers Compensation	389,322	389,322	15,187	8,870	100,000	-	-	-	504,509	398,193
POS Cash in Lieu (Restricted Funds)	5,485,916	5,485,916	130,194	124,135	481,507	169,407	(840,692)	(221,409)	5,256,925	5,558,049
	74,498,719	74,498,719	1,789,209	1,782,893	62,415,846	15,651,700	(38,007,926)	(11,944,619)	100,695,848	79,988,694
Grant Funded										
Aged & Disabled Vehicle Expenses	430,493	430,493	10,728	7,559	60,317	45,238	(328,643)	(172,023)	172,895	311,267
CIHF Building Maintenance Resrv	2,189,423	2,189,423	-	55,401	1,000,000	748,161	-	-	3,189,423	2,992,986
Cockburn Super Clinic Reserve	-	-	-	-	-	-	-	-	-	-
Family Day Care Accumulation Fund	-	-	-	-	-	-	-	-	-	-
Naval Base Shack Removal Reserve	397,285	397,285	4,189	9,051	54,693	-	-	-	456,167	406,337
Restricted Grants & Contributions Reserv	5,569,838	5,569,838	-	(4)	9,264	9,076	(3,501,455)	(3,470,747)	2,077,647	2,108,164
UNDERGROUND POWER	550,927	550,927	-	12,552	1,030,000	-	(1,372,063)	-	208,864	563,479
Welfare Projects Employee Entitlements	432,255	432,255	10,719	9,707	49,037	49,037	(37,645)	(37,645)	454,366	453,354
	9,570,222	9,570,222	25,636	94,267	2,203,311	851,512	(5,239,806)	(3,680,415)	6,559,363	6,835,586
Development Cont. Plans										
Aubin Grove DCP	174,478	174,478	4,705	3,975	-	-	(890)	(216)	178,293	178,237
Community Infrastructure DCA 13	16,479,668	16,479,668	140,052	244,738	5,000,000	6,123,247	(13,052,058)	(12,693,358)	8,567,662	10,154,295
Gaebler Rd Development Cont. Plans	1,006,568	1,006,568	18,924	22,932	-	31,157	(4,543)	(216)	1,020,949	1,060,442
Hammond Park DCP	457,825	457,825	9,354	8,501	396,000	1,123,296	(15,218)	(610,583)	847,961	979,040
Munster Development	692,062	692,062	18,147	17,790	443,798	198,542	(13,500)	-	1,140,507	908,394
Muriel Court Development Contribution	(79,429)	(79,429)	-	(1,810)	206,000	-	(20,689)	(216)	105,882	(81,455)
Packham North - DCP 12	7,270	7,270	10,529	612	434,388	25,818	(21,359)	(216)	430,828	33,484
Solomon Road DCP	411,393	411,393	8,493	13,173	120,000	205,380	(8,110)	(216)	531,776	629,730
Success Lakes Development	909,941	909,941	3,817	20,731	-	-	(4,543)	(216)	909,215	930,455
Success Nth Development Cont. Plans	1,700,726	1,700,726	15,311	45,405	11,700	413,300	(6,683)	(216)	1,721,054	2,159,214
Thomas St Development Cont. Plans	12,392	12,392	294	282	-	-	-	-	12,686	12,675
Wattleup DCP 10	2,647	2,647	-	60	-	-	(15,218)	(216)	(12,571)	2,490
Yangebup East Development Cont. Plans	851,367	851,367	6,026	22,280	130,036	258,108	(3,270)	(216)	984,159	1,131,539
Yangebup West Development Cont. Plans	377,918	377,918	9,195	8,610	-	-	(2,700)	(216)	384,413	386,312
	23,004,825	23,004,825	244,847	407,280	6,741,922	8,378,849	(13,168,781)	(13,306,103)	16,822,813	18,484,850
Total Reserves	107,073,767	107,073,767	2,059,692	2,284,440	71,361,079	24,882,061	(56,416,513)	(28,931,137)	124,078,024	105,309,130

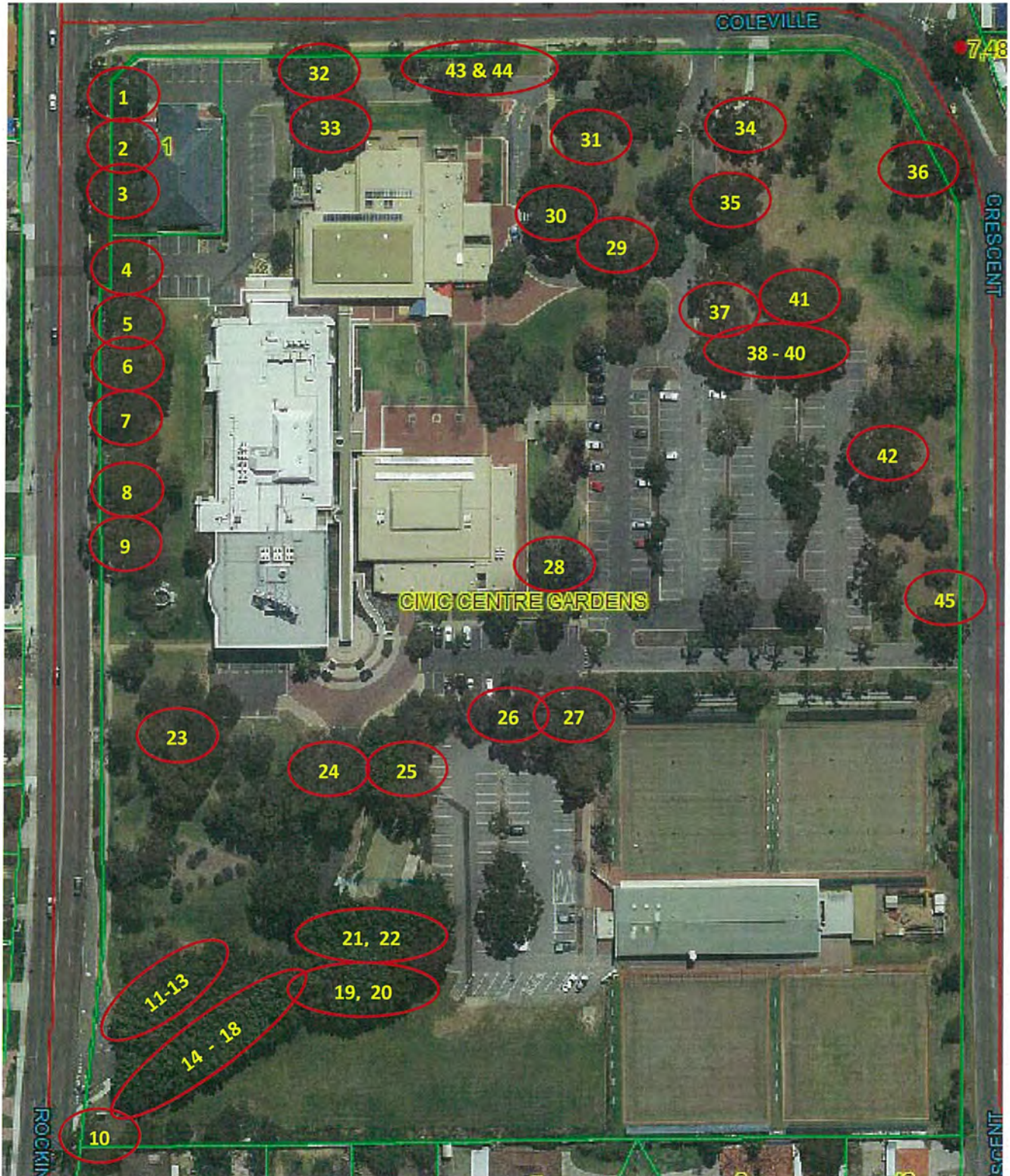
DETAILED BUDGET AMENDMENTS REPORT

for the period ended 31 May 2016

PROJECT/ACTIVITY LIST		ADD/LESS	EXPENDITURE	TF TO RESERVE	FUNDING SOURCES			
					RESERVE	EXTERNAL	MUNICIPAL	NON-CASH
GL 235-6000	To OP9407 - superannuation cover	LESS	(551)	161,660			551	
OP 9407	From GL235 for superannuation cover	ADD	551				(551)	
OP 9008	To CW4393 to fund Coogee Beach Surf final expenditure	LESS	(14,000)				14,000	
CW 4393	Coogee Beach Surf final expenditure	ADD	15,000			(1,000)	(14,000)	
OP 8207	Transfer contribution to Greenhouse Reserve	-				(161,660)		
OP 8850	NRM Community Grant Bibra Lake revegetation project	ADD	10,000			(10,000)		
OP 8852	Jandakot Lions Club Fundraising	ADD	8,000			(8,000)		
GL 235-6000	Long service leave funded from Reserve	ADD	1,146		(1,146)			
			20,146	161,660	(1,146)	(180,660)	0	0

City of Cockburn Administrative Centre

Map indicating the location of Significant Trees nos. 1 – 45. May 2016



LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: **City of Cockburn Administration/Bowling Club and Senior Centre**
 (Map attached)

Suburb: **Spearwood**

Species: ***Eucalyptus cladocalyx* (Sugar Gum)**

Tree No. 1 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position at the corner of Coleville Crescent, providing a local landmark.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Batty Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 2 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position near the corner of Coleville Crescent and Rockingham Rd.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 3 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position on Rockingham Rd.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 4 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position on Rockingham Rd.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 5 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position on Rockingham Rd.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 6 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position on Rockingham Rd.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 7 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position on Rockingham Rd close to the pedestrian entrance to the City of Cockburn Administration Centre.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 8 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position on Rockingham Rd close to the pedestrian entrance to the City of Cockburn Administration Centre.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 9 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position on Rockingham Rd close to the pedestrian entrance to the City of Cockburn Administration Centre.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 10 (refer map)

- This tree is one of ten of the species located along the eastern side of Rockingham Rd that make a major contribution to the landscape character and genius of the Administrative and Community facility.
- The mature tree is estimated to be approximately 60 years old tree and appears in good health and condition with a broad canopy of healthy foliage.
- The tree occupies a prominent, somewhat elevated position on Rockingham Rd close to the pedestrian entrance to the City of Cockburn Administration Centre.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 11 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 12 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 13 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 14 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

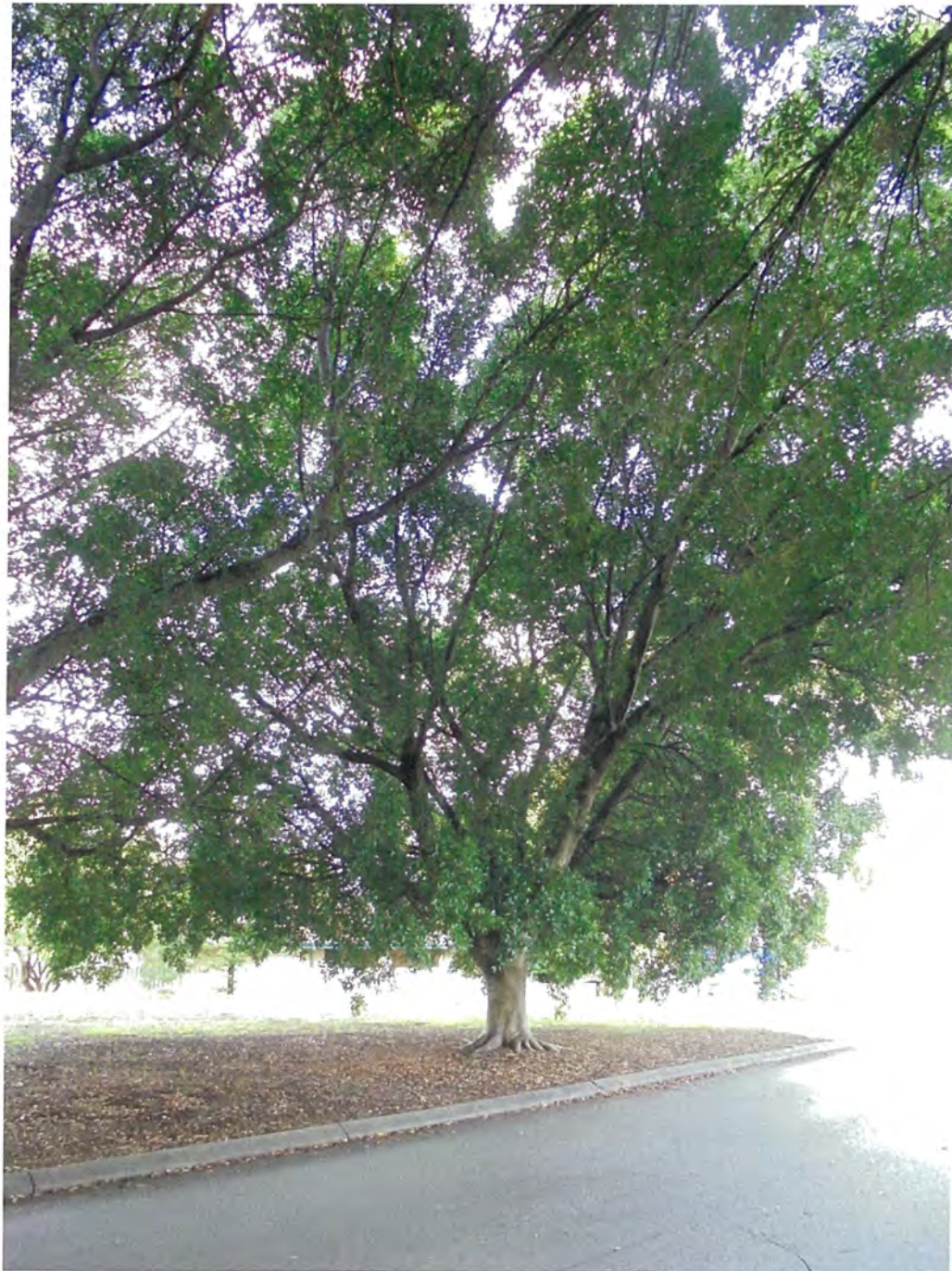
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 15 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 16 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 17 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 18 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 20 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 21 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus microcarpa* var. 'Hillii' (Hills Fig)

Tree No. 22 (refer map)

- This tree is one of twelve of the species forming a distinctive avenue over the vehicle entry to the City Administration offices and thereby contributing significantly to the sense of place of the City offices and associated community facilities.
- The mature tree is estimated to be approximately 50 years old and appears in good health and condition with a broad canopy of healthy foliage.

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct)	
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Aesthetic value, major contribution to the landscape	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Batty Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 23 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 24 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 25 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 26 (refer map)

- This mature tree is estimated to be approximately 70 year's old tree and is in good health and condition with a broad canopy of healthy foliage. (This Tuart is behind the ute, not the tree in the median island see arrow)
- Tuarts of this size displaying good form without damage from pruning are rare in urban developments. It is recommended to be retained as a significant tree due to a reduced amount of quality specimens in the local area. Trees such as will be used in future as potential nesting sites for local fauna.

Nomination Criteria

4.1 Historical Significance (<i>E.g. Plantings by well-known public figures or groups, relates to an historical event</i>)	
4.2 Horticultural Value (<i>E.g. Scientific value, propagating potential, tolerance to pest and disease etc</i>)	
4.3 Rare or Localised (<i>E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct</i>) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (<i>E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character</i>) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (<i>E.g. Height, circumference, canopy spread, curious forms</i>) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (<i>E.g. Scarred tree, Corroboree tree, Canoe tree</i>)	
4.7 Social, Cultural or Spiritual Value (<i>E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community</i>)	
Other Heritage Listings (<i>E.g.: National Trust, Heritage Council, other group</i>) References (<i>E.g.: book titles, Battye Library references etc.</i>)	

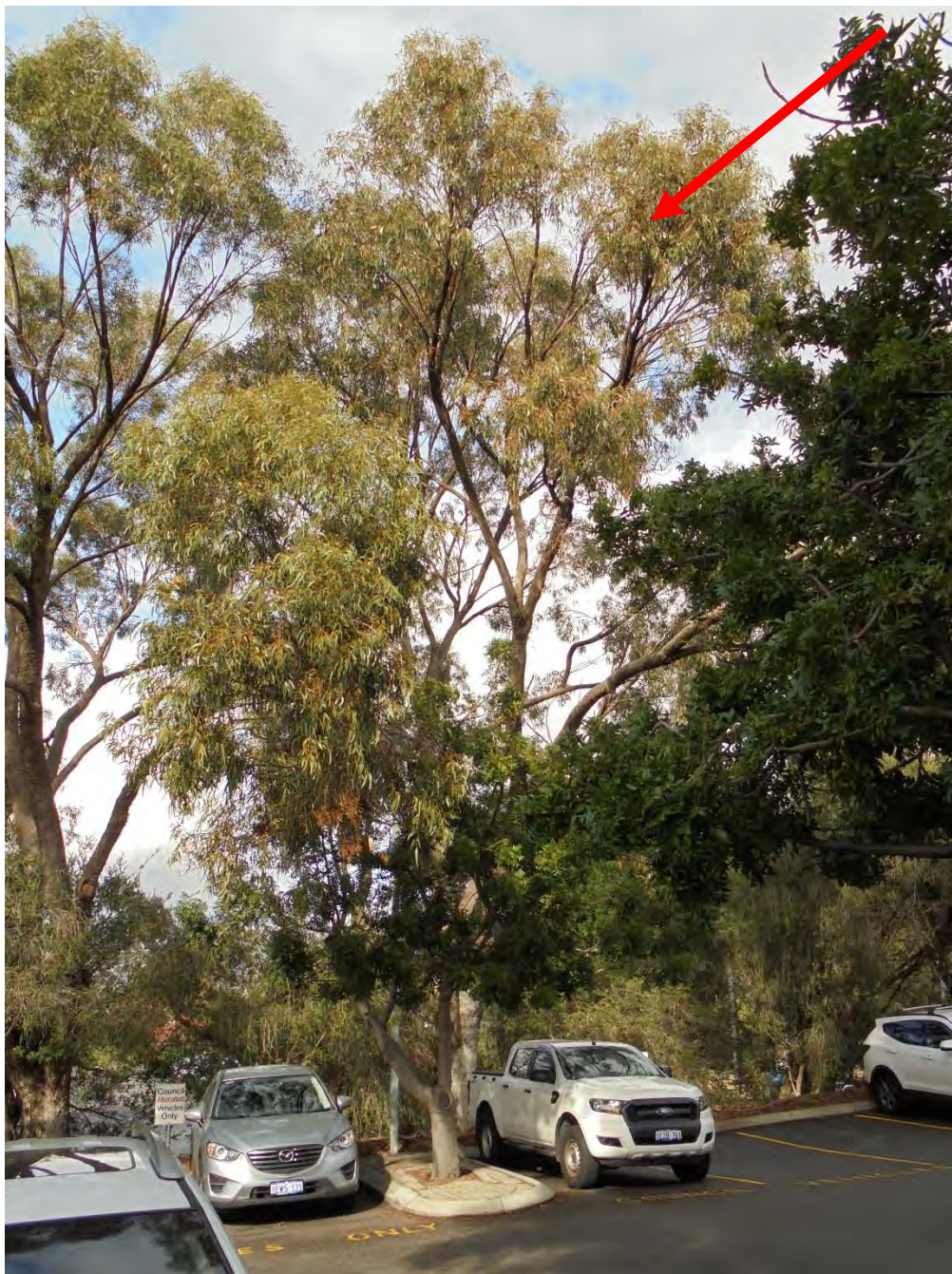
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 27 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 28 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

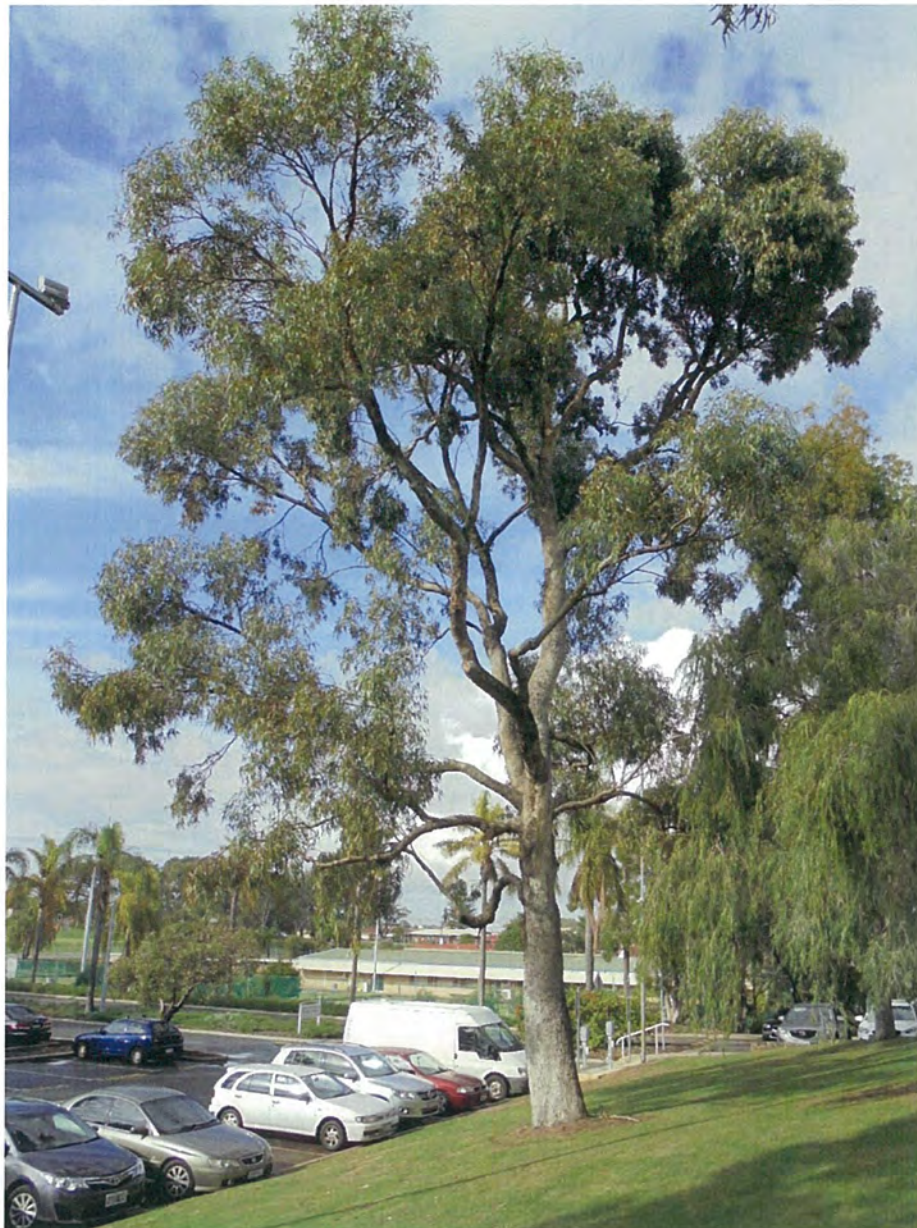
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 29 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

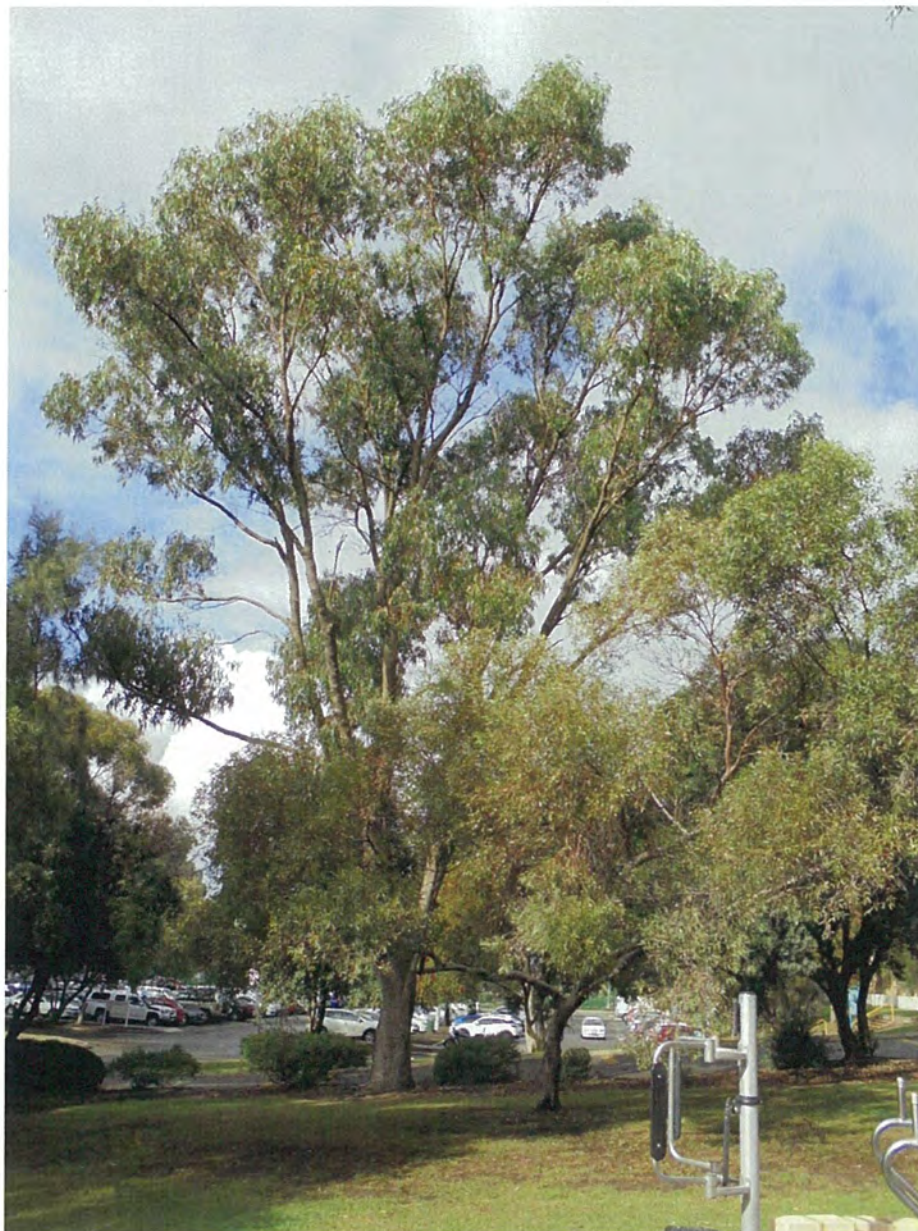
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 30 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

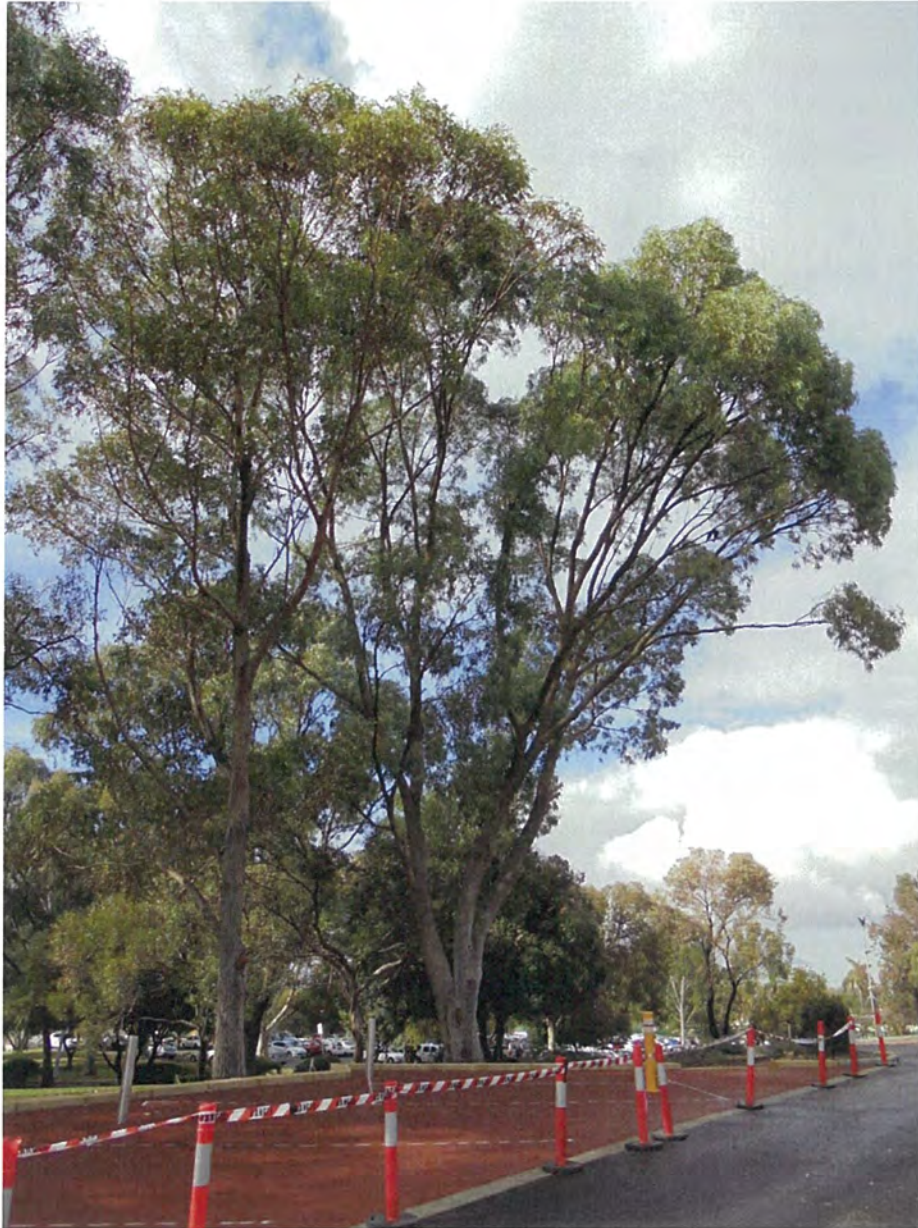
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 31 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

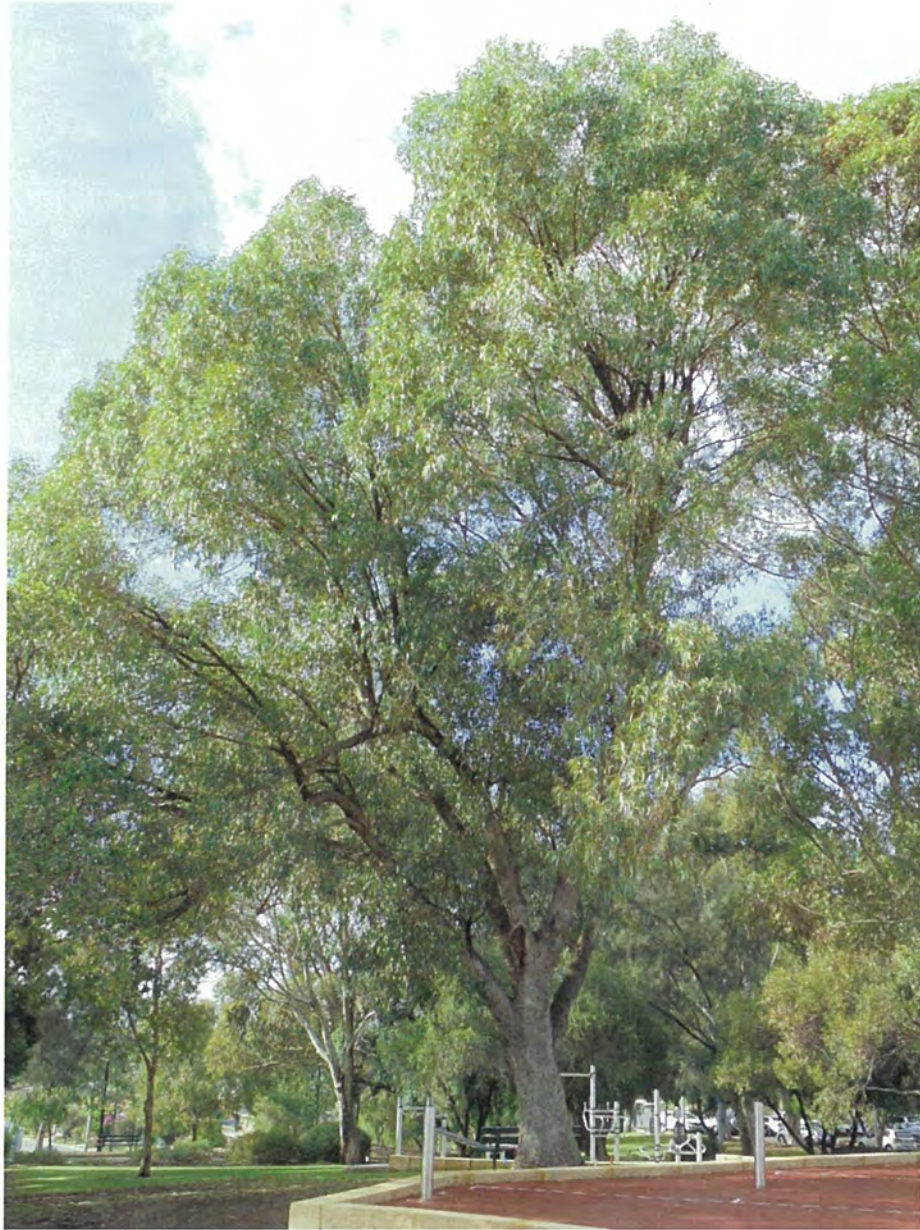
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 32 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 33 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Batty Library references etc.)	

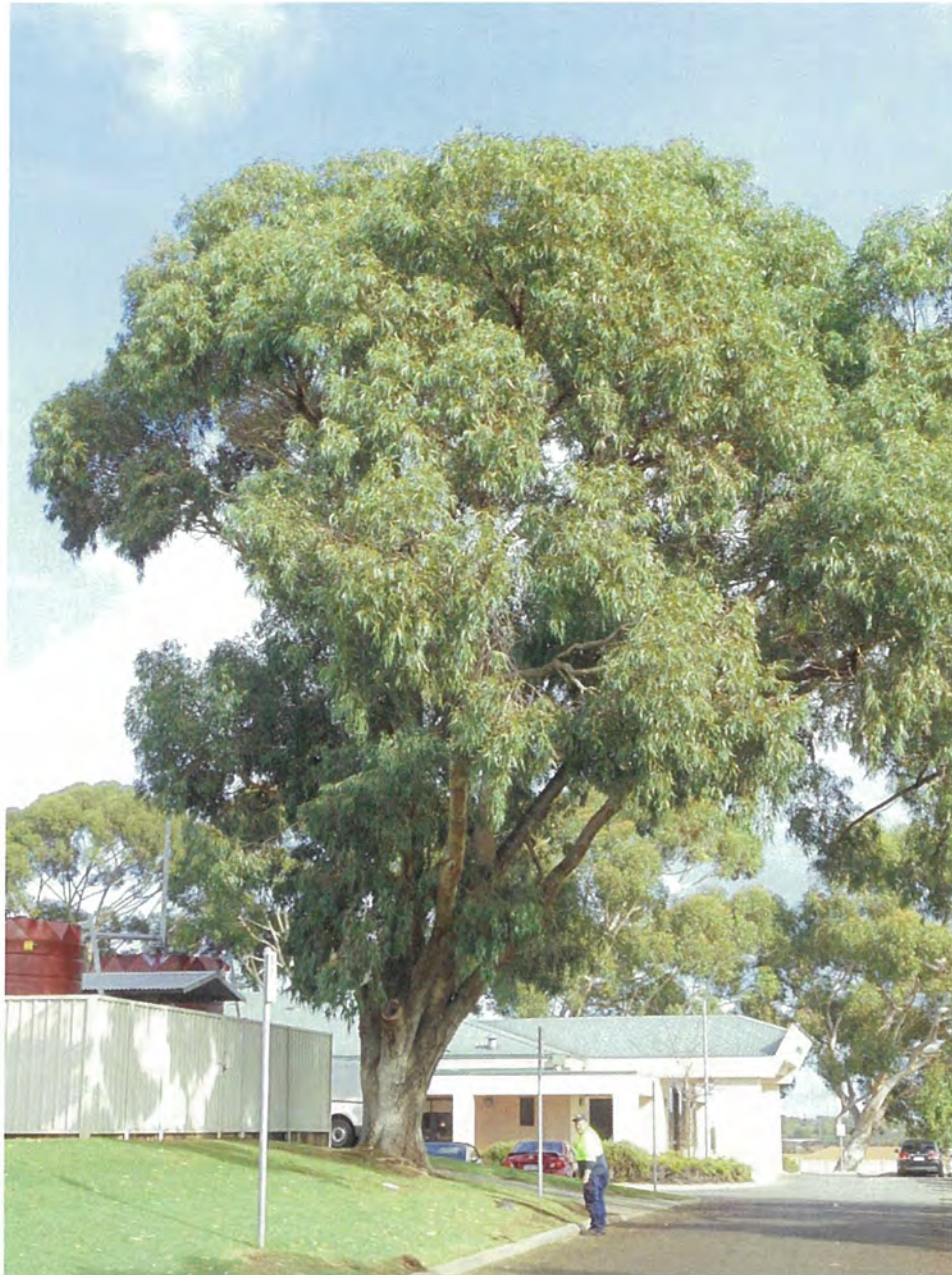
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 34 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) One of six of the species located along the reserve surrounding the Administrative Centre prominent within the landscape and contributing to local sense of place.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 35 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) One of six of the species located along the reserve surrounding the Administrative Centre prominent within the landscape and contributing to local sense of place.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 36 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) One of six of the species located along the reserve surrounding the Administrative Centre prominent within the landscape and contributing to local sense of place.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 37 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) One of six of the species located along the reserve surrounding the Administrative Centre prominent within the landscape and contributing to local sense of place.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 38 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) One of six of the species located along the reserve surrounding the Administrative Centre prominent within the landscape and contributing to local sense of place.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 39 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) One of six of the species located along the reserve surrounding the Administrative Centre prominent within the landscape and contributing to local sense of place.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 40 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) One of six of the species located along the reserve surrounding the Administrative Centre prominent within the landscape and contributing to local sense of place.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

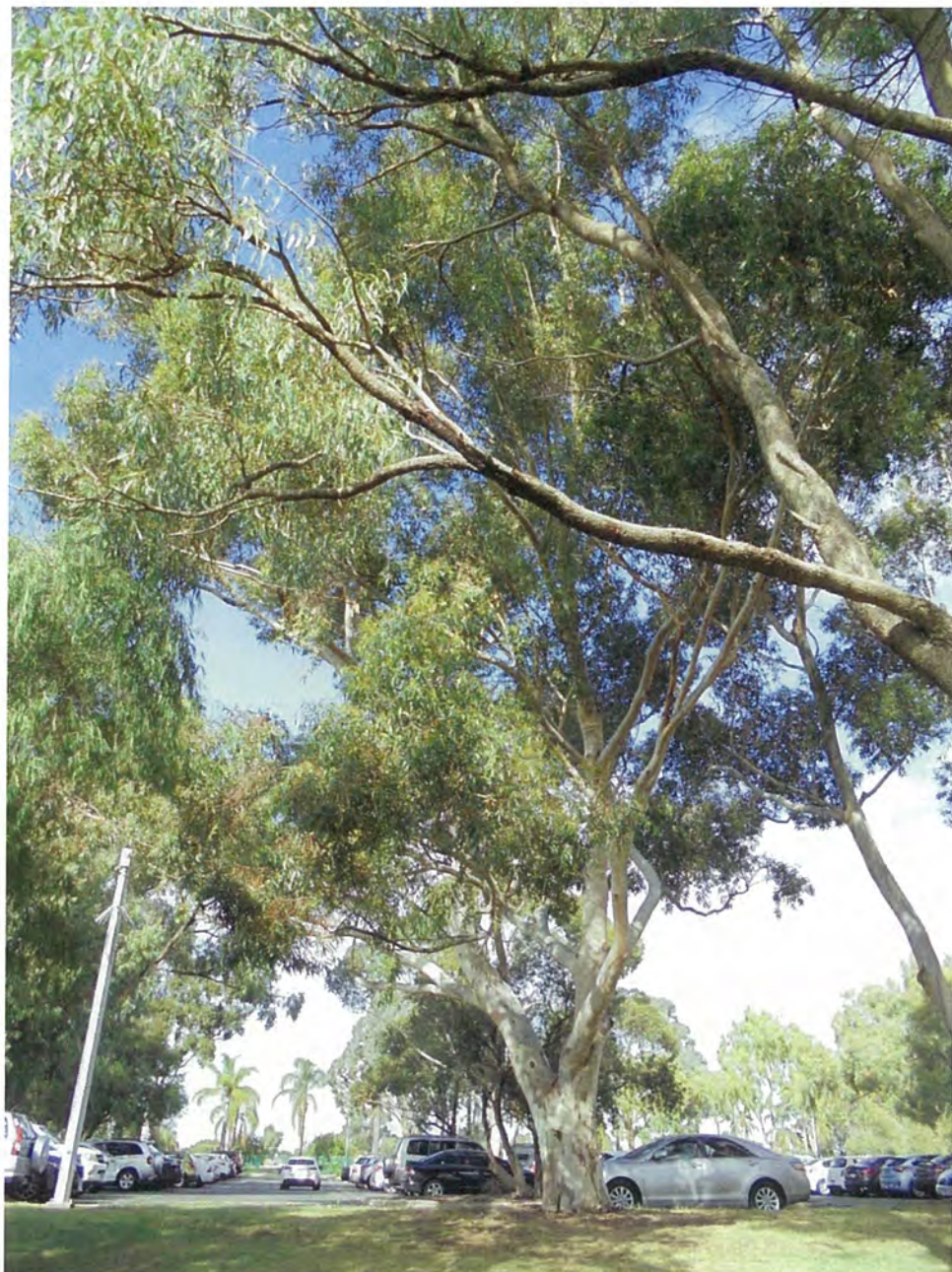
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus cladocalyx* (Sugar Gum)

Tree No. 41 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Not common within the broader precinct.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) One of six of the species located along the reserve surrounding the Administrative Centre prominent within the landscape and contributing to local sense of place.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy spread provides visual prominence within the immediate precinct.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

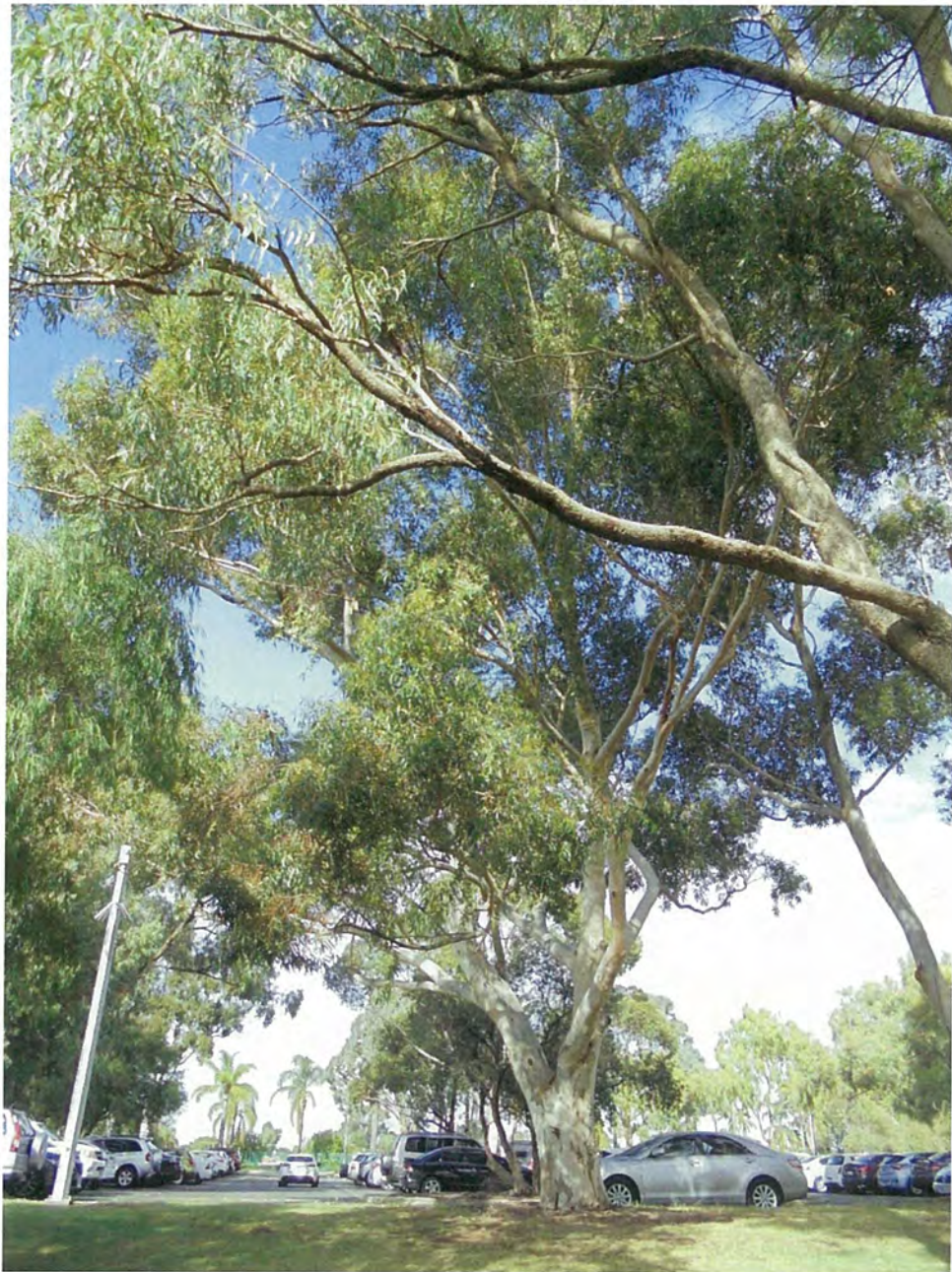
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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus gomphocephala* (Tuart)

Tree No. 42 (refer map)

Nomination Criteria

4.1 Historical Significance (E.g. Plantings by well-known public figures or groups, relates to an historical event)	
4.2 Horticultural Value (E.g. Scientific value, propagating potential, tolerance to pest and disease etc)	
4.3 Rare or Localised (E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct) Endemic species in general and local decline due to urban development and other factors.	X
4.4 Location or Context (E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character) Endemic species provides a unique character to the precinct.	X
4.5 Exceptional Size, Age and Form (E.g. Height, circumference, canopy spread, curious forms) Canopy height and spread provides visual prominence within the immediate precinct. Mature specimens of the species increasingly uncommon.	X
4.6 Indigenous Association (E.g. Scarred tree, Corroboree tree, Canoe tree)	
4.7 Social, Cultural or Spiritual Value (E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community)	
Other Heritage Listings (E.g.: National Trust, Heritage Council, other group) References (E.g.: book titles, Battye Library references etc.)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus rudis* (Flooded Gum)

Tree No. 43 (refer map)

Nomination Criteria

4.1 Historical Significance (<i>E.g. Plantings by well-known public figures or groups, relates to an historical event</i>)	
4.2 Horticultural Value (<i>E.g. Scientific value, propagating potential, tolerance to pest and disease etc</i>)	
4.3 Rare or Localised (<i>E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct</i>) Endemic species uncommon within the local precinct.	X
4.4 Location or Context (<i>E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character</i>) Prominent within the landscape and contributing to a local sense of place.	X
4.5 Exceptional Size, Age and Form (<i>E.g. Height, circumference, canopy spread, curious forms</i>)	
4.6 Indigenous Association (<i>E.g. Scarred tree, Corroboree tree, Canoe tree</i>)	
4.7 Social, Cultural or Spiritual Value (<i>E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community</i>)	
Other Heritage Listings (<i>E.g.: National Trust, Heritage Council, other group</i>) References (<i>E.g.: book titles, Battye Library references etc.</i>)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Eucalyptus albopurpurea* (Port Lincoln Gum)

Tree No. 44 (refer map)

- This specimen displays excellent form for the species *Eucalyptus albopurpurea* as many specimens in the area and around Perth do not attain such heights.
- It has an estimated age class of approximately 50-60 years old and is recommended to be retained on a significant tree register due to its age class and form.

Nomination Criteria

4.1 Historical Significance (<i>E.g. Plantings by well-known public figures or groups, relates to an historical event</i>)	
4.2 Horticultural Value (<i>E.g. Scientific value, propagating potential, tolerance to pest and disease etc</i>) Exceptional example of the species in a horticultural context.	X
4.3 Rare or Localised (<i>E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct</i>)	
4.4 Location or Context (<i>E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character</i>)	
4.5 Exceptional Size, Age and Form (<i>E.g. Height, circumference, canopy spread, curious forms</i>) Exceptional size for the species and retaining a predominantly natural form.	X
4.6 Indigenous Association (<i>E.g. Scarred tree, Corroboree tree, Canoe tree</i>)	
4.7 Social, Cultural or Spiritual Value (<i>E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community</i>)	
Other Heritage Listings (<i>E.g.: National Trust, Heritage Council, other group</i>) References (<i>E.g.: book titles, Battye Library references etc.</i>)	

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LOCAL GOVERNMENT INVENTORY SIGNIFICANT TREE NOMINATION

Location: City of Cockburn Administration/Bowling Club and Senior Centre
(Map attached)

Suburb: Spearwood

Species: *Ficus carica* (Edible Fig)

Tree No. 45 (refer map)

- This *Ficus carica* is estimated to be approximately 50 years old due to advice from residents across the road and Staff at City of Cockburn. This tree was on this site prior to the City of Cockburn Administration centre.
- The tree was previous larger than this by way of multiple stems and this section of the tree is the last remaining. It is recommended to be nominated as a significant tree due to retaining it as part of the history of the area.

Nomination Criteria

4.1 Historical Significance (<i>E.g. Plantings by well-known public figures or groups, relates to an historical event</i>) Post mature specimen associated with early European settlement of the area.	X
4.2 Horticultural Value (<i>E.g. Scientific value, propagating potential, tolerance to pest and disease etc</i>) Horticultural interest, propagating potential	X
4.3 Rare or Localised (<i>E.g. Rare species (2 - 50 known specimens), one of few examples of the family /genus / species in precinct</i>)	
4.4 Location or Context (<i>E.g. Unique location or context, aesthetic value, major contribution to landscape and/or local place character</i>)	
4.5 Exceptional Size, Age and Form (<i>E.g. Height, circumference, canopy spread, curious forms</i>)	
4.6 Indigenous Association (<i>E.g. Scarred tree, Corroboree tree, Canoe tree</i>)	
4.7 Social, Cultural or Spiritual Value (<i>E.g. Community engagement focussed around the tree for positive social or cultural reasons, spiritual importance of a tree to a specific group in the community</i>)	
Other Heritage Listings (<i>E.g.: National Trust, Heritage Council, other group</i>) References (<i>E.g.: book titles, Battye Library references etc.</i>)	

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Deed of Agreement – Closure and Handover of South Lake Leisure Centre

City of Cockburn

Minister for Education



McLEODS

Barristers & Solicitors

Stirling Law Chambers | 220-222 Stirling Highway | CLAREMONT WA 6010

Tel: (08) 9383 3133 | Fax: (08) 9383 4935

Email: mcleods@mcleods.com.au

Ref: LMC:COC:39278

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Details

Parties

City of Cockburn

of 9 Coleville Crescent, Spearwood
(City)

Minister for Education

a body corporate pursuant to the provisions of the *School Education Act 1999* of 151 Royal Street,
East Perth
(Minister)

Background

- A The City has been in possession of the Land since the Possession Date, notwithstanding that the parties never entered into a formal lease agreement for the Land.
- B The Centre is located on the Land.
- C The Centre is being closed and associated services and facilities will be relocated to a new sports complex to be known as 'Cockburn ARC', which at the date of this deed, is under construction.
- D The parties have agreed that the City:
 - (a) will vacate the Land;
 - (b) hand-over the Land and Structures to the Minister; and
 - (c) decommission the Centre and complete the Works,in accordance with the terms of this deed.

Agreed Terms

1. Defined terms and interpretation

1.1 Defined terms

Authorised Person includes:

- (a) the employees, agents, contractors and consultants of the City; and
- (b) any person on the Land with the express authority of a person specified in paragraph (a);

Authority means a government, semi government, local government, statutory, public, ministerial, civil, administrative, fiscal or judicial body even if corporate or privatised;

Business Day means a day other than a Saturday, Sunday or public holiday in Perth, Western Australia;

CEO means the Chief Executive Officer for the time being of the City or any person appointed by the Chief Executive Officer to perform any of her or his functions under this deed;

Centre means the buildings and improvements located on the Land and commonly known as the 'South Lake Leisure Centre';

Decommissioned Areas means those parts of the Land shown delineated and coloured 'blue' on the plan annexed to this deed as **Annexure 2**;

Cockburn ARC means the sporting complex;

Completion Date means the date that is 6 months from the Closure Date, or such other date as extended under this deed;

Closure Date is the date that the City permanently closes the Centre, being the date that is one day prior to the official opening date of the Cockburn ARC to members of the public;

Handover Date is defined in **clause 3.5**;

Indoor Pools means any pools located on that part of the Land shown delineated and labelled as the 'Aquatic Facilities' on the Plan;

Land means Lot 100 on Deposited Plan 28543 being the whole of the land comprised in Certificate of Title Volume 2512 Folio 712;

Lease means the lease agreement between the parties for the Land, commencing on the Possession Date;

Notice means each notice, demand, consent or authority given or made to any person under this deed;

Outdoor Pools means those parts of the Land shown delineated and labelled as the 'Outdoor Pool', 'Toddler Pool', 'Current Pool', 'Slides' and 'Slides Pool' on the Plan;

Possession Date means in or about **[insert date]**;

Schedule means the Schedule to this deed;

School means Lakeland Senior High School;

Retained Areas means those parts of the Land on which the Structures are located more particularly shown delineated and highlighted in 'green' on the plan annexed to this deed as **Annexure 2**;

Site Plan means the plan of the Centre annexed to this deed as **Annexure 1**;

Structures are defined in **Item 2** of the Schedule;

Works means the works to be undertaken by the City to decommission the Centre, as more particularly set out in **Item 1** of the Schedule; and

Works Delay means delay for any reason beyond the reasonable control of the City, including:

- (a) bad weather;
- (b) earthquake, explosion, fire, flood, lightning, storm, tempest, riot, civil commotion, terrorist action, war, theft, vandalism or malicious damage;
- (c) worker disputes, lock-outs, strikes or similar events, which affect:
 - (i) the supply of labour, goods, equipment or materials;
 - (ii) a person or service involved in carrying out the Works; or
 - (iii) inability to obtain labour or materials;
- (d) a variation to the Works agreed to by the parties in writing;
- (e) delay caused by any Authority; and
- (f) proceedings being taken or threatened by or disputes with nearby or adjoining owners or occupiers.

1.2 Interpretation

In this deed, unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing a gender include any gender;
- (c) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate;
- (d) references to parts, clauses, parties, annexures, exhibits and schedules are references to parts and clauses of, and parties, annexures, exhibits and schedules to, this deed;
- (e) a reference to any statute, regulation, proclamation, ordinance or local law includes all statutes, regulations, proclamations, ordinances or local law varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and local laws issued under that statute;
- (f) no rule of construction shall apply to the disadvantage of a party on the basis that that Party was responsible for the preparation of this deed or any part of it; and
- (g) a reference to any thing (including any real property) or any amount is a reference to the whole and each part of it;
- (h) reference to the parties includes their personal representatives, successors and lawful assigns;
- (i) where a reference to a party includes more than one person the rights and obligations of those persons shall be joint and several; and

- (j) the Schedule and Annexures (if any) form part of this deed.

1.3 Headings

Headings, underlines and numbering do not affect the interpretation or construction of this deed.

2. Closure of Centre

- (1) The Minister acknowledges and agrees that the City will close the Centre on the Closure Date and, until that time, the City will be permitted to carry on business as usual at the Centre.
- (2) The City will use its best endeavours to give reasonable notice to the Minister to advise of the anticipated Closure Date and the date that the City is likely to commence the Works.

3. Decommissioning Works

3.1 General

The City must complete the Works in accordance with this deed on or before the Completion Date, or such other date as extended in accordance with **clause 3.13**.

3.2 Works

The City agrees with the Minister:

- (a) that it will at its cost initiate, coordinate, supervise and complete the Works by the Completion Date in accordance with the terms of this deed and to the reasonable satisfaction of the Minister; and
- (b) that all materials used in the Works and standards of workmanship shall be:
 - (i) in conformity with the specifications and standards normally applied by the City for works the nature of the Works; and
 - (ii) of a kind which is both suitable for its purpose consistent with the nature and character of that part of the Works for which it is intended to be used.

3.3 Works Programme

Prior to commencing the Works, the City shall submit to the Minister a detailed programme of the steps and actions required to complete the Works by the Completion Date.

3.4 Practical Completion

- (1) Within 14 Business Days of completing the Works, the City will notify the Minister that the Works have been completed (**City's Notice**) and will arrange for representatives of the City and the Minister to attend an onsite practical completion inspection meeting (**PC Meeting**) to determine whether the Works have been carried out in accordance with this deed and the reasonable standards usually required by the City for works of the nature of the Works (**Practical Completion**).
- (2) The parties agree that the PC Meeting shall occur within 28 Business Days of the Minister receiving the City's Notice and provided that the parties are satisfied that the Works have been completed (each acting reasonably), the Minister will promptly issue a certificate of Practical Completion in respect to the Works.

- (3) If following the PC Meeting, the Minister determines (acting reasonably) that the Works have not reached Practical Completion:
- (a) the Minister will issue to the City a detailed written list of outstanding items that must be completed (**Outstanding Works**) (**Minister's Notice**);
 - (b) the City shall complete the Outstanding Works within 30 Business Days of the date of the Minister's Notice;
 - (c) on completing the Outstanding Works, the City will notify the Minister that the Outstanding Works have been completed and a subsequent PC Meeting shall occur within 14 Business Days of such notification; and
 - (d) provided that the parties are satisfied that the list of Outstanding Works has been completed (each acting reasonably), the Minister will promptly issue the certificate of Practical Completion in respect to the Works.

3.5 Risk and Liability

The parties agree that on and from 5:00pm on the date the certificate of Practical Completion for the Works is issued (**Handover Date**) the responsibility for the care of Works shall pass to the Minister. Until that time, the Works shall in all respects be at the risk of the City and until that time the City is liable for and hereby indemnifies the Minister against:

- (a) any liability, loss, claim or proceeding in respect of any injury, loss, or damage whatsoever to any property real or personal to the extent that such injury, loss or damage arises out of or in the course of or by reason of the carrying out of the Works except to the extent that any liability, loss, claim or proceeding is caused or contributed to by the negligence of the Minister or any employee, contractor, consultant or agent of the Minister; and
- (b) any liability, loss, claim or proceeding whatsoever arising under any statute or at common law in respect of personal injury to or death of any person whomsoever to the extent arising out of or in the course of or caused by the Works, except to the extent that any liability, loss, claim or proceeding is caused or contributed to by the negligence of the Minister or any employee, contractor, consultant or agent of the Minister.

3.6 City's Responsibilities

The City is responsible and liable for all acts or omissions of any Authorised Person on or about the Land in connection with the Works and for any breach by them of any covenants or terms in this deed required to be performed or complied with by the City.

3.7 Signage and Fencing to Prevent Public Access

The City agrees with the Minister that:

- (a) during the undertaking of the Works, the City shall at the City's cost ensure that, for public safety, the public shall not be permitted access to the Land at any time by erecting signage and fencing around the site of the Works which must comply with, and be erected in accordance with, any relevant Australian Standard(s) and to the reasonable satisfaction of the Minister; and

- (b) the City will be responsible for the maintenance and the cost of maintenance of such signage and fencing during the Works.

3.8 Insurance

- (1) During the Works the City must at the City's cost:
 - (a) effect and maintain or cause to be effected and maintained with the City's usual insurers (noting the City's and the Minister's respective rights and interests in the Land) an adequate public liability insurance (**Policy**);
 - (b) ensure such public liability insurance shall be in the sum of not less than TWENTY MILLION DOLLARS (\$20,000,000.00) (**Insured Sum**) in respect of any one claim.
- (2) The costs of the Policy shall be the responsibility of the City.

3.9 Obligations in Respect of the Land

During the Works the City agrees with the Minister that it must, except as may be reasonably required to carry out the Works in accordance with this deed:

- (a) not cause any damage to the Land, and at the City's own cost and expense rectify any damage it causes which is not permitted by this deed;
- (b) comply with all reasonable rules and procedures that may be imposed by the Minister from time to time in relation to the undertaking of the Works on the Land; and
- (c) comply with all laws relating to the undertaking of the Works, including laws relating to occupational health and safety,

and the City must at its expense remove any rubbish, debris and building materials resulting from the Works.

3.10 Exercise Due Care

The City covenants and agrees for itself and any Authorised Person that the City and any Authorised Person shall exercise due care and diligence in and about the Land in connection with the Works and that the City shall use reasonable endeavours to cause no greater disturbance to the Land than is reasonably necessary to undertake the Works.

3.11 Report

During the undertaking of the Works, the City must report to the Minister promptly in writing, and in addition verbally in an emergency:

- (a) any circumstances of which the City is aware and which are likely to be a danger or cause any damage or any danger to the Land or to any person in or on the Land;
- (b) any occurrence or circumstances of which the City is aware which might reasonably be expected to cause, in or on the Land, pollution or contamination of the environment;
- (c) any accident or injury (including death), illness or property loss or damage occurring on the Land; and

- (d) all notices, orders and summonses received by the City and which adversely affect the Land and give a copy to the Minister.

3.12 Completion of Works

The City agrees with the Minister that following Practical Completion of the Works the City shall at the cost of the City take, remove and carry away from the Land all fencing, materials, signs, fixtures, fittings, plant, equipment and other articles upon the Land which have been placed upon the Land by the City in connection with the carrying out of the Works and the City shall on such removal make good to the satisfaction of the Minister, acting reasonably, any damage which may be occasioned by such removal.

3.13 Extension of Completion Date

The parties agree that:

- (a) if the Works are delayed because of a Works Delay, the Completion Date will be extended for a period equal to the period of the Works Delay as mutually agreed between the Parties; and
- (b) the Works may be delayed more than once.

4. Structures

- (1) All fixtures and improvements on the Land existing at the Possession Date and altered or added to after the Possession Date vest in and remain absolutely with the Minister (and form part of the property leased to the City under the Lease) at the time they were constructed, altered or added to.
- (2) Title to all Structures constructed after the grant of the Lease must be transferred to the Minister on the Handover Date in accordance with **clause 5(d)**.

5. City to Vacate Land

The parties agree that on or prior to the Handover Date, the City will:

- (a) vacate the Land;
- (b) hand back all leased assets (excluding the Structures) in a condition those assets would have been in had the City complied with its obligations under this deed;
- (c) hand back the Structures in an 'as is where is' condition;
- (d) do all things reasonably necessary to transfer to the Minister ownership in all of the Structures constructed by the City after the Possession Date; and
- (e) transfer to the Minister all things reasonably necessary for the Minister to continue to use those parts of the Centre that were not decommissioned.

6. Surrender of Lease

- (1) On the Handover Date:
 - (a) the City shall surrender the Lease and all rights, powers and privileges under the Lease; and

- (b) the Minister shall accept the the City's surrender of the Lease made pursuant to **clause 6(1)(a)**.
- (2) The Minister releases the City from any obligations implied against the City as lessee under the Lease in respect of the Land arising after the Handover Date.
- (3) The City releases the Minister from any obligations implied against the Minister as lessor under the Lease in respect of the Land arising after the Handover Date.
- (4) The surrender referred to in **clause 6(1)** shall not include a release by either party for any breaches of the Lease that may have occurred or may occur prior to the Handover Date.

7. No fetter of City's discretion

The Minister acknowledges and agrees:

- (a) the City is a local government established by the *Local Government Act 1995*;
- (b) in its capacity as a local government, the City will be obliged to comply with statutory obligations imposed by law; and
- (c) no provision of this deed may unlawfully restrict or otherwise unlawfully fetter the discretion of the City in the lawful exercise of any of its functions and powers as a local government (as distinct from a commercial participant in the terms and conditions of this deed),

provided that this clause will not serve to relieve the City from responsibility for performance of its obligations arising pursuant to this deed, except to the extent necessary to avoid any unlawful restriction or fetter of the City's discretion.

8. No Assignment

Except as expressly permitted by this document, a party must not assign any of its rights, duties and obligations under this deed without the prior written consent of the other party.

9. Relationship of Parties

9.1 Relationship between the Parties

Nothing contained in this deed is to be read and construed so as to operate to place the parties in the relationship of a partnership and the parties agree that:

- (a) the rights, duties, obligations and liabilities of the parties in every case are several and not joint or joint and several;
- (b) each of the parties is an independent contracting party; and
- (c) nothing contained in this deed constitutes a party as agent or partner of any other party, or creates any agency or partnership for any purpose whatever; and
- (d) except as otherwise specifically provided in this deed, a party does not have any authority to act for, or to create or assume any responsibility or obligation on behalf of, any other party.

9.2 Party's covenants

Each party covenants and agrees with the other party:

- (a) to diligently observe and perform its obligations and commitments under this deed;
- (b) not to engage (whether alone or in association with others) in any activity in respect of the Land except as provided or authorised by this deed;
- (c) to act in good faith towards each other in carrying out the Works; and
- (d) to punctually discharge its respective obligations under this deed and at all times to indemnify and keep indemnified the other party from and against all losses and damages which may arise in respect of any breach of the obligations imposed on it under this deed.

10. Notices

Any communication under or in connection with this deed:

- (a) must be in writing;
- (b) must be addressed to the party at the address stated in this deed or such other address that has been notified by that party to the other party in writing from time to time;
- (c) must be signed by the party making the communication or on its behalf by the solicitor for, or by any attorney, director, secretary, or authorised agent or officer of, any party;
- (d) must be delivered or posted by prepaid post to the address, or sent by fax to the number, of the addressee, in accordance with **clause 10(b)** of this deed;
- (e) will be deemed to be given or made:
 - (i) if by personal delivery, when delivered;
 - (ii) if by leaving the notice at an address specified in **clause 10(b)** of this deed, when left at that address unless the time of leaving the notice is not on a Business Day or after 5pm on a Business Day, in which case it will be deemed to be given or made on the next following Business Day;
 - (iii) if by post, on the third Business Day following the date of posting of the notice to an address specified in **clause 10(b)** of this deed; and
 - (iv) if by facsimile, when despatched by facsimile to a number specified in **clause 10(b)** of this deed unless the time of dispatch is not on a Business Day or after 5 pm on a Business Day, in which case it will be deemed to be given or made on the next following Business Day.

11. Costs

Each party shall bear their own legal costs of and incidental to the preparation, negotiation and execution of this deed.

12. Dispute resolution

12.1 General

- (1) If a party claims that a dispute has arisen under or in connection with this deed, that party must give notice of the dispute (**Dispute Notice**) to the other party specifying the nature of the dispute.
- (2) A dispute cannot be the subject of litigation until the provisions of **clauses 12.1(3), 12.1(4) and 12.1(5)** have been complied with (except where a party seeks urgent interlocutory relief from a court, in which case that party does not need to comply with those clauses before seeking such relief).
- (3) Within ten (10) Business Days of the date on which the Dispute Notice is given (or such other period as agreed between the parties to the dispute), each of the parties to the dispute must meet to negotiate in good faith and seek to resolve the dispute, but shall be under no obligation to agree.
- (4) If the dispute is not resolved under **clause 12.1(3)** within fifteen (15) Business Days of the date on which the Dispute Notice is given (or such other period agreed between the parties to the Dispute), the dispute must be referred to senior executives nominated by each of the parties to the dispute (**Senior Executives**), who must meet to negotiate in good faith and attempt to resolve the dispute, but shall be under no obligation to agree.
- (5) If the dispute is not resolved under **clause 12.1(4)** within fifteen (15) Business Days of the date on which the dispute was referred to the Senior Executives, either party may by written notice to the other party (**Referral Notice**) refer the dispute for written determination by an expert appointed under **clause 12.2**.
- (6) The City and the Minister may each be represented by a legal practitioner at any time during the determination of the dispute.

12.2 Expert

- (1) The expert acts as an expert and not as an arbitrator.
- (2) The expert's determination is conclusive and binds both parties except in the case of manifest error and mistake of law.
- (3) The expert must practise in Western Australia and have at least (five) 5 years current and continuous standing in the expert's profession at the date of appointment.
- (4) If the parties cannot agree on an expert within ten (10) Business Days of service of the relevant Referral Notice, either party may apply for the expert to be appointed as follows:
 - (a) for a matter of law, a practicing barrister or solicitor appointed by the President of the Law Society of Western Australia;
 - (b) for a financial or accountancy matter, a practicing chartered accountant appointed by the President of the Western Australian Regional Council of the Institute of Chartered Accountants in Australia;
 - (c) in relation to a building dispute, an expert appointed by the Western Australian chapter of LEADR & IAMA; or

- (d) for any other matter, a qualified person appointed by the senior officer of an appropriate association, institute, society or board.
- (5) If appropriate and if the parties agree, the dispute may be referred to a panel of experts representing more than one of the appropriate skills.
- (6) The expert:
 - (a) must ensure that the process determined is appropriately expedited and have due regard to the urgency of the issue the subject of the dispute;
 - (b) may decide on rules of conduct and enquire into the dispute as the expert thinks fit including hearing representations and taking advice from people that the experts considers appropriate; and
 - (c) must give a written decisions including reasons.

12.3 Performance to continue

To the extent that the parties are able to do so, pending determination of the expert's decision they must continue to perform their obligations contained in this Deed.

12.4 Assistance

The parties may make submissions and must give every assistance the expert requires, including providing copies of relevant documents.

12.5 Costs

Unless the expert decides otherwise:

- (a) each party must pay its own costs in connection with the dispute; and
- (b) each party must pay one half of the expert's fees and expenses, irrespective of the result of the determination.

12.6 Interlocutory relief

Nothing in this clause prejudices the right of a party to institute proceedings to seek urgent injunctive, interlocutory or declaratory relief.

13. GST

- (1) Except where the context suggests otherwise, terms used in this clause which are defined in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) (as amended from time to time) have the same meaning in this clause.
- (2) Unless expressly included, the consideration for any supply under or in connection with this deed does not include GST.
- (3) To the extent that any supply made under or in connection with this deed is a taxable supply for which the supplier is liable for GST, the recipient must pay, in addition to the consideration provided under this deed for that supply (unless it expressly includes GST) an amount (additional amount) equal to the amount of that consideration multiplied by the rate at which GST is imposed in respect of the supply. The recipient must pay the additional amount at the same time as the consideration to which it is referable.

- (4) The supplier must issue a tax invoice to the recipient of a supply to which **clause 13(3)** applies no later than 7 days following payment of the GST inclusive consideration for that supply under that clause.
- (5) If a party is entitled under this deed to be reimbursed or indemnified by the any other party for a cost or expense incurred in connection with this deed, the reimbursement or indemnity payment must not include any GST component of the cost or expense to the extent that an input tax credit may be claimed by the party entitled to be reimbursed or indemnified, or by its representative member.

14. Variation

Subject to such consents as are required by this deed or at law, this deed may be varied by the agreement of the parties in writing.

15. Waiver

The parties mutually covenant and agree that:

- (a) no right under this deed is waived or deemed to be waived except by notice in writing signed by the party waiving the right;
- (b) a waiver by one party under **clause 15(a)** of this deed does not prejudice its rights in respect of any subsequent breach of this deed by the other party; and
- (c) a party does not waive its rights under this deed because it grants an extension or forbearance to the other party.

16. Acts by agents

All acts and things which a party is required to do under this deed may be done by the party, the CEO, an officer or the agent, solicitor, contractor or employee of the party.

17. Statutory powers

The powers conferred on a party by or under any statutes for the time being in force are, except to the extent that they are inconsistent with the terms and provisions expressed in this deed, in addition to the powers conferred on the party in this deed.

18. Further assurance

The parties must execute and do all acts and things reasonably required to implement and give full effect to the terms of this deed.

19. Severance

If any part of this deed is or becomes void or unenforceable, that part is or will be severed from this deed to the intent that all parts that are not or do not become void or unenforceable remain in full force and effect and are unaffected by that severance. The previous sentence does not apply to the extent that the void or unenforceable part is material in the context of the transaction/s the subject of this deed.

20. Moratorium

The provisions of a statute which would but for this clause extend or postpone the date of payment of money, reduce the rate of interest or abrogate, nullify, postpone or otherwise

affect the terms of this deed do not, to the fullest extent permitted by law, apply to limit the terms of this deed.

21. Applicable law

This deed shall be governed by the laws of the State of Western Australia, and where applicable the Commonwealth of Australia.

Schedule

Item 1 Works

The following works are agreed to be undertaken by the City to decommission the Centre:

- (a) the Outdoor Pools will be removed and levelled to be consistent with the ground levels of the adjoining land;
- (b) the slides and all associated equipment will be removed from the Outdoor Pools;
- (c) the external garrison fence surrounding the Outdoor Pools area will be retained to ensure that the public shall not be permitted to access the area at any time;
- (d) the mature trees in the Outdoor Pools area will be retained;
- (e) all of the Outdoor Pools and Indoor Pools plant equipment and pool filtration systems will be removed from the Land;
- (f) all of the Indoor Pools will be emptied of water;
- (g) the City will remove all loose furniture and equipment from the Land. Any furniture and equipment not required by the City will be offered to the School, subject to this disposal meeting the City's asset disposal policy; and
- (h) a stud wall will be built to securely separate the Retained Areas and the Decommissioned Areas.

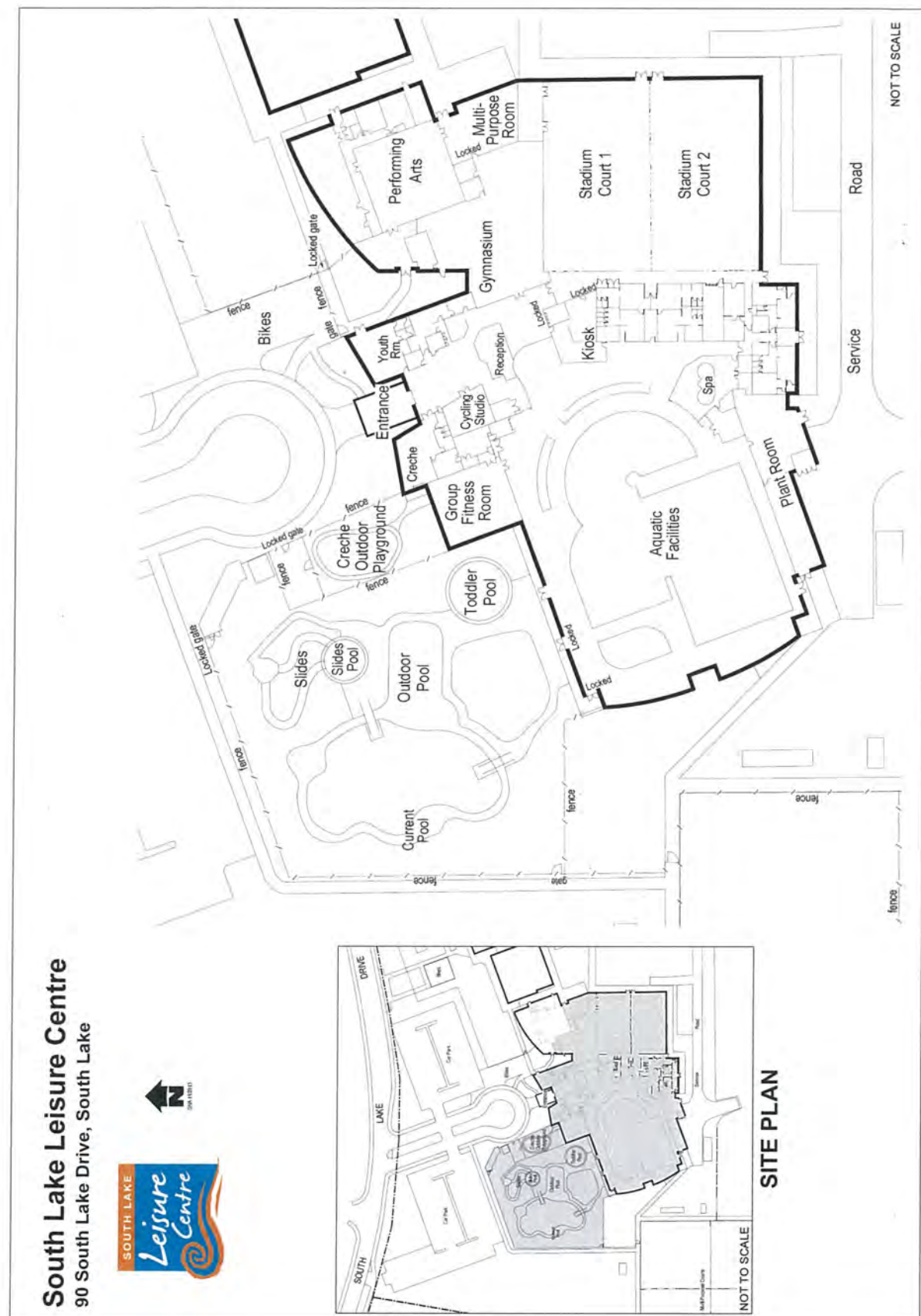
Item 2 Structures

The 'Structures' shall include the following fixtures (including buildings and other improvements of whatever nature) constructed by the City on the Land during the term of the Lease including:

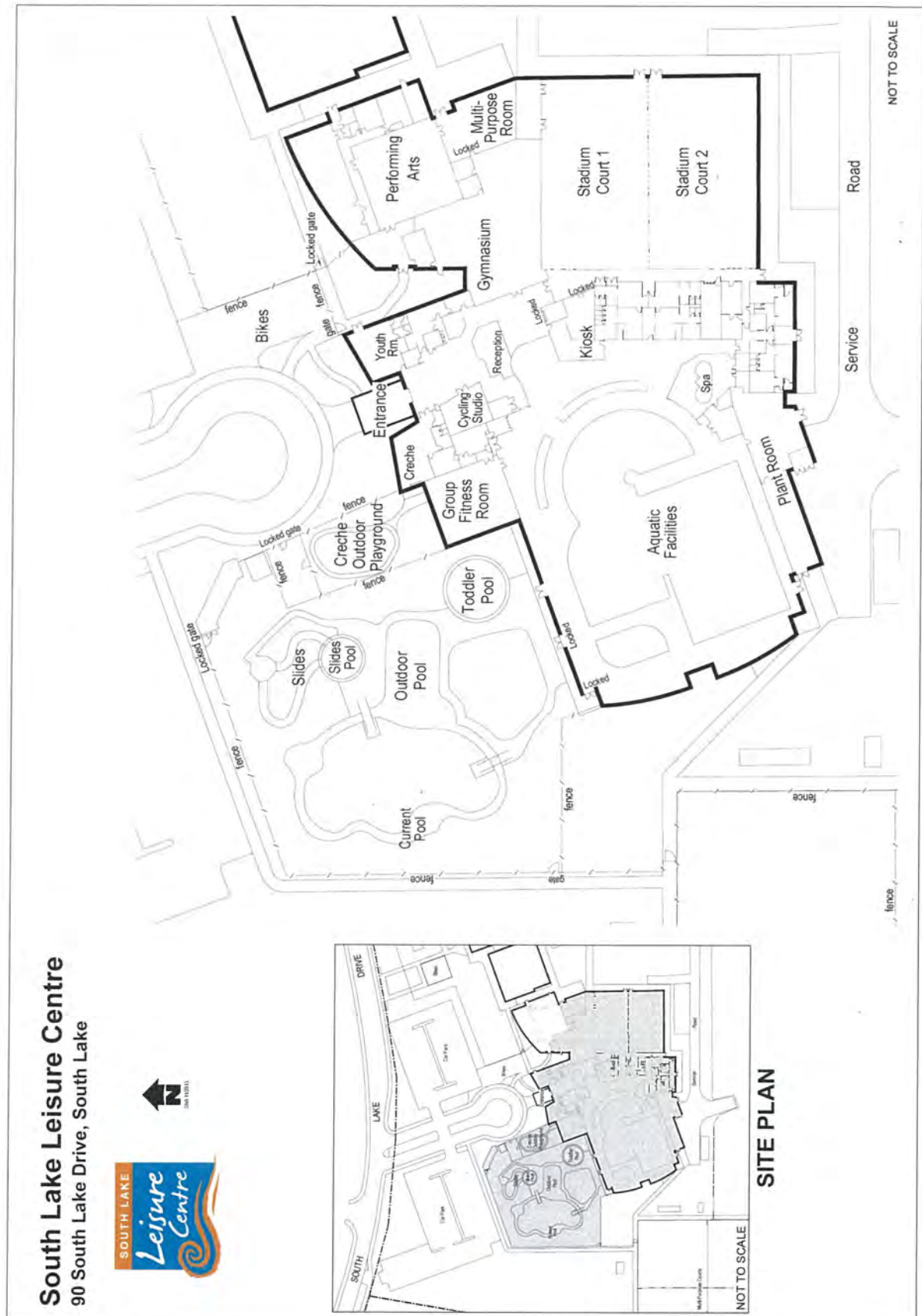
- (a) the basketball court on that portion of the Land shown delineated and labelled "Stadium Court 1" on the Plan;
- (b) the improvements on that portion of the Land shown delineated and labelled "Gymnasium" on the Plan;
- (c) the improvements on that portion of the Land shown delineated and labelled "Crèche" on the Plan;
- (d) the improvements on that portion of the Land shown delineated and labelled "Cycling Studio" on the Plan;
- (e) the improvements on that portion of the Land shown delineated and labelled "Group Fitness Room" on the Plan;

- (f) the improvements on that portion of the Land shown delineated and labelled “Kiosk” on the Plan and which, for the avoidance of doubt, includes the accompanying seating areas;
- (g) the improvements on that portion of the Land shown delineated and labelled “Reception” on the Plan;
- (h) the improvements on that portion of the Land shown delineated and labelled “Entrance” on the Plan;
- (i) the improvements on that portion of the Land shown delineated and labelled “Aquatic Facilities” on the Plan; and
- (j) the improvements on that portion of the Land shown delineated and labelled “Plant Room” on the Plan.
- (k) the improvements on that portion of the Land shown delineated and labelled “Youth Rm” on the Plan;
- (l) the improvements on those portions of the Land shown delineated and labelled “Car Parking Areas” on the Plan; and
- (m) any other improvements of whatever nature constructed by the City on the Retained Areas including (without limitation):
 - (i) staff rooms;
 - (ii) offices;
 - (iii) store rooms; and
 - (iv) public toilets and showers.

Annexure 1 – Site Plan



Annexure 1 – Site Plan



Annexure 2 – Centre Areas and School Areas

Decommissioned area – Blue
Retained area – Green

South Lake Leisure Centre
90 South Lake Drive, South Lake



SITE PLAN

NOT TO SCALE

NOT TO SCALE

Types of Cricket Pitch Covers

The below photos demonstrate the types of cricket pitch covers that are typically used by Local Government Authorities. The fourth photo shows a cricket pitch without the cover.

The three reserves which have the cricket pitch covers are hired by football clubs who compete in the WA Amateur Football League and South Fremantle Junior Football District. These are the same two competitions which Jandakot Jets Senior and Junior Football Clubs compete in.

- Cricket Pitch without a cover at Edwardes Reserve – City of Cockburn



1) Natural Turf at Melville Reserve – City of Melville



2) Synthetic Turf at Anning Park – City of Cockburn



3) Rubber Matting at Davilak Park – City of Cockburn





Atwell Reserve With Two Cricket Pitches



Jandakot Jets JFC

**JANDAKOT JETS JUNIOR FOOTBALL CLUB
PROPOSED CRICKET PITCH PROJECT - ATWELL RESERVE**

Attention: Cockburn City Council,

The Jandakot Jets Junior Football Club wishes to advise the Cockburn City Council as to its concerns and objection regarding the consideration to implement 2 cricket pitches into the existing 2 football ovals situated on Atwell Reserve.

I attended the meeting held on Thursday 23 June 2016 in company with the other 4 club presidents and nominated council personnel.

I listened to what the proposal outlined and what is to be put before council in the July sittings.

After speaking with other Executive Committee members from the JJJFC the Executive Committee is of the opinion it doesn't want cricket pitches placed on the current football ovals.

The Junior Football Club has also been made aware by the Senior Football Club President that the senior club is also opposed to the pitches being installed for the same reasons as outlined in this report.

Currently there is already 1 cricket pitch in the middle of the Atwell Reserve and I'm aware that according to the Junior Cricket President numbers have supposedly increased over recent years.

The club is aware that this places a strain on playing areas and training areas and presents unique challenges to the council regarding its ability to cater for all sporting groups.

As I explained on Thursday our concerns centre on player safety. Currently the JJJFC has 825 members over all age groups from Auskick to Year 12's. The majority of the teams train on Atwell Reserve on both ovals every night and they utilise all the areas from 4pm onwards into the evening hours.

The club also plays on both ovals especially utilising Oval 1 for most weekend days including Friday night games.

It is essential the council takes into account these are young developing bodies who whilst at different stages of development are susceptible to injury on many different levels.

On Thursday night I was shown a number of different methods for covering pitches but I still do not feel these adequately protect players from the risk of injury. I'm not concerned about other councils and their practices and I believe there are inherent risks with placing concrete pitches on football ovals and covering them in the football season.

Our clubs concerns centre on:

- Ground Hardness
- Water Drainage
- Surface Movement
- Lifting of covered areas causing trip hazards
- Uneven Surfaces

All the above factors impact on and contribute to personal injury to the young developing bodies of the kids that play football in our club.

I believe there are strict guidelines imposed by the AFL in regards to ground hardness and I do not believe having a concrete pitch under a rubber mat and artificial grass would soften the impact of a child tackled to the ground on these surfaces. This can cause head injuries and severe knee, ankle, shoulder and back injuries.

The proposal indicated the pitches would be to the side of the centre pitch area to minimise any injury. This in itself poses a couple of questions:

1. If the pitch needs to be moved from the centre area doesn't that in itself indicate there is inherent risk in having a pitch in the first place? If not why is it moved to the side?
2. Currently due to the excessive use of in particular oval 1 we continually move the centre circle either side of the centre of the oval. If we don't the centre area loses its grass covering and becomes very hard in itself. Having a cricket pitch would restrict how we can manage the centre area.

Personal experience has shown me that there are serious injuries caused by having covered cricket pitches on football ovals, I played football in a country area and saw severe concussions, and compound fracture of ankles and shattered knees caused by these types of surfaces.

As stated earlier my duty of care as President is to the kids in the teams, as also stated I have insurance concerns and I'm yet to be advised where we would stand in regards to the clubs insurance. I cannot inquire into insurance concerns until I'm made aware of what would be going in and the actual proposed pitch covering.

I was advised by Travis and Nathan that the council would be liable for any insurance claims due to injuries sustained on the surfaces provided.

I can advise that the Jandakot Jets Junior Football Club would not accept any liability for any injury caused due to cricket pitches being placed on the playing ovals. My question is how do you gauge if an injury is sustained due to the pitch, bones can be weekend by continually crossing the pitch area and manifest themselves over time.

As discussed on Thursday another questioned posed is most football/cricket pitch areas currently utilised are from long ago times and there are hardly if any new ovals being installed with new pitch areas used for football. Poses another question, if they are so safe why aren't they at all grounds?

As I also stated I'm sympathetic to crickets needs but not at the expense of my clubs players.

Is the risk to player's safety worth the cost of installing what would actually be only one more cricket pitch?

In essence you are make currently safe playing surfaces doubly dangerous by placing 2 pitches in 2 football paying areas.

Perhaps the council could undertake a review of none football used ovals and reserves that could have pitches placed in them to help alleviate the strain on junior cricket.

Outcome:

The Jandakot Jets Junior Football Club opposes the placement of cricket pitches in the 2 football ovals currently situated at Atwell Reserve under any circumstances. If it was to go ahead the Junior Football Club will not accept any liability for any injuries sustained or any compensation claims. Any claims would be automatically directed to the council.

Further if the Jandakot Jets Junior Football Club is unable to secure player insurance due to the installation of cricket pitches or increased insurance fees due to the change of circumstances the Jandakot Jets Junior Football Club will hold the Cockburn City Council liable for all associated costs. All parent rate player complaints would be forwarded to the council for response and attention.

Regards,



Craig Reynolds
President,
Jandakot Jet Junior Football Club

June 24, 2016

JANDAKOT JETS SENIOR FOOTBALL CLUB
PROPOSED CRICKET PITCH PROJECT - ATWELL RESERVE

Attention: Cockburn City Council,

The Jandakot Senior Football Club wishes to advise the Cockburn City Council as to its concerns regarding the consideration to construct 2 cricket pitches in the existing 2 football ovals situated on Atwell Reserve

The Jandakot Senior Football Club opposes the proposal unless strict guidelines are followed by the council when considering pitch coverings.

The senior club is very much aware of the growing numbers of both junior and senior cricket, with many of our own players members of both clubs.

However the safety of our players (ground hardness, trip hazards, uneven surfaces, water drainage) and the ongoing ground maintenance concerns are paramount.

Cricket Australia only recommends 2 pitch coverings
(<file:///C:/Users/Lauren/Downloads/Community%20Cricket%20Facilities%20Guidelines.pdf> page 29)

Option 1; cover with soil is unreasonable due to the quick turnaround when handover occurs.

Option 2; Synthetic cover "Synthetic pitch covers can be placed over pitches during the winter season. When using synthetic pitch covers it is important to ensure that covers used meet AFL-Cricket Australia approved synthetic turf product performance and testing standards. Synthetic covers require the brooming in of rubber granules when laid and the vacuuming of them out prior to lifting them off. Storage of covers over the off-season is a key consideration. Issues can arise if

JANDAKOT PARK CRICKET CLUB

EMAIL: jandakotparksc@gmail.com



Good Morning Travis

I am writing this Email about the facilities for cricket at Atwell oval

As we know the expansion of the club rooms at Atwell Oval are almost completed and will be in good stead for both football and cricket for many years,

Our major problem now is that these fantastic facilities wont be able to be utilized on game day for cricket.

Both Senior and more so the Junior Cricket Club are rapidly expanding so the need for more training and playing facilities is more prevalent. This will also assist in the development on junior players into senior players

I have had a vested interest in both clubs for well over 10 years and have seen Jandakot cricket grow from 70 members to well over 500 in that short period

Two pitches are a necessity at Atwell Oval. One placed on each football oval away from centre circle

To be covered by synthetic turf as per Cricket Australia recommendations. speaking to Vice President of the Senior football club Richard Leigh this would be the Senior Football Clubs preferred option

By having two pitches at Atwell more Children or Adults will be playing cricket at Atwell at the same time bringing more of the community together

There is also a need for more training nets as 2 is inadequate to facilitate for the amount of cricket teams there will be at Atwell for this season and beyond.

It gives the Senior and Junior cricket clubs the opportunity to grow

Currently both junior and senior clubs are required to play home games far away from their catchment areas.

Also the requirement for permanent shelters to be installed at Atwell oval especially the second oval. This would assist both football and cricket. One example is the shelter at Davilak Reserve in Hamilton Hill. These are important to our members and spectators as currently there is no shade or shelter on oval 2. I was very disappointed that the Junior Football Club had no interest in this proposal. ideally the shelters would be large enough to accommodate 20-25 people.

Even though the new club room redevelopment will be fantastic for the clubs it wont be fully utilized until there is adequate playing and training facilities at this ground

Regards

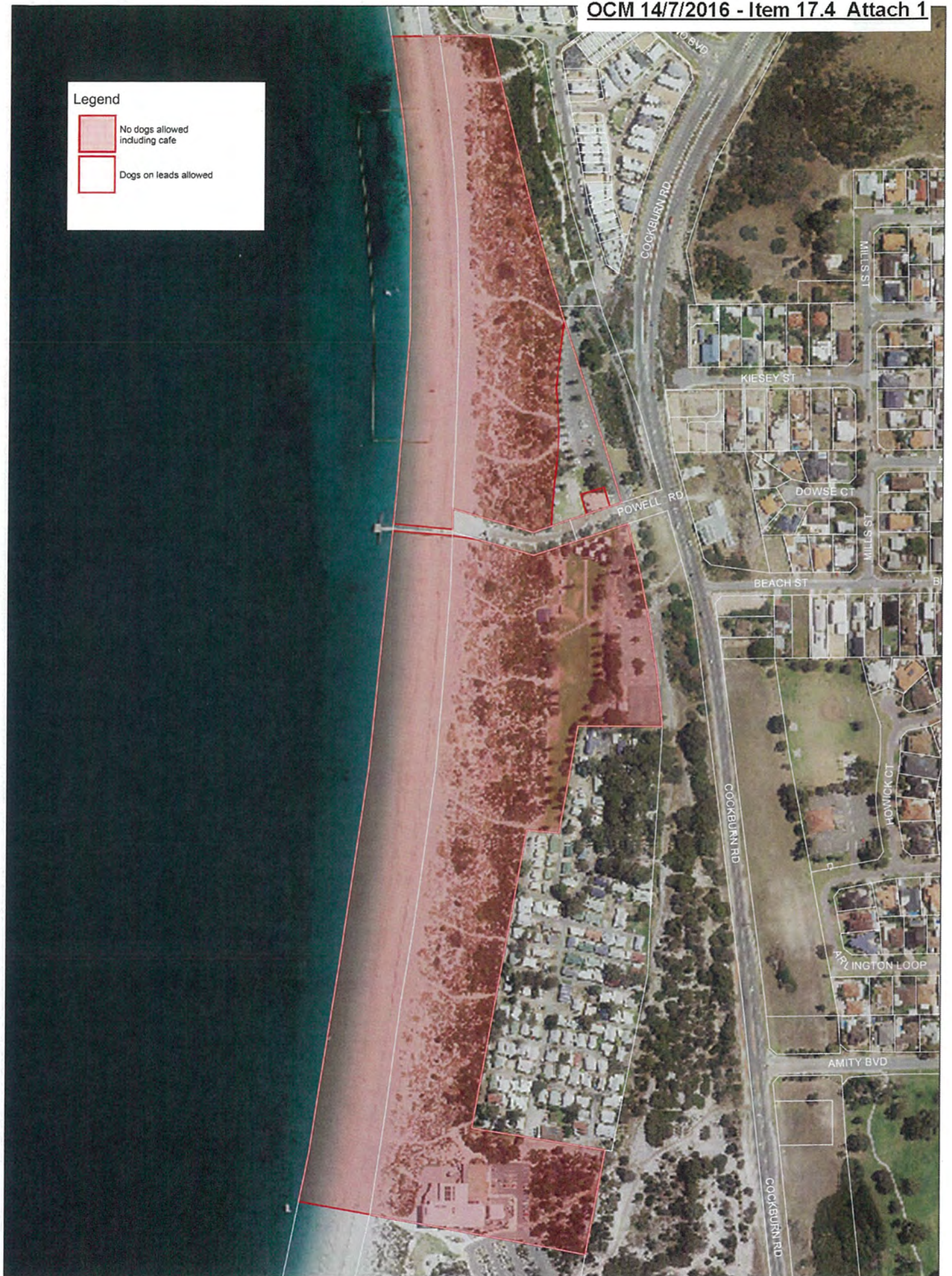
Mario Baeli

President

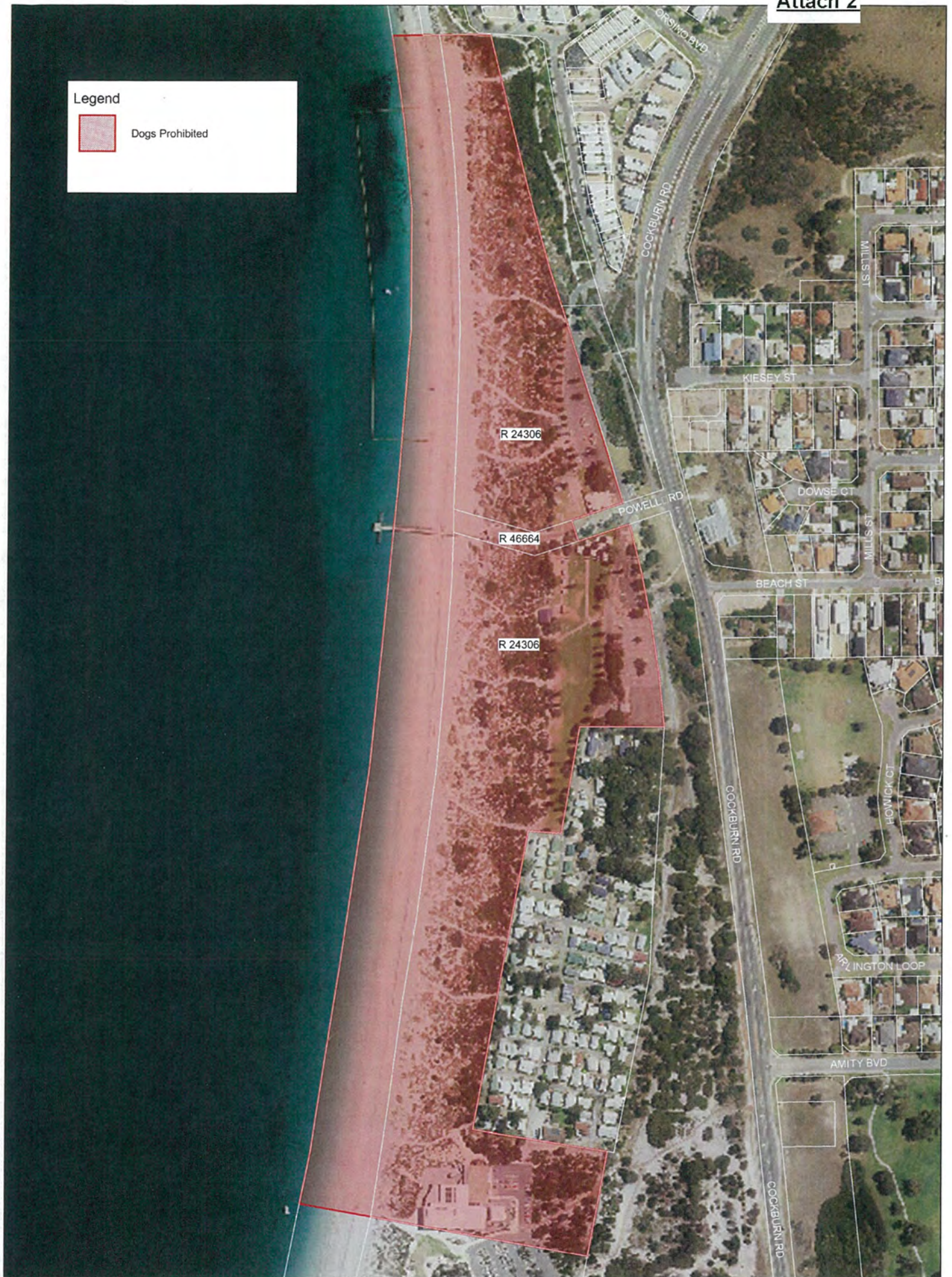
JPCC

Legend

- No dogs allowed including cafe
- Dogs on leads allowed



Coogee Beach Reserve 24306
Dog Permissions



Coogee Beach Reserves 24306 & 46664
Dogs Prohibited